

PRESERVATION COMMISSION

Tuesday December 07, 2021

7:00 P.M.

Virtual Meeting

AGENDA

Due to public health concerns, Preservation Commissioners and City staff will be participating in this meeting remotely. Residents will not be able to provide public comment in-person at this meeting. Those wishing to make public comments at the Preservation Commission meeting may submit written comments in advance or sign up to provide public comment by phone or video during the meeting by completing the Preservation Commissions online comment form available by clicking [here](#).

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

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

Meeting ID: 948 9738 0375

Passcode: 245941

One tap mobile 1 (312)626-6799

CALL TO ORDER / DECLARATION OF QUORUM

1. SUSPENSION OF THE RULES

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

2. NEW BUSINESS

A. 2514 Harrison Street – Landmark – 21PRES-0169

Sam Kang, architect, submits for a Certificate of Appropriateness to alter the existing structures fenestration on the east and south elevations, and replace existing wood panel siding on the rear-volume single-story addition, with cedar clapboard siding to match the existing sidings exposure.

Applicable Standards: Alteration [1-10]

B. 1115 Hinman Avenue – Lakeshore Historic District – 21PRES-0167

Thomas Ahleman, architect, submits for a Certificate of Appropriateness to replace the existing aluminum siding with fiber cement siding, replace deteriorated windows in-kind, demolish a non-original addition at the rear-volume of the residence, and construct a single-story addition, covered screened porch, and uncovered deck at the rear-volume of the residence.

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

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

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

3. MEETING MINUTES

A. Approval of November 9, 2021.

4. STAFF REPORTS

A. Design Guidelines Update

B. Approval of 2022 Meeting Dates

5. ADJOURNMENT

The next meeting of the Preservation Commission is scheduled for **January 11, 2022**.

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

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**2514 Harrison Street – 21PRES-0169
Landmark**

Sam Kang, architect, submits for a Certificate of Appropriateness to alter the existing structures fenestration on the east and south elevations, and replace existing wood panel siding on the rear-volume single-story addition, with cedar clapboard siding to match the existing sidings exposure.

Applicable Standards: Alteration [1-10]



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, City Planner
Subject: 2514 Harrison Street – Landmark – 21PRES-0169
Date: December 2, 2021

Public Notice

Sam Kang, architect, submits for a Certificate of Appropriateness to alter the existing structures fenestration on the east and south elevations, and replace existing wood panel siding on the rear-volume single-story addition, with cedar clapboard siding to match the existing sidings exposure.

Applicable Standards: Alteration [1-10]

Construction Period:

1893

Style:

Queen Anne – Gable EL

Architect of Record:

J.W. Bagley

Condition:

Excellent

Integrity:

Excellent

Status:

Landmark Designated in 1985

Setting:

2514 Harrison Street is located on the south side of Harrison Street between McDaniel Avenue to the east and Bennett Avenue to the west. Although a Historic District was never established in Northwest Evanston, the neighborhood has the highest concentration of Registered Landmarks outside of a District -- a testament to its enduring architectural legacy. Surrounding homes represent an amalgam of high-style and vernacular architectural types including Queen Anne, Craftsman, Foursquare, Colonial Revival, and

Prairie styles all in excellent condition and most with excellent to good integrity. As such, the surrounding blocks retain excellent integrity of setting.

Significance:

Little is known of architect J.W. Bagley other than he practiced more extensively on the west coast including several Landmark designated commissions in California including his hometown of Santa Barbara. The home itself is designated as an excellent example of a surviving architectural style or building type once common throughout the City. The statement of significance describes the structure as follows:

This broad frame structure presents the major characteristics of the period's interest in clear form and simple texture. The front gable has rafters and cornice describing a pediment; its shingled field, which slides slightly over the cornice, is divided into two sections by a board that extends the lintel of the attic's squat fenestration which has three double-hung windows, the central one nearly three times wider than the flanking ones. The second story, sheathed in zig-zag shingles, has a pair of windows on the west half and, in a slight bow, a tripartite window on the other. Below it, within the porch, is a broad window with a fixed pane and transom set into the clapboard cladding. The porch's shed roof is supported by a simple entablature and three very thin Ionic columns; the original tightly rakes square balusters survive. A hip roofed dormer appears on the east side; beyond it is a polygonal-fronted projection with a pedimented gable above.

Proposal

The applicant proposes interior renovations which have corresponding alterations to the home's fenestration.

- **East elevation:** The applicant proposes removal of a second story double-hung window, and installation of a new larger double-hung window in a new opening as well as removal of a small double-window at the east elevations first floor rear volume replaced with a smaller casement window in a similar location.
- **South Elevation:** At the rear of the home the applicant proposes removal of a double-hung window on the second story and replacement with a smaller double-hung window in the same location as well as new windows and doors at the small enclosed porch addition to accommodate more efficient circulation. The rear volume enclosed porch addition also includes removal of the wood panel siding with proposed lap siding to match the exposure found on the rest of the home.

Staff has asked the applicant to provide additional documentation on the condition, detailing, and profiles of the existing windows proposed for removal as well as a typical drawing of the existing original windows and drawings of the proposed windows for comparison. Staff encouraged the applicant to re-purpose the double-hung window on the east elevations second floor (relocating it to the proposed location), or if re-use was not possible due to its condition, replacement with a window of equivalent size to existing. Staff further encouraged the applicant to explore a more compatible relationship with that elevations pattern of fenestration. The larger window size is necessitated by egress requirements. Although a code exemption could be applied for under IBC Section 3409 with some precedent for similar situations on Landmark Properties.

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 Commission's discretion. Determination of whether the standards have been met is exclusively afforded to members of the Commission.

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

Alteration:

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

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

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

Application for Preservation Review of Certificate of Appropriateness (COA)



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

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

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

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

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

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

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

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

1) Property Address: 2514 Harrison Street	FOR STAFF USE ONLY Application Number:										
2) Owner's Name: Ernest & Sarah Chang	Address: 2514 Harrison Street										
<table style="width: 100%; border: none;"> <tr> <td style="width: 20%;">City:</td> <td style="width: 20%;">State:</td> <td style="width: 20%;">Zip:</td> <td style="width: 20%;">Phone:</td> <td style="width: 20%;">Email/Fax:</td> </tr> <tr> <td>Evanston</td> <td>IL</td> <td>60201</td> <td>312-489-3700</td> <td>chang.ernest@gmail.com</td> </tr> </table>	City:	State:	Zip:	Phone:	Email/Fax:	Evanston	IL	60201	312-489-3700	chang.ernest@gmail.com	
City:	State:	Zip:	Phone:	Email/Fax:							
Evanston	IL	60201	312-489-3700	chang.ernest@gmail.com							
3) Architect's Name: Sam Kang	Address: 6825 N. Lincoln Ave										
<table style="width: 100%; border: none;"> <tr> <td style="width: 20%;">City:</td> <td style="width: 20%;">State:</td> <td style="width: 20%;">Zip:</td> <td style="width: 20%;">Phone:</td> <td style="width: 20%;">Email/Fax:</td> </tr> <tr> <td>Lincolnwood</td> <td>IL</td> <td>60712</td> <td>847-679-0446</td> <td>skang@airoom.com</td> </tr> </table>	City:	State:	Zip:	Phone:	Email/Fax:	Lincolnwood	IL	60712	847-679-0446	skang@airoom.com	
City:	State:	Zip:	Phone:	Email/Fax:							
Lincolnwood	IL	60712	847-679-0446	skang@airoom.com							
4) Contractor's Name: Airoom, Inc.	Address: 6825 N. Lincoln Ave										
<table style="width: 100%; border: none;"> <tr> <td style="width: 20%;">City:</td> <td style="width: 20%;">State:</td> <td style="width: 20%;">Zip:</td> <td style="width: 20%;">Phone:</td> <td style="width: 20%;">Email/Fax:</td> </tr> <tr> <td>Lincolnwood</td> <td>IL</td> <td>60712</td> <td>847-213-4252</td> <td>info@airoom.com</td> </tr> </table>	City:	State:	Zip:	Phone:	Email/Fax:	Lincolnwood	IL	60712	847-213-4252	info@airoom.com	
City:	State:	Zip:	Phone:	Email/Fax:							
Lincolnwood	IL	60712	847-213-4252	info@airoom.com							
5) Landmark: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).											
6) Within Local Historic District: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No; If yes, <input type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources											
7) Refer to the completed Zoning Analysis and check as applicable if project <u>requires</u>: <input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> Fence Variance → If one or more is checked, then fill out Sections B and C (next 2 pages). If project <u>does not</u> require any Zoning Variance or Fence Variance or Special Use → Complete section B <u>only</u>. Check if your project requires: <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Development → Refer to Supplemental Information on page (i) below.											

Section B: Application for Certificate of Appropriateness

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

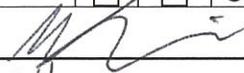
We are completing an interior Remodel in addition to replacing/modifying windows and exterior doors. A single story structure in the rear that does not currently align with the main house exterior will be modified to create continuity on the exterior.

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

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
<input checked="" type="checkbox"/> Construction	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Demolition	<input type="checkbox"/> Partial <input type="checkbox"/> Total	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Restoration <input type="checkbox"/> Addition <input type="checkbox"/> Landscaping	<input type="checkbox"/> Front <input type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Garage: <input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Windows <input type="checkbox"/> Storm Windows <input checked="" type="checkbox"/> Doors <input type="checkbox"/> Storm Doors	<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Restoration Style/Materials:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Roof: <input type="checkbox"/> New <input type="checkbox"/> Re-roof	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Fence / Gate: <input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Siding: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Front <input 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"/>	Façades/Front Porch & Rear Porch Material	<input type="checkbox"/>	<input type="checkbox"/>	Flashing Material	<input type="checkbox"/>	<input type="checkbox"/>	Fences
<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			Fascias, Soffits, Rakeboards, Trim			Height: _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Siding	<input type="checkbox"/>	<input type="checkbox"/>	Wood			Length: _____
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Terraces, Patios, Decks
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Material, Type: _____	<input type="checkbox"/>	<input type="checkbox"/>	Wood
<input type="checkbox"/>	<input type="checkbox"/>	Shingle, Material: _____	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Stone
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Brick Pavers
		Roofing Material			Door Material	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Concrete Pavers
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood			Poured Concrete
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shakes	<input type="checkbox"/>	<input type="checkbox"/>	Metal			Other: <small>Piers for porch framing</small> _____
<input type="checkbox"/>	<input type="checkbox"/>	Slate	<input type="checkbox"/>	<input type="checkbox"/>	Clad	<input type="checkbox"/>	<input type="checkbox"/>	Driveway Material
<input type="checkbox"/>	<input type="checkbox"/>	Clay Tile	<input type="checkbox"/>	<input checked="" 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			Window Type	<input type="checkbox"/>	<input type="checkbox"/>	Brick Pavers
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Double Hung	<input type="checkbox"/>	<input type="checkbox"/>	Concrete Pavers
		Chimney Material	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>	Crushed Stone
<input type="checkbox"/>	<input type="checkbox"/>	Brick	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Other: <small>Fixed</small> _____	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	Stone			Window Material	<input type="checkbox"/>	<input type="checkbox"/>	Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Air Conditioning Unit
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	
		Gutters/Downspouts	<input type="checkbox"/>	<input type="checkbox"/>	Steel	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Copper	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum			Muntins	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Galvanized Sheet	<input checked="" type="checkbox"/>	<input checked="" 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: 
 Print Name: Max Klein

Date: 10/29/2021

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)**

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).

We will be removing the existing single story rear structure's south facing wall finish which is currently paneled siding that does not match the main structure of the house. We will be patching back with lap siding to match as close as possible to the existing main house exterior finish.

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: Max Klein

Date:

10/29/2021

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.).

Application for Preservation Review of Certificate of Appropriateness (COA)



Window & DOOR Replacement

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

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

- one (1) pdf format copy of the fully completed application
- plat of survey
- interior and exterior photos of existing windows documenting current condition
- if replacing original or historic wood windows, provide information on viability of restoration
- site plan with location of new or altered windows/doors identified
- elevation drawings or photos of impacted elevations with location of new or altered windows/doors identified
- floor plans (not required but highly recommended)
- elevation and detail drawings of the existing and proposed windows/doors (not to exceed 11" x 17" paper size)

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

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

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

1) Property Address: 2514 Harrison Street	FOR STAFF USE ONLY Application Number:				
2) Owner's Name: Ernest & Sarah Chang	Address: 2514 Harrison Street				
City: Evanston	State: IL	Zip: 60201	Phone: 312-489-3700	Email/Fax: chang.ernest@gmail.com	
3) Architect's Name: Sam Kang	Address: 6825 N. Lincoln Ave				
City: Lincolnwood	State: IL	Zip: 60712	Phone: 847-679-0446	Email/Fax: chang.ernest@gmail.com	
4) Contractor's Name: Airoom, Inc.	Address: 6825 N. Lincoln Ave				
City: Lincolnwood	State: IL	Zip: 60712	Phone: 847-213-5242	Email/Fax: info@airoom.com	
5) Landmark: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).					
6) Within Local Historic District: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No; If yes, <input type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources					

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

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

Section C: Application for Certificate of Appropriateness

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

North Elevation:

- No work

East Elevation:

- Remove and frame in first floor single story structure window for smaller two-wide mulled casement unit, remove existing paneled siding and patch back with lap siding to match existing main house finish.
- Replace second floor two double hung units with new like units, patch existing siding as required and trim with cedar to match exterior finish as close as possible.
- Remove one second floor unit and frame in opening. Patch back siding to match existing hexagon finish. Add new opening in existing wall with double hung egress.

South Elevation:

- Rear single story structure, south wall rework to relocate patio door shifting unit west, includes transom over the patio swing. Add two mulled two-wide casement units with matching transoms. Patch/replace siding paneling to match main house lap siding.

West Elevation:

- No work

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

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

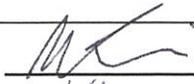
New Replacement Restoration

Window Style/Materials: Double Hung, Casement, Direct Set Transom. WeatherShield Signature Series aluminum clad exterior, wood interior

DOOR Style/Materials: French glass patio swing WeatherShield Signature Series aluminum clad exterior, wood interior

Storm Window Style/Materials:

Storm DOOR Style/Materials:

3) Applicant's Signature: 

Print Name: Max Klein

Date: 10/29/2021

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) hard copy and a digital copy in PDF format of the same as follows:

APPLICATION AND REQUIRED DOCUMENTS FOR PRESERVATION REVIEW

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/DOOR 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.

Floor Plans – Provide existing and proposed floor plans to scale including dimensions (highly recommended).

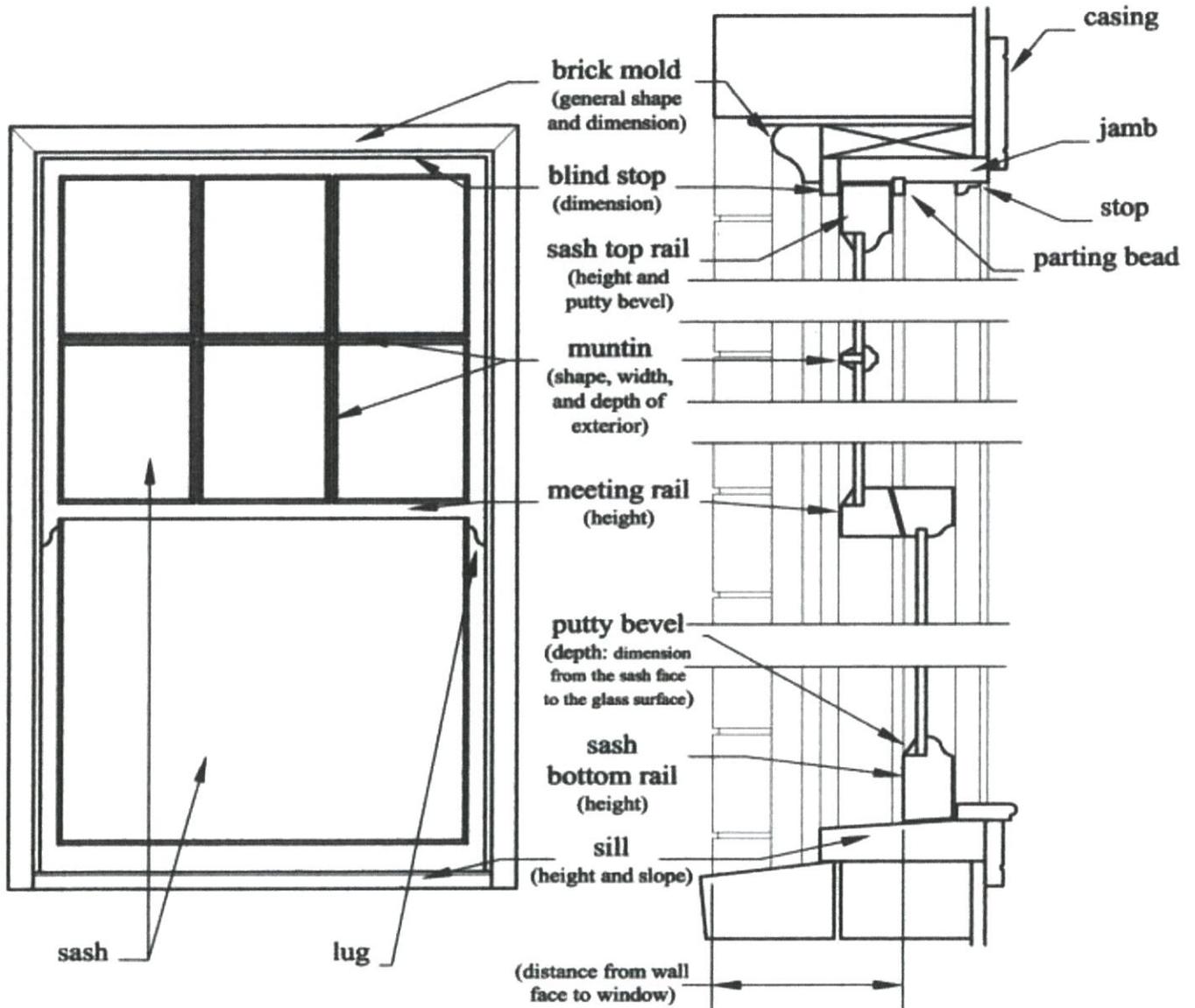
INFORMATION REQUIRED FOR CHANGES TO WINDOWS, DOORS, STORM WINDOWS AND STORM DOORS (Use same example for windows on page (iii) below for DOORS, storm windows, and storm DOORS)

- 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/DOORS. Include muntins, mullions, transoms, and other window/DOOR components (see examples below). For historic steel industrial windows/DOORS that contain operable units, drawings must include this feature.
- Drawings showing the elevation and horizontal and vertical sections of proposed replacement windows/DOORS. 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/DOOR.
- Drawings of the existing historic window/DOOR should be accurate, based on field measurements. Examples of window drawings are shown below. Add the dimensions of existing windows/DOORS and proposed windows/DOORS.
- Replacement windows/DOORS 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/DOOR replacement and do not show custom applications or installation details required for the project. ***In small projects where windows/DOORS are being replaced and the historic or existing window/DOOR is simple in design, manufacturers' standard cut sheets may be substituted for actual section drawings of the proposed window/DOOR provided there is sufficient detail for review.***
- Window/DOOR 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/DOORS, when present, and the proposed replacement window/DOOR.

USE THIS ILLUSTRATION AS AN EXAMPLE TO SHOW THE DETAILS OF EXISTING AND REPLACEMENT WINDOWS AND DOORS. ADD THE DIMENSIONS TO SCALE FOR YOUR APPLICATION

Wood Windows

The drawings below show the details required to document existing historic windows and any replacement windows. The specific information needed about each element is noted in parentheses. Note that the section drawing on the right shows the relationship of the window sash to the exterior wall plane.



SUBMISSIONS DEADLINES FOR COA APPLICATIONS FOR PRESERVATION COMMISSION MEETINGS CAN BE FOUND ON THE COMMISSIONS WEBSITE

Meeting dates are subject to change

AIROOOM

ARCHITECTS · BUILDERS · REMODELERS

— **SINCE 1958** —

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CHANG - RESIDENCE
2514 HARRISON ST, EVANSTON, IL 60201

DESIGNED BY:
MARTY MEADOW
DAVID SHALKOW
June 10, 2021

AIROOOM 
ARCHITECTS · BUILDERS · REMODELERS
— **SINCE 1958** —

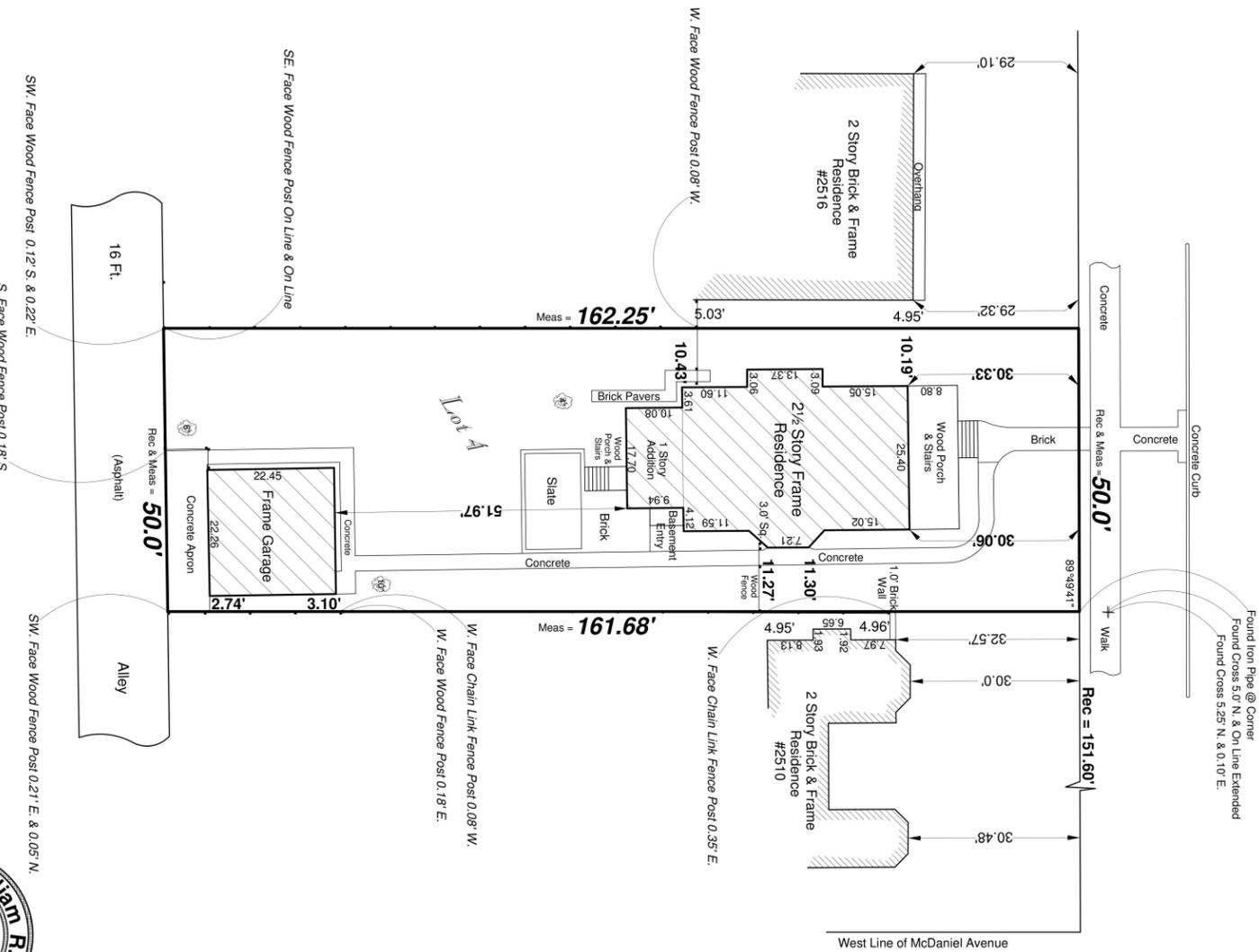
Plat of Survey

Central Survey Company, LLC., 6415 N. Caldwell Ave., Chicago, Illinois 60646-2713
 Phone (773) 631-5285 www.Centralsurvey.com Fax (773) 775-2071

Legal Description
 Lot 4 in Block 7 in E. T. Paul's Addition to Evanston, a Subdivision of the Northeast fractional 1/4 of Section 11 (except the West 10 acres thereof) and the West 6 acres of the Northwest fractional 1/4 of Section 12, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois
 Commonly Known as: 2514 Harrison St., Evanston, Illinois
 Area of Land Described: 8,098 Sq. Ft.



Harrison St.



Legend

N	=	North
S	=	South
E	=	East
W	=	West
(TYP)	=	Typical
Rec	=	Record
Meas	=	Measure
St.	=	Street
Ave.	=	Avenue

Decimal/Inch Conversions	
0.01" = 1/8"	0.08" = 1"
0.02" = 1/4"	0.17" = 2"
0.03" = 3/8"	0.17" = 2"
0.04" = 1/2"	0.23" = 3"
0.06" = 3/4"	0.43" = 5"
0.07" = 7/8"	0.50" = 6"
	0.92" = 11"
	1.00" = 12"

NOTES: *Property corners were NOT staked per customer. AutoCad file will not be provided under this contract. *For building restrictions refer to your abstract, deed, contract, title policy and local ordinances. *Assume no dimension from scaling upon this plat. *Compare all points before building and report any difference at once.
 Scale: 1 inch equals 15 Feet.

Ordered By: Airoom Feet.
 Order Number: 2514D

State of Illinois)
 County of Cook) S.S.

Central Survey LLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on Oct. 27, 2021 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 27th day of **October 2021**
William R. Webb
 William R. Webb P.L.S. #2190 (exp. 11/30/2022) Professional Design Firm Land Surveying LLC (#184.005417)



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

PLAT OF SURVEY

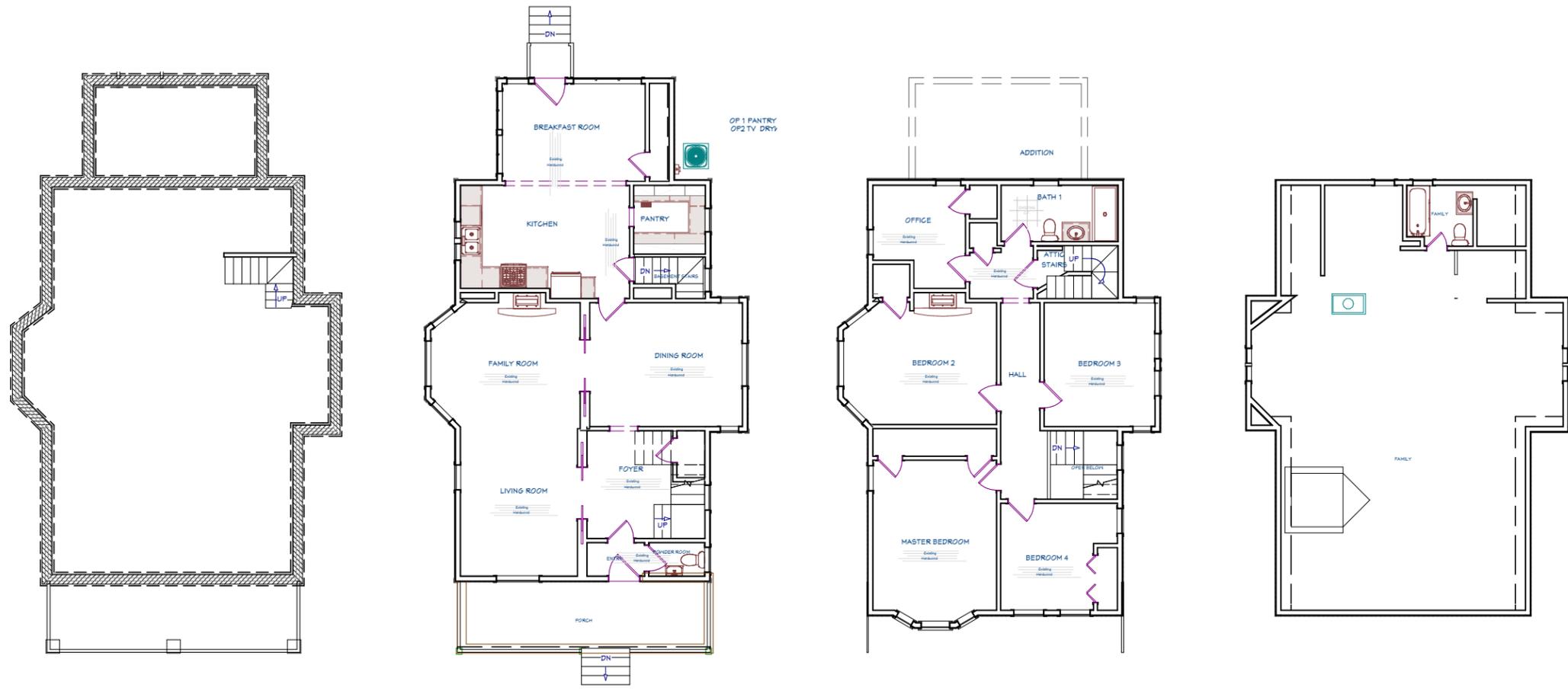


DESIGNED BY:
MARTY MEADOW
DAVID SHALKOW
 June 10, 2021

CHANG - RESIDENCE

2514 HARRISON ST, EVANSTON, IL 60201

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Foundation

1st Floor

2nd Floor

3rd Floor

EXISTING FLOOR PLANS
SCALE: 1/8"=1'

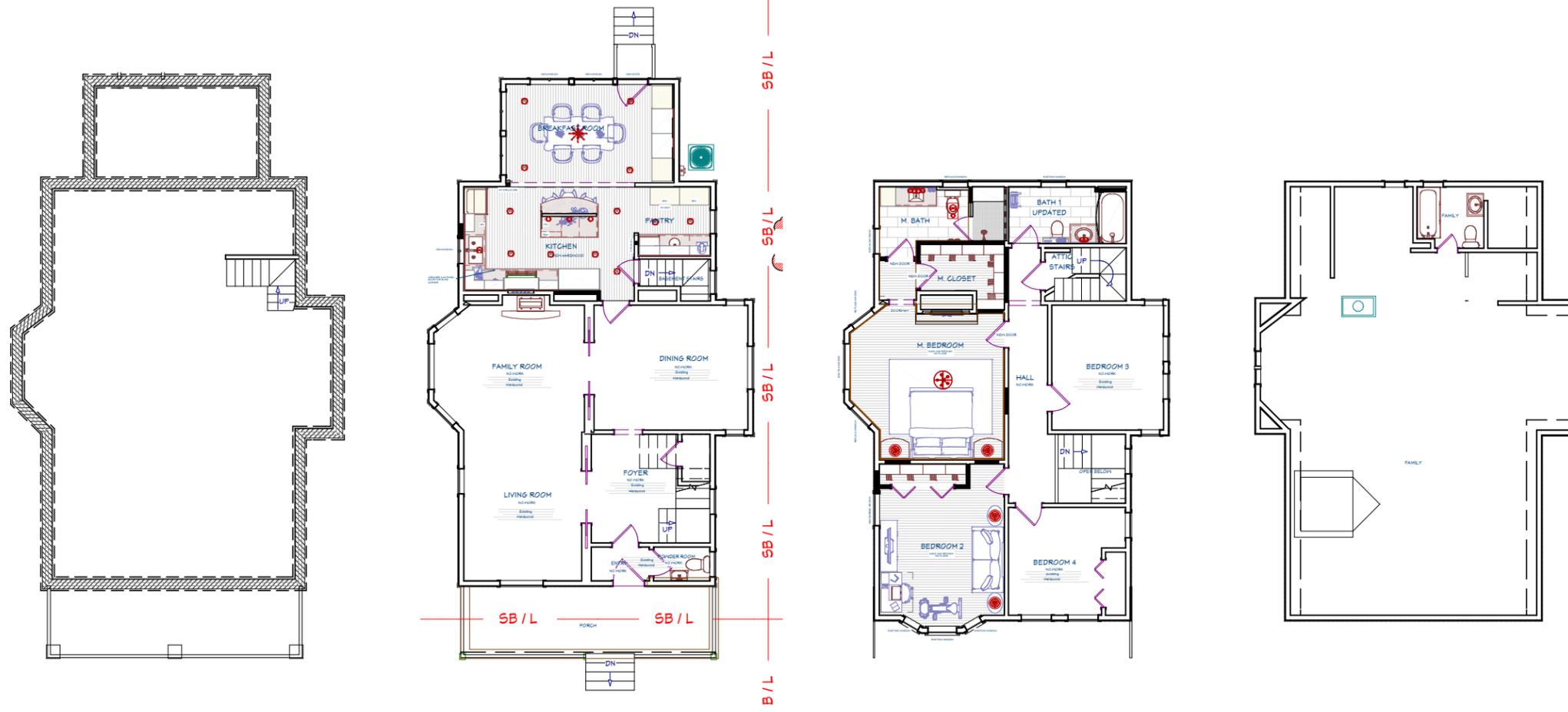
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CHANG - RESIDENCE

