



AGENDA
Preservation Commission
Tuesday, February 8, 2022
Virtual 7:00 PM

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

1. CALL TO ORDER/DECLARATION OF A QUORUM

2. SUSPENSION OF THE RULES

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

3. NEW BUSINESS

A. 2118 Orrington Avenue – NEHD – 22PRES-0011

4 - 33

Garry Shumaker, architect, submits for a Certificate of Appropriateness to demolish two existing detached garages and an existing single-story addition at the homes rear-volume; construct a new two-story detached garage; construct a single-story rear-volume addition in the same footprint as existing; construct an open deck in the rear yard; alter the structures south elevation first floor fenestration at the proposed kitchen, and; alter the structures north elevation first floor fenestration to accommodate a larger side-entry.

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

[01. 2118 Orrington Staff Report](#)

[02. 2118 Orrington COA Application](#)

[03. 2118 Orrington COA Drawings](#)

B. 736 Forest Avenue – Landmark - LSHD – 22PRES-0012

34 - 59

Susan Bedard, architect, submits for a Certificate of Appropriateness to construct an addition to, and alter the fenestration, height, and roof form of, an existing detached three-car garage.

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

[01. 736 Forest Staff Report](#)

[02. 736 Forest Survey Sheet](#)

[03. 736 Forest Statement of Significance](#)

[04. 736 Forest COA Application](#)

[05. 736 Forest COA Drawings](#)

C. 1514 Judson Avenue – Landmark – LSHD – 22PRES-0013

60 - 82

MRSA Architects & Planners, applicant, submits for a Certificate of Appropriateness to construct a second-story accessory dwelling addition to an existing single-story four-car detached garage.

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

[01. 1514 Judson Staff Report](#)

[02. 1514 Judson Survey Sheet](#)

[03. 1514 Judson Statement of Significance](#)

[04. 1514 Judson COA Application](#)

[05. 1514 Judson COA Drawings](#)

[06. 1514 Judson Public Comment](#)

4. APPROVAL OF MEETING MINUTES

A. Approval of the January 11, 2022 meeting minutes.

83 - 85

[20210111 HPC Minutes Draft](#)

5. STAFF REPORTS AND DISCUSSION (NO VOTE WILL BE TAKEN)

A. Design Guidelines

Staff to provide the Commission with an update on Draft #3 of the Design Guidelines still in progress.

B. Long-Range Work Plan

86 - 88

Based on feedback provided by subcommittee members and members of the broader preservation community, draft vision and value statements were created for inclusion in the long-range work plan. These follow two prompts which were sent to members, an introduction and visioning exercise, as well as prompts for evaluating and adding to a set of draft vision and value statements.

The Commissions long-range work plan is intended to be used as the body's principal policy document regarding the identification, documentation and stewardship of Evanston's significant heritage resources -- buildings, sites, structures, people, stories and objects -- and the administration of the community's historic preservation program, principally through the City's Planning Division and the Preservation Commission as well as other partner organizations and the community at-large.

[DRAFT Vision and Value Statements](#)

C. Pre-Review Subcommittee

Staff seeks guidance from the Commission on how to facilitate the pre-review subcommittee through a combination of staff planners, commissioners, and/or associate commissioners.

6. ADJOURNMENT

A. The next meeting of the Preservation Commission is scheduled for March 8, 2022.

Agenda Items are subject to change. Direct questions to Cade W. Sterling, Preservation 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).

2118 Orrington Ave – Northeast Historic District – 22PRES-0011

Garry Shumaker, architect, submits for a Certificate of Appropriateness to demolish two existing detached garages and an existing single-story addition at the homes rear-volume; construct a new two-story detached garage; construct a single-story rear-volume addition in the same footprint as existing; construct an open deck in the rear yard; alter the structures south elevation first floor fenestration at the proposed kitchen, and; alter the structures north elevation first floor fenestration to accommodate a larger side-entry.

Applicable Standards:

Alteration [1-10]; Construction [1-5; 7-8; and 10-15]; and Demolition [1-5]



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, City Planner
Subject: 2118 Orrington Avenue -- Northeast Historic District – 22PRES-0011
Date: February 2, 2022

Public Notice

Garry Shumaker, architect, submits for a Certificate of Appropriateness to demolish two existing detached garages and an existing single-story addition at the homes rear-volume; construct a new two-story detached garage; construct a single-story rear-volume addition in the same footprint as existing; construct an open deck in the rear yard; alter the structures south elevation first floor fenestration at the proposed kitchen, and; alter the structures north elevation first floor fenestration to accommodate a larger side-entry.

Applicable Standards:

Alteration [1-10]; Construction [1-5; 7-8; and 10-15]; and Demolition [1-5]

Construction Period:

Primary residence circa 1890s; alterations to primary residence 1902; rear addition 1985; north accessory structure 1918

Style:

Queen Anne

Architect of Record:

Unknown

Condition:

Good

Integrity:

Good

Status:

Contributing

Setting:

2118 Orrington Avenue is located in the southern portion of the Northeast Historic District on the west side of Orrington Avenue mid-block between Simpson Street to the south and Noyes Street to the north. Surrounding properties were predominately constructed during

the late 1800s and early 1900s and include a variety of high-style architectural resources including Queen Anne, Tudor Revival, Mission, Dutch Colonial, and Craftsman dwellings. The block consists of largely single-family homes retaining good integrity. The majority of proximate dwellings are listed as contributing while many outbuildings are noted as non-contributing, predominately due to their age.

Significance:

The majority (70%) of contributing properties within the Northeast District were constructed within a short period of time, between 1907 and 1927. The Queen Anne styled property at 2118 Orrington Avenue represents earlier development patterns for the District, which more similarly align with style preferences seen in the Ridge and Lakeshore Historic Districts. This development pattern is typical for the southern portion of the District, primarily along Orrington Avenue and Sherman Avenue which contain a large portion of Queen Anne styled homes and an assortment of revival styles and a small number of earlier Gothic Revival and Italianate residences.

2118 Orrington Avenue demonstrates good integrity overall and excellent integrity of its primary elevation.

Proposal

The applicant proposes to demolish the existing single-story rear addition constructed in 1985 as well as the two detached accessory structures located at the alley. A new single-story addition will replace that proposed for demolition, and is to be located on the same foundation. Alterations to the north elevation include enlargement of a doorway, and alterations to the south elevation include alteration of windows to accommodate an interior kitchen remodel. A two-story, accessory structure is planned to replace the existing two structures and will serve off-street parking needs as well as additional studio space for the owner.

Public Comment

None

Applicable Standards

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

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

Alteration

1. Every reasonable effort shall be made to adapt the property, structure, site or object in a manner that requires minimal alteration of the property, structure, site or object and its environment.
2. The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible except when retention represents a hazardous or dangerous condition.

3. All properties, structures, sites and objects shall be recognized as products of their own time. Alterations to sites, buildings, structures, or objects that have no historic basis shall be discouraged.

4. Changes that may have taken place in the course of time are evidence of the history and development of a property, structure, site or object and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features, materials, finishes, examples of skilled craftsmanship, or examples of distinctive construction techniques that characterize a property, structure, site or object shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

7. The surface cleaning of buildings, structures or objects shall be undertaken with the gentlest means possible. Treatment methods that will cause damage to the historic materials of the structure, site, or object must not be used.

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

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

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

Construction

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

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

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

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

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

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

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

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

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

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

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

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

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

Demolition

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

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: 2118 Orrington Ave.	FOR STAFF USE ONLY Application Number:
2) Owner's Name: Peter and Helen Kelly	Address: 2118 Orrington Ave.
City: Evanston State: IL Zip: 60201	Phone: 847.927.3676 Email/Fax: peterkelly.pe@gmail.com
3) Architect's Name: Shumaker Design + Build Associates Garry Shumaker, RA, AIA, NCARB	Address: 705 Washington St.
City: Evanston State: IL Zip: 60202	Phone: 847.864.0959 Email/Fax: garry@shumakerdesignassociates.com
4) Contractor's Name:	Address:
City: State: Zip:	Phone: Email/Fax:
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 type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input checked="" type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources	
7) Refer to the completed Zoning Analysis and check as applicable if project requires:	
<input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> Fence Variance → If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require any Zoning Variance or Fence Variance or Special Use → Complete section B only.	
Check if your project requires: <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Development → Refer to Supplemental Information on page (i) below.	

Section B: Application for Certificate of Appropriateness

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

We proposed to demolish the existing non-original 1 story addition at the rear of the house as well as 2 existing detached garage structures. We will construct a new addition on the west and south side of the existing home, following the existing foundation from the demolished addition. On the north side of the existing house, we will relocate and expand an existing side entry door and on the south side of the house we will remove an existing non-original window and create (2) new openings for (2) new windows to serve a remodeled kitchen. The finishes, trim and exterior details of the existing home will remain or be replicated faithfully. The addition will incorporate matching trim, cornice and siding details intended to show deference to the original structure yet distinguish the addition from the main and original mass of the house. We also propose the construction of a new garage and studio at the rear of the property. The new structure will incorporate layered gable ends similar in proportion and detail to those on the existing portions of the main house, the trim, fascia, and siding details will match the existing house and proposed addition.