2514 HARRISON ST, EVANSTON, IL 60201

DESIGNED BY:
MARTY MEADOW
DAVID SHALKOW
June 10, 2021





Foundation

1st Floor

2nd Floor

3rd Floor

PROPOSED FLOOR PLANS
SCALE: 1/8"=1'

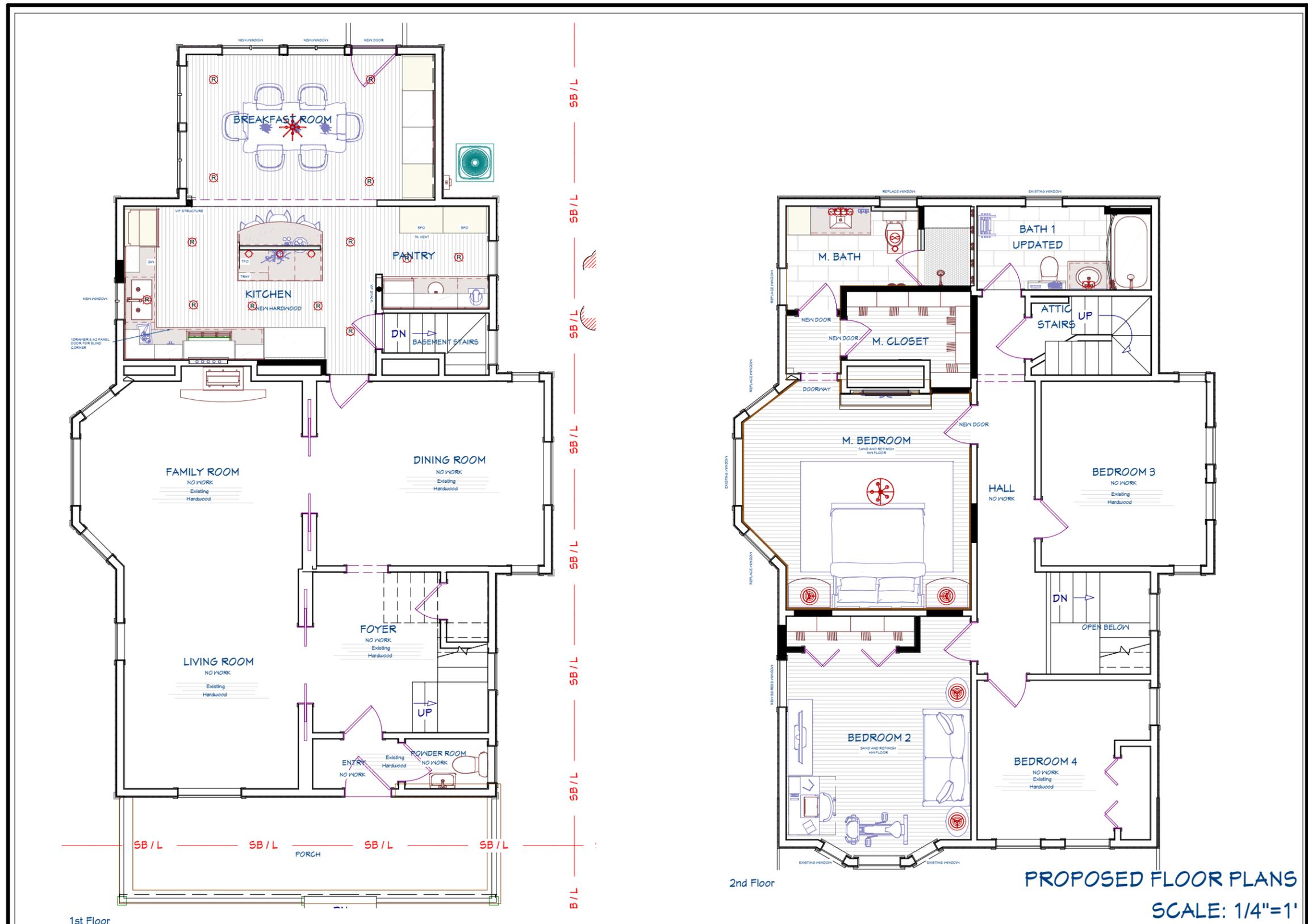
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MARTY MEADOW
DAVID SHALKOW
June 10, 2021





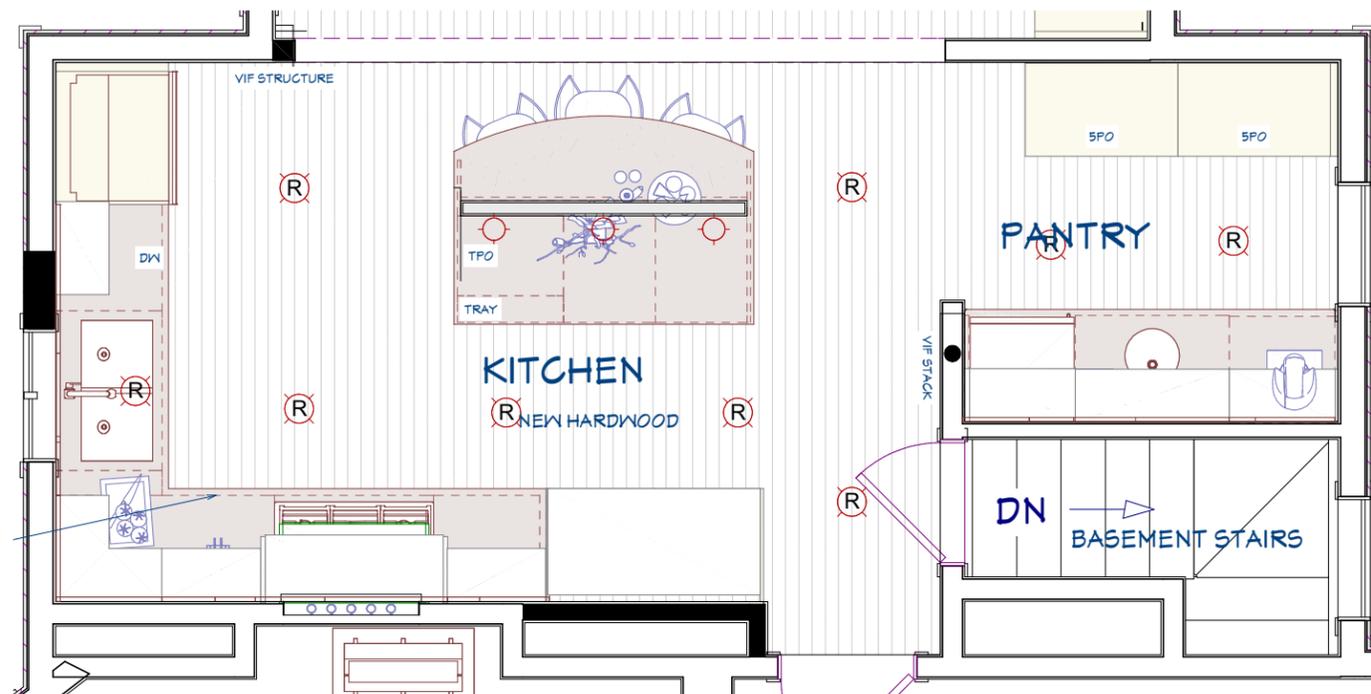
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CHANG - RESIDENCE

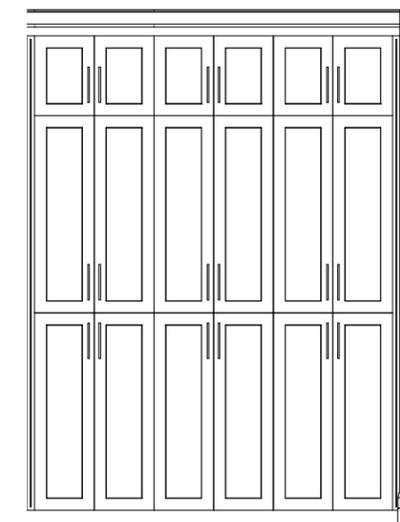
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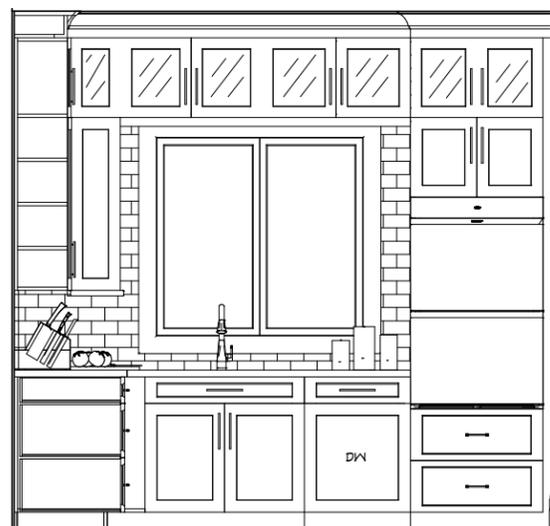




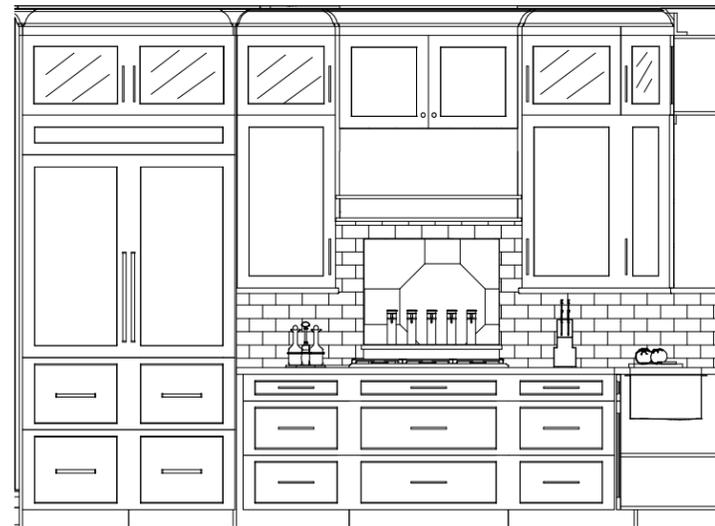
FLOOR PLAN



TALL PANTRY WALL ELEVATION



SINK - DOUBLE OVEN WALL ELEVATION



REFRIGERATOR - COOKTOP WALL ELEVATION



BUTLER'S PANTRY WALL ELEVATION

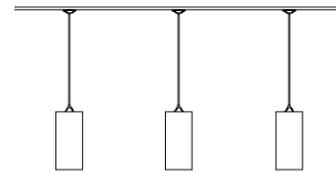
PROPOSED KITCHEN
SCALE: 1/2"=1'

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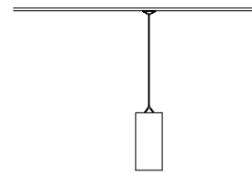
CHANG - RESIDENCE
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June 10, 2021

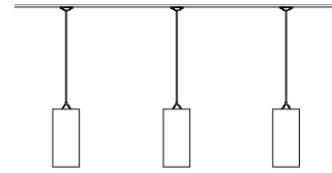
AIROOM 
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SINCE 1958



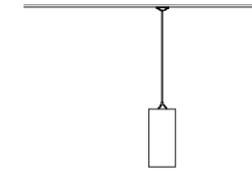
KITCHEN ISLAND FRONT ELEVATION



KITCHEN ISLAND RIGHT ELEVATION



KITCHEN ISLAND BACK ELEVATION



KITCHEN ISLAND LEFT ELEVATION

PROPOSED KITCHEN ISLAND
SCALE: 1/2"=1'

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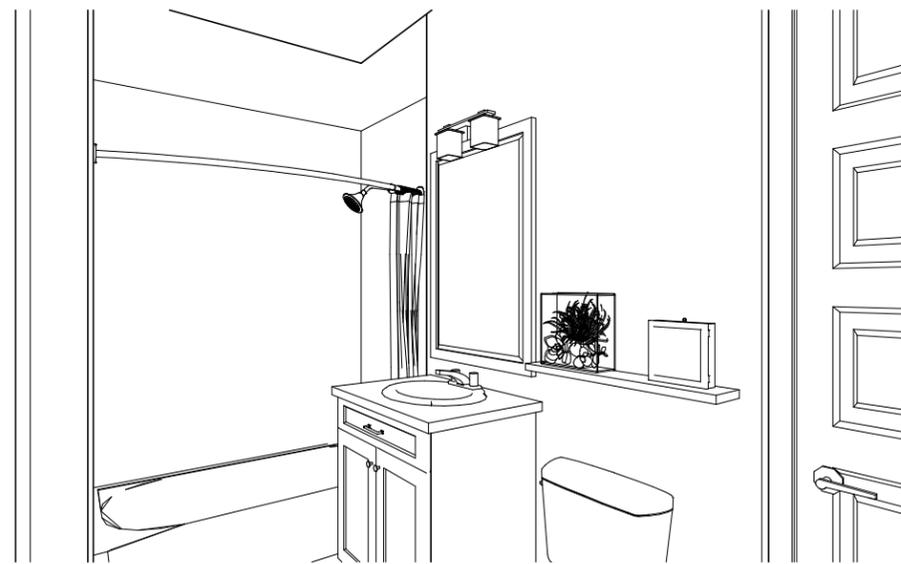
CHANG - RESIDENCE
2514 HARRISON ST, EVANSTON, IL 60201

DESIGNED BY:
MARTY MEADOW
DAVID SHALKOW
June 10, 2021

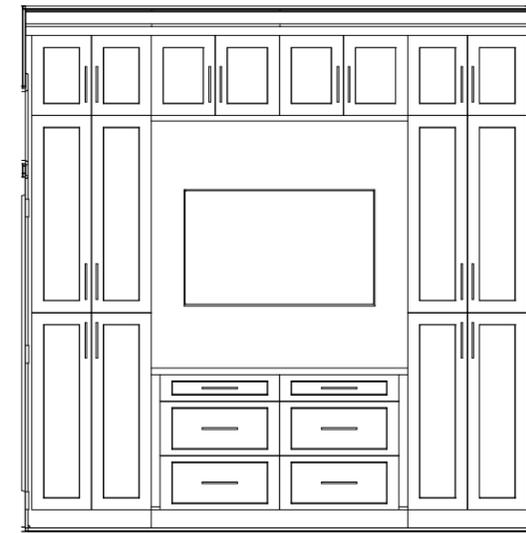
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M. BATH PERSPECTIVE VIEW



HALL BATH PERSPECTIVE VIEW



MEDIA WALL ELEVATION
SCALE 1/2" = 1'

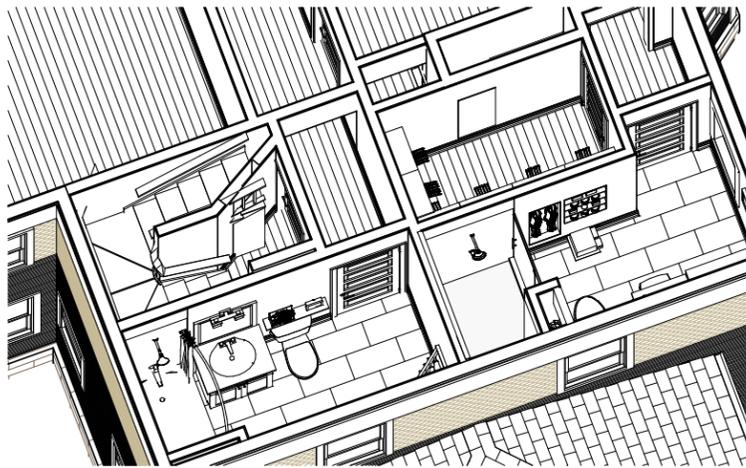
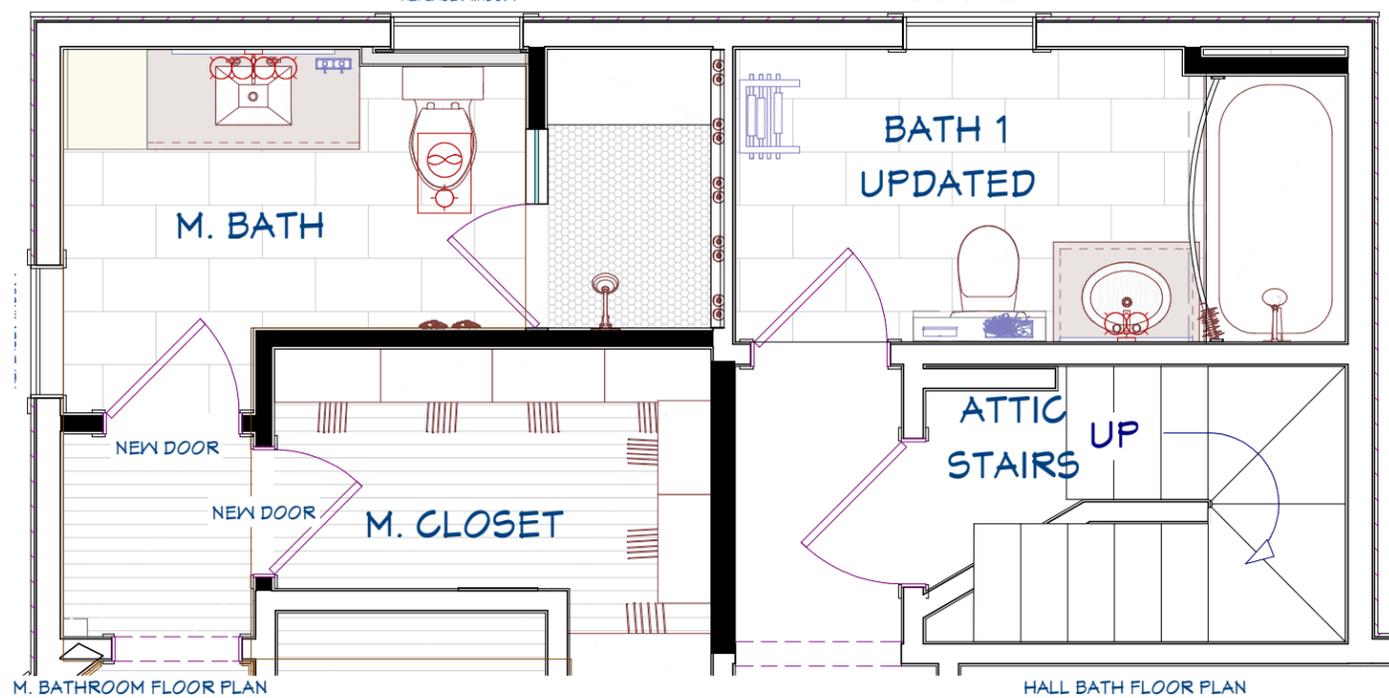
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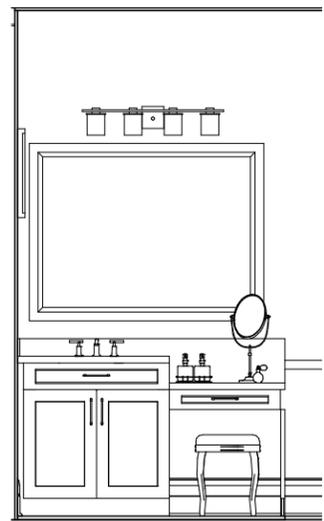
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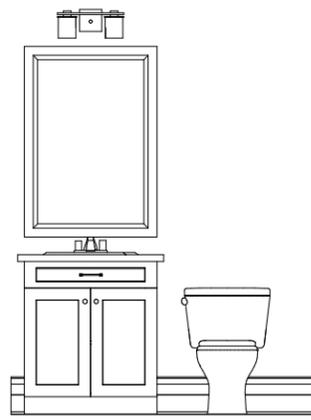




PERSPECTIVE OVERVIEW



M. BATHROOM VANITY WALL ELEVATION



HALL BATHROOM VANITY WALL ELEVATION

PROPOSED BATHROOMS
SCALE: 1/2"=1'

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June 10, 2021



NO PROPOSED CHANGES TO NORTH ELEVATION



EXISTING NORTH ELEVATION
SCALE: 1/4"=1'



PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'

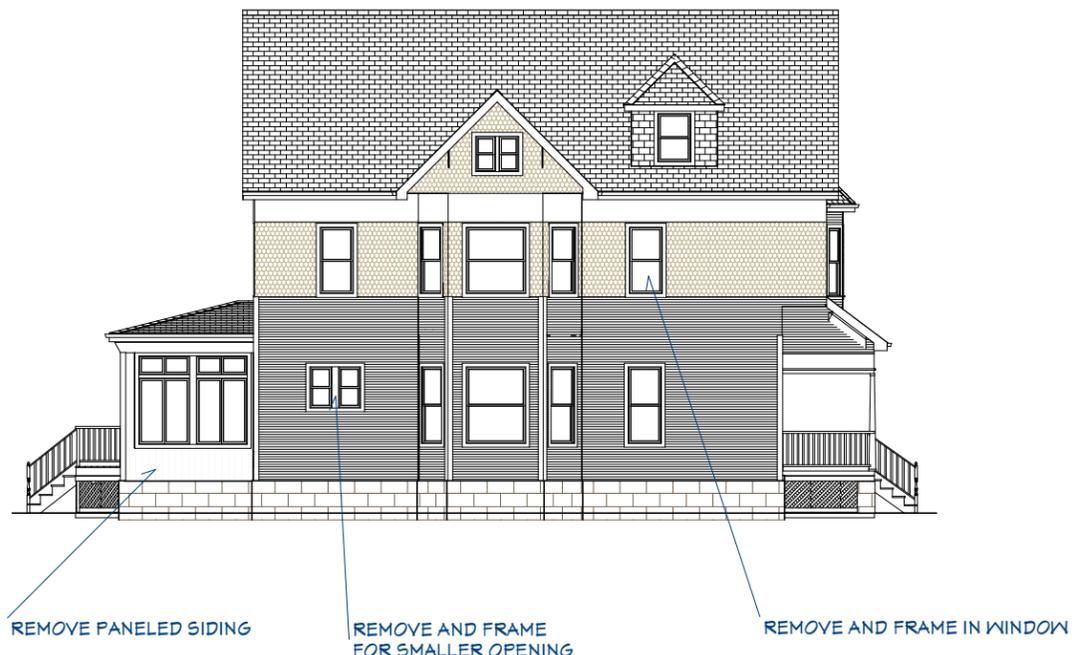
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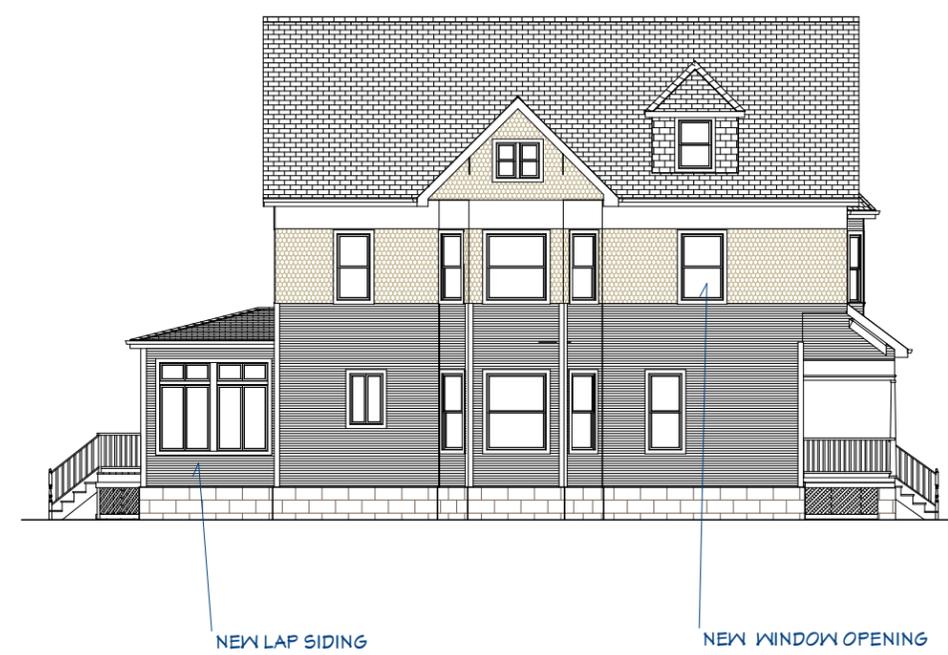
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DAVID SHALKOW
June 10, 2021

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EXISTING EAST ELEVATION
SCALE: 1/8"=1'



PROPOSED EAST ELEVATION
SCALE: 1/8"=1'

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EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'



PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'

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NO PROPOSED CHANGES TO WEST ELEVATION



EXISTING WEST ELEVATION
SCALE: 1/8"=1'



PROPOSED WEST ELEVATION
SCALE: 1/8"=1'

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PHOTOS OF EXISTING CONDITIONS

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REMOVE EXISTING PANELED SIDING
REPLACE WITH MATCHING CEDAR LAP



PHOTOS OF EXISTING CONDITIONS

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CHANG - RESIDENCE
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DAVID SHALKOW
June 10, 2021

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WEATHER SHIELD.
WINDOWS & DOORS

SIGNATURE SERIES
Aluminum-Clad Wood Windows and Doors

CASEMENT WINDOWS

With a unique design that features a side-hinge and a hand crank to open, our casement windows offer the perfect blend of aesthetic appeal and ease of use. Crafted using our TriCore™ Frame Technology, casement windows provide exceptional energy efficiency and come in finish options to perfect the look of your home.



Unmatched Performance
TriCore™ Frame Technology features extruded aluminum exterior cladding that's easy to maintain and stands up to the harshest elements. With corners welded to prevent water penetration, the multi-chambered composite sub-frame is not only impervious to moisture, but also acts as a thermal barrier.

Refined Security
The concealed lock system provides a clean appearance with a single lever lock that engages all lock points on the sash.

Function and Form
The effortless operation of our all-metal nested crank handle is the perfect complement to its sleek, rounded design. Because the handle folds neatly into place, it won't interfere with window coverings or draperies. The clever design also allows for the cover to be removed and replaced when painting or staining.

weathershield.com

WEATHER SHIELD.
WINDOWS & DOORS

SIGNATURE SERIES
Aluminum-Clad Wood Windows and Doors

DOUBLE HUNG WINDOWS

Our Signature Series double hung windows boast innovative design and increased comfort in every state-of-the-art element. With two operating sashes, these windows can be raised from the bottom and lowered from the top to maximize ventilation, in addition to tilting in for cleaning.



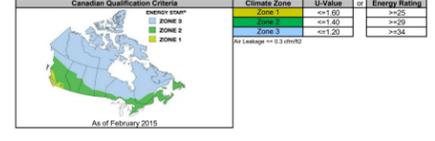
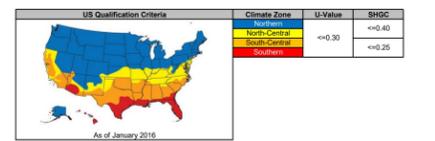
Sophisticated and Secure
Our double hung windows feature top-of-the-line locking hardware available in a variety of finishes to perfectly complement your home design.

Easy Cleaning
Both sash on the Signature Series double hung tilt in for easy cleaning by engaging the tilt latches on the top of each unit. The tilt latch locks the unit with one easy movement securing the unit against outside elements.

Working Undercover
The concealed jamb liner overtops all mechanical balance systems to create a tailored aesthetic.

weathershield.com

Thermal Performance Data
Signature 1-3/4" Inswing Side Hinge French Door (8510)



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

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

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

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

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

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

* Total U-Value calculations are derived from computer simulations that are then verified by 3rd party testing in accordance with NFRC 100, NFRC 200, and NFRC 500.
† Published values reflect 3mm/3mm glass thicknesses.

Revised 8/2019

SIGNATURE SERIES
Casement Windows

WEATHER SHIELD.
WINDOWS & DOORS

Hardware Finishes
Available in an array of colors and textures to suit any user's tastes. Options range from ultra modern brushed nickel to sleek black, allowing you to achieve any desired look.



Durable Factory Finishes
With our solid wood pine interior, save time and money with our factory finishing. The wood is stained and sealed on all surfaces to repel moisture and includes two Clear Satin top coats for durability and easy cleaning.



12 Standard Exterior Colors
(AAMA 2605 premium paint)



High Quality Exterior
Our aluminum exterior-clad wood products feature commercial-grade premium AAMA 2605 paint that resists fading and chalking. Extruded aluminum resists dents, dings and scratches and is backed by Weather Shield's 20-year limited warranty.

Lasting Design
Integral nailing fins increase stability and help seal the unit to the structure, providing superior performance and durability. Genuine solid wood interiors can be factory finished and come ready to be stained or painted.



weathershield.com

SIGNATURE SERIES
Double Hung Windows

WEATHER SHIELD.
WINDOWS & DOORS

Hardware Finishes
Available in an array of colors and textures to suit any user's tastes. Options range from ultra modern brushed nickel to sleek black, allowing you to achieve any desired look.



Durable Factory Finishes
With our solid wood pine interior, save time and money with our factory finishing. The wood is stained and sealed on all surfaces to repel moisture and includes two Clear Satin top coats for durability and easy cleaning.



12 Standard Exterior Colors
(AAMA 2605 premium paint)

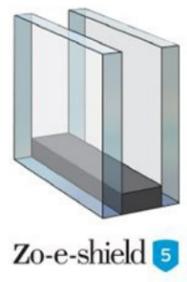


The Beauty is in the Details
The rigid integral nailing fin makes installation simple and provides more durability than flimsy snap-in or fold-out fins found with other windows.