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

3) Checklist for Exterior Materials—Check all that apply.							
Existing	Proposed		Existing	Proposed		Existing	Proposed
<input 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 checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Frame	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Copper	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Stone	<input type="checkbox"/>	<input type="checkbox"/>	Sheet Metal	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Brick	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Stucco	<input type="checkbox"/>	<input type="checkbox"/>	Fascias, Soffits, Rakeboards, Trim	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Siding	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Material, Type: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Shingle, Material: _____ painted cedar	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Roofing Material	<input type="checkbox"/>	<input type="checkbox"/>	Door Material	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingles	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shakes	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Slate	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Clad	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Clay Tile	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Asphalt Shingles	<input type="checkbox"/>	<input type="checkbox"/>	Window Type	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Metal Sheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Double Hung	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Casement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Chimney Material	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Brick	<input type="checkbox"/>	<input type="checkbox"/>	Window Material	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Stone	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Steel	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Gutters/Downspouts	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Other: wood/clad	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Copper	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	Muntins	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Galvanized Sheet	<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>
			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>
4) Applicant's Signature: 						Date:	
Print Name: Garry Shumaker, RA, AIA, NCARB						1/21/2022	
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-0228 – 2118 Orrington Avenue R1 Single-Family Residential District Northeast Historic District Contributing Structure	Compliant
--	-----------

Proposal:

Addition to rear volume of residence; deck at rear volume of residence; new detached accessory structure (garage and studio space), with adjacent open off-street parking space.
--

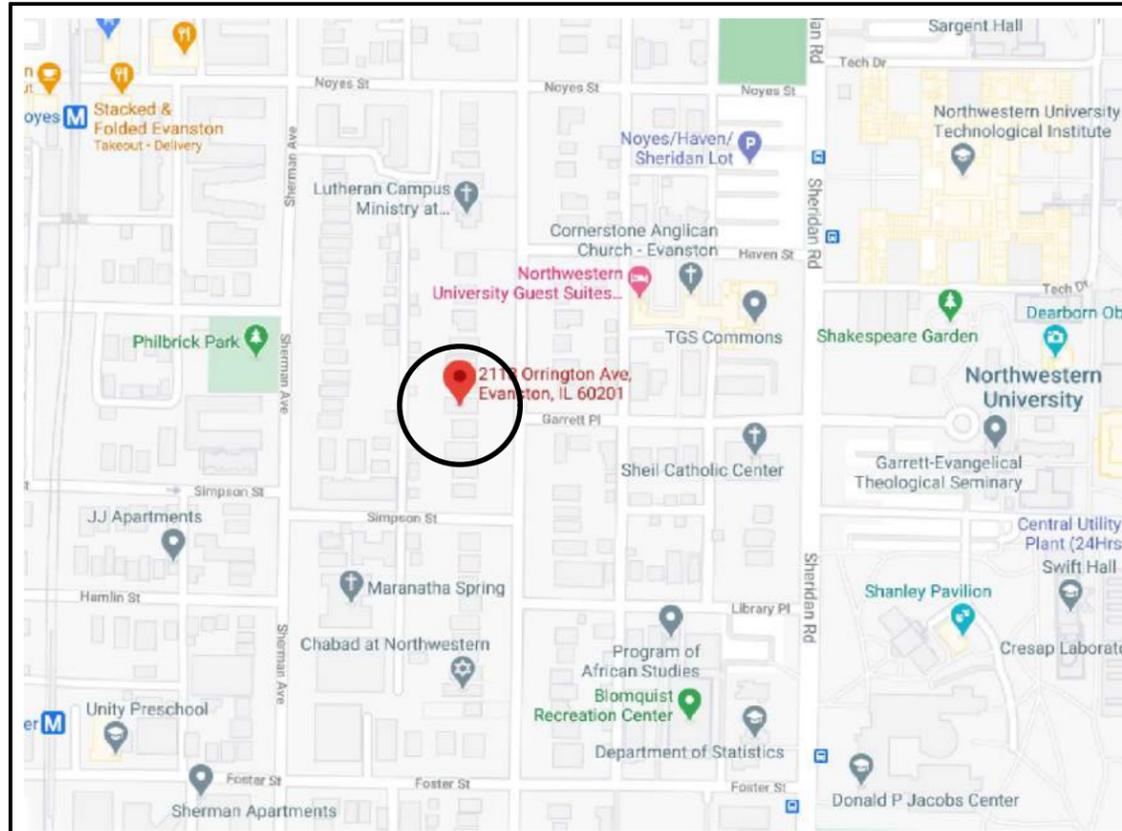
Zoning Section:

Comments:

6-8-2-7	The proposed building lot coverage is ~ 29.75% where 30% is the maximum permitted.
6-8-2-10	The proposed impervious surface ratio is ~43.5% where 45% is the maximum permitted.
6-8-2-8 (A) 2.	The proposed south side-yard setback is ~10.5' to the closest point (chimney) where 5' is required.
6-8-2-8 (A) 4.	The proposed rear-yard setback is 69.5' where 30' is required.
6-8-2-8 (C) 4.	The proposed accessory structure located in the rear-yard is 3' or greater from all rear-yard lot lines where 3' is required. The proposed off-street parking space is ~3.5' from the north rear-yard lot line (space is 8.5'x18') with an adjacent 3.5' wide walkway abutting the north lot line.
6-8-2-9	The proposed accessory structure is 21'-8"H where 28' is the maximum permitted.
6-8-2-12	The proposed access for off-street parking is from the alley and does not cross the front lot-line. The open off-street parking space is located in the rear-yard with alley access.
Title 6, Chapter 16 Table 16-B	Three off-street parking spaces are proposed where 2 are required
6-4-1-9 (B)	The proposed eaves do not encroach on more than 10% of any required yard.

Additional Comments:

- Review and issuance of COA by the HPC is required.
- Existing brick pavers were given a 20% credit. Permeable paving annotated on the plans were given the 25% credit towards the impervious surface ratio.
- The rear-yard deck is ~3% of the total lot size and is excluded from the impervious surface ratio.



1 Location Plan
NOT TO SCALE

2 Street View
NOT TO SCALE



SHEET SCHEDULE				
SHEET	DESCRIPTION	ISSUED FOR ZONING	#	REVISED
P0.0	TABLE OF CONTENTS	01.18.2022		
P0.1	EXISTING AND PROPOSED SITE PLAN	01.18.2022		
P0.2	VIEWS OF EXISTING HOME	01.18.2022		
P0.3	VIEWS OF EXISTING GARAGE	01.18.2022		
P0.4	3D VIEWS OF NEW WORK	01.18.2022		
P0.5	3D VIEWS OF NEW GARAGE	01.18.2022		
P0.6	3D VIEWS OF NEW GARAGE	01.18.2022		
P1.1	MAIN HOUSE ROOF PLAN	01.18.2022		
P1.2	GARAGE ROOF PLAN	01.18.2022		
P2.0	EXISTING HOUSE PHOTOS	01.18.2022		
P2.1	MAIN HOUSE NORTH ELEVATION EXISTING	01.18.2022		
P2.2	MAIN HOUSE NORTH ELEVATION NEW	01.18.2022		
P2.3	MAIN HOUSE EAST ELEVATION EXISTING	01.18.2022		
P2.4	MAIN HOUSE WEST ELEVATION EXISTING AND NEW	01.18.2022		
P2.5	MAIN HOUSE SOUTH ELEVATION EXISTING	01.18.2022		
P2.6	MAIN HOUSE SOUTH ELEVATION NEW	01.18.2022		
P2.7	GARAGE PROPOSED ELEVATIONS	01.18.2022		
P4.1	EXISTING WINDOWS PHOTOS	01.18.2022		
P4.2	PROPOSED WINDOW AT GARAGE	01.18.2022		
P4.3	PROPOSED WINDOWS AT MAIN HOUSE	01.18.2022		

Zoning Summary

Basement is less than 50% above grade (no change)

- Gross First Floor Existing = 2,183 sf
- Gross First Floor Proposed = No Change

Building Lot Coverage - Allowable: 3,165sqft

	Existing	Proposed
Principal Structure Footprint	2206	2226
Roofed Front Porch	120	120
Detached Garage Footprint	875	819
Total	3,201	3,165

R-1: Single Family
Lot Area: 50'x211' (10,550sf.)