Butt jointed cladding accurately mimics traditional wood windows for a familiar aesthetic. The 3-1/2" bottom rail creates clean lines and ideal architectural proportions. Durable and virtually maintenance-free, extruded aluminum exteriors stand up to the harshest elements, resisting dents, dings and scratches with rot-resistant composition.



weathershield.com



Climate Zone	NFRC Total U-Value Calculations (Glazing Option)	CFP #	U-Value	SHGC	Visible Light Transmittance	Condensation Resistance Rating	Energy Rating	CANADIAN ENERGY PERFORMANCE DATA			
								U-Value	SHGC		
1" to 1 1/2" Clear Glass or E-1	Clear Glass	WEA.N.201-21795-0001	0.44	0.43	44	1	2	2.00	0.6	0.25	10
	Head Low E w/Argon	WEA.N.201-21801-0001	0.32	0.22	63	48	58	1.82	0.6	0.25	12
	Passive Solar	WEA.N.201-21820-0001	0.31	0.39	64	58	58	1.98	0.6	0.25	18
	Passive Solar w/Argon	WEA.N.201-21830-0001	0.31	0.39	64	58	58	1.87	0.6	0.25	21
	Passive Solar Extreme	WEA.N.201-21840-0001	0.31	0.36	63	47	47	1.76	0.6	0.25	21
	Passive Solar Extreme w/Argon	WEA.N.201-21850-0001	0.31	0.36	63	47	47	1.76	0.6	0.25	25
	ClearShield® E w/Argon	WEA.N.201-21860-0001	0.31	0.16	63	58	58	1.99	0.6	0.25	5
	ClearShield® E w/Argon	WEA.N.201-21870-0001	0.32	0.16	63	58	58	1.92	0.6	0.25	9
	ClearShield® E w/Argon	WEA.N.201-21880-0001	0.32	0.16	63	58	58	1.92	0.6	0.25	9
	ClearShield® E w/Argon	WEA.N.201-21890-0001	0.31	0.16	63	58	58	1.76	0.6	0.25	10
	ClearShield® E w/Argon	WEA.N.201-21900-0001	0.34	0.16	63	57	47	1.93	0.6	0.25	15
	ClearShield® E w/Argon	WEA.N.201-21910-0001	0.32	0.16	63	58	58	1.82	0.6	0.25	19
1" to 1 1/2" Clear Glass or E-2	Clear Glass	WEA.N.201-21725-0001	0.27	0.15	63	60	60	1.93	0.6	0.25	15
	Head Low E	WEA.N.201-21820-0001	0.31	0.15	62	58	58	1.99	0.6	0.25	5
	Head Low E w/Argon	WEA.N.201-21830-0001	0.31	0.15	62	58	58	1.87	0.6	0.25	7
	Head Low E 340	WEA.N.201-21834-0001	0.31	0.11	62	57	57	1.99	0.6	0.25	2
	Head Low E w/Argon	WEA.N.201-21840-0001	0.31	0.11	62	57	57	1.89	0.6	0.25	9
	Passive Low E	WEA.N.201-21850-0001	0.31	0.23	63	58	58	1.99	0.6	0.25	9
	Passive Low E w/Argon	WEA.N.201-21860-0001	0.32	0.22	63	58	58	1.82	0.6	0.25	12
	Clear Glass	WEA.N.201-21795-0002	0.44	0.39	64	58	58	1.93	0.6	0.25	7
	Head Low E	WEA.N.201-21820-0002	0.31	0.19	63	58	58	1.99	0.6	0.25	7
	Head Low E w/Argon	WEA.N.201-21830-0002	0.31	0.19	63	58	58	1.89	0.6	0.25	15
	Passive Low E	WEA.N.201-21840-0002	0.31	0.33	63	58	58	1.87	0.6	0.25	18
	Passive Low E w/Argon	WEA.N.201-21850-0002	0.31	0.33	63	58	58	1.76	0.6	0.25	18
1" to 1 1/2" Clear Glass or E-3	Clear Glass	WEA.N.201-21725-0002	0.27	0.14	63	60	60	1.93	0.6	0.25	15
	Head Low E	WEA.N.201-21820-0002	0.31	0.14	63	44	44	1.76	0.6	0.25	9
	Head Low E w/Argon	WEA.N.201-21830-0002	0.31	0.14	63	47	47	1.76	0.6	0.25	11
	Head Low E 340	WEA.N.201-21834-0002	0.34	0.14	63	57	57	1.93	0.6	0.25	5
	Head Low E w/Argon	WEA.N.201-21840-0002	0.31	0.14	63	57	57	1.89	0.6	0.25	8
	Passive Low E	WEA.N.201-21850-0002	0.31	0.14	63	58	58	1.82	0.6	0.25	8
	Passive Low E w/Argon	WEA.N.201-21860-0002	0.32	0.14	63	58	58	1.82	0.6	0.25	9
	ClearShield® E w/Argon	WEA.N.201-21870-0002	0.31	0.14	63	58	58	1.76	0.6	0.25	9
	ClearShield® E w/Argon	WEA.N.201-21880-0002	0.32	0.14	63	58	58	1.82	0.6	0.25	10
	ClearShield® E w/Argon	WEA.N.201-21890-0002	0.31	0.14	63	58	58	1.82	0.6	0.25	10
	ClearShield® E w/Argon	WEA.N.201-21900-0002	0.31	0.14	63	58	58	1.82	0.6	0.25	11
	1" to 1 1/2" Clear Glass or E-4	Clear Glass	WEA.N.201-21795-0003	0.44	0.32	63	44	44	2.00	0.6	0.25
Head Low E		WEA.N.201-21820-0003	0.31	0.17	63	58	58	1.99	0.6	0.25	6
Head Low E w/Argon		WEA.N.201-21830-0003	0.31	0.16	63	58	58	1.82	0.6	0.25	9
Head Low E 340		WEA.N.201-21834-0003	0.31	0.28	63	58	58	1.99	0.6	0.25	12
Head Low E w/Argon		WEA.N.201-21840-0003	0.31	0.28	63	58	58	1.87	0.6	0.25	18
Passive Low E		WEA.N.201-21850-0003	0.31	0.28	63	58	58	1.98	0.6	0.25	18
Passive Low E w/Argon		WEA.N.201-21860-0003	0.31	0.28	63	43	43	1.76	0.6	0.25	18
Passive Low E Extreme		WEA.N.201-21870-0003	0.30	0.26	63	48	48	1.70	0.6	0.25	17
Passive Low E Extreme w/Argon		WEA.N.201-21880-0003	0.31	0.12	63	58	58	1.82	0.6	0.25	3
ClearShield® E w/Argon		WEA.N.201-21890-0003	0.31	0.12	63	44	44	1.76	0.6	0.25	8
ClearShield® E w/Argon		WEA.N.201-21900-0003	0.29	0.12	62	47	47	1.85	0.6	0.25	10
1" to 1 1/2" Clear Glass or E-5		Clear Glass	WEA.N.201-21725-0003	0.27	0.11	63	60	60	1.93	0.6	0.25
	Head Low E	WEA.N.201-21820-0003	0.31	0.12	63	58	58	1.99	0.6	0.25	7
	Head Low E w/Argon	WEA.N.201-21830-0003	0.31	0.12	63	58	58	1.82	0.6	0.25	7
	Head Low E 340	WEA.N.201-21834-0003	0.34	0.12	63	57	57	1.93	0.6	0.25	4
	Head Low E w/Argon	WEA.N.201-21840-0003	0.31	0.12	63	58	58	1.82	0.6	0.25	7
	Passive Low E	WEA.N.201-21850-0003	0.31	0.11	63	58	58	1.82	0.6	0.25	8
	Passive Low E w/Argon	WEA.N.201-21860-0003	0.31	0.11	63	58	58	1.70	0.6	0.25	9
	ClearShield® E w/Argon	WEA.N.201-21870-0003	0.31	0.11	63	58	58	1.82	0.6	0.25	10
	ClearShield® E w/Argon	WEA.N.201-21880-0003	0.25	0.11	61	58	58	1.99	0.6	0.25	2
	ClearShield® E w/Argon	WEA.N.201-21890-0003	0.31	0.11	61	58	58	1.87	0.6	0.25	5
	ClearShield® E w/Argon	WEA.N.201-21900-0003	0.29	0.09	61	57	57	1.99	0.6	0.25	1

EXTERIOR WINDOW & DOOR SPECIFICATIONS

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CHANG - RESIDENCE
2514 HARRISON ST, EVANSTON, IL 60201

DESIGNED BY:
MARTY MEADOW
DAVID SHALKOW
June 10, 2021





STATEMENT OF SIGNIFICANCE

This broad frame structure presents the major characteristics of the period's interest in clear form and simple texture. The front gable has rafters and a cornice describing a pediment; its shingled field, which slides slightly over the cornice, is divided into two sections by a board that extends the lintel of the attic's squat fenestration which has three double-hung windows, the central one nearly three times wider than the flanking ones. The second story, sheathed in zig-zag shingles, has a pair of windows on the west half and, in a slight bow, a tripartite window on the other. Below it, within the porch, is a broad window with a fixed pane and transom set into the clapboard cladding. The porch's shed roof is supported by a simple entablature and three very thin Ionic columns; the original tightly ranked square balusters survive. A hip roofed dormer appears on the east side; beyond it is a polygonal-fronted projection with a pedimented gable above. The building has very good integrity.

EVANSTON LANDMARK

ADDRESS: 2514 Harrison Street

COMMON NAME:

REAL ESTATE INDEX NUMBER:

DATE OF CONSTRUCTION: 1893

ARCHITECT OR BUILDER: J. W. Bagley

ORIGINAL SITE _____ MOVED _____

SIGNIFICANCE:

HISTORICAL	___	H1	___	H2	___	H3	___	H10
ARCHITECTURAL	___	A4	___	A5	___	A6	___	
	<u>X</u>	A7	___	A8	___	A9	___	
ENVIRONMENTAL	___	GE11						

OTHER COMMENTS:



City of EVANSTON

2514 HARRISON STREET

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



PHOTO ID:

LOCAL

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

CRITERIA

A7: Exemplify an architectural style, construction technique or building type once common in the City.

NATIONAL REGISTER

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

GENERAL INFORMATION

CATEGORY CONDITION
INTEGRITY CURRENT USE
HISTORIC USE
SECONDARY STRUCTURE NR SECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION

DETAILS

CONSTRUCTION YEAR OTHER YEAR

DATE SOURCE

WALL MATERIAL (CURRENT)

WALL MATERIAL 2 (CURRENT) PLAN

NO OF STORIES ROOF TYPE

ROOF MATERIAL FOUNDATION

PORCH WINDOW MATERIAL

WINDOW MATERIAL 2 WINDOW TYPE

WINDOW CONFIGURATION

SIGNIFICANCE

Broad frame structure presents the major characteristics of the period's interest in clear form, the front gable has rafters and a cornice describing a pediment; its shingled field, which slides slightly over the cornice, is divided into two sections by a board that extends the lintel of the attic's squat fenestration which has three double-hung windows, the central one nearly three times wider than the flanking ones, the second story, sheathed in zig-zag shingles, has a pair of windows on the west half and, in a slight bow, a tripartite window on the other, below it, within the porch, is a broad window with a fixed pane and transom set into the clapboard cladding, the porch's shed roof is supported by a simple entablature and three very thin Ionic columns; the original tightly ranked square balusters survive. A hip roofed dormer appears on the east side; beyond it is a polygonal-fronted projection with a pedimented gable above.

HISTORIC FEATURES

Full front porch, columns with capitals; gable extensions on east and west elevations; front window with transom.

ALTERATIONS

ADDITIONAL PHOTOGRAPHS



PHOTO ID:

10-11-207-011-0000-02.jpg



PHOTO ID:

10-11-207-011-0000-03.jpg

HISTORIC INFORMATION

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

PERMIT/HISTORIC INFORMATION

PERMIT MOVING INFORMATION

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

ORIGINAL PERMIT INFORMATION

BUILDING PERMIT #

DATE

BUILDING PERMIT DESCRIPTION

#170: "2 sty and basement frame house of 9 rooms 32 feet front: 40 feet deep by 37 feet from ground level to highest point"
#25410: "Enlarge entry for new powder room."
#28205: "Frame 2 car garage."
#39765: "Rebuild rear porch."

COST

ORIGINAL OWNER OCCUPIED?

EXTERIOR ALTERATION PERMITS

OTHER PERMIT INFORMATION

COA INFO

HISTORIC INFO OTHER SOURCES

HISTORIC INFO COMPILER

VOLUNTEER

**1115 Hinman Avenue – 21PRES-0167
Lakeshore Historic District**

Thomas Ahleman, architect, submits for a Certificate of Appropriateness to replace the existing aluminum siding with fiber cement siding, replace deteriorated windows in-kind, demolish a non-original addition at the rear-volume of the residence, and construct a single-story addition, covered screened porch, and uncovered deck at the rear-volume of the residence.

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



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, City Planner
Subject: 1115 Hinman Avenue – Lakeshore Historic District – 21PRES-0167
Date: December 2, 2021

Public Notice

Thomas Ahleman, architect, submits for a Certificate of Appropriateness to replace the existing aluminum siding with fiber cement siding, replace deteriorated windows in-kind, demolish a non-original addition at the rear-volume of the residence, and construct a single-story addition, covered screened porch, and uncovered deck at the rear-volume of the residence.

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

Construction Period:

1904

Style:

Colonial Revival

Architect of Record:

H.B. Wheelock (1861-1934)

Condition:

Good

Integrity:

Good

Status:

Contributing

Setting:

1115 Hinman Avenue is located in the west central portion of the Historic District on the east side of Hinman Avenue between Greeleaf Street to the south and Hamilton Street to the north. The closest major cross street is Chicago Avenue and Greenleaf Street one block west. Surrounding properties were predominately constructed between 1860 and 1890 and include a variety of high-style architectural resources including Queen Anne,

Greek Revival, Gothic Revival, Craftsman, Italianate, and a handful of later revival styles from the early 1900s as well as sparse intermixed vernacular American Foursquare and Gable Front structures. The block consists of largely single-family homes with a four-story multi-family structure to the north at the corner of Hamilton and Hinman, and a larger double-house directly to the south. The block retains excellent integrity, and includes two Landmark properties, both early Gothic Revival resources, 1114 Hinman Avenue and 1133 Hinman Avenue.

Significance:

The architect for 1115 Hinman Avenue, Harry B. Wheelock, was born in Galesburg, Illinois in 1861 and would go on to have a successful career throughout the Chicago region including commissions such as the Western Methodist Book Exchange, many of the Moody Bible Institute buildings, several mid-rise buildings in Printers Row, and the Kenwood Evangelical Church. Wheelock was instrumental in the formation of the Illinois Society of Architects, and passage of the State's first Architects' Registration Act. Although he practiced out of his office in Chicago, he was an Evanston resident, residing at 1040 Hinman Avenue. Wheelock was president of the Chicago Chapter of the American Institute of Architects, and served on the State Board of Examiners. His legacy, beyond several significant works of architecture, is the profound impact he had on how architecture would be practiced in Illinois.

Wheelock designed two additional residences in the Lakeshore Historic District, 1028 and 1032 Hinman Avenue, both American Four-Square styled homes which retain excellent integrity. The home itself at 1115 Hinman Avenue is a contributing structure in good condition. The structure's integrity suffers mildly from improper alterations, most prominently aluminum cladding over original stucco, and the home's Palladian window on the front façade replaced with a three-part window. These alterations most likely date from the early 1970s. In spite of these, the home retains many significant historical features including its front-porch wood railing and brick piers, historic wood windows on front and side elevations, and flared gable.

Proposal

The applicant proposes to restore the altered Palladian or Venetian window on the front façade second story, remove the aluminum siding and replace it with fiber-cement, replace several badly deteriorating windows with in-kind replacements, and construct a large single-story addition, screen porch, and uncovered deck at the rear volume of the residence. As part of the new addition, a small non-original addition at the rear volume of the home will be demolished.

Public Comment

The neighbors immediately south at 1111 Hinman Avenue have submitted a written letter of support (attached).

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.

Alteration

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

Construction

1. *Height.* Height shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.
2. *Proportion of facades.* The relationship of the width to the height of the facades shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.
3. *Proportion of openings.* The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects and places to which the building is visually related.
4. *Rhythm of solids to voids in facades.* The relationship of solids to voids in the facades of a structure shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.
7. *Relationship of materials and texture.* The relationship of the materials and texture of the facades shall be visually compatible with the predominant materials used in the existing structures to which it is visually related.
8. *Roof shapes and roof mounted equipment.* The roof shape of a structure including any roof mounted equipment shall be visually compatible with the structures to which it is visually related.
10. *Scale of a structure.* The size and mass of structures in relation to open spaces, windows, door openings, porches and balconies shall be visually compatible with the properties, structures, sites, public ways, objects and places to which they are visually related.
11. *Directional expression of facades.* A structure shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or non-directional character.
12. *Original qualities.* For additions to existing structures, the distinguishing original qualities or character of a property, structure, site or object and its environment should be preserved. The alteration of any historic material or distinctive architectural features should be avoided when possible.
13. *Archaeological resources.* Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.
14. *Innovative design.* Innovative design for new construction and additions to existing properties shall not be discouraged when such new construction or additions do not destroy significant historic, cultural or architectural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
15. *New additions.* Wherever possible, new additions to structures or objects shall be done in such a manner that if such additions were to be removed in the future,

the essential form and integrity of the historic property and its environment would be unimpaired.

Demolition

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

Cade Sterling
Preservation Coordinator
City of Evanston
2100 Ridge Ave.
Evanston, IL 60201

Re: Certificate of Appropriateness Application
1115 Hinman Avenue

November 17, 2021

Dear Cade,

Attached is our application for the Certificate of Appropriateness for 1115 Hinman Avenue which is located in the Lakeshore Historic District. The project is an interior renovation, addition and exterior improvements. One of the reasons our clients chose this home is their appreciation of its historic character. They have engaged us to help them address some of the home's shortcomings. These include the lack of a suitable kitchen or family room connected to the back yard and, in most areas, poorly maintained siding and windows. In addition, the home of the neighbor to the south is located closer than five feet to the lot line. To address this proximity, we have designed a screened porch to provide additional privacy for our client and their neighbor. As a result, we require a minor variance for lot coverage which is 3% above that which is allowed by right; our clients' neighbors fully support this minor variance, and their email of support is included in our application.

Unfortunately, the home's original wood siding was not well maintained over time and suffered from rot. Along with the masonry chimney, the old wood siding has been covered with aluminum siding; wood trim was capped with aluminum. The owner from whom our clients purchased the home earlier this year sought and received approval from this commission to replace both layers of siding with James Hardie fiber cement siding and trim. This proposal includes the same request to replace the existing layers of rotted wood and damaged aluminum siding with new fiber cement siding and trim. We also propose to completely remove siding at the south masonry chimney, tuck pointing it, and leaving it exposed if possible.

Most of the windows are in a similar state of disrepair as the siding. There are layers of crumbling lead paint and several of the sash chains are missing or compromised, rendering the windows inoperable. Frames and sashes suffer from rot, deterioration, and do not close properly. The previous owner had resorted to stuffing foam between the check rails of some sashes to mitigate air infiltration as you can see in one of the photos. Our clients had to cover windows with plastic to try to stop the draft last winter. It is our opinion that these windows are beyond repair, and that the home will benefit from Marvin G2 aluminum clad wood windows, the profiles of which are very similar to those of the original windows. While our clients will benefit from the comfort and energy savings these windows offer, the community and the home's future stewards will benefit from our clients' investment in historically sensitive, durable windows. Fortunately, the front door can be retained with the installation of weather stripping.

The leaded glass windows were one of the features that drew our clients to the home. While the leaded glass windows on the north and south appear to have been maintained well

enough over the years, and are retained as part of this renovation, unfortunately the leaded glass on the west is in much worse condition. Some panes of glass are cracked where the plane of the leaded lattice pattern has warped, and the hardware on the second floor casements does not work. Our proposal is to preserve leaded glass windows where possible, and recreate them where that isn't feasible. A local representative of Marvin Windows, Ashland Millwork, introduced our owners to a process using DecraLed in which the original pattern of the lead lattice is recreated by local artisans. The lead pattern is adhered to the exterior of the outer pane of a new Marvin aluminum clad wood window, reproducing the effect of the original leaded glass as seen from the exterior. We are proposing this treatment for both the second floor casement windows and for the third floor cottage double hung windows.

The third floor west bedroom belongs to our clients' oldest daughter. The middle cottage double hung actually has an arch top which has been covered over with aluminum siding. Our proposal reintroduces that important design element to the facade. Not only have these windows been poorly maintained, this window grouping does not meet the building code's minimum requirement for egress. This problem is particularly acute because of its location on the highest floor of the house. Our proposal is to replace the flanking deteriorated cottage double hung windows with Marvin aluminum clad fixed casements with simulated check rails and externally applied DecraLed lattice. The central arch topped cottage double hung will be replaced with an arch topped casement with externally applied DecraLed lattice; this central casement will be operable and allow the bedroom to meet the building code requirement for egress where double hung windows of the same size would *not meet code*. This design reintroduces an important original design element, the arch top window that had been covered over, while making the bedroom significantly safer and healthier for their daughter.

My office has submitted a number of projects for your review over the past sixteen years, including three that have won awards by the Preservation Commission. On this project, we have worked with Ben and Royce to identify doors and windows that can remain, and it is not without serious consideration that we recommend replacing existing windows that have lived their useful life. We hope you agree that our commitment to preserving Evanston's rich architectural history is evident in this application. Thank you for your time and consideration.

Sincerely,



Thomas Ahleman AIA, LEED AP
President
Studio Talo Architecture Inc.



Application for Preservation Review of Certificate of Appropriateness (COA)

Binding Review of Certificate of Appropriateness (COA) &

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

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

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

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

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

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

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

1) Property Address: 1115 HINMAN AVE., EVANSTON, IL, 60202	FOR STAFF USE ONLY Application Number:
2) Owner's Name: BEN & ROYCE KURTZ	Address: 1115 HINMAN AVE.
City: EVANSTON State: IL Zip: 60202	Phone: (847) 529-3920 Email/Fax: royce.a.kurtz@gmail.com btkurtz@gmail.com
3) Architect's Name: THOMAS AHLEMAN	Address: 1234 SHERMAN AVE, STE 202
City: EVANSTON State: IL Zip: 60202	Phone: 847-733-7300 Email/Fax: thomas@studiotalo.com
4) Contractor's Name: MCKNIGHT + PARTNERS, INC.	Address: 1132 FLORENCE AVE.
City: EVANSTON State: IL Zip: 60202	Phone: 847-864-2329 Email/Fax: b.hildner@comcast.net jonomck@comcast.net
5) Landmark: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
6) Within Local Historic District: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; If yes, <input checked="" type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources	
7) Refer to the completed Zoning Analysis and check as applicable if project requires: <input type="checkbox"/> Major Zoning Variance; <input checked="" type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> Fence Variance → If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require any Zoning Variance or Fence Variance or Special Use → Complete section B only. Check if your project requires: <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Development → Refer to Supplemental Information on page (i) below.	

Section B: Application for Certificate of Appropriateness

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

The proposed activity consists of installing new siding and replacing most windows, removing a small, mostly windowless addition, and the construction of a single-story rear addition, a covered screened porch, an uncovered deck as well as plumbing, electrical, hvac work and site paving. The reason for obtaining the Certificate of Appropriateness is that the addition is visible from a public way. Also attached is a letter summarizing our approach to the project.

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 type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Garage: <input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Windows <input checked="" type="checkbox"/> Storm Windows <input checked="" type="checkbox"/> Doors <input type="checkbox"/> Storm Doors	<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Restoration Style/Materials: FRENCH SWING DOORS, DOUBLE HUNG, CASEMENT & FIXED WINDOWS	<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 type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fence / Gate: <input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Siding: <input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear Material: PAINTED BRICK W/ LIMESTONE CAPS, FIBER CEMENT SIDING & PANEL	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Sign <input type="checkbox"/> Awning	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Material:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Air Conditioning Unit	<input type="checkbox"/> New <input checked="" type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Relocation	New Address for Relocation:	

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

Existing	Proposed		Existing	Proposed		Existing	Proposed				
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Façades/Front Porch & Rear Porch Material Wood Frame Stone Brick Stucco Synthetic Stucco Wood Siding Aluminum Siding Vinyl Siding Shingle, Material: _____ Other: <small>FIBER CEMENT SIDING & PANNELS</small>	<input type="checkbox"/>	<input type="checkbox"/>	Flashing Material Copper Sheet Metal Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Fences Wood Wrought Iron Aluminum Other: _____ Height: _____ Length: _____			
<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Roofing Material Wood Shingles Wood Shakes Slate Clay Tile Asphalt Shingles Metal Sheet Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fascias, Soffits, Rakeboards, Trim Wood Metal Synthetic Material, Type: _____ <small>FIBER CEMENT TRIM</small> Other: <u>WOOD BEADBOARD SOFFIT</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Terraces, Patios, Decks Wood Stone Brick Pavers Concrete Pavers Poured Concrete Other: <small>TIMBERTECH COMPOSITE WOOD</small>		
<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			Chimney Material Brick Stone Stucco Other: _____	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Door Material Wood Metal Clad Other: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>		Gutters/Downspouts Copper Aluminum Galvanized Sheet Other: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Window Type Double Hung Casement Other: <u>FIXED</u>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway Material Asphalt Poured Concrete Brick Pavers Concrete Pavers Crushed Stone Other: _____		
<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"/>	Window Material Wood Aluminum CLAD WOOD Steel Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Window Material Wood Aluminum CLAD WOOD Steel Other: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed): <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Air Conditioning Unit <input type="checkbox"/> <input type="checkbox"/> NEW CONDENSERS TO REPLACE EXISTING			
<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 checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>				
<input type="checkbox"/>	<input type="checkbox"/>	Muntins <small>MUNTINS @ BSMNT WINDOWS ONLY</small> Not existing True divided lights Simulated divided lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Muntins <small>MUNTINS @ BSMNT WINDOWS ONLY</small> Not existing True divided lights Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>				
<input checked="" 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: Thomas Aleman

Print Name: THOMAS ALEMAN

Date: 11/16/21

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



Zoning Analysis Summary

Case Number:

Case Status/Determination:

21ZONA-0186 – 1115 Hinman Avenue R1 Single-Family Residential District Lakeshore Historic District	Non-Compliant
--	---------------

Proposal:

Rear addition and open deck at rear volume of residence and associated flatwork in rear and side-yards.

Zoning Section:	Comments:
6-8-2-3	Single-Family Detached Residence is a permitted use within the R1 Zoning District.
6-8-2-5	The lot size is 8,890 square feet where 7,200 is standard.
6-8-2-6	The minimum lot width is 50' where 35' is required.
6-8-2-7	The proposed building lot coverage is 33% where 30% is the maximum permitted and 25% is the existing condition.
6-8-2-10	The proposed impervious surface ratio is 43.75% where 45% is the maximum permitted.
6-8-2-8 (A) 1.	The proposed front-yard setback is unchanged.
6-8-2-8 (A) 3.	The proposed side-yard setback is 5' (south) and 5' (north) where 5' is required
6-8-2-8 (A) 4.	The proposed rear-yard setback is 78' where 30' is required.
6-8-2-8 (C) 4.	The proposed deck, located in the rear-yard, is 60' from the rear-yard lot line where 3' is required and 5' from the south lot line where 3' is required. The proposed patio is located in the rear-yard and is ~64' from the rear-yard lot line where 3' is required.
6-8-2-9	The proposed additions are 26'H and a single-story where 35' or 2.5 stories is the maximum permitted
6-4-1-9 (B)	The proposed eaves do not encroach on more than 10% of any required yard or closely match the existing eave condition

Additional Comments:

- Review and issuance of COA by HPC is required.
- A minor variation is required for building lot coverage with determination by the Zoning Administrator. The HPC does not make a recommendation on minor zoning relief.



Royce Kurtz <royce.a.kurtz@gmail.com>

letter of support for changes to 1115 Hinman

John Horstman <john@johnhorstman.com>

Sun, Nov 14, 2021 at 6:34 AM

To: Royce Kurtz <royce.a.kurtz@gmail.com>, Ben Kurtz <btkurtz@gmail.com>

Cc: Lucy Louise Knisley <lucy@lucyknisley.com>

Hi Royce and Ben, we support your proposed changes. Please feel free to forward the message below to the necessary parties.

To Whom It May Concern,

We live in the house just south of Royce and Ben Kurtz at 1111 Hinman Ave. Royce and Ben have shown us their plans and explained the scope of their project to us. Because of the proximity of our home to the lot line and our shared desire to maintain a level of privacy for each of our households, we strongly support the Kurtz's application for a variance allowing them an additional 3% of lot coverage to build a screened porch. We also believe their project will be an asset to the neighborhood, as they will be making substantial improvements to a home that really needs some TLC.

Sincerely,
Lucy Knisley and John Horstman
1111 Hinman Ave

SUPPLEMENTAL INFORMATION COA Application Checklist

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

APPLICATION FOR PRESERVATION REVIEW - To process your application, submit one (1) **completed hard copy** of the application and attachments including: plat of survey, site plan, elevation drawings, **3D drawing(s)** of the proposed alteration/addition/construction (not to exceed 11" x 17" paper size), and **one (1) digital copy in PDF format of the same** by **5pm**, no less than 15 business days prior to the next schedule Preservation Commission meeting (second Tuesday of the month). Completed applications must be collated and the PDF must be correctly oriented for the viewer (vertical or horizontal orientation).

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,

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.

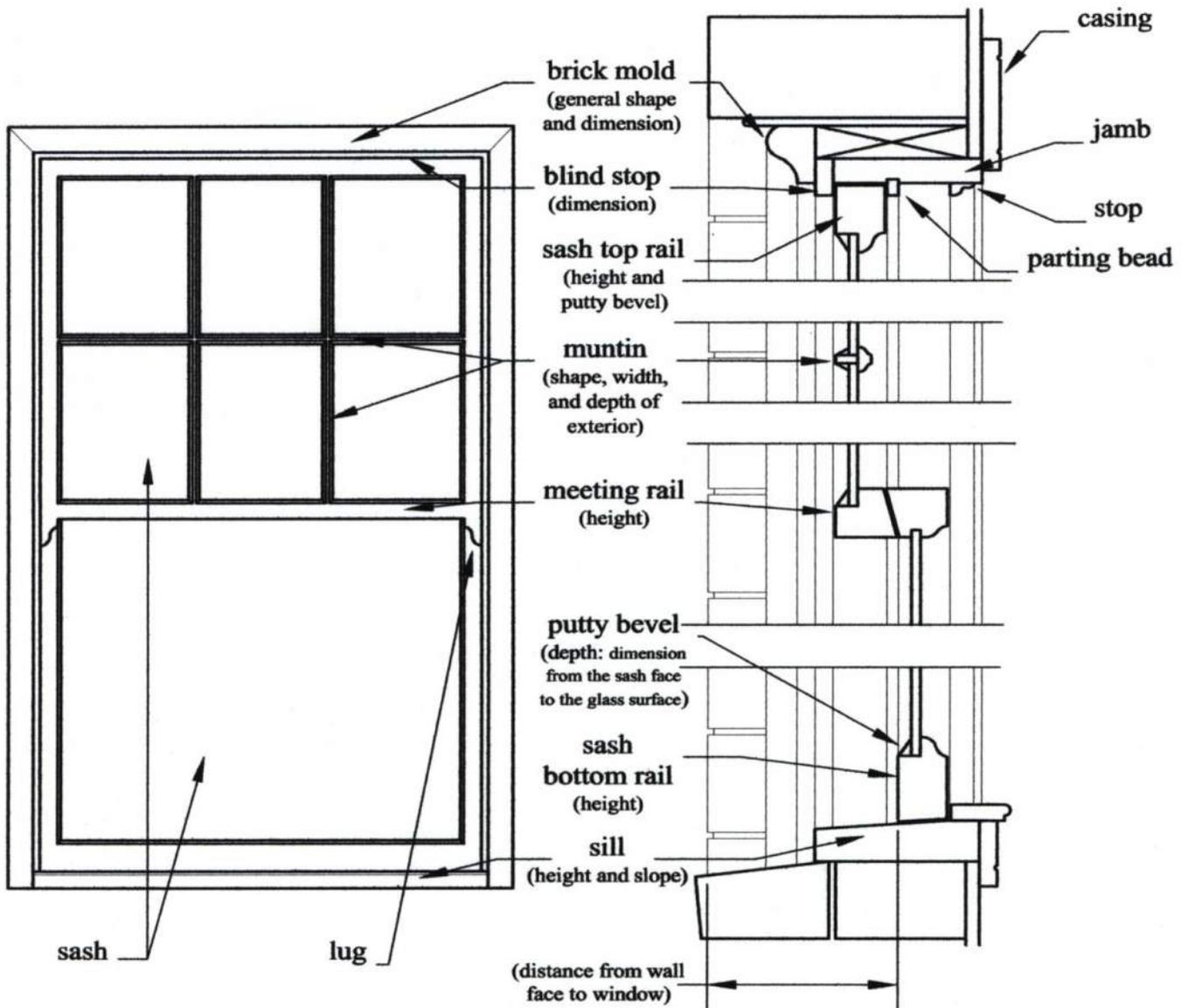
ADDITIONAL INFORMATION REQUIRED FOR CHANGES TO WINDOWS, DOORS, STORM WINDOWS AND STORM DOORS (Use same example for windows on page (iii) below for doors, storm windows, and storm doors)

- 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.).

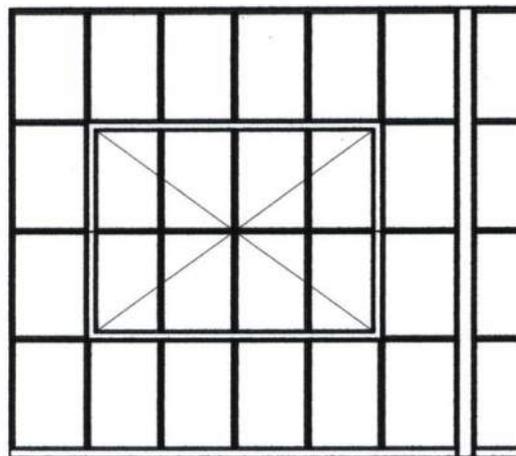
Wood Windows

The drawings below show the details required to document existing historic windows and any replacement windows. The specific information needed about each element is noted in parentheses. Note that the section drawing on the right shows the relationship of the window sash to the exterior wall plane.



Industrial Steel Windows

These drawings show the details required to document existing historic windows and any replacement windows. The specific information needed about each element is noted in parentheses. For replacement windows, be sure to show not only the typical muntin dimensions, but also any variations within the unit, such as wider pieces that support the operable sash.



Elevation

perimeter frame
(width)

top frame of
operating sash
(profile and width)

muntin
(shape, width, and
depth of exterior)

bottom frame of
operating sash
(profile and width)

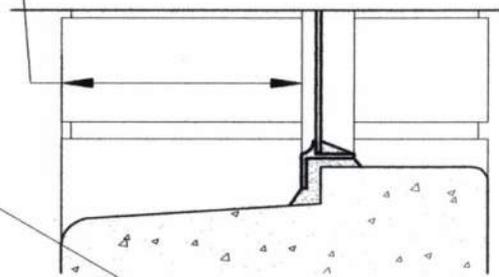
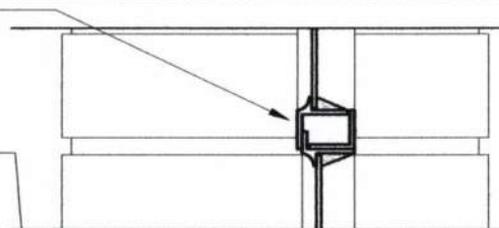
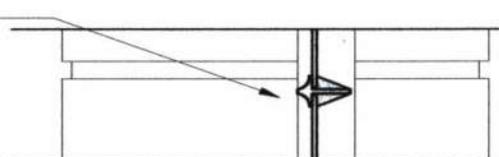
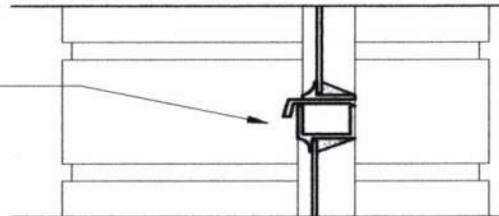
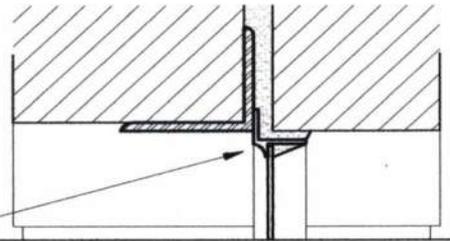
(distance from wall
face to window)

mullion
(profile & width)

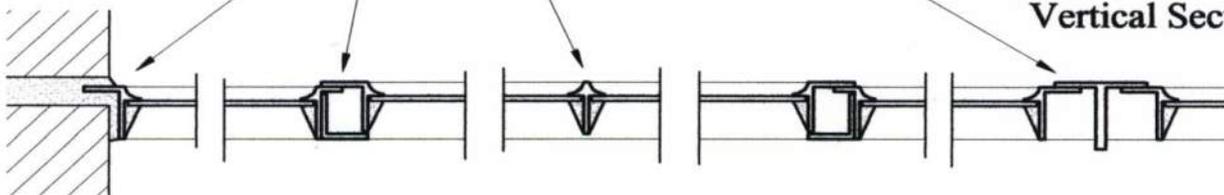
muntin
(shape, width, and depth of exterior)

operating sash & frame
(profile and width)

perimeter frame
(width)



Vertical Section



Horizontal Section

Frequently Asked Questions

Q. How do I know if my property is a landmark or if it is located in one of the Historic Districts?

A. There is a map of historic districts following this page, and additional maps can be found at the City of Evanston’s home page (<http://www.cityofevanston.org>) by clicking the ‘Resident’ tab and then click on ‘About My Place’, then click ‘OK’ on the map and type the address of the subject property in the ‘Search Address’ field and click on the underlined address shown below the search field. More information will appear at the bottom of the screen.

Q. How can I get a copy of the Historic Preservation Ordinance and information on the Preservation Commission?

A. The Historic Preservation Ordinance can be accessed from the City of Evanston’s home page (<http://www.cityofevanston.org>). Click on the ‘Government’ tab, then click ‘City Code’, click ‘Title 2’, and below ‘Chapter 8’.

Preservation Commission information, including a list of current members, can be accessed from the City of Evanston’s home page (<http://www.cityofevanston.org>) by clicking on the ‘Government’ drop down menu, then ‘Boards and Committees’, then ‘Preservation Commission.’ The Preservation Commission meets once a month on the second Tuesday of the month (except when marked with *). The Preservation Coordinator staffs the Preservation Commission.

Q. How do I know if my project requires preservation review?

A. Refer to the enclosed *About Preservation Review and Standards for Review of Applications for Certificates of Appropriateness* for guidance (excerpted from the Historic Preservation Ordinance, Section 2-8-9). Questions can be directed to the Preservation Coordinator at (847) 448-8687.

Q. For project planning purposes, when does the Preservation Commission meet, and when are the application submission deadlines?

A. The Preservation Commission is scheduled to meet on the second Tuesday of the month (except dates marked with *). Application submittal deadlines are at least 15 business days before the next scheduled meeting by 5 p.m. Refer to the table to the right for specific dates, but note that dates are **subject to change**. Also, applications must be complete including the Zoning Analysis at the time of submission or they will not be accepted.

Evanston Preservation Commission Submission Deadlines and Scheduled Meeting Dates	
Submission Deadline	Scheduled Meeting Date
December 18, 2019	January 8, 2019
January 22, 2019	February 12, 2019
February 19, 2019	March 12, 2019
March 19, 2019	April 9, 2019
April 23, 2019	May 14, 2019
May 21, 2019	June 11, 2019
June 18, 2019	July 09, 2019
July 16, 2019	August 6, 2019
August 20, 2019	September 10, 2019
September 10, 2019	October 1, 2019
October 22, 2019	November 12, 2019
November 19, 2019	December 10, 2019
<i>All dates are subject to change</i>	

Q. How do I know if my application is complete?

A. Refer to the enclosed *Application Checklist* for guidance. Questions can be directed to the Preservation Coordinator at (847) 448-8687.

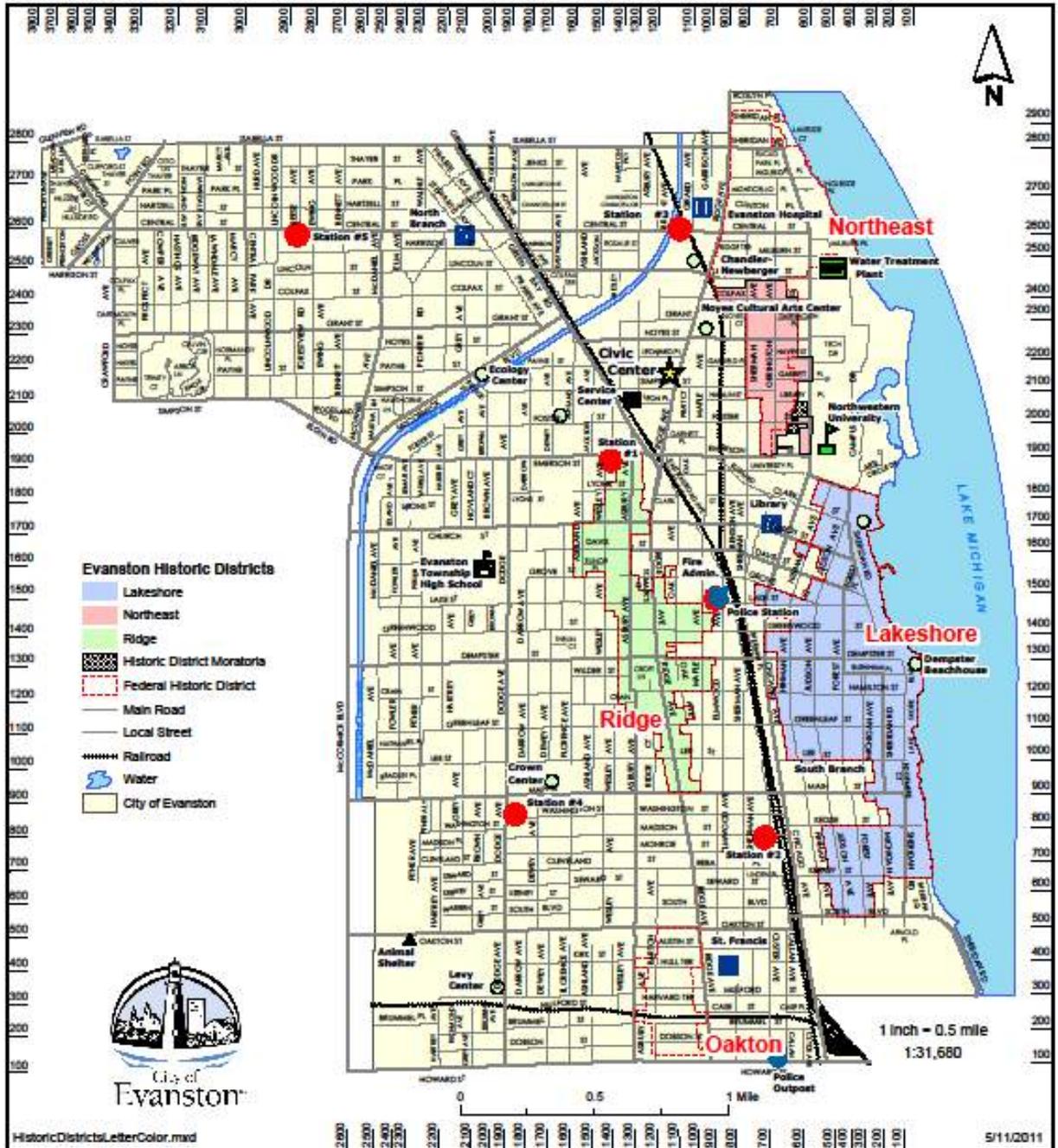
Q. Are additional fees required for preservation review?

A. Fees are required for preservation review. Depending on the project fees may range from \$150 for minor work to \$500 for major work. New construction fee is \$1,000, and demolition of a landmark fee is \$5,000. Other historic preservation fees may apply. There are fees associated with obtaining building permits and zoning analyses.

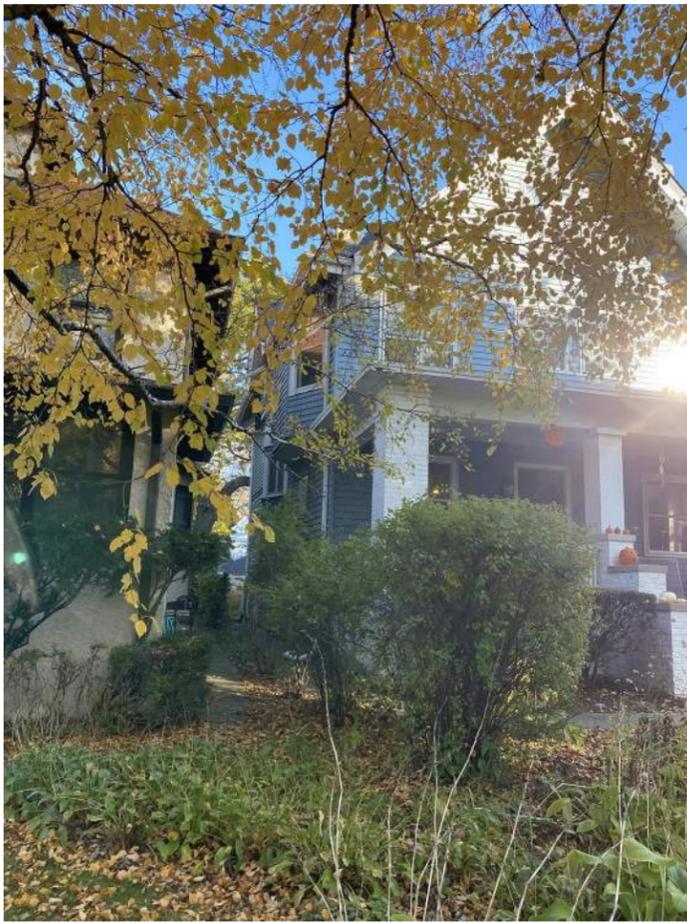
Q. What if I have further questions about preservation review, tax incentives, and the sequence of preservation review, Zoning analyses, and permits for my project?

A. Questions can be addressed to the Preservation Coordinator at (847) 448-8687.

Local & Federal Historic Districts within the City of Evanston



This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.



VIEW FROM PUBLIC WAY
(FRONT SIDEWALK)



VIEW FROM PUBLIC WAY
(BACK ALLEY)



-Lead paint & deteriorating/rotting wood (basement windows)



Typical Existing 1st, 2nd, & 3rd Floor Windows:

- single glazed, double-hung, wood, painted
- wood exterior trims have been wrapped in aluminum
- aluminum storms on all windows

Typical Basement Windows:

- single glazed, awnings, wood, painted
- wood exterior trims have been wrapped in aluminum
- wood storms over all windows, except for windows already replaced with vinyl sliders

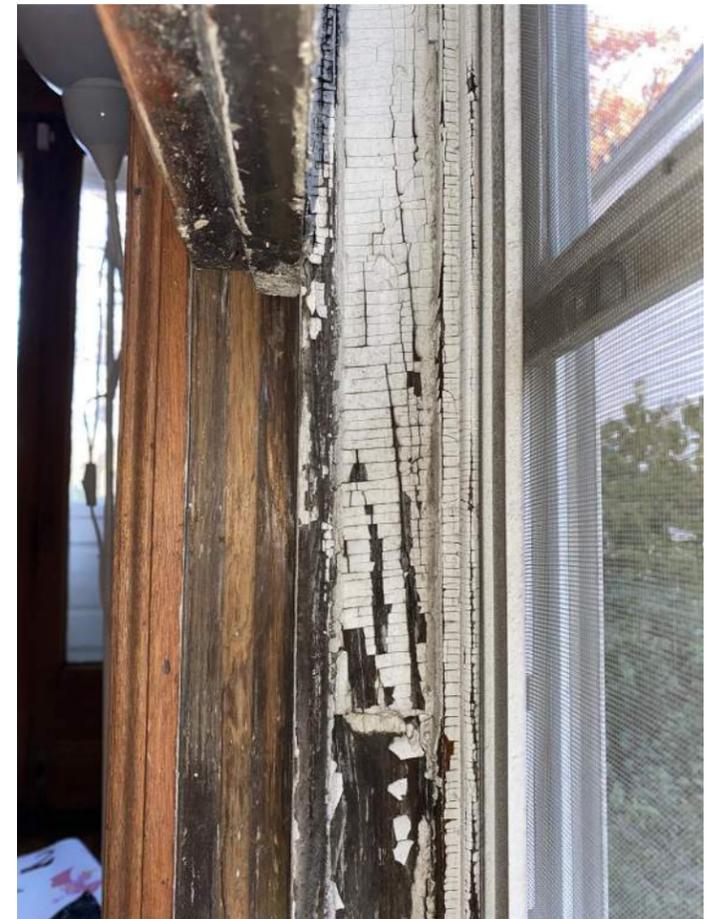
Typical Existing Window Conditions:

Many of the wood box frames are rotting and deteriorating. Almost all of the double-hungs are inoperable due to removed weight cords or very difficult to operate due to warping in the rails. A few of the windows have cracks in the glass. Several of the windows are taped shut, have strips of foam or fabric stuffed between the warped components, or both as an attempt to prevent air leakage.



-Lead paint & deteriorating/rotting wood (double-hung windows)
-Many window parts would require re-shaping

-Use of fabric at sill to prevent air leakage where bottom rails no longer fit correctly





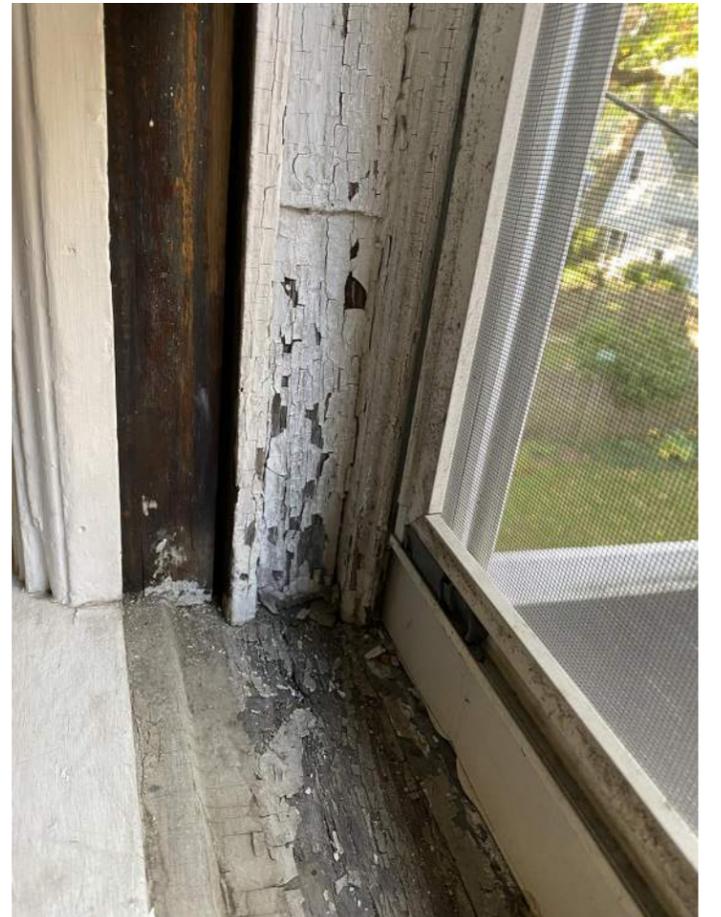
-Lead paint & deteriorating/rotting wood (double-hung windows)
-Many window parts would require re-shaping

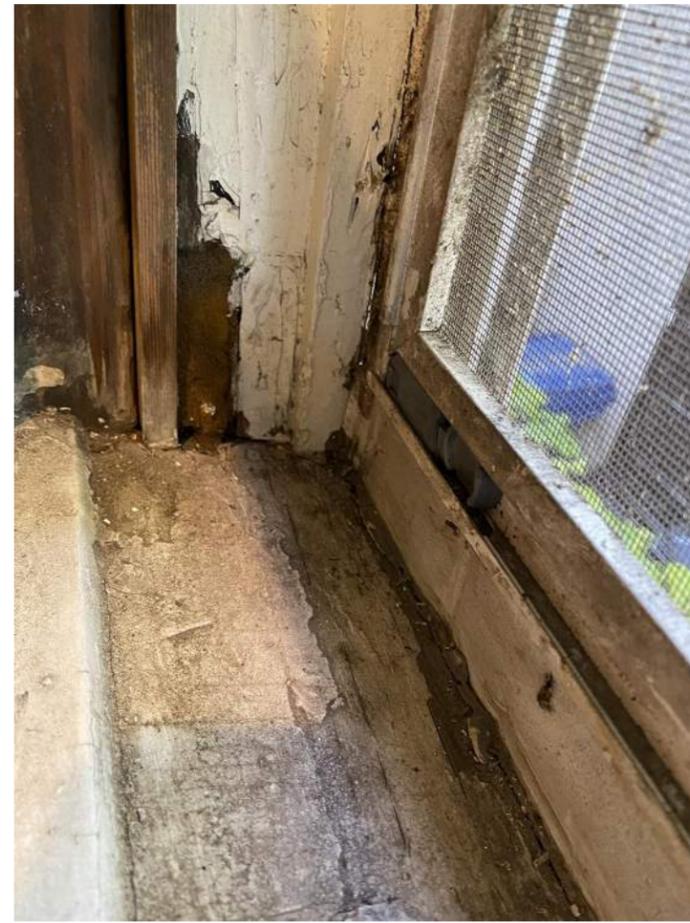


-Cracks in panes of glass



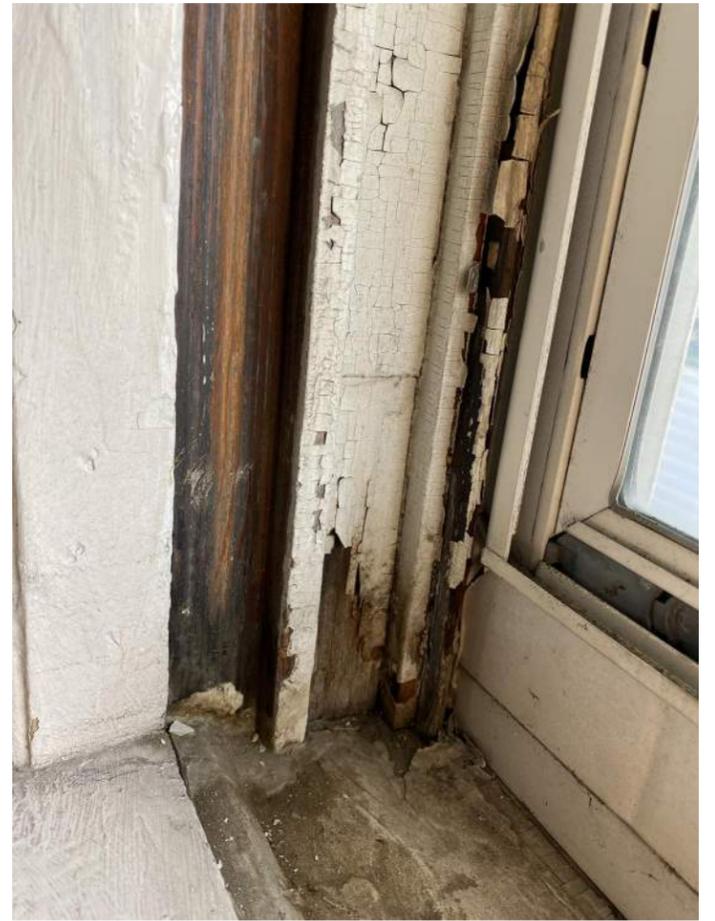
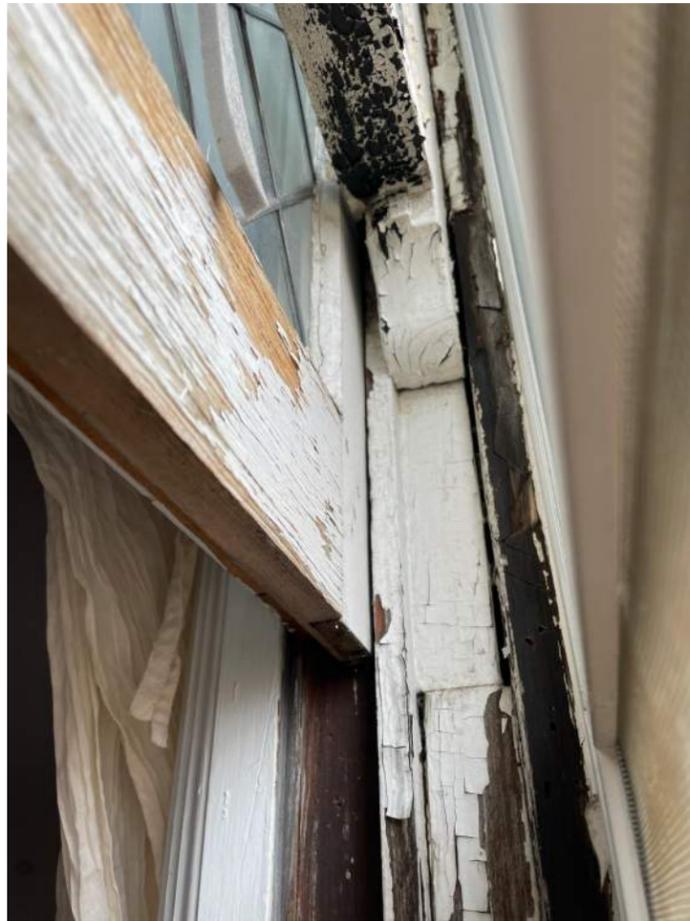
-Sash pulls will be salvaged for re-use.





- Lead paint & deteriorating/rotting wood (double-hung windows)
- Many window parts would require re-shaping
- Use of foam at meeting rail to prevent air leakage where rails no longer meet correctly
- Weight cords missing





-Lead paint & deteriorating/rotting wood (double-hung windows)

-Rotting profiles
-Windows tapped shut to prevent air leakage





Other proposed improvements to the Exterior:

-Removing the existing windows on the front facade and replacing them with new, energy-efficient, operable windows would also allow for the removal of the current triple-track, aluminum storms that bisect the original windows in an unflattering way.

-Removing the current aluminum siding and trim (that is bulging, cracked, or missing in some areas) and replacing it with a more durable material with a smaller exposure will bring the house back to a look reflective to the period in which it was constructed.



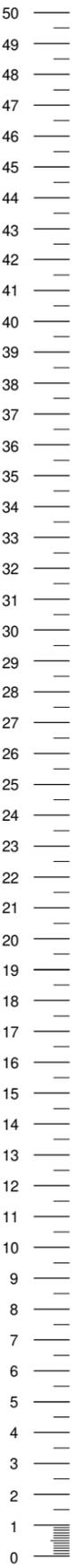
HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS APPLICATION

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0.2	SITE PLAN - PROPOSED
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1.1	BASEMENT FLOOR PLAN - PROPOSED
2.0	FIRST FLOOR PLAN - EXISTING
2.1	FIRST FLOOR PLAN - PROPOSED
3.0	SECOND FLOOR PLAN - EXISTING
3.1	SECOND FLOOR PLAN - PROPOSED
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5.0	WEST ELEVATION - EXISTING
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8.1	EAST ELEVATION - PROPOSED
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10.1	(A') EXG. WINDOW PROFILES
10.2	(AA) NEW WINDOW PROFILES
11.0	(B) EXG. WINDOW PROFILES (ORIGINAL COTTAGE)
11.1	(BB) NEW WINDOW PROFILES
12.0	(C) EXG. WINDOW PROFILES (ORIGINAL COTTAGE W/ ARCH TOP)
12.1	(CC) NEW WINDOW PROFILES
13.0	(D) EXG. WINDOW PROFILES (ORIGINAL FRENCH CASEMENTS)
13.1	(DD) NEW WINDOW PROFILES
14.0	(E) EXG. WINDOW PROFILES (ORIGINAL AWNINGS)
14.1	(E') EXG. WINDOW PROFILES
14.2	(EE) NEW WINDOW PROFILES

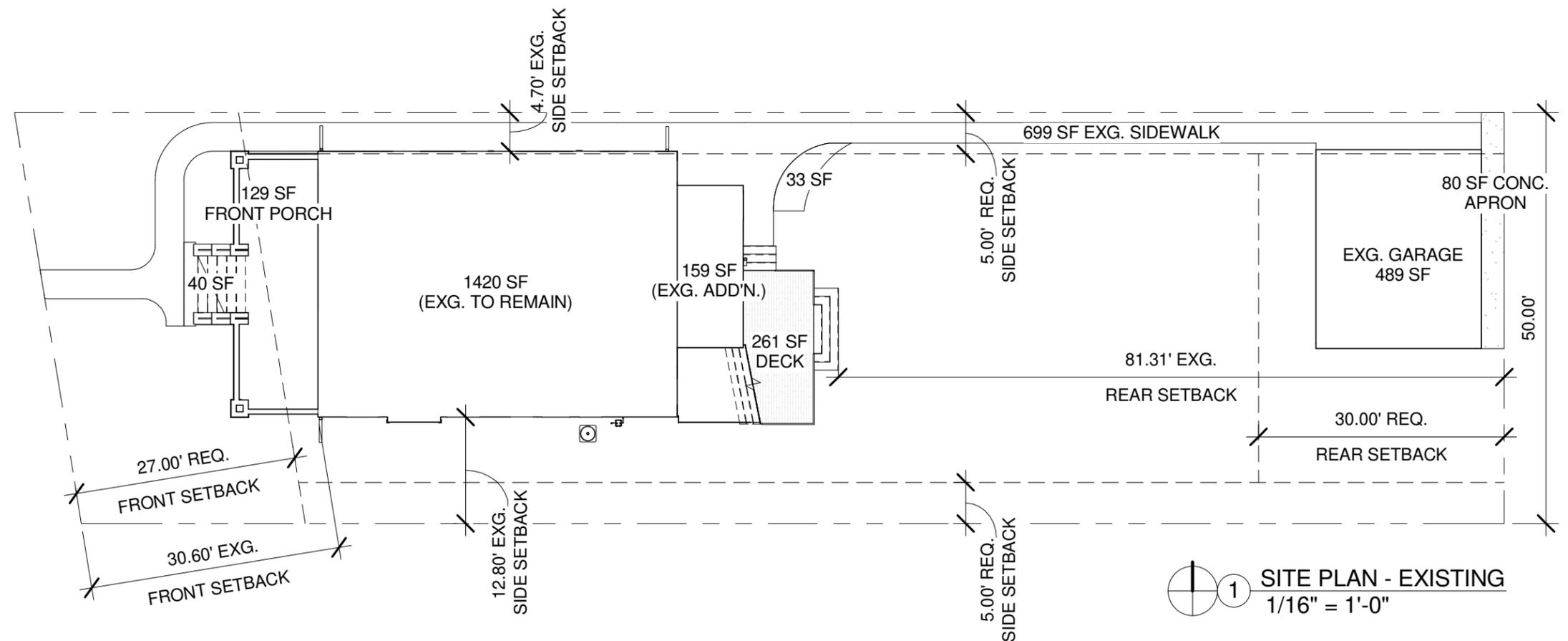
**KURTZ RESIDENCE
1115 HINMAN AVE.
EVANSTON, IL 60202**

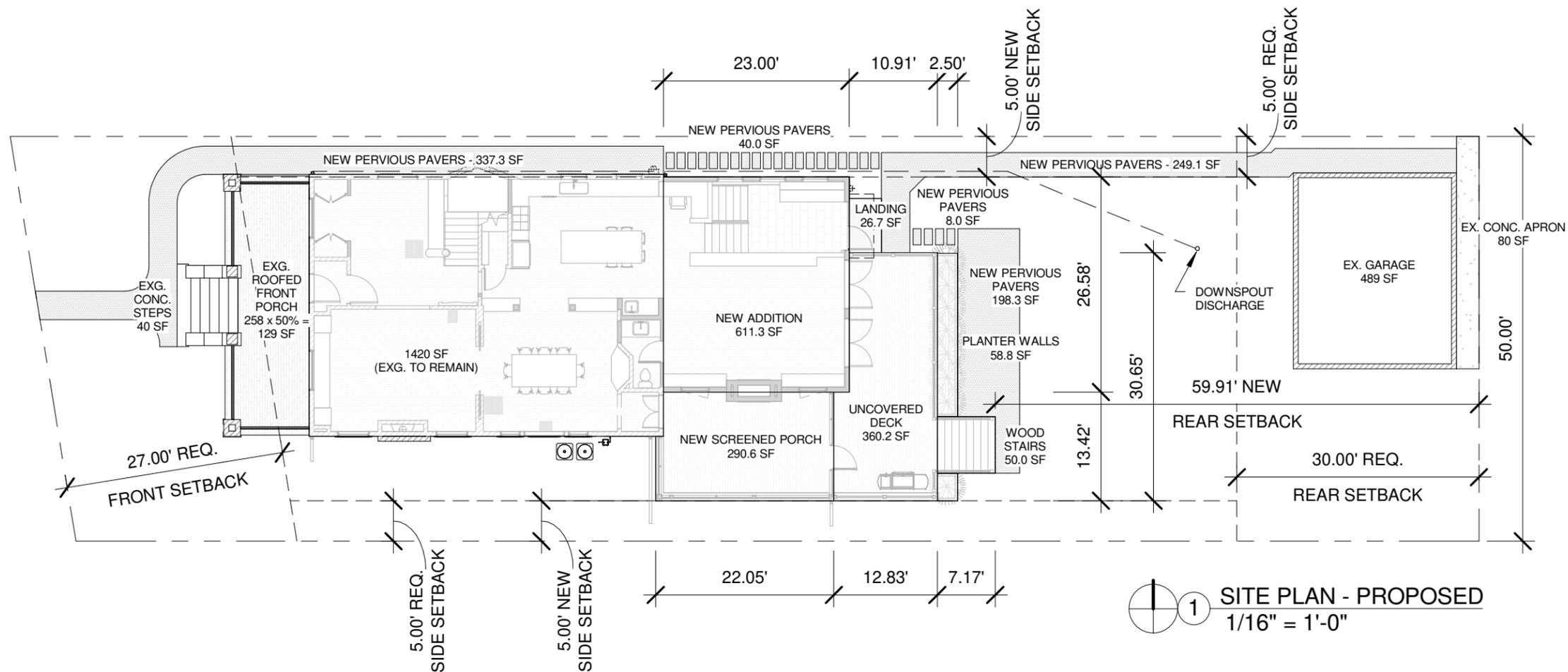
11/15/21



ZONING ANALYSIS (R-1)