Impervious Surface Coverage - Allowable: 4,747.5sqft

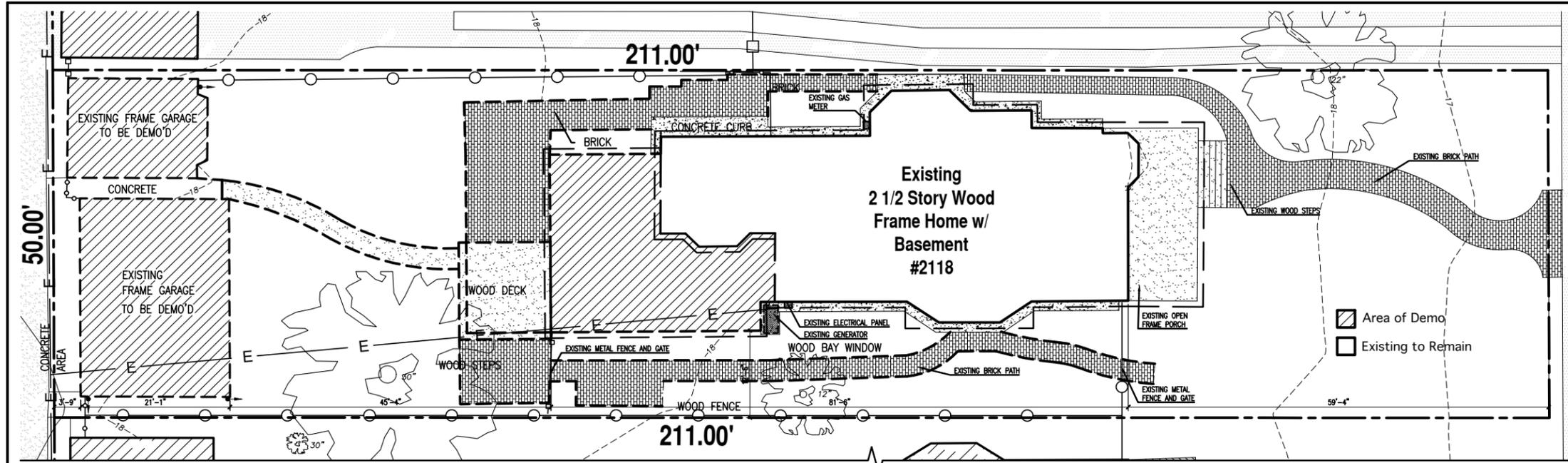
	Existing	Proposed
Patios & Terraces	436.8	202.4
Sidewalks	493	757
Driveways	147	111
Decks	252	202
Stairs/Landings	23	61
Other Impervious	220	200
Sub-Total	1,571.8	1,533.4
Lot Coverage	3,201	3,165
Total	4,772.8sqft	4,698.4sqft

KELLY RESIDENCE
2118 Orrington Ave. Evanston, IL 60201

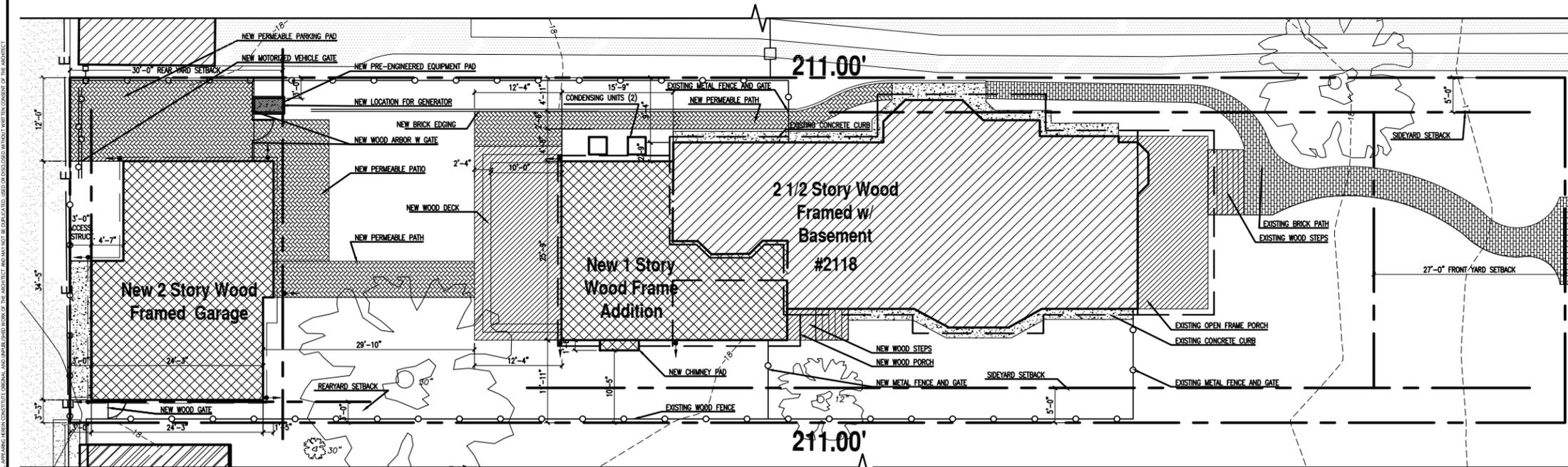
**SHUMAKER
DESIGN +
BUILD
ASSOCIATES**
705 WASHINGTON ST.
EVANSTON IL 60202
847.864.0595
SHUMAKERDESIGNASSOCIATES.COM