LOT AREA	8,892 SF
LOT COVERAGE	30% MAXIMUM (2,668 SF)
BUILDING AREA ALLOWED	2,668 SF
EXISTING BUILDING AREA	2,197 SF
ADDITION ALLOWED	471 SF
IMPERVIOUS COVERAGE	45% MAXIMUM (4,001 SF)
EXISTING IMPERVIOUS	3,285.6 SF
ADDITIONAL IMP. ALLOWED	716 SF
MAXIMUM BUILDING HEIGHT	35 FT OR 2 1/2 STORIES
EXISTING BUILDING HEIGHT	42'-3"





ZONING ANALYSIS

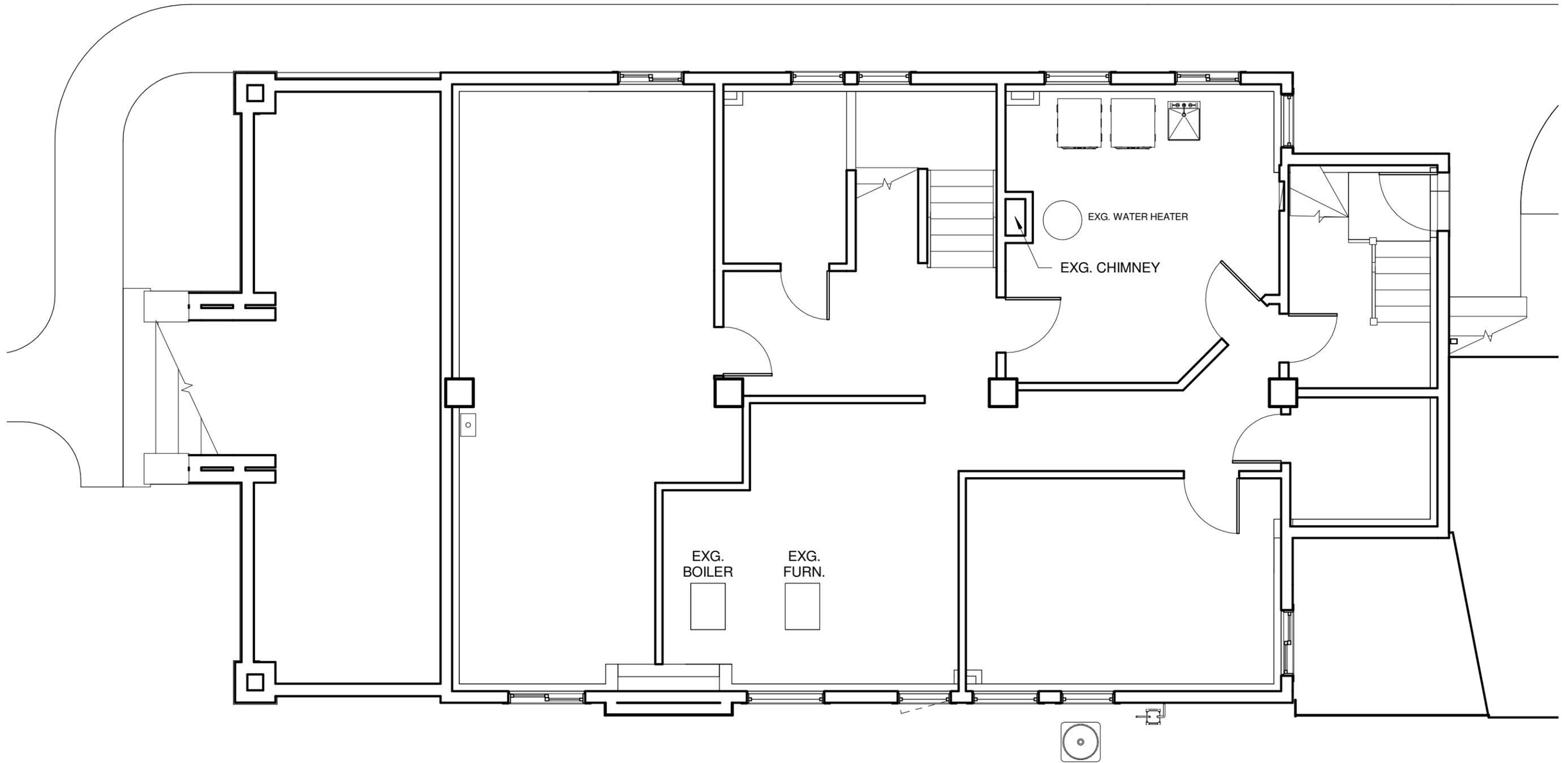
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	-	R-1	NO CHANGE
LOT AREA	7,200 SF MIN.	8,892 SF	NO CHANGE
FRONT SETBACK	27 FT	30.60 FT	NO CHANGE
SIDE SETBACK NORTH	5 FT	4.70 FT	5.00 FT
SIDE SETBACK SOUTH	5 FT	12.80 FT	5.00 FT
REAR SETBACK	30 FT	81.31 FT	59.91 FT

**BUILDING COVERAGE
MAX = 30% = 2,668 SF**

	EXISTING	PROPOSED
EXISTING PRINCIPAL BUILDING	1,420 SF	1,420 SF
ADDITION	159 SF	611.3 SF
DETACHED GARAGE	489 SF	489 SF
ROOFED FRONT PORCH (50% CREDIT)	129 SF	129 SF
SCREENED PORCH	-	290.6 SF
TOTAL	2,197 SF (24.7%)	2,939.9 SF (33.1%)

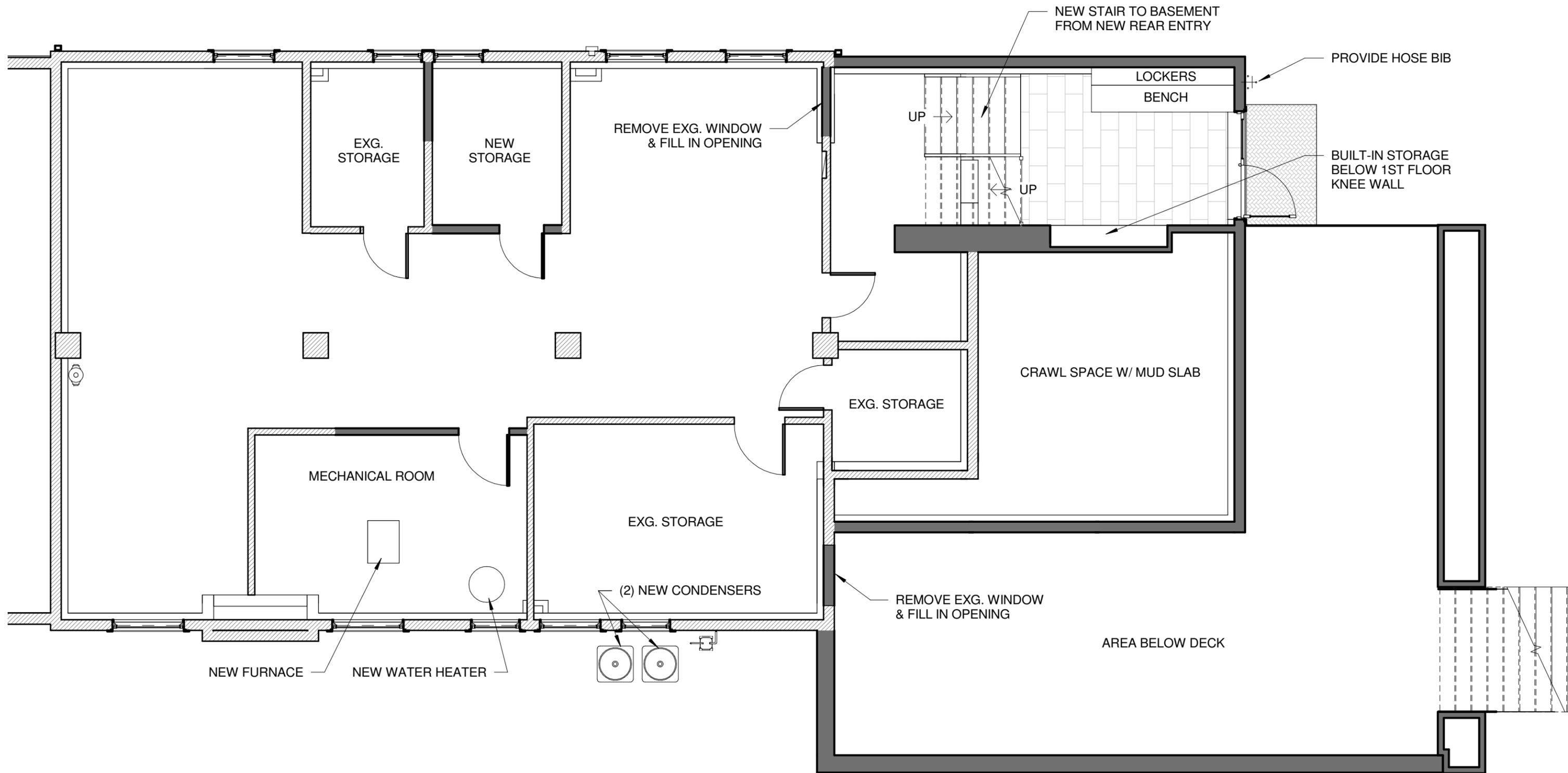
**IMPERVIOUS SURFACE COVERAGE
MAX = 45% = 4,001 SF**

	EXISTING	PROPOSED
TOTAL BUILDING COVERAGE	2,197 SF	2,939.9 SF
STAIRS AND STOOPS	40 SF	116.7 SF
DRIVEWAYS AND APRONS	80 SF	80 SF
CONCRETE WALKWAYS	699 SF	-
PERVIOUS PAVER WALKWAYS (20% PERVIOUS DEDUCTION)	-	832.7 * .8 = 666.2 SF
UNCOVERED DECK (3% OF TOTAL LOT AREA, OR 267 SF, IS EXCLUDED)	0 SF	360.2 - 267 = 93.2 SF
PLANTER WALLS	-	58.8 SF
TOTAL	3,016 SF (33.9%)	3,954.8 SF (44.5%)

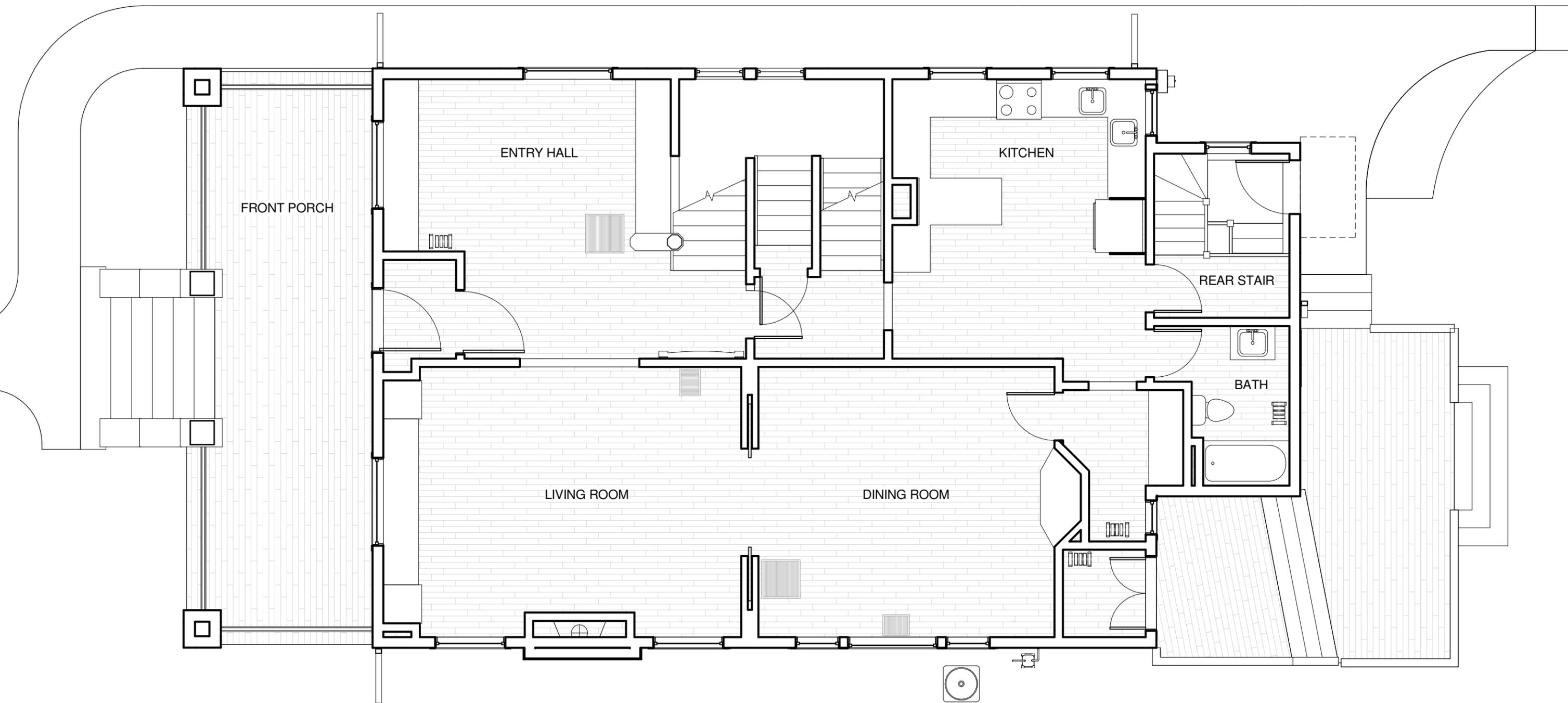


1 BASEMENT FLOOR PLAN - EXISTING
 3/16" = 1'-0"

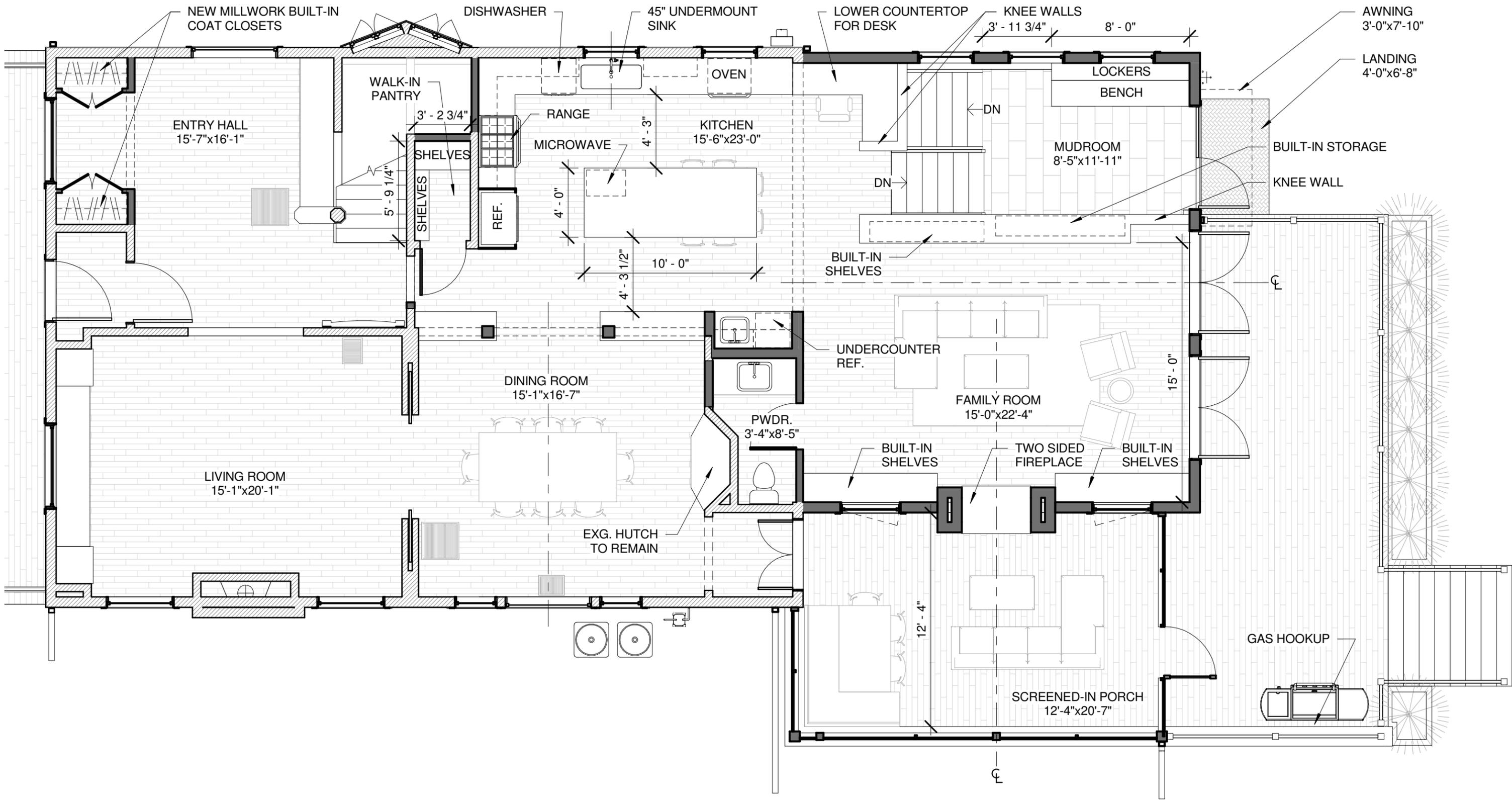
KURTZ RESIDENCE
 Date: 11/15/21
 Project #2107



1 BASEMENT FLOOR PLAN - PROPOSED
3/16" = 1'-0"

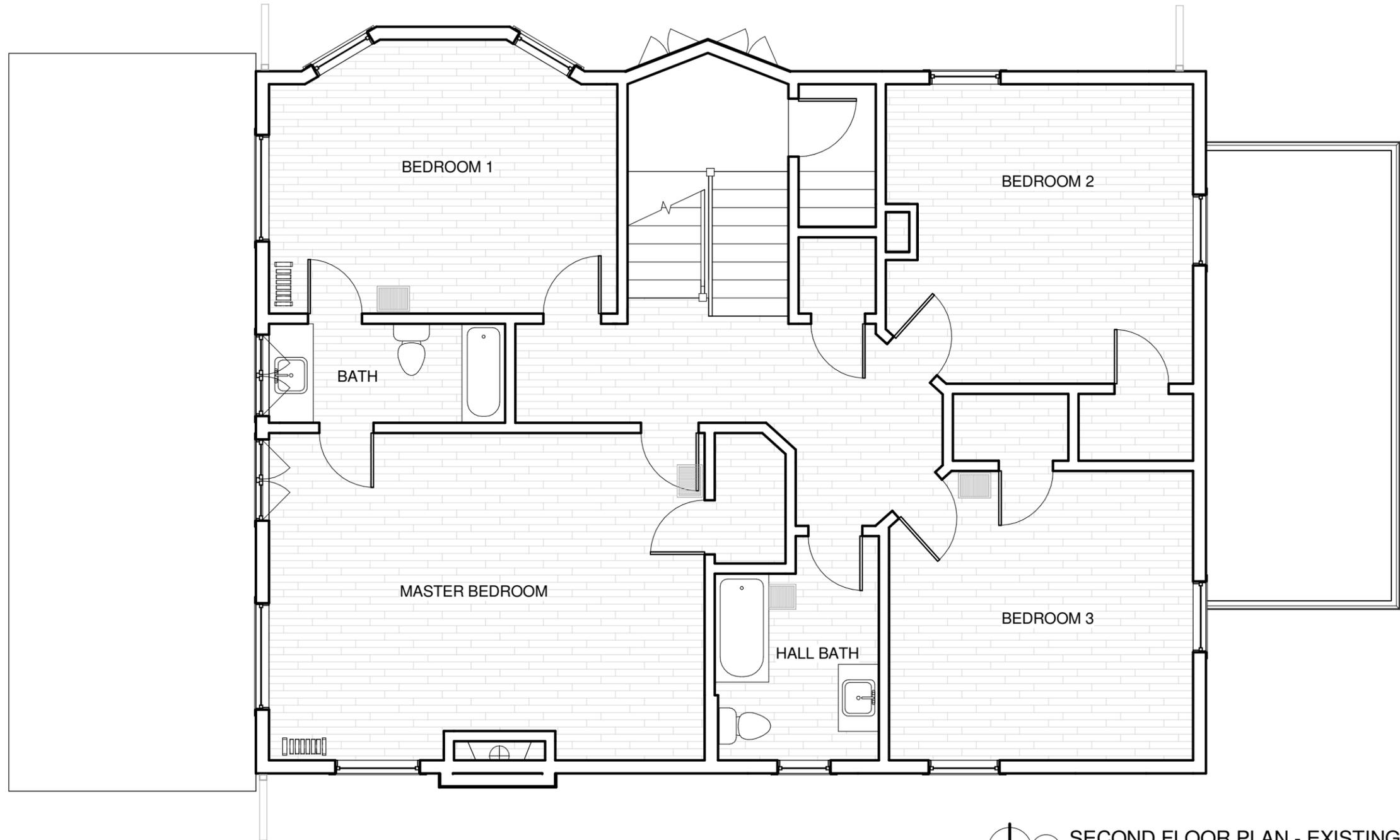


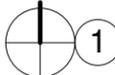
1 FIRST FLOOR PLAN - EXISTING
 3/16" = 1'-0"

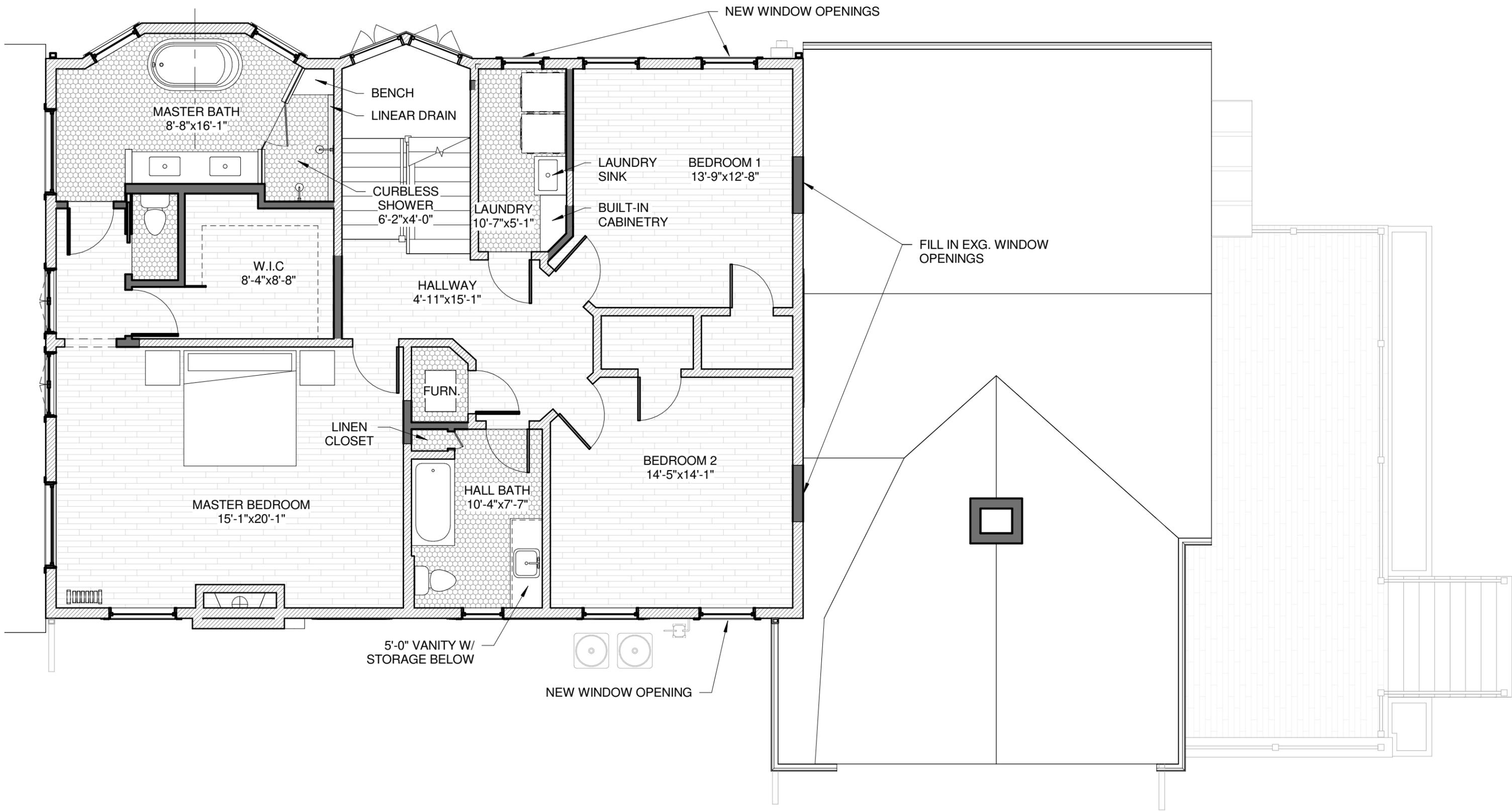


1 FIRST FLOOR PLAN - PROPOSED
 3/16" = 1'-0"

KURTZ RESIDENCE
 Date: 11/15/21
 Project #2107

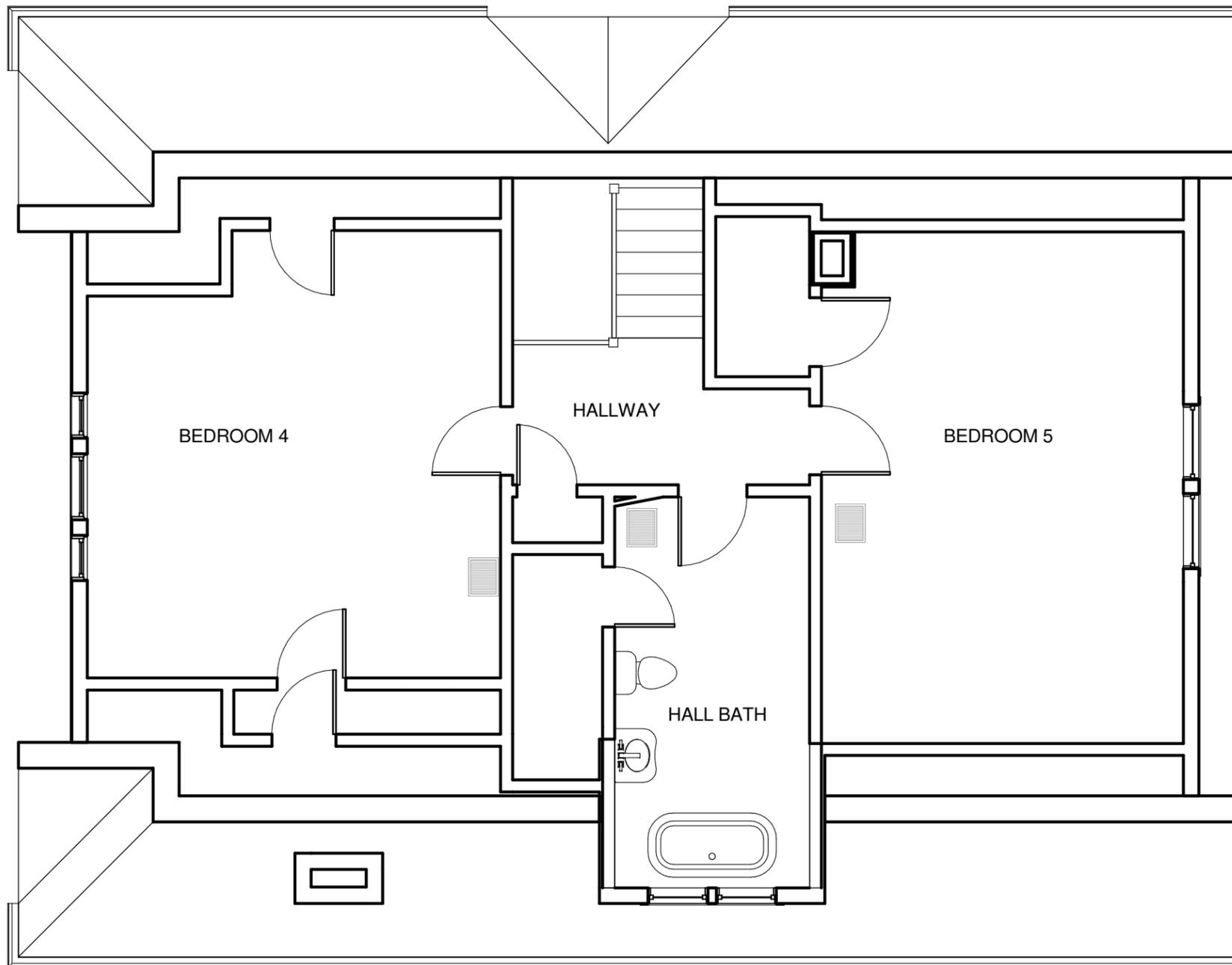



 1 SECOND FLOOR PLAN - EXISTING
 3/16" = 1'-0"



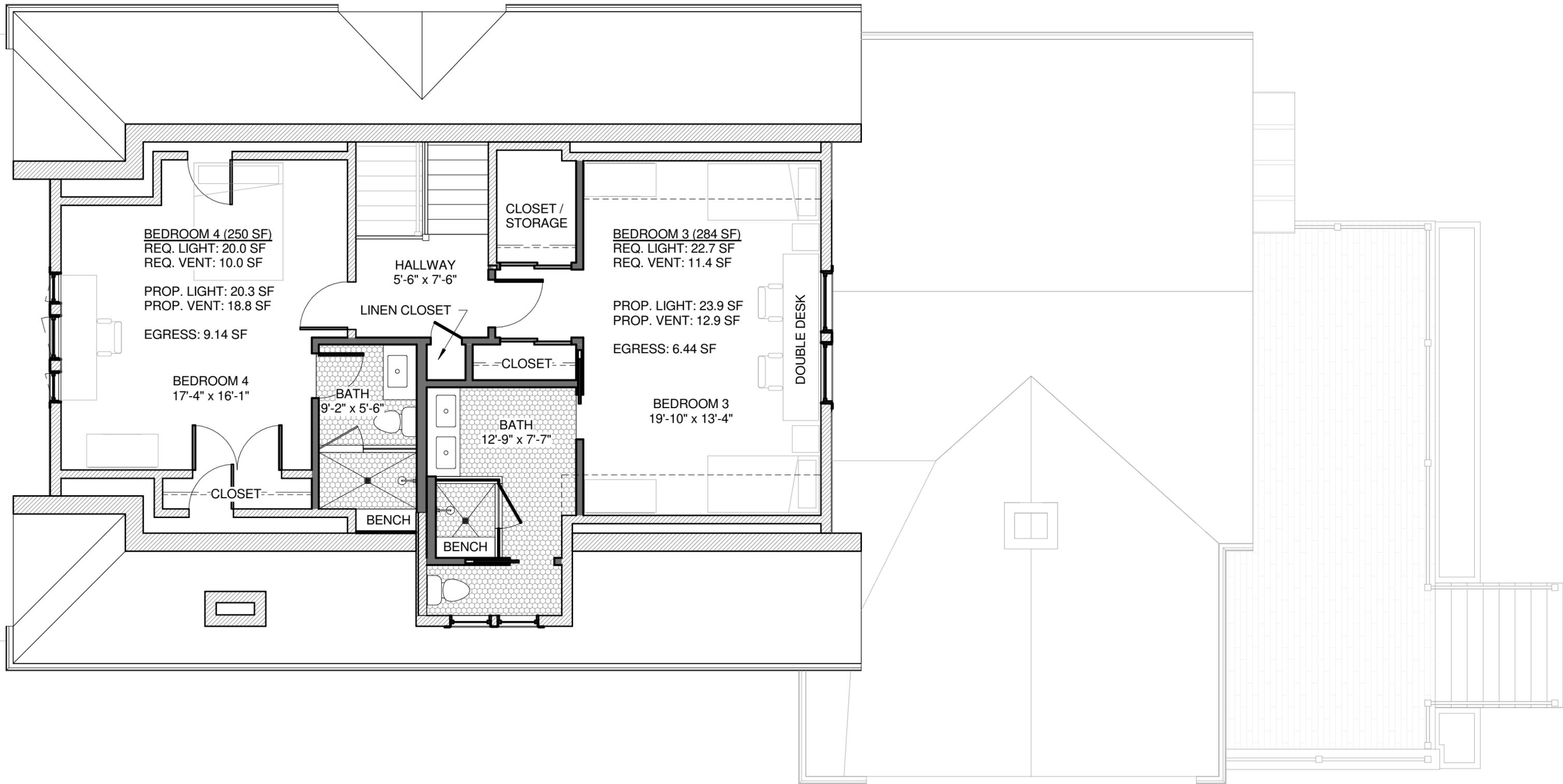
1 SECOND FLOOR PLAN - PROPOSED
 3/16" = 1'-0"