Project #: 2010
01.18.2022

P0.0



1 Existing Site Plan
SCALE: 1/16" = 1'-0"



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

KELLY RESIDENCE
2118 Orrington Ave. Evanston, IL 60201

**SHUMAKER
DESIGN +
BUILD
ASSOCIATES**
705 WASHINGTON ST.
EVANSTON IL 60202
847.864.0595
SHUMAKERDESIGNASSOCIATES.COM

Project #: 2010
01.18.2022

P0.1

1 Street View
NOT TO SCALE



2 Street Views of Existing (East Elev.) **3** View of Existing (South Elev.) **4** View of Existing (West)
NOT TO SCALE

KELLY RESIDENCE
2118 Orrington Ave. Evanston, IL 60201

**SHUMAKER
DESIGN +
BUILD
ASSOCIATES**
705 WASHINGTON ST.
EVANSTON IL 60202
847.864.0595
SHUMAKERDESIGNASSOCIATES.COM

Project #: 2010
01.18.2022

P0.2



1 Existing Garage Elevation (West Elevation)
NOT TO SCALE



2 Existing Garage Elevation (East Elevation)
NOT TO SCALE



3 Existing Garage Elevation
NOT TO SCALE



4 Existing Garage Elevation
NOT TO SCALE

KELLY RESIDENCE
2118 Orrington Ave. Evanston, IL 60201

**SHUMAKER
DESIGN +
BUILD
ASSOCIATES**
705 WASHINGTON ST.
EVANSTON IL 60202
847.864.0595
SHUMAKERDESIGNASSOCIATES.COM

Project #: 2010
01.18.2022

P0.3

© 2022 SHUMAKER DESIGN + BUILD ASSOCIATES. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF SHUMAKER DESIGN + BUILD ASSOCIATES AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



© 2022 SHUMAKER DESIGN + BUILD ASSOCIATES. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF SHUMAKER DESIGN + BUILD ASSOCIATES AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

1 Perspective of Proposed Addition (View from South West)
NOT TO SCALE

KELLY RESIDENCE
2118 Orrington Ave. Evanston, IL 60201

**SHUMAKER
DESIGN +
BUILD
ASSOCIATES**
705 WASHINGTON ST.
EVANSTON IL 60202
847.864.0595
SHUMAKERDESIGNASSOCIATES.COM

Project #: 2010
01.18.2022

P0.4



1 Perspective of Proposed New Garage
NOT TO SCALE



2 Perspective of Proposed New Garage from Alley
NOT TO SCALE

KELLY RESIDENCE
2118 Orrington Ave. Evanston, IL 60201

**SHUMAKER
DESIGN +
BUILD
ASSOCIATES**
705 WASHINGTON ST.
EVANSTON IL 60202
847.864.0595
SHUMAKERDESIGNASSOCIATES.COM

Project #: 2010
01.18.2022

P0.5



1 Perspective of Proposed New Garage
NOT TO SCALE



2 Perspective of Proposed New Garage from Garden
NOT TO SCALE

KELLY RESIDENCE
2118 Orrington Ave. Evanston, IL 60201

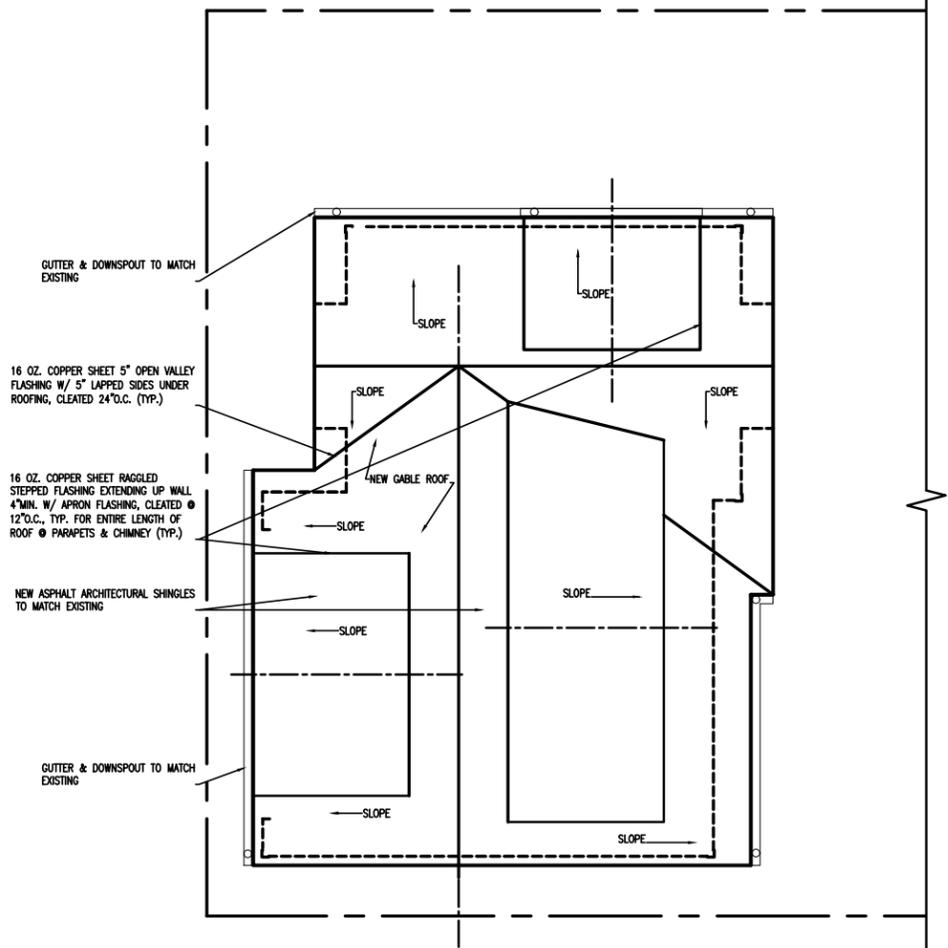
**SHUMAKER
DESIGN +
BUILD
ASSOCIATES**
705 WASHINGTON ST.
EVANSTON IL 60202
847.864.0595
SHUMAKERDESIGNASSOCIATES.COM

Project #: 2010
01.18.2022

P0.6

© 2022 SHUMAKER DESIGN + BUILD ASSOCIATES. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF SHUMAKER DESIGN + BUILD ASSOCIATES AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SHUMAKER DESIGN + BUILD ASSOCIATES.

© ALL DIMENSIONS AND MATERIALS ARE TO BE USED UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



1 GARAGE ROOF PLAN - PROPOSED
 SCALE: 1/8" = 1'-0"

KELLY RESIDENCE
 2118 Orrington Ave. Evanston, IL 60201

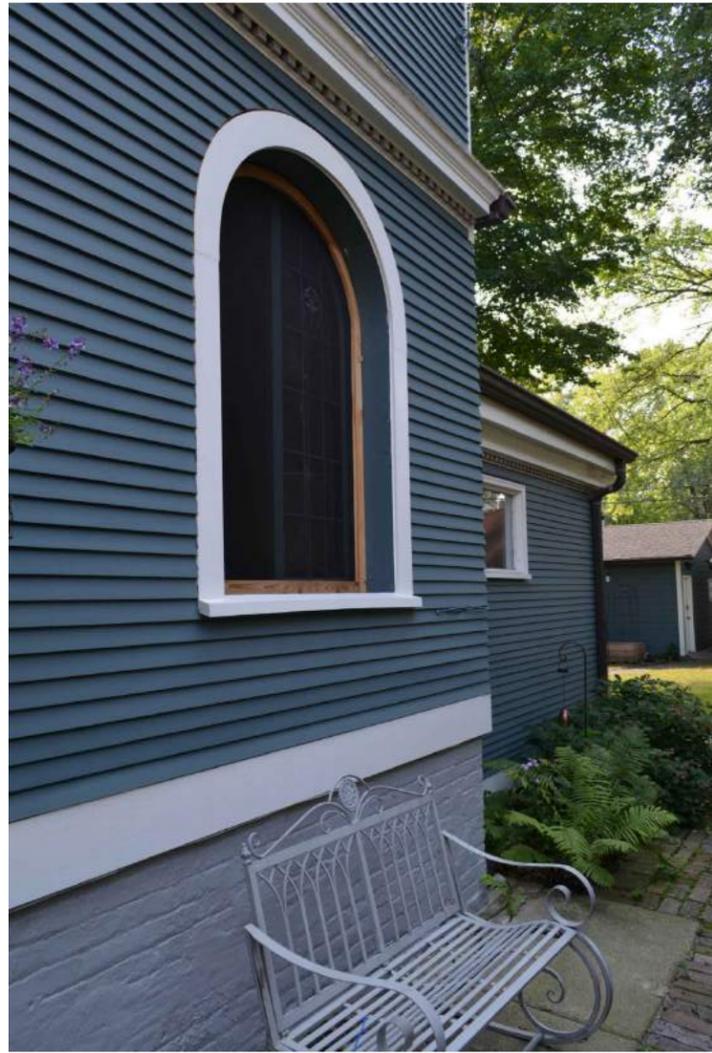
**SHUMAKER
 DESIGN +
 BUILD
 ASSOCIATES**
 705 WASHINGTON ST.
 EVANSTON IL 60202
 847.864.0595
 SHUMAKERDESIGNASSOCIATES.COM