KURTZ RESIDENCE
 Date: 11/15/21
 Project #2107



1 THIRD FLOOR PLAN - EXISTING
 3/16" = 1'-0"

KURTZ RESIDENCE
 Date: 11/15/21
 Project #2107




1 THIRD FLOOR PLAN - PROPOSED
 3/16" = 1'-0"

ALL ALUMINUM SIDING & CASING
TO BE REMOVED

ALUMINUM CAPPING OVER WOOD
TRIM TO BE REMOVED

(A), (B), (C), & (D) ALL WINDOWS ON
THIS ELEVATION TO BE REPLACED

NO CHANGE TO PORCH OR
FRONT DOOR



① WEST ELEVATION - EXISTING
3/16" = 1'-0"



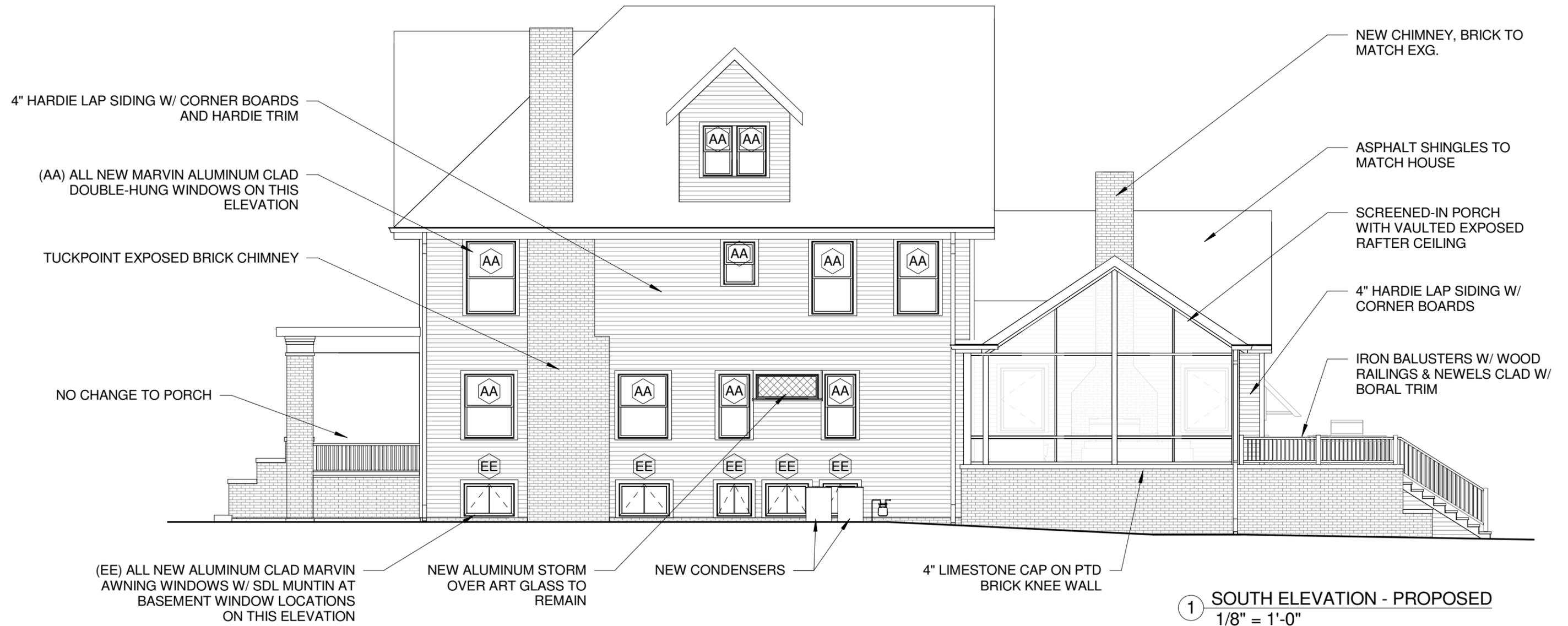


1 NORTH ELEVATION - EXISTING
 3/16" = 1'-0"

KURTZ RESIDENCE
 Date: 11/15/21
 Project #2107









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

KURTZ RESIDENCE
Date: 11/15/21
Project #2107



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

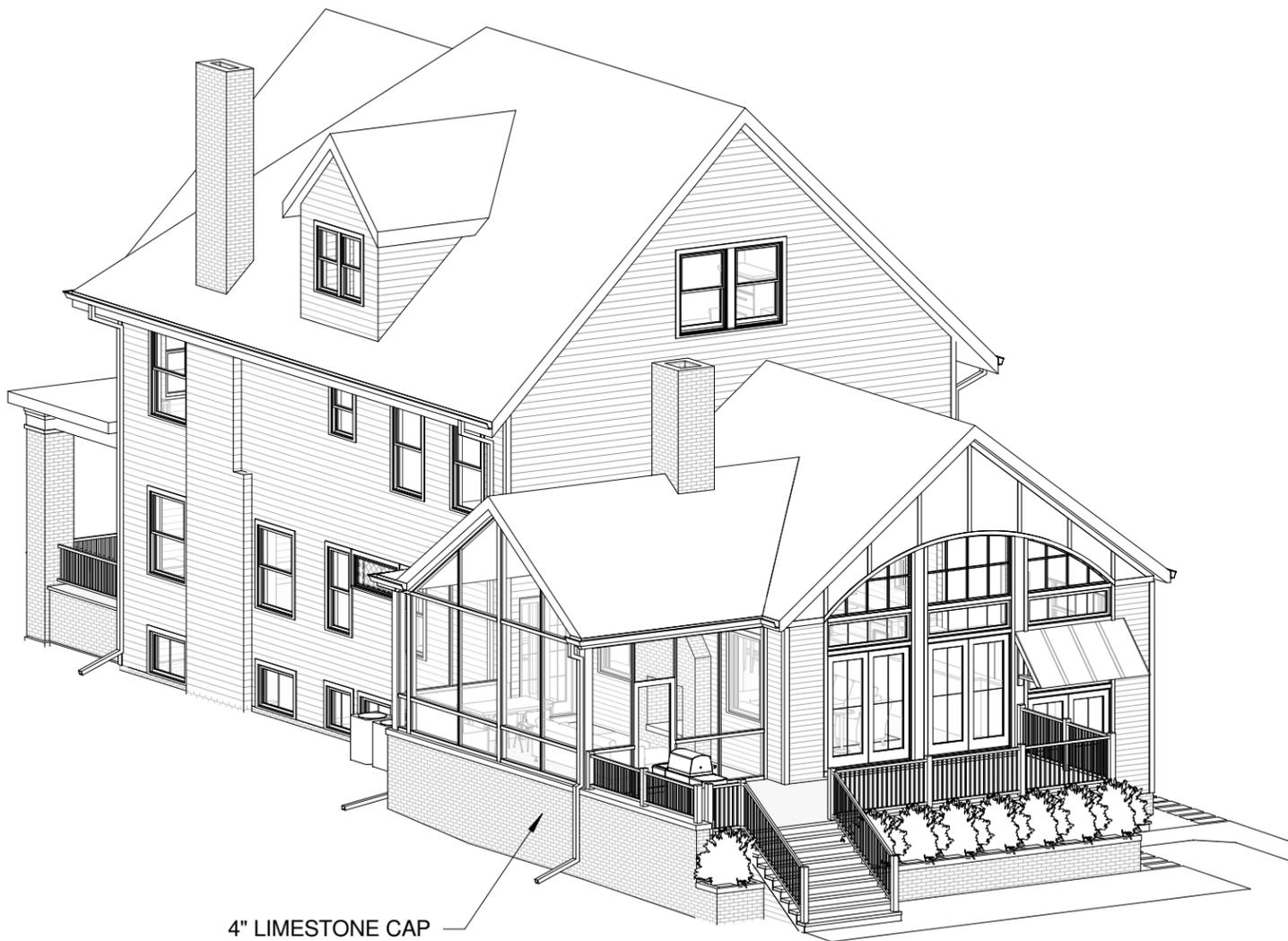
KURTZ RESIDENCE
 Date: 11/15/21
 Project #2107



① SE AXON - EXISTING



② NE AXON - EXISTING



4" LIMESTONE CAP
ON PTD BRICK WALL

1 SE AXON - PROPOSED

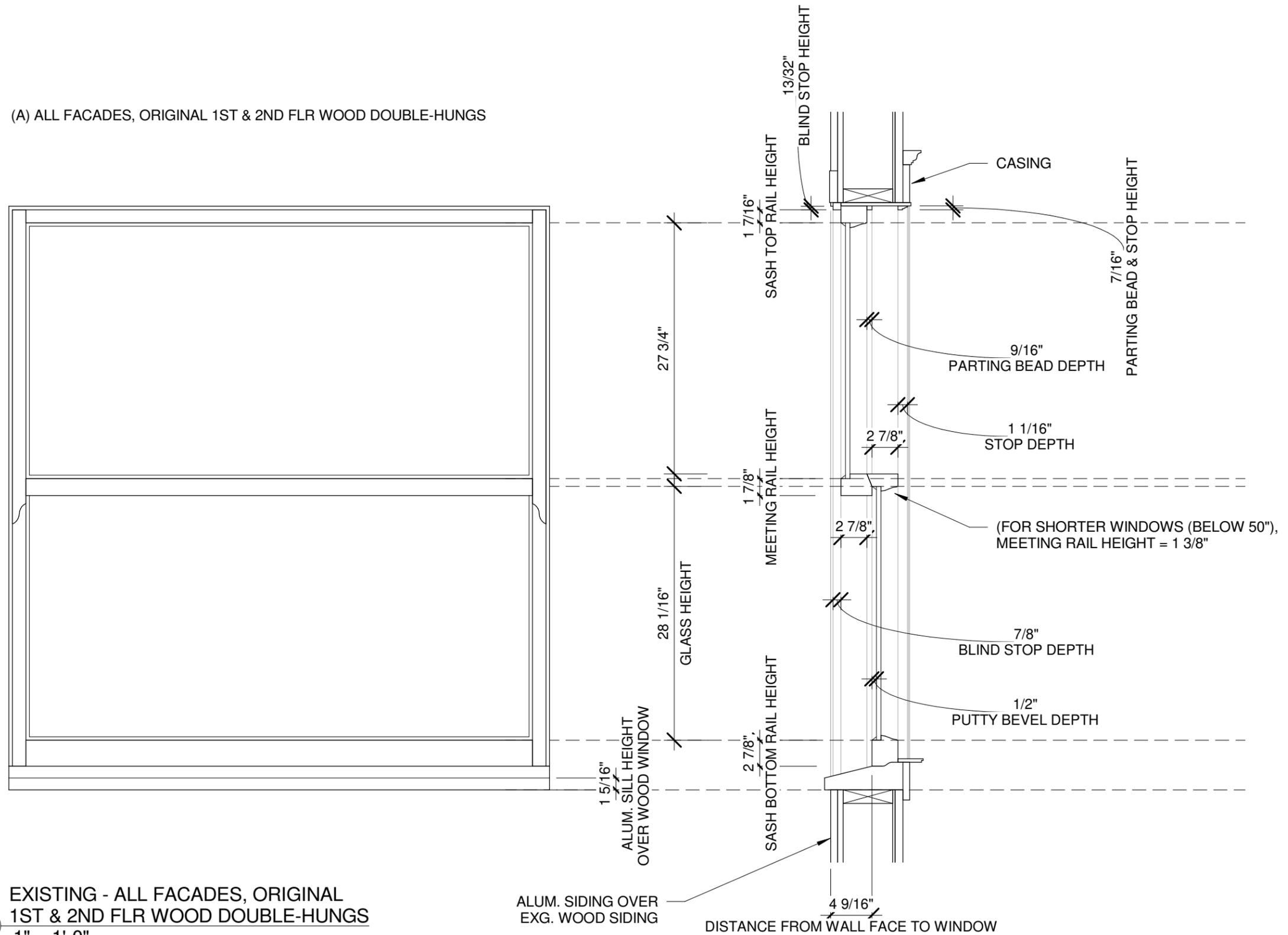


2 NE AXON - PROPOSED



① NE PERSPECTIVE - PROPOSED

(A) ALL FACADES, ORIGINAL 1ST & 2ND FLR WOOD DOUBLE-HUNG



(A) EXISTING - ALL FACADES, ORIGINAL
1ST & 2ND FLR WOOD DOUBLE-HUNG
1" = 1'-0"

ALUM. SIDING OVER
EXG. WOOD SIDING

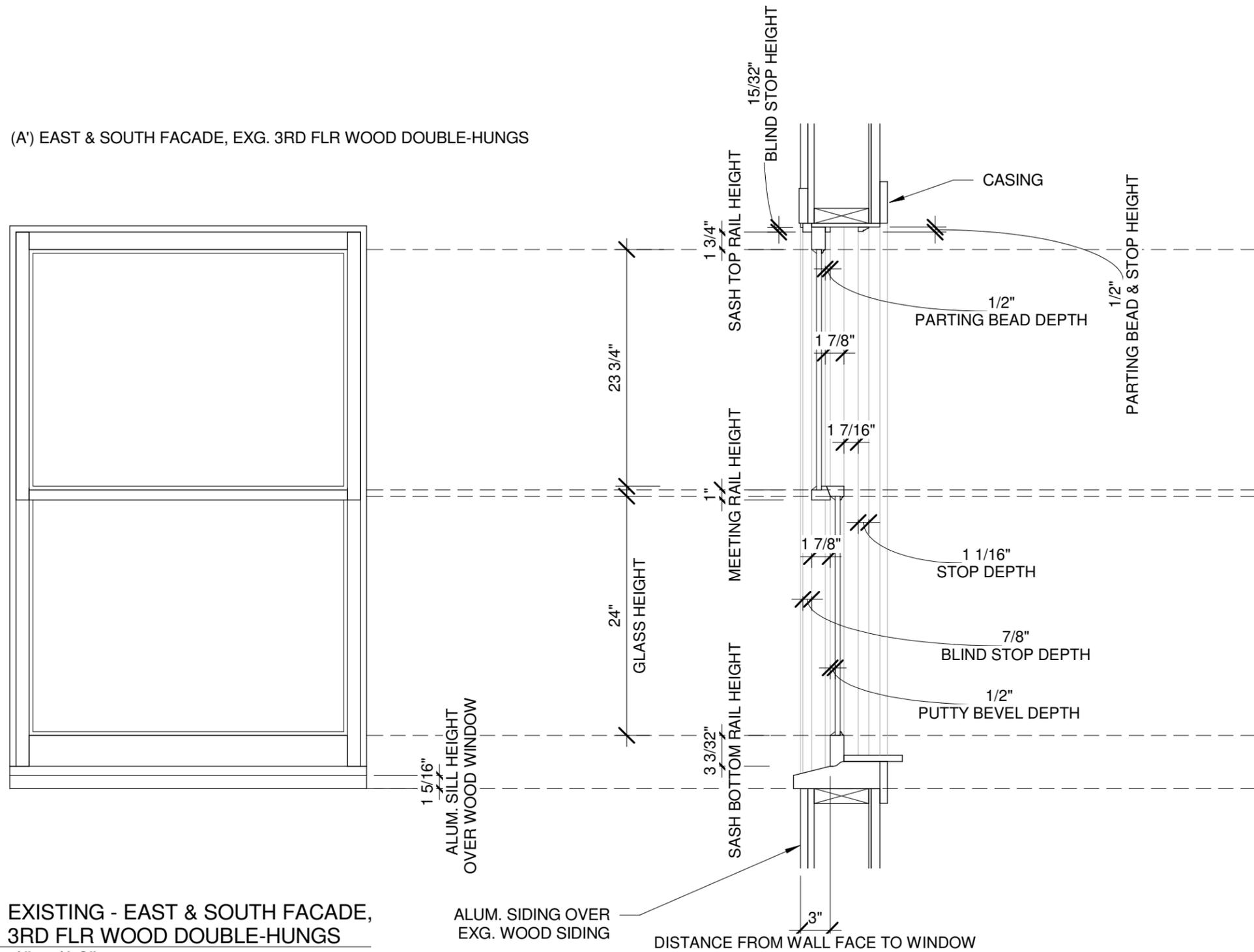
DISTANCE FROM WALL FACE TO WINDOW

KURTZ RESIDENCE

Date: 11/15/21

Project #2107

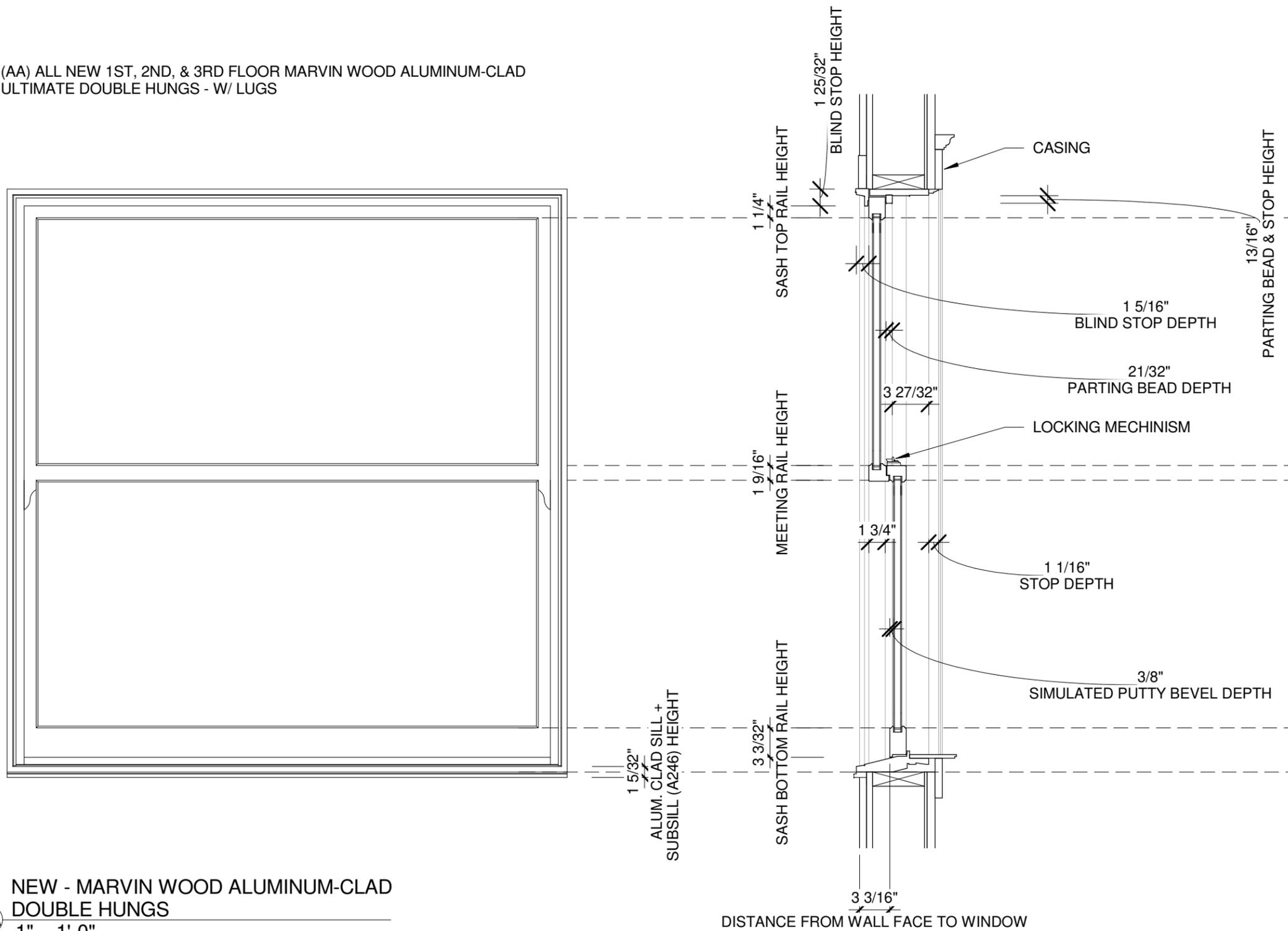
(A') EAST & SOUTH FACADE, EXG. 3RD FLR WOOD DOUBLE-HUNGS



(A') EXISTING - EAST & SOUTH FACADE,
3RD FLR WOOD DOUBLE-HUNGS
1" = 1'-0"

KURTZ RESIDENCE
Date: 11/15/21
Project #2107

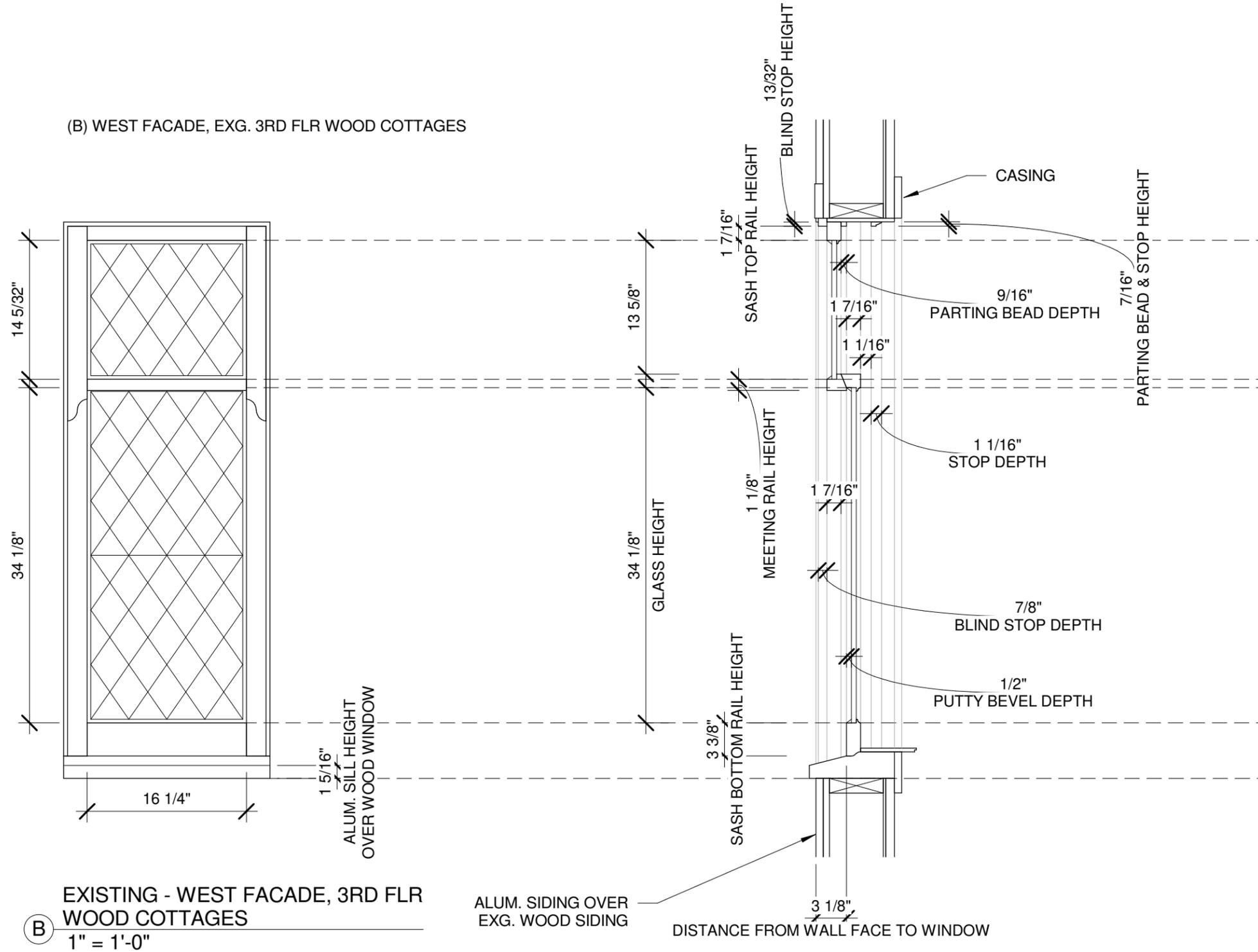
(AA) ALL NEW 1ST, 2ND, & 3RD FLOOR MARVIN WOOD ALUMINUM-CLAD
 ULTIMATE DOUBLE HUNGS - W/ LUGS



NEW - MARVIN WOOD ALUMINUM-CLAD
 DOUBLE HUNGS
 1" = 1'-0"

KURTZ RESIDENCE
 Date: 11/15/21
 Project #2107

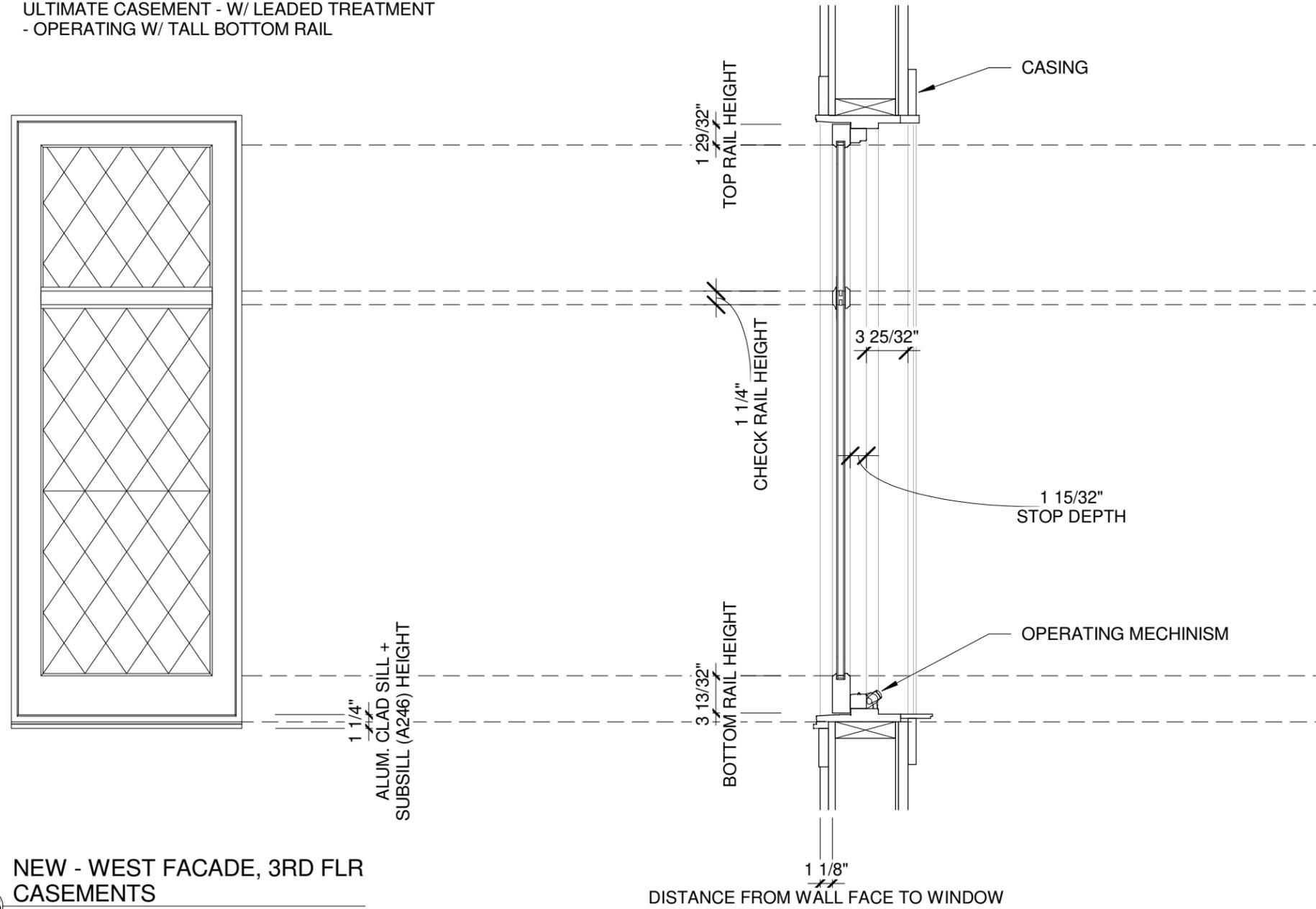
(B) WEST FACADE, EXG. 3RD FLR WOOD COTTAGES



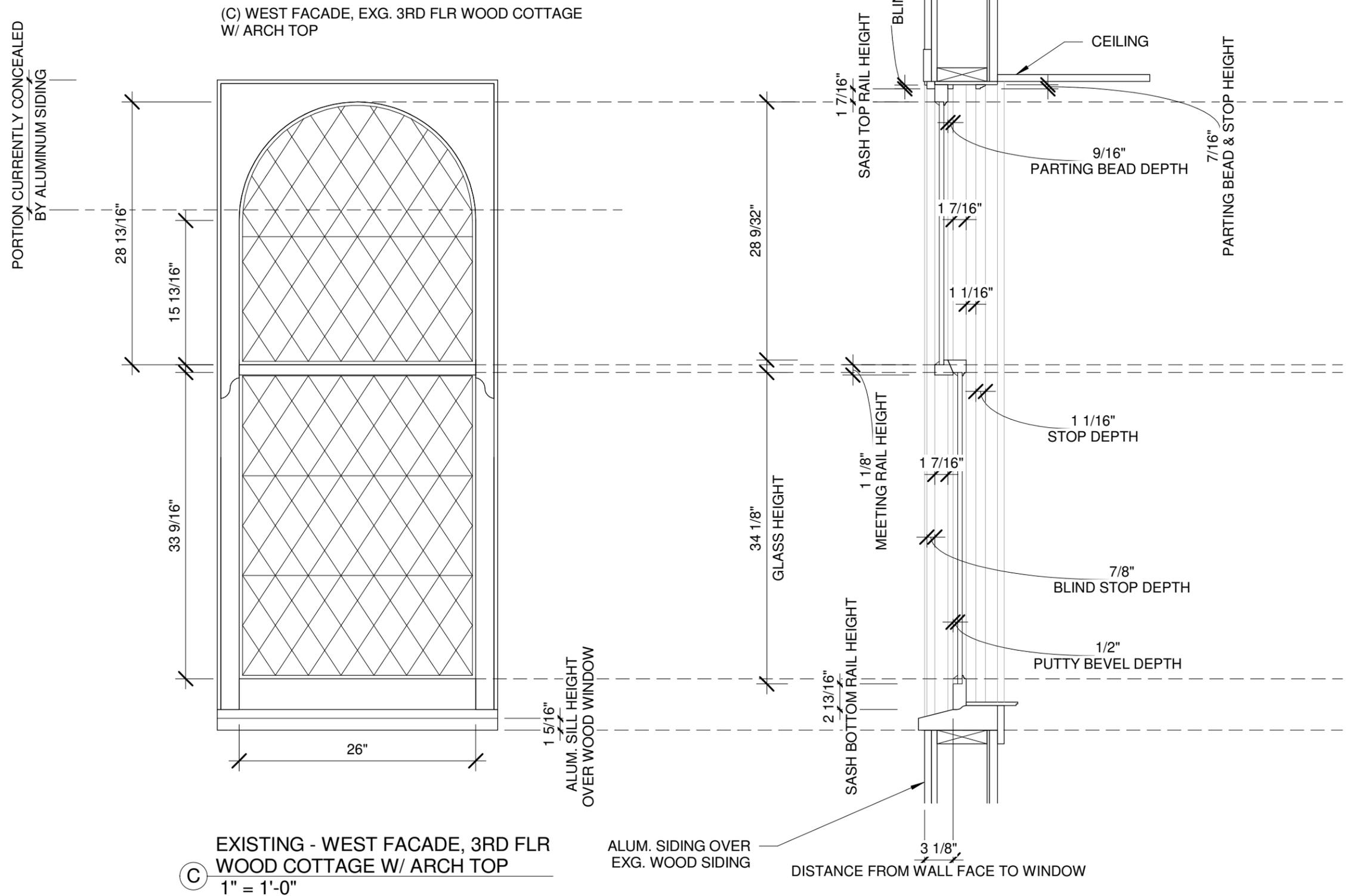
(B) EXISTING - WEST FACADE, 3RD FLR WOOD COTTAGES
1" = 1'-0"

KURTZ RESIDENCE
Date: 11/15/21
Project #2107

(BB) WEST FACADE, 3RD FLR NEW MARVIN WOOD ALUMINUM-CLAD
 ULTIMATE CASEMENT - W/ LEADED TREATMENT
 - OPERATING W/ TALL BOTTOM RAIL



NEW - WEST FACADE, 3RD FLR
 CASEMENTS
 (BB) 1" = 1'-0"



(C) WEST FACADE, EXG. 3RD FLR WOOD COTTAGE W/ ARCH TOP

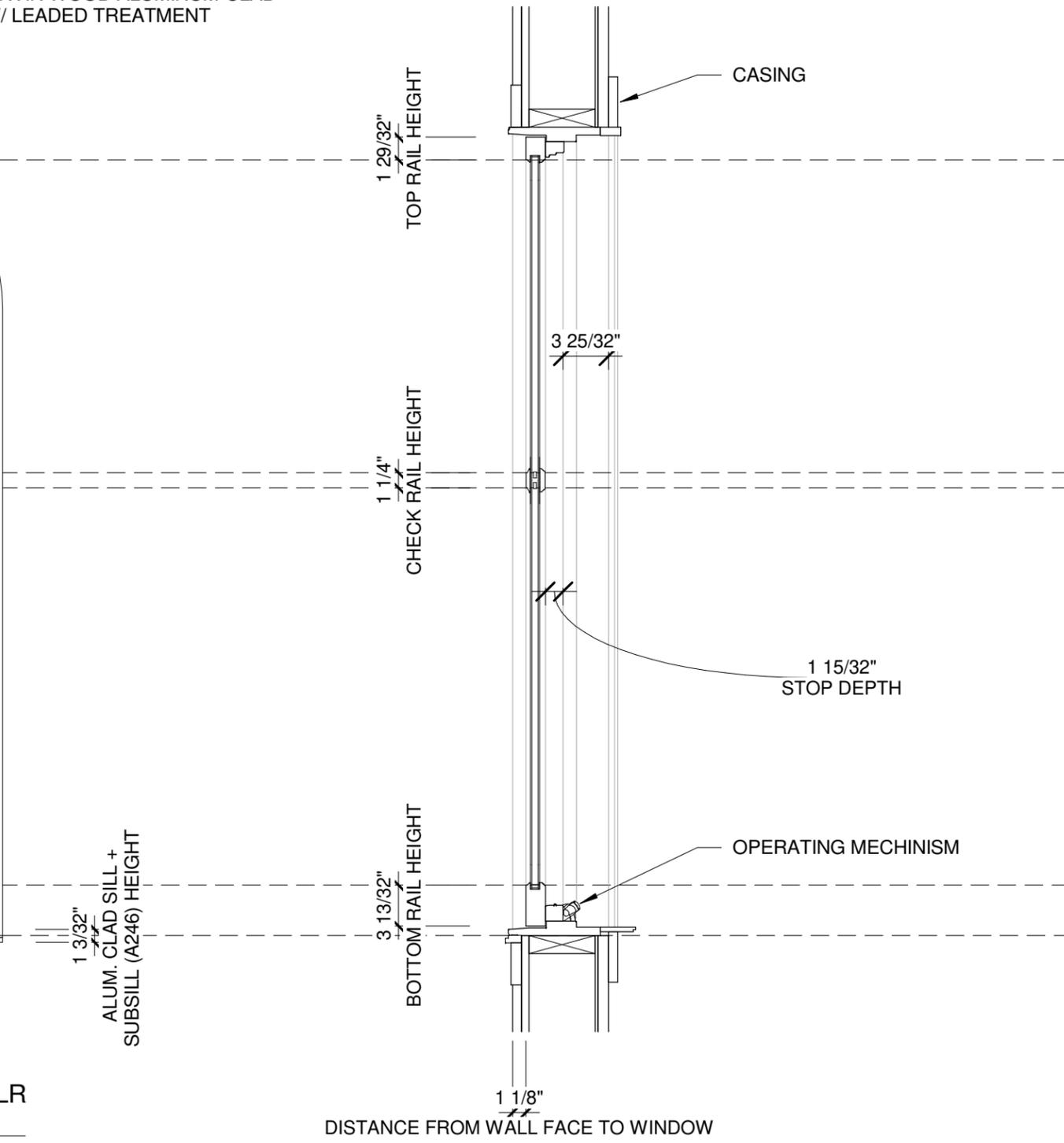
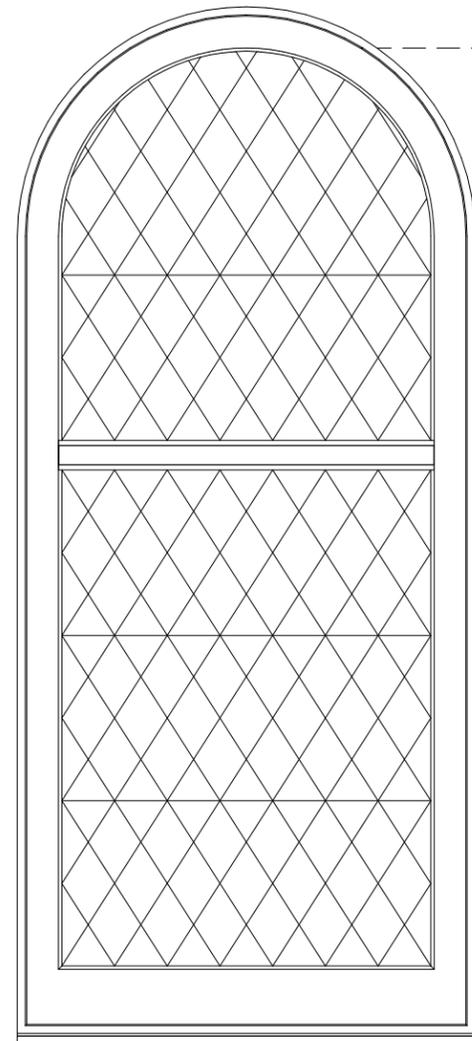
PORTION CURRENTLY CONCEALED BY ALUMINUM SIDING

(C) EXISTING - WEST FACADE, 3RD FLR WOOD COTTAGE W/ ARCH TOP
1" = 1'-0"

ALUM. SIDING OVER EXG. WOOD SIDING

KURTZ RESIDENCE
Date: 11/15/21
Project #2107

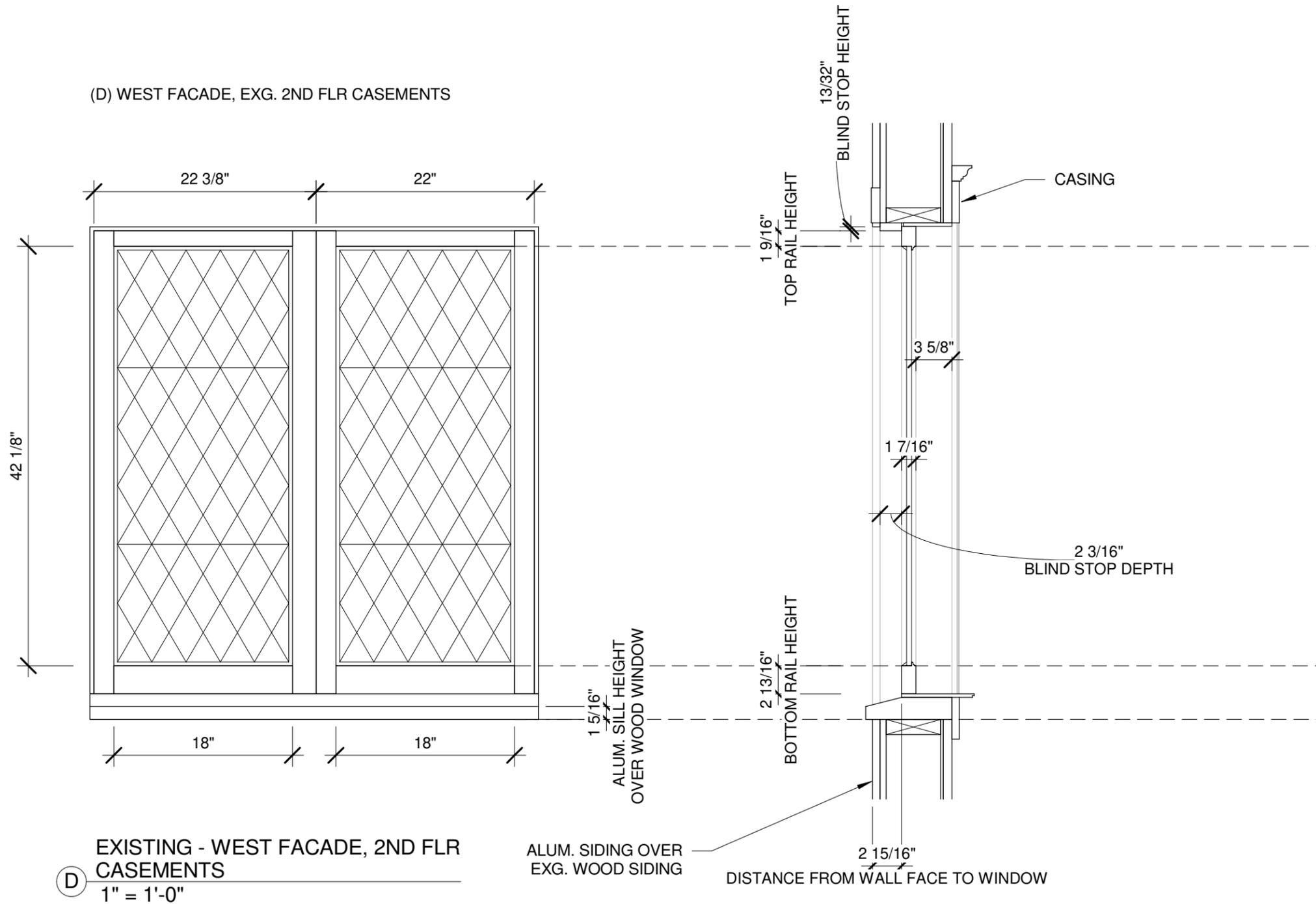
(CC) WEST FACADE, 3RD FLR NEW MARVIN WOOD ALUMINUM-CLAD
 ULTIMATE CASEMENT ROUND TOP - W/ LEADED TREATMENT
 - OPERATING W/ TALL BOTTOM RAIL



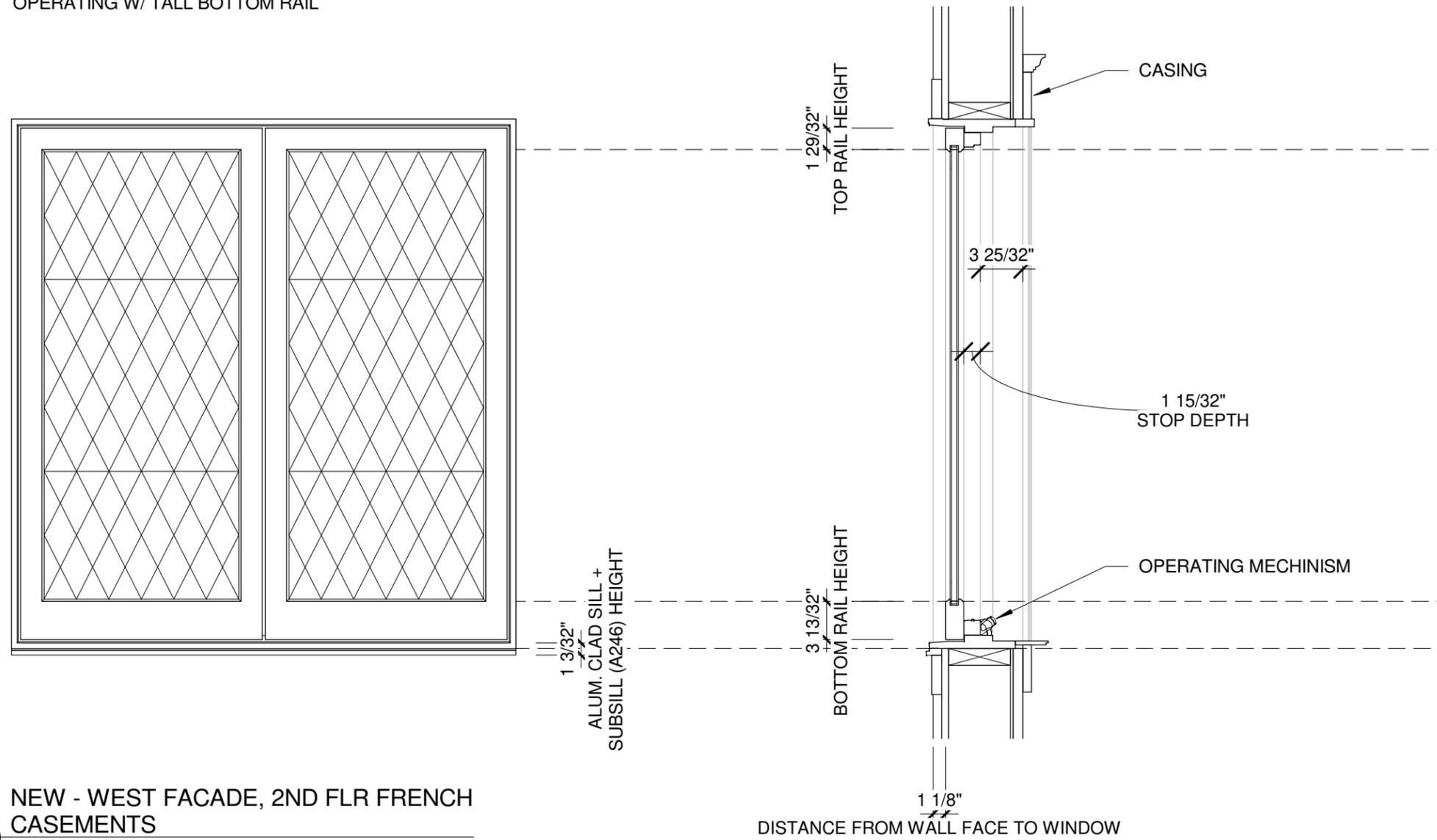
NEW - WEST FACADE, 3RD FLR
 CASEMENT ROUND TOP
 1" = 1'-0"

KURTZ RESIDENCE
 Date: 11/15/21
 Project #2107

(D) WEST FACADE, EXG. 2ND FLR CASEMENTS



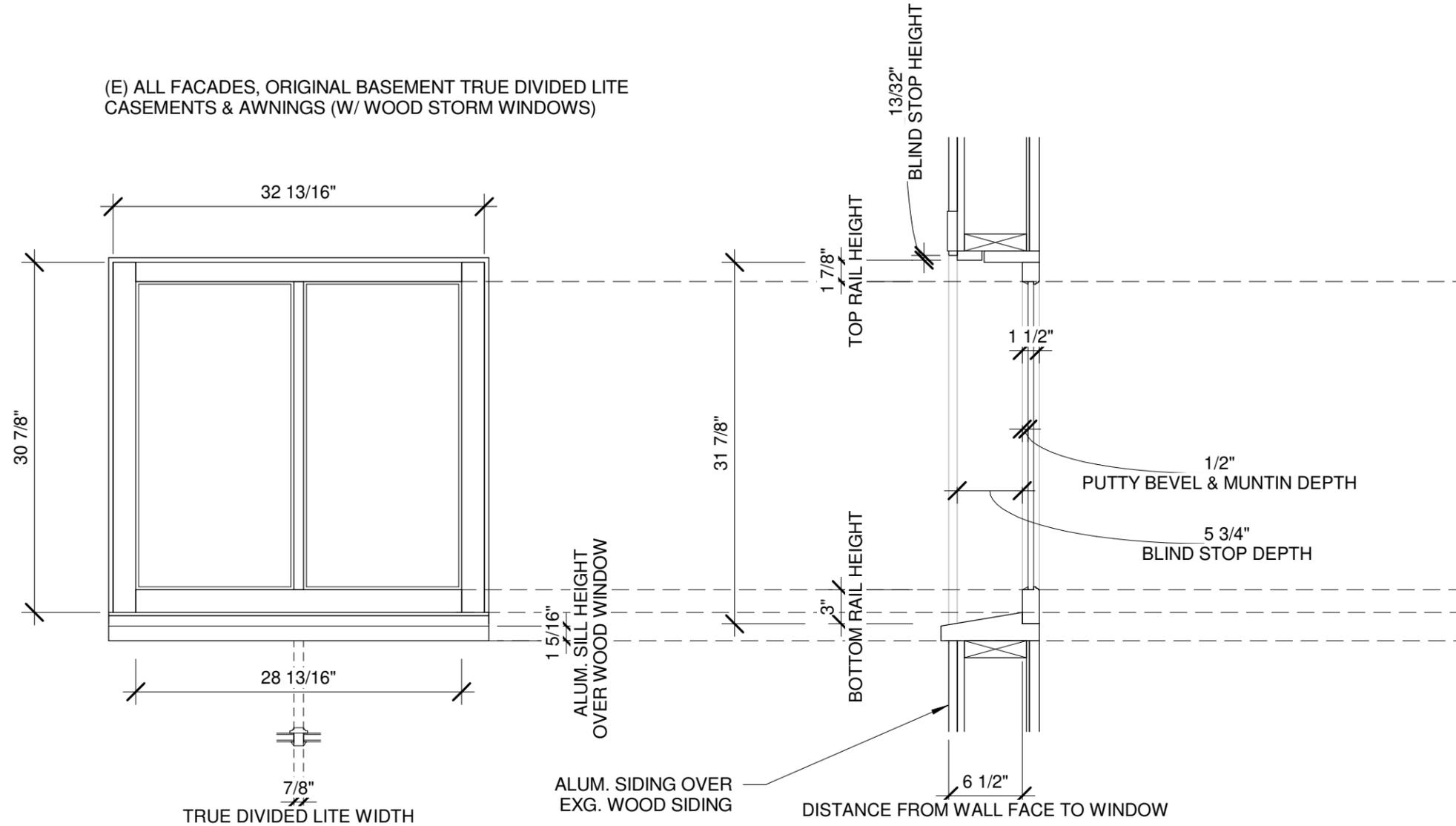
(DD) WEST FACADE, 2ND FLR NEW MARVIN WOOD
 ALUMINUM-CLAD ULTIMATE FRENCH CASEMENTS -
 OPERATING W/ TALL BOTTOM RAIL



NEW - WEST FACADE, 2ND FLR FRENCH
 CASEMENTS
 DD 1" = 1'-0"

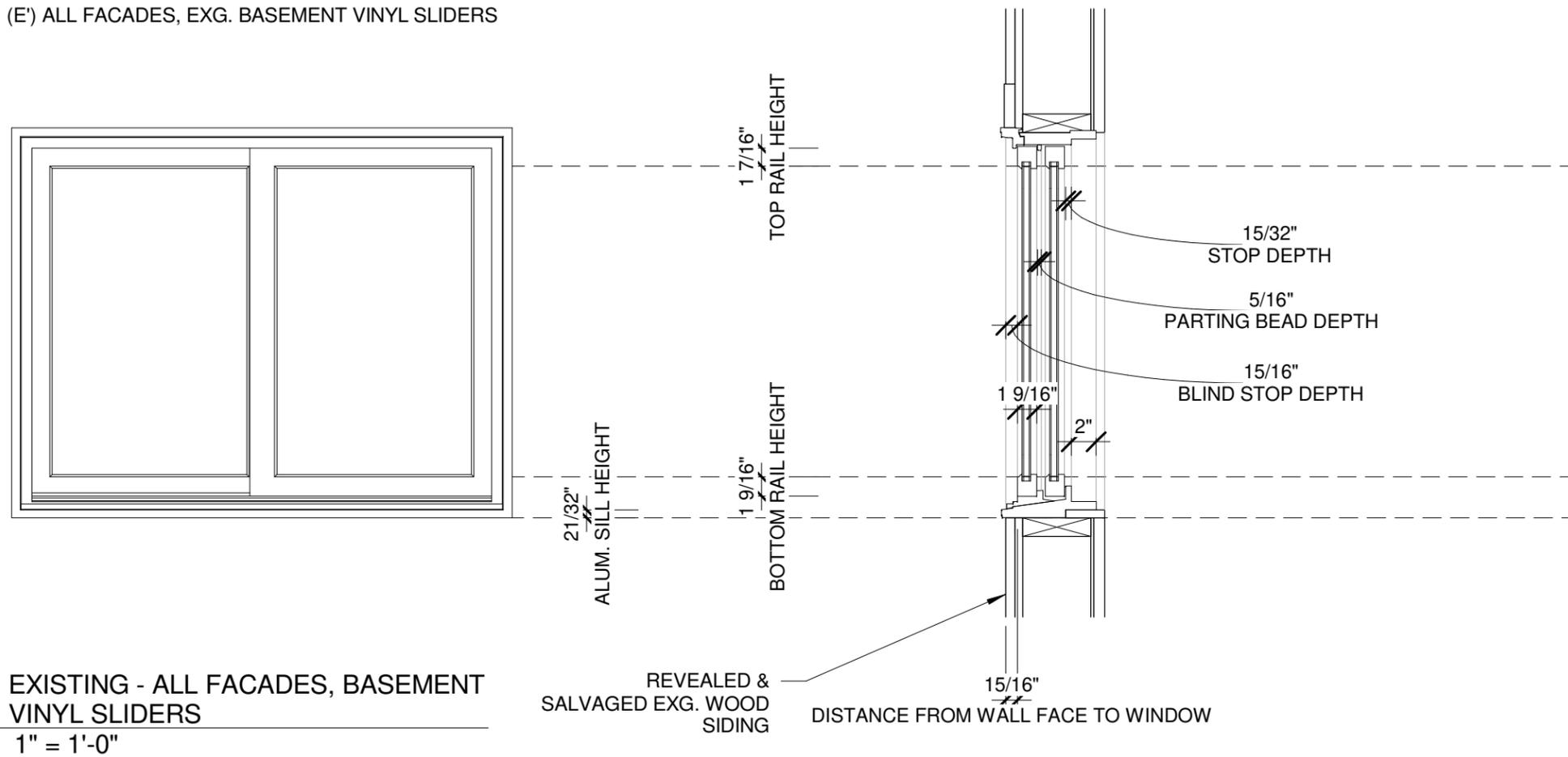
KURTZ RESIDENCE
 Date: 11/15/21
 Project #2107

(E) ALL FACADES, ORIGINAL BASEMENT TRUE DIVIDED LITE CASEMENTS & AWNINGS (W/ WOOD STORM WINDOWS)



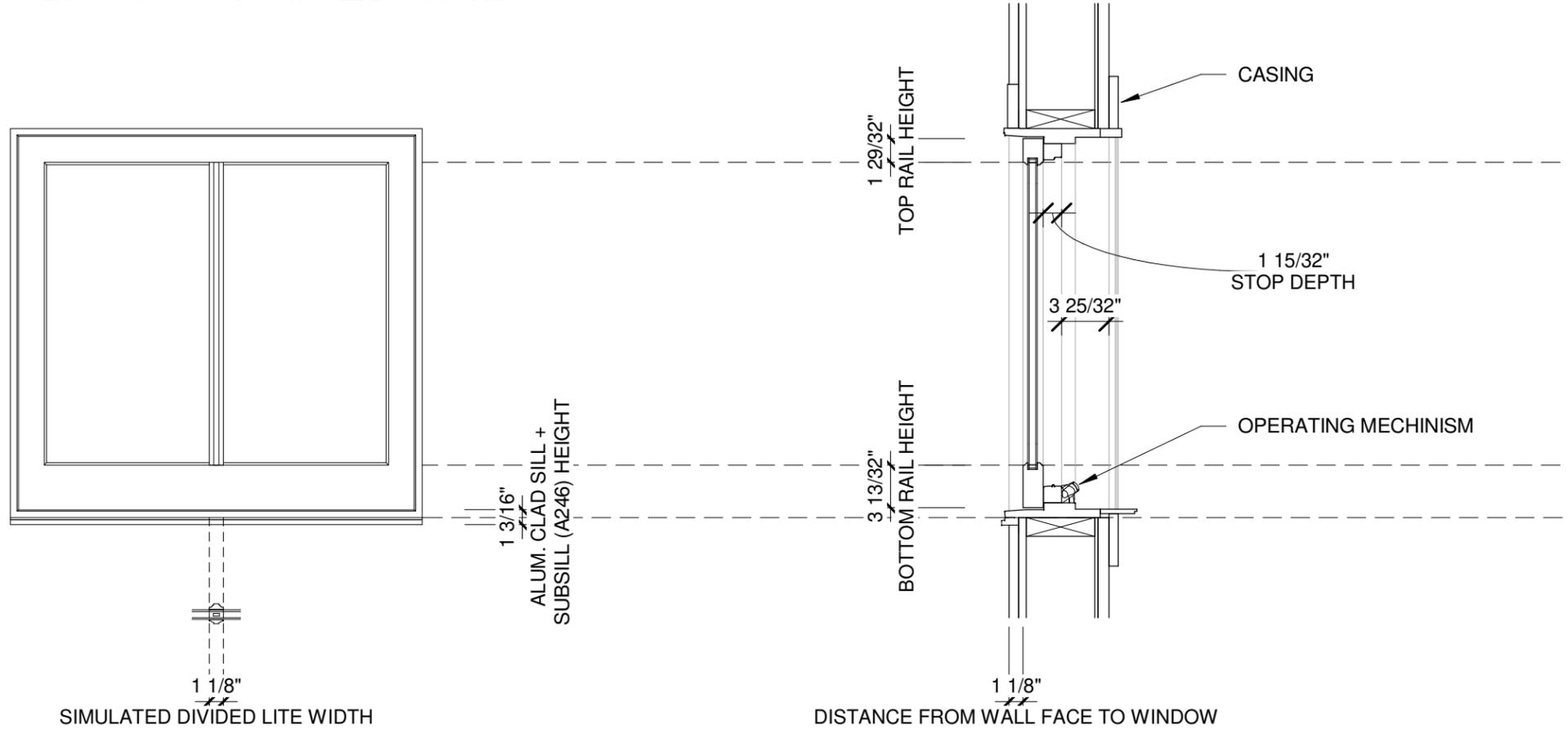
EXISTING - ALL FACADES, ORIGINAL
 BASEMENT CASEMENTS & AWINGS
 (E) 1" = 1'-0"

(E') ALL FACADES, EXG. BASEMENT VINYL SLIDERS



EXISTING - ALL FACADES, BASEMENT VINYL SLIDERS
 (E') 1" = 1'-0"

(EE) ALL NEW BASEMENT MARVIN WOOD ALUMINUM-CLAD ULTIMATE AWNINGS -
 OPERATING & STATIONARY W/ TALL BOTTOM RAIL



NEW - MARVIN WOOD ALUMINUM-CLAD
 AWNINGS
 EE 1" = 1'-0"

KURTZ RESIDENCE
 Date: 11/15/21
 Project #2107

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="Colonial Revival"/>	ROOF TYPE	<input type="text" value="Combination"/>
DETAILS	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1904"/>	FOUNDATION	<input type="text" value="Brick"/>
OTHER YEAR	<input type="text"/>	PORCH	<input type="text" value="Full front"/>
DATESOURCE	<input type="text" value="Building permit"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (current)	<input type="text" value="Aluminum"/>	WINDOW MATERIAL 2	<input type="text"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW TYPE	<input type="text" value="Double hung/casement"/>
PLAN	<input type="text" value="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="1/1; diamond"/>
NO OF STORIES	<input type="text" value="2.5"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

1115		HINMAN	AVENUE
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ALTERATIONS

Aluminum siding (house originally stuccoed); piers added to knee walls along porch steps; Palladian window under front gable replaced with three-part window (pre-1971).

HISTORIC INFORMATION

OLD ADDRESS
(city dir.year)

ORIGINAL OWNER

ORIGINAL ARCHITECT

BUILDING MOVED?

ARCHITECT SOURCE

MOVED FROM

BUILDER

ADDITIONAL PHOTOGRAPHS



PHOTO ID2



PHOTO ID3

OTHER PINS

SURVEYOR

SURVEYOR ORGANIZATION

SURVEY DATE

Historic Info Compiler

SURVEYAREA

PERMIT/HISTORIC INFORMATION**CURRENT ADDRESS**1115 HINMAN AVENUE**OLD ADDRESS**
(city dir.year)**DATE OF CONSTRUCTION** 1904 **MOVING INFORMATION****BUILDING MOVED?** No **MOVING PERMIT #** **DATE** **MOVED FROM** **ORIGINAL PERMIT INFORMATION****BLDG PERMIT #** 2141 **DATE** 1904.04.08 **BUILDING PERMIT DESCRIPTION** 2-story frame & plaster dwelling 32'x51'x40'h **COST** \$6,000 **ORIGINAL OWNER** Palmer, Mrs. Percy W. **ORIGINAL OWNER OCCUPIED?** yes **ORIGINAL ARCHITECT** Wheelock, H. B. **ARCHITECT SOURC** BP2141 **BUILDER** Wigginton, J. **EXTERIOR ALTERATION PERMITS****OTHER PERMIT INFO**

BP14941, 1926.03.26, 1-story frame 1-car garage 12'x20'x12'h \$300, owner E Palmer, bldr NW Side Lumber Co. BP19945, 1930.10.02, garage improvement & addition \$1000, owner HL Hill, mason JO Carlson.

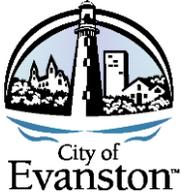
COA INFO

2006 - Replace existing asphalt shingled with new 40-year architectural asphalt shingles.

HISTORIC INFO**OTHER SOURCES**

ELHD n/a. PHOTO at EHC: Cyrus 1971.

HISTORIC INFO COMPILER aoe



MEETING MINUTES

PRESERVATION COMMISSION

Tuesday November 09, 2021

7:00 P.M.

Via Virtual Meeting

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

Members Absent: Jamie Morris

Staff Present: C. Sterling; C. Ruiz

Presiding Member: M. Simon, Chair

Notes Taken by: C. Sterling

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.

• 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]

- Nate Kipnis, applicant, provided a brief presentation on embodied and operational carbon costs of replacement windows vs restored windows, specifically restored double-hungs vs new casement windows.
- Commissioners commented on the presentation, noting its value as well as conflicting interests between preservation and energy efficiency initiatives. Commissioners agreed that strictly looking at energy efficiency, replacement casements have net positive long-term outcomes but do not always honor a structures history or detailing.
- It was noted that even though there are notable efficiency gains, it is noteworthy that energy loss through fenestration only accounts for ~10% of a structures total.
- It was noted that even casement windows with a faux meeting rail to simulate a double hung, operates in a single plane and cannot mimic a double hung well.

- Commissioners discussed solutions which find common ground and meet both energy efficiency and preservation goals, such as the proposal at hand to restore all windows on primary and secondary elevations, and replace on tertiary elevations. This may be appropriate for non Landmark designated properties or properties that are contributing but not of high architectural significance.
- Commissioners and Mr. Kipnis discussed how most homeowners and contractors replace entire window units after 20-30 years when in reality it is just the glazing that needs to be replaced as it isn't the window itself which fails, but the thermopane seals.
- Nate Kipnis noted that the future of energy efficiency will likely be triple glazing and saw the proposal here as a good case study to see how the structure performs with some replacements and some restored windows.
- Nate Kipnis quickly reviewed the changes made since the previous case was continued including the intent to restore the primary and secondary elevation windows and the changes made to the railing system on the roof deck.
- Commissioners applauded the changes to the railing system and noted it was a big improvement from the previous version.
- A motion to approve passed on a roll call vote of 6-1.

- **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 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]

- Dan Tornheim, applicant, provided background on the proposed project including a desire to match the existing homes materiality and detailing while providing for two off-street parking spaces as part of a larger interior remodel. Creating efficient utilization of space on a very small non-conforming lot.
 - The applicant described alternatives which were considered including a detached garage at the properties southeast corner, but these would have increased the lots impervious surface ratio with a long driveway and was seen as inefficient and an intervention which would have a negative impact on the neighboring property.
 - The applicant discussed the adjacent coach house to the south which has a legal non-conforming setback, located on the lot line. The existing garage is ~6" from the structure while the proposed structure will be 3', and the overall impervious surface ratio of the lot will decrease.
 - Commissioners asked for the depth of the proposed eaves and the distance from the eaves to the adjacent structure.
 - The eaves are ~2' in depth, so the distance from eave depth to structure would be ~1'
 - Commissioners noted that the idea of matching the homes eave was the right decision generally, but in this specific instance, they would encourage the applicant to reduce the depth to provide for more separation between structures.
 - Mr. Sterling asked the applicant to explain his intention for fire-rating the structure.
 - The applicant stated the intent to fire-rate the structure with masonry exterior walls clad in fiber cement. The condition would be much safer than the existing wood frame detached garage which is also non-conforming in terms of separation between it and the principle structure.

- The property owners to the east provided comment against the proposal, with primary concerns related to risk of fire, loss of light and air into the ADU, obstructed views due to increased height of the roof, and an inability to rent the structure for the same structure currently needed to recoup their investment which enabled a rentable ADU.
- The Commission discussed the ridge height, as well as how water and snow would be managed from the roof pitch, noting it would be a good idea to find solutions which do not shed snow onto the neighboring property.
- The Commission found that the height of the proposed addition, including the roof pitch and ridge heights, were compatible with the structures to which it is related and encouraged the applicant not to reduce the height of the structure, or alter the roof form.
- The applicant was applauded for the overall design, which was very sympathetic to the principle structures architectural integrity.
- The Commission discussed that although the above-mentioned findings related to the preservation standards for construction speak to the preservation-based appropriateness of the proposed improvement requiring the identified zoning variations, the Commission determined that significant questions related specifically to zoning and not to preservation remained but were outside the bodies purview.
- These concerns included but were not limited to the alleged hardship as well as lacking testimony in regards to the need for a two-car garage rather than a one or one-and-one-half car garage which would create more separation between structures and reduce the degree of the request.
- The Commission resolved to not provide a recommendation in favor of nor against the requested zoning relief, deferring these questions exclusively to the Zoning Board of Appeals.
- A motion to approve the proposal with the condition that the eave depth be reduced passed 7-0.

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]

- The contractor provided a presentation on the proposed accessible improvements including the materiality of the ramp which will be concrete with an iron railing system matching the existing railing on the front entryway.
- Mr. Sterling asked for clarification on the material of the existing stairs and landings at the front entryway.
 - Contractor states they are part concrete and part limestone. Ideally the entire project would be limestone, but the budget does not allow for that, and the existing front steps and landings were modified at some time, being replaces partially in concrete already.
- Commissioners asked for clarification on the position of the accessible ramp and whether it impacts any of the structures south wing north elevation
 - Contractor states that the ramp is north of the north elevation with space between to accommodate proper drainage of water and melting snow and ice through a subgrade drainage system
 - Commissioner stated this was important – to keep water from becoming trapped on the existing foundation
 - Contractor agreed
- Commissioners discussed alternatives to the proposed work and precedents set by Northwestern University, such as the high-quality work at the Deering Library.

- Commissioners agree that although there is likely a more sensitive solution, it would require complete reorientation and re-design of the front entryway. The proposed work is minimally invasive, does not physically impact the Landmark Structure, and it a more dignified accessible entrance than a ramp or lift hidden at the rear of the building.
- A motion to approve the project as presented passed 7-0

- **MEETING MINUTES**

- A. Approval of meeting minutes of September 14, 2021

- Mr. Sterling stated the video was still unavailable from this meeting but that he added some of Commissioner Cohens concerns into the minutes. Suggested a vote be taken on them rather than wait for video review which may never be possible.
 - The meeting minutes were approved as presented.

- B. Approval of meeting minutes of October 12, 2021

- The meeting minutes were approved as presented.

- **DISCUSSION**

- a. None

- **STAFF REPORTS**

- A. Design Guidelines Update

- Mr. Sterling provided an update on the proposed design guidelines.
 - Commissioner Cohen expressed concern with the process repeating what was done in 2017 and asked for an explanation on why that work wasn't being used.
 - Mr. Sterling stated the work done in 2017 was important and a worthwhile undertaking by former Commissioners, but that there was no repetition or duplication of efforts, explain that what was done previously dealt with process while the new guidelines are intended to provide visual examples of preferred treatment types. This was not done previously.
 - Mr. Sterling stated that much of the work in 2017 will be wrapped into the first section of the new guidelines, noting its applicability and quality.
 - Mr. Sterling stated that the 2017 guidelines are still available online but that the individual links were removed from it and included separately on the website so they were more accessible. These included the standards for review, matrix of minor vs major work, applications for COA and window replacement, other resources such as NPS Preservation Briefs, Frequently Asked Questions, and borrowed text from the Ordinance.
 - Mr. Sterling stated the way it existed previously was not user friendly and although the new approach may not be the best solution either, it is certainly better. Mr. Sterling suggested uploading the former document as a new link on the website.
 - Commissioners expressed concern with creation of a programmatic and prescriptive document.
 - Mr. Sterling stated that it is not prescriptive and although the outline seems daunting, each bullet point really only receives a few sentences on the preferred treatment type and is accompanied by example photos to create a visual aid showing there are a multitude of ways to approach each project in a sensitive and appropriate way.

- **ADJOURNMENT**

The next meeting of the Preservation Commission is scheduled for **December 7, 2021**.

Design Guidelines Update

Discussion to follow



Preservation Commission

Historic Design Guidelines - Proposed Outline



Evanston Lighthouse and Harley Clarke Mansion

Statement of Purpose

- [Purpose and Goals](#)
- [Organization](#)
- [Applicability](#)
- [Contributing vs non-contributing](#)
- [Landmark designation](#)
- [Surveys and National Register Nominations](#)
 - [Link to these on HP website](#)

- Policy and Regulatory Framework
 - Preservation Ordinance
 - Comprehensive General Plan
 - Commissions Long-Range Work Plan (in progress)
- Standards for review of COA (List all and include example of compliance)
 - Standards for alteration
 - Standards for construction
 - Standards for demolition
 - Standards for relocation
- Understanding the review process (flow chart and matrix of major vs minor work)
 - Administrative review and examples
 - Commission review and examples
 - Expectations for review. What is the process and timeline
 - Appeal
- Principles of preservation

Why preserve?

- General introduction of the power of preservation and connection to climate resilience and affordability goals

A guide to Evanston's Historic Resources

- Context statement
- History of preservation program
- Historic Districts
- Landmarks
- Predominate architectural styles
- Notable architects and allies in art

Using the guidelines

- ~~Purpose and Goals~~

- Organization
- Applicability
- Contributing vs non-contributing
- Landmark designation
- Surveys and National Register Nominations
 - Link to these on HP website
- Policy and Regulatory Framework
 - Preservation Ordinance
 - Comprehensive General Plan
 - Commissions Long-Range Work Plan (in progress)
- Standards for review of COA (List all and include example of compliance)
 - Standards for alteration
 - Standards for construction
 - Standards for demolition
 - Standards for relocation
- Understanding the review process (flow chart and matrix of major vs minor work)
 - Administrative review and examples
 - Commission review and examples
 - Expectations for review. What is the process and timeline
 - Appeal
- Principles of preservation

Guidelines for exterior maintenance and alterations

- Introduction
- Applicability
- The value of historic materials
- Causes of deterioration
 - Insufficient maintenance
 - Water infiltration
 - Vegetation

- Insects
- Materials
 - Wood
 - Inspection
 - Cleaning
 - Preparation
 - Re-painting
 - Repair
 - Existing elements
 - Proposed elements
 - Replacement elements
 - Masonry and Stucco
 - Paint
 - Clear zone
 - Vegetation
 - Cleaning
 - Patching
 - Repointing
 - Removal
 - Roofs
 - Maintenance and cleaning
 - Replacement
 - Form
 - Features
 - Sloped Roofs
 - Flat Roofs
 - Roof Vents
 - Roof Sheathing
 - Metal
 - Cleaning
 - Repair
 - Paint
 - Replacement
 - New features
- Non-Historic Materials
 - Inspection
 - Removal



- Restoration of original
- Replacement
- Architectural Features
 - Lighting
 - Preservation
 - Rewiring
 - Replacement
 - New features
 - Cladding/siding
 - Doors, Windows, and Screens
 - Openings
 - Existing Doors
 - Existing Windows
 - Existing Screens and Shutters
 - Storm Windows and Storm Doors
 - New Doors
 - New Entrances
 - New Screens and Shutters
 - Glazed area
 - New Windows and Window Design
 - Non-Historic Windows and Doors
 - Security Bars
 - Porches, balconies, terraces, and porte-cocheres
 - Balusters and Railings
 - Floors
 - Front Porches
 - Rear and Side Porches
 - Replacement
 - New Elements
 - Alternative Materials
 - Reconstruction
 - Foundations
 - Details
 - Ventilation
 - Drainage
 - Repair
 - Replacement Features



- Shoring
- Utilities
- Alternative Materials
- Accessory structures including garages and coach houses
 - Existing significant outbuildings
 - Materials
 - Garage Doors
 - Reconstruction of Significant Structures
- Commercial facades and storefront elements
 - Character defining features
 - Windows and doors
 - Missing historic elements
 - Materials
 - New features
 - Historic alterations
- Signage
 - Identification of Historic Signage
 - New Signage
- Sustainability
 - Weatherization
 - Thermal Performance
 - Windows
 - Openings
 - Insulation
 - Shutters
 - Electric HVAC
 - Storm Windows
 - Green roofs
 - Solar collectors
- Accessibility
 - Ramps
 - Avoid Damage
 - Screening
 - Grade Change

● Guidelines for additions

- Documentation
 - Photo and dimensional documentation
 - Salvage materials and components
- Massing and Form
 - Minimize visual impact
 - Context
 - Preferred location
 - Orientation
 - Roof Form
 - Transitions
 - Subordination
 - Dormers
 - Rooftop additions
 - Scale
 - Height
 - Materials
 - Complementary materials
 - Imitation or synthetic/composite materials
- Details
 - Context
 - Architectural details
 - Contemporary interpretations
 - Alternative materials
- Mechanical Equipment
 - Visibility
 - Screening
- Accessibility
 - Avoid Damage
 - Doors and openings
 - Materials
 - Massing and details
 - Screening

● Guidelines for new construction

- Orientation
 - Setback

- Orientation to Street
- Massing and Form
 - Height and scale
 - Transitions
 - Foundation and floor heights
 - Roof form
 - Fenestration
 - Facade configuration
 - Building to lot ratio
- Materials and Textures
 - Complementary materials
 - Alternative materials
 - Inappropriate materials
 - Roof materials and texture
 - Imitation or synthetic/composite materials
 - Architectural details
- Innovative design
- Garages and outbuildings including ADU's
 - Massing, form and articulation
 - Building Size
 - Character
 - Materials
 - Windows and Doors
 - Overhead doors
 - Orientation
 - Setback
 - Height and roof form
- Mechanical equipment
 - Location
 - Visibility
 - Screening
- Energy Efficiency
 - Solar collection
 - Materials
 - Building Elements
 - Roof Slope

● Guidelines for site elements

- Environment
 - Identification of significant features
 - Heritage Trees
 - Street Trees
 - Heritage Landscapes/Gardens
 - Vegetation
 - Preservation and protection
 - Topography
- Fences and Walls
 - Repair and replacement
 - Design
 - Location
 - Height
 - Materials
 - Screening

● Guidelines for existing materials

(A brief general statement pointing readers to maintenance guidelines document)

References

(All the good NPS stuff)

Glossary

(Perhaps there is a good online glossary to link to instead of reinventing the wheel)

~~A guide to Evanston's Historic~~ Resources

[Type text]

- ~~Context statement~~
- ~~History of preservation program~~
- ~~Historic Districts~~
- ~~Landmarks~~
- ~~Predominate architectural styles~~
- ~~Notable architects and allies in art~~



Preservation Commission

Historic Design Guidelines - Proposed Outline



Evanston Lighthouse and Harley Clarke Mansion

Statement of Purpose

- Purpose and Goals
- Organization
- Applicability
- Contributing vs non-contributing
- Landmark designation
- Surveys and National Register Nominations
 - Link to these on HP website

- Policy and Regulatory Framework
 - Preservation Ordinance
 - Comprehensive General Plan
 - Commissions Long-Range Work Plan (in progress)
- Standards for review of COA (List all and include example of compliance)
 - Standards for alteration
 - Standards for construction
 - Standards for demolition
 - Standards for relocation
- Understanding the review process (flow chart and matrix of major vs minor work)
 - Administrative review and examples
 - Commission review and examples
 - Expectations for review. What is the process and timeline
 - Appeal
- Principles of preservation

Why preserve?

- General introduction of the power of preservation and connection to climate resilience and affordability goals

A guide to Evanston's Historic Resources

- Context statement
- History of preservation program
- Historic Districts
- Landmarks
- Predominate architectural styles
- Notable architects and allies in art

Using the guidelines

(A brief statement about using the guidelines)

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- Guidelines for existing materials

(A brief general statement pointing readers to maintenance guidelines document)

References

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Glossary

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DESIGN GUIDELINES

Preservation Process & Design Guidelines

City of Evanston, Illinois

Introduction

Diversity, character and harmony best describe the spirit of the architectural heritage of the City of Evanston. Nestled among Evanston tree lined streets is a rich blend of architectural styles ranging from early vernacular frame buildings to the more formal classical and renaissance revival styles to the 20th century clean lines of the Prairie School. Among the many architects who have been responsible for shaping the visual character of Evanston, several deserve special mention.

Daniel Burnham not only designed a number of Evanston buildings, but was also one of the most influential architects and earliest city planners in the country. Thomas Tallmadge, one of the Prairie school architects, was responsible for the designs of several Evanston churches and residences and in addition was the chairman of Evanston's first Plan Commission. Among other notable architects who have practiced in Evanston are: S.A. Jennings, Walter Burley Griffin, Robert Spencer, George Maher, Myron Hunt and Dwight Perkins.

In order to protect the fabric of our architectural heritage, the Preservation Commission reviews projects relating to landmarked buildings that may or may not be part of a historic district. The Commission also reviews projects relating to structures deemed to be contributing to historic districts, as well as proposed new construction within historic districts, the relocation of landmarked buildings, and proposed demolition of contributing structures within historic districts.

The City of Evanston provides the means to identify where historic districts or individual landmark buildings can be found in the City as well as specific information about every property within the City.

For the map of the Local and Federal Historic Districts within the City of Evanston, go to:

[Evanston historic Districts](#)

For a Listing of Evanston Landmarks – by Address, go to:

[Chapter 2-9 Schedule B List of Designated Landmarks](#)

For information about any individual property within the City of Evanston, go to:

[About My Place](#)

Evanston Design Guidelines: Framework for the Standards for Review

The City of Evanston has established four separate and distinct sets of Standards for Review of all projects that come before the Preservation Commission. These standards are based upon whether the project represents: alteration, construction (both new and additions), relocation, or demolition.

The Design Guidelines are intended to serve as a framework that allows for understanding the Standards for Review. They operate together informing each other in the design of a project. In all instances, the Standards for Review should be read and understood in conjunction with the Design Guidelines.

To see the City of Evanston Preservation Commission Standards for Review, go to:

[Standards for Review](#)

The historic district forms the visual starting point for construction, alteration, additions, relocation and demolition to individual buildings within the district.

1. The physical characteristics of a historic district are significant as a collective whole and must be seen and protected in their entirety. This is the primary overarching goal.
2. Additions and remodeling to contributing or non-contributing structures within the district as well as demolition and relocation of contributing or non-contributing structures should be examined within the context of the historic neighborhood before they are examined as separate structures.
3. New construction must respond to and protect the integrity of the overall district in much the same manner as an addition should respond to a historic building.
4. The relationship of all proposed construction, relocation, and demolition must respond to the characteristics of the site and streetscape of the district.
5. The relationship of all construction and alterations of a project must respond to the architectural character of the neighboring buildings.

Every existing building within a historic district or a landmark building outside of a historic district forms the visual starting point for additions or modifications to that structure.

1. Additions and modifications must respond to and protect the integrity of the existing landmark or contributing structure to the historic district.
2. Attention should be paid to the existing character of a building when being altered including the relationship of details, massing, scale, and window type and opening.

Purpose of Evanston Design Guidelines

The Design Guidelines are made up of principles that act in conjunction with Evanston’s Preservation Standards to assist property owners in the City of Evanston in making appropriate and historically sensitive design decisions. These design choices primarily pertain to altering and remodeling existing buildings that occur in the Evanston designated historic districts, buildings that are landmarked regardless of location, and proposed new construction within in historic districts.

Additionally, these guidelines may also be used as a reference source for the rehabilitation of structures and new construction not located within designated historic districts.

Design guidelines and standards can assist all owners in maintaining and enhancing the appearance of their property and reinforcing the integrity of the historic district or the neighborhood as a “whole”. They help maintain property values and improve the livability of older neighborhoods. The intent, in all instances, is to promote preservation, with an understanding that to keep historic districts vital, sensitive additions and new construction should be seen as part of the larger whole of the neighborhood.

It is understood that changes to buildings are often inevitable and that frequently additions have already been made to landmark buildings or buildings within historic districts that may not seem compatible with the neighborhood or to the building itself. The task of altering or adding on to these buildings becomes a difficult task of knitting together all of the pieces to make a cohesive whole. The Design Guidelines, in conjunction with the Preservation Standards, can offer insights to solve these complex design problems.

Basis for Evanston Design Guidelines & Evanston Preservation Standards

The U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historical Buildings serve as the basis for the Evanston Design Guidelines and Preservation Standards. They are used throughout the country by the majority of America's heritage or preservation commissions as a basis for local design review guidelines and for projects utilizing federal funds or seeking tax credits. These federal standards also form the framework for the more detailed City of Evanston Standards.

The National Park Service, an agency of the U. S. Department of the Interior, is responsible for historic preservation programs under the department's authority and for advising federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places. The intent of the Standards is to assist in the long-term preservation of a property's significance and integrity through the preservation of historic materials and features.

The Secretary of Interior's Standards, originally published in 1977 and revised in 1990, pertain to historic buildings regardless of material, construction type, size, or use/occupancy. They encompass the exterior and the interior, related landscape features, and the building's site and

environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

For additional information regarding the Department of Interior Standards, go to:

[Secretary of the Interior's for Rehabilitation](#)

The Evanston Preservation Standards are a part of the City of Evanston Preservation Ordinance. That is contained in Chapter 8 Historic Preservation of the Evanston City Code. The Standards may be found in Section 2-8-9 Standards for Review of Applications for Certificates of Appropriateness within that chapter.

To see the City of Evanston Preservation Commission Standards for Review, go to:

[Standards for Review](#)

When reviewing a project, the Preservation Commission may consider only the Evanston Preservation Standards for Review for that specific type of project. In addition, however, the Commission may also consider the Secretary of Interior's Standards.

Process: Preservation Review and Certificates of Appropriateness

Preservation review in Evanston recognizes change as an important indicator of a healthy, vibrant community but also aims to ensure that proposed exterior changes to landmark structures or properties in the historic districts will not have adverse impacts on landmarks or the district as a whole. The Historic Preservation Ordinance of the City Code establishes the preservation review process to assist in shaping change that maintains and enhances the uniqueness of a historic district's assets and the integrity of a landmark, whether located within or outside of such a district.

Any alteration where there is change in the exterior design, materials, or general appearance, addition or new construction, demolition or relocation of any landmark structure or of a property, structure, or site or object within a historic district receives a review by the Preservation Commission. A Certificate of Appropriateness is issued indicating review and authorization of the plans for the proposed project by the Commission.

Certificates of Appropriateness are required for exterior projects that can be seen from the public way (city street, alley, or public sidewalk). The Preservation Commission has no purview over interior projects except where the work may affect the exterior of the building.

There are three types of preservation review: Major Work Projects, Minor Work Projects, and Routine Maintenance:

Major Work Projects are reviewed by the Preservation Commission. In general, major work projects involve a change in the appearance of a structure or site and are more substantial in nature than routine maintenance or minor work projects. *Note: New windows, replacement windows and storm windows may be considered major work projects.*

Minor Work Projects are reviewed by the Preservation Coordinator when not affecting designated landmarks, significant or contributing structure. Staff can refer minor work projects to the Preservation Commission for review if, in staff's judgment, the change involves alterations, additions, or removals that are substantial, do not meet the guidelines, or are of a precedent-setting nature. *Note: New windows, replacement windows and storm windows may be considered minor work projects.*

Routine Maintenance includes repair or replacement where there is no change in the design, materials, or general appearance of the structure or grounds and when a building permit is not required. A Certificate of Appropriateness is not necessary for routine maintenance.

For a listing of types of projects that are considered Major Work, Minor Work or Routine Maintenance, go to:

[Rules & Procedures Pages 4 -9](#)

Building permits are not issued unless a Certificate of Appropriateness is approved by the Commission in a formal review, or by the Preservation Coordinator by administrative review.

If a proposed project involves applications for a planned development, major zoning variances, and special uses that affect the exterior of designated landmarks structures and structures in historic districts visible from the public way, the Preservation Commission reviews and makes recommendations to the Zoning Board of Appeals, Plan Commission and/or City Council.

Process: Application for Certificate of Appropriateness

The process for seeking and obtaining a Certificate of Appropriateness is as follows:

1. The applicant is encouraged to request pre-application discussion of the specifics of the project with the Preservation Coordinator or staff.
2. The applicant submits a completed Certificate of Appropriateness application for major, minor or windows projects including any plans, drawings, photographs or other supporting exhibits and materials to Preservation staff. The application deadline is the first Friday of the month.

For a Major Work Application form, go to: [COA Application for Major Work](#)

For a Minor Work Application form, go to: [COA Application for Minor Work](#)

For a Check List to be used in the application process, go to: [Refer to Page i - Page iv of the COA Application for Major Work](#)

For replacement of windows and doors

3. The Preservation Coordinator or staff may provide administrative review and issue a Certificate of Appropriateness without any further Commission review. If disapproved, the applicant may apply to the Commission for review of the application.

4. If the Preservation Coordinator refers the project to the Commission or if Commission review is required, the application for the Certificate of Appropriateness will be reviewed at a scheduled public hearing. The Preservation Commission holds regular monthly meetings on the third Tuesday of every month. Meetings begin at 7:00 pm at City Hall.

5. If the Commission votes to approve the application, the Certificate of Appropriateness is prepared and issued. The applicant may begin work once any other necessary City permits, if any are required, are obtained. The Certificate of Appropriateness is valid for 180 days from the date of issuance

6. If the Commission votes to disapprove an application, the applicant will be notified and provided with recommendations concerning what changes, if any, in the plans and specifications for the proposed project would protect the distinct character of the landmark or district and would cause the Commission to consider approval. The Commission will also make reasonable efforts to confer with the applicant, offer technical advice, and attempt to resolve differences.

Process: Appeals of a Decision to Deny a Certificate of Appropriateness

There are several options available to any applicant should the application for a Certificate of Appropriateness is denied by the Commission. These involve an appeal process that depends upon on the circumstances of the application and project. These options are:

1. Resubmission of an amended application based upon recommendations of the Commission
2. Appeal to the Planning and Development Committee of the Evanston City Council
3. Application for a Certificate of Hardship
4. Application for a Certificate of Special Merit

Resubmission

If the Commission votes to disapprove the application, the applicant will be notified and provided with recommendations concerning changes to the proposed project that would cause the Commission to consider approval. The Applicant may resubmit an amended Certificate of Appropriateness application based upon the recommendations of the Commission.

Appeal to the Planning and Development Committee of the Evanston City Council

Any applicant may appeal a denial by the Commission of a Certificate of Appropriateness to the City Council in accordance with procedures identified in the Preservation Ordinance for such appeals. This appeal process must be initiated within 30 days of the denial of the Certificate of Appropriateness and is directed to the Planning and Development Committee of the City Council.

If the Committee chooses not to accept the appeal, i.e., no motion to accept is made and adopted, the decision of the Commission is final, but it may be appealed to the Circuit Court of Cook County at the applicant's expense.

If the Committee chooses to accept the appeal, it may affirm, modify, or reverse the decision of the Commission. The review of the appeal is solely on the basis of the record and application of the appropriate standards for a Certificate of Appropriateness. Denial or grant is considered a final decision and may be appealed to the Circuit Court of Cook County.

Application for a Certificate of Economic Hardship

Any applicant, upon denial of a Certificate of Appropriateness, may apply for a Certificate of Economic Hardship within 30 days of denial. The Commission may only approve a Certificate of Economic Hardship if it determines that the denial of the Certificate of Appropriateness certificate has resulted in a denial of all reasonable use of and return from the property.

The Commission, in applying this standard of may consider evidence as to soundness of a structure, suitability for continued use, estimates for the costs of renovation, restoration, or rehabilitation, estimates of market value before or after any work, estimates of the economic feasibility of the proposed work, assessed valuation, property taxes, purchase price, mortgages, appraisals, listing prices, and any other documentation deemed necessary to make the determination. The application will then be reviewed by the Commission at a public hearing.

The determination by the Commission as to whether or not the denial of a Certificate of Appropriateness has resulted in a denial of reasonable use and return from the property may result in a disapproval by the Commission that can then be appealed to the City Council and, if denied by the City Council it may be appealed to the Circuit Court.

If a determination is made that denial of a Certificate of Appropriateness has resulted in denial of a reasonable use of and return from a property, the Commission will issue a Certificate of Economic Hardship, which may also include an Incentive Plan. This plan would provide a mechanism that would allow a reasonable use of and return from the property without a complete or partial alteration or demolition of the landmark or structure and will be forwarded to the City Council for action on the details of the plan.

For complete procedural details for an application for a Certificate of Economic Hardship, go to: [Certificate of Economic Hardship](#)

For application for a Certificate of Economic Hardship Form, go to: [Certificate of Economic Hardship](#)

Certificate of Special Merit

Certificates of Merit are issued if an applicant has been denied by the Commission or the City Council and can demonstrate that the project is either consistent with the comprehensive Plan of the City or is necessary and in the public interest and will provide public and civic benefits

The application process for a Certificate of Special Merit requires a public hearing similar to that for a Certificate of Economic Hardship. The standards for approval are:

1. There is no feasible or prudent alternative site for the proposed project;
2. Use of the existing landmark or area, property or structure for special merit use is not financially and physically feasible; and
3. The proposed project includes all possible planning to minimize harm to the existing landmark or area, structure, size or object resulting from such special merit use.

Written findings regarding the significance of the landmark or structure, as well as the standards for the Certificate of Special Merit are presented by the Commission at the public hearing. The public hearing is then followed by City Council action to either deny or approve the Certificate. Denial may be appealed to the Circuit Court of Cook County.

For complete procedural details for an application for a Certificate of Special Merit, go to: [Certificate of Special Merit](#)

For application for a Certificate of Special Merit, go to:

Legal Disclaimer

These Design Guidelines are intended to accurately reflect, in layman's terms, the more formal language of Chapter 8 – Historic Preservation - of the City of Evanston's Code of Ordinances. If any misrepresentation occurs, the Code is the ultimate law.

The entire Preservation Ordinance and all procedures and standards can be found at: [Chapter 8 - Historic Preservation](#)

Resources

National Park Service *Preservation Briefs* describe in full detail how to evaluate and restore various historic building components, ranging from repairing wood windows to repointing brick walls to restoring plaster ornament. There are currently nearly four-dozen briefs available.

Preservation Briefs: [National Park Service Preservation Briefs](#)

National Park Service *Preservation Tech Notes* provides practical information on traditional practices and innovative techniques for successfully maintaining and preserving cultural resources. There are currently twelve topics covered.

Preservation Tech Notes: [National Park Service Preservation Tech Notes](#)

Visit the Evanston History Center Research Room & Archive for historic records and documents about your Evanston property. Open Tuesday, Wednesday, Thursday & Saturday 1-4pm. Admission is \$5. Evanston History Center Members are free.

Evanston History Center: evanstonhistorycenter.org

A Sampler of Evanston

Styles: <http://www.cityofevanston.org/assets/Evanston%20Architecture%20A%20Sampler%20of%20Styles.pdf>

Other Online Resources

Illinois Historic Preservation Agency: [IDNR Historic Preservation Division](#)

Landmarks Illinois: [Landmarks Illinois](#)

National Register of Historic Places: [National Register of Historic Places in Illinois](#)

National Trust for Historic [National Trust of Historic Preservation](#)

Illinois Great Places: [Illinois Great Places](#)

Preservation Directory: [Preservation Directory](#)

Old House Journal: [Old House Journal](#)

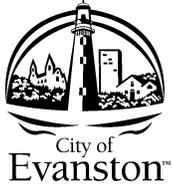
FAQs (City of Evanston website) **Requires a NEW LINK it is now part of Major application link on City Site as are several other items to be separated**

For a Glossary of Architectural Terms, go to: [Glossary of Architectural Terms](#)

For a Glossary of Preservation Terms, go to: [Glossary of Preservation Terms](#)

For Recommended Reading, go to: [NTHP: 14 Essential Preservation Books](#)

Approval of 2022 Meeting Dates



Memorandum

To: Members of the Preservation Commission

From: Cade W. Sterling, City Planner

Subject: 2022 Preservation Commission Schedule

Date: December 7, 2021

The Preservation Commission will have regularly scheduled meetings once a month, typically on the second Tuesday of the month, with an August recess. Additional meetings may be scheduled as necessary.

	2nd Tuesday	
January	11	
February	08	
March	08	
April	12	
May	10	
June	14	
July	12	
August	N/A	No Meeting - Summer recess.
September	13	
October	11	
November	08	
December	06	First Tuesday due to conflict with Land Use Commission