Project #: 2010
 01.18.2022

P1.2



1 EXISTING NORTH ELEVATION
NOT TO SCALE



2 EXISTING NORTH ELEVATION
NOT TO SCALE



1 EXISTING SIDE DOOR
NOT TO SCALE

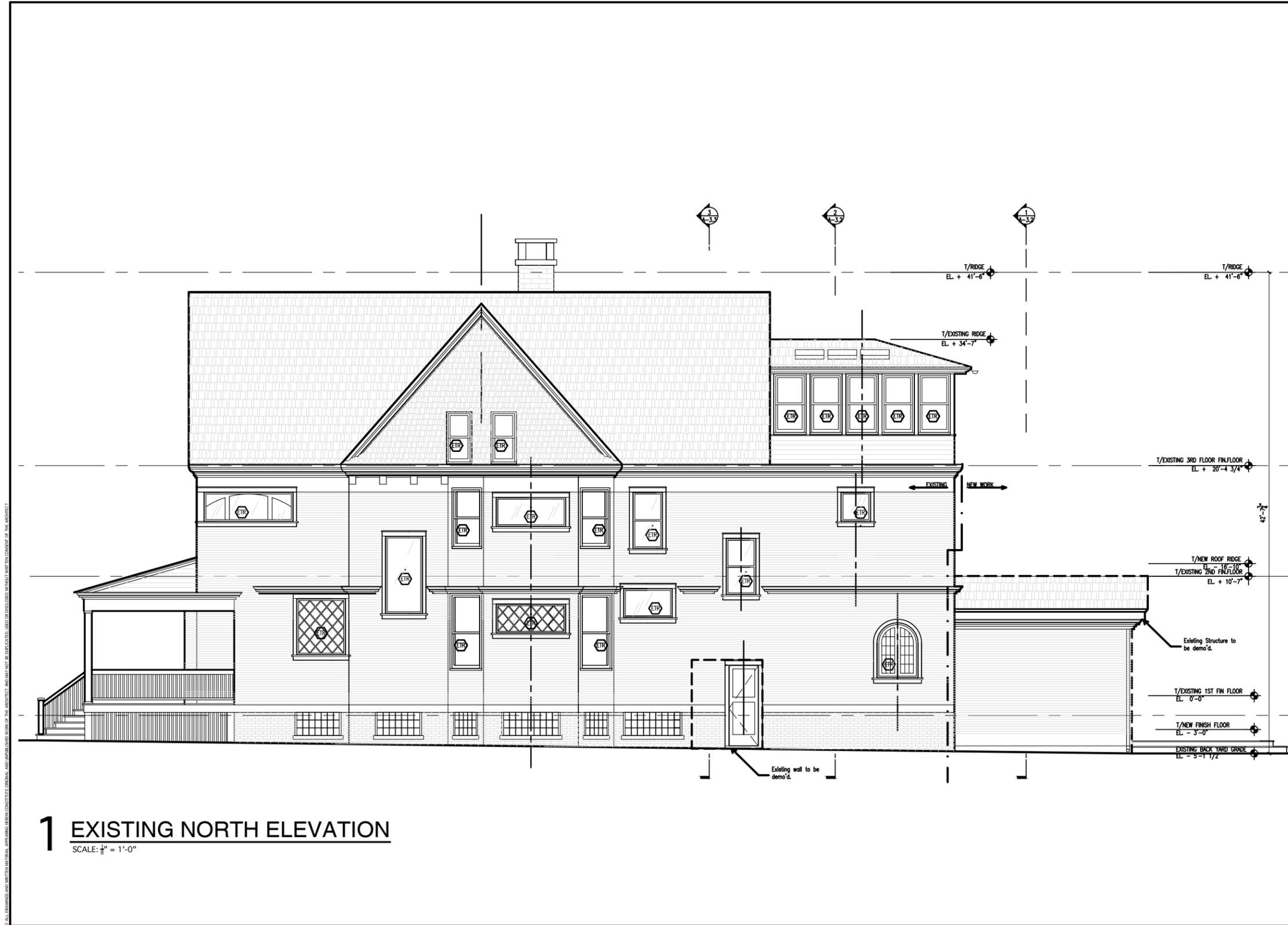
KELLY RESIDENCE
2118 Orrington Ave. Evanston, IL 60201

**SHUMAKER
DESIGN +
BUILD
ASSOCIATES**
705 WASHINGTON ST.
EVANSTON IL 60202
847.864.0595
SHUMAKERDESIGNASSOCIATES.COM

Project #: 2010
01.18.2022

P2.0

© ALL DIMENSIONS AND MATERIALS ARE APPROXIMATE. PHOTOGRAPHS AND RENDERINGS ARE FOR INFORMATION ONLY AND MAY NOT BE USED OR COPIED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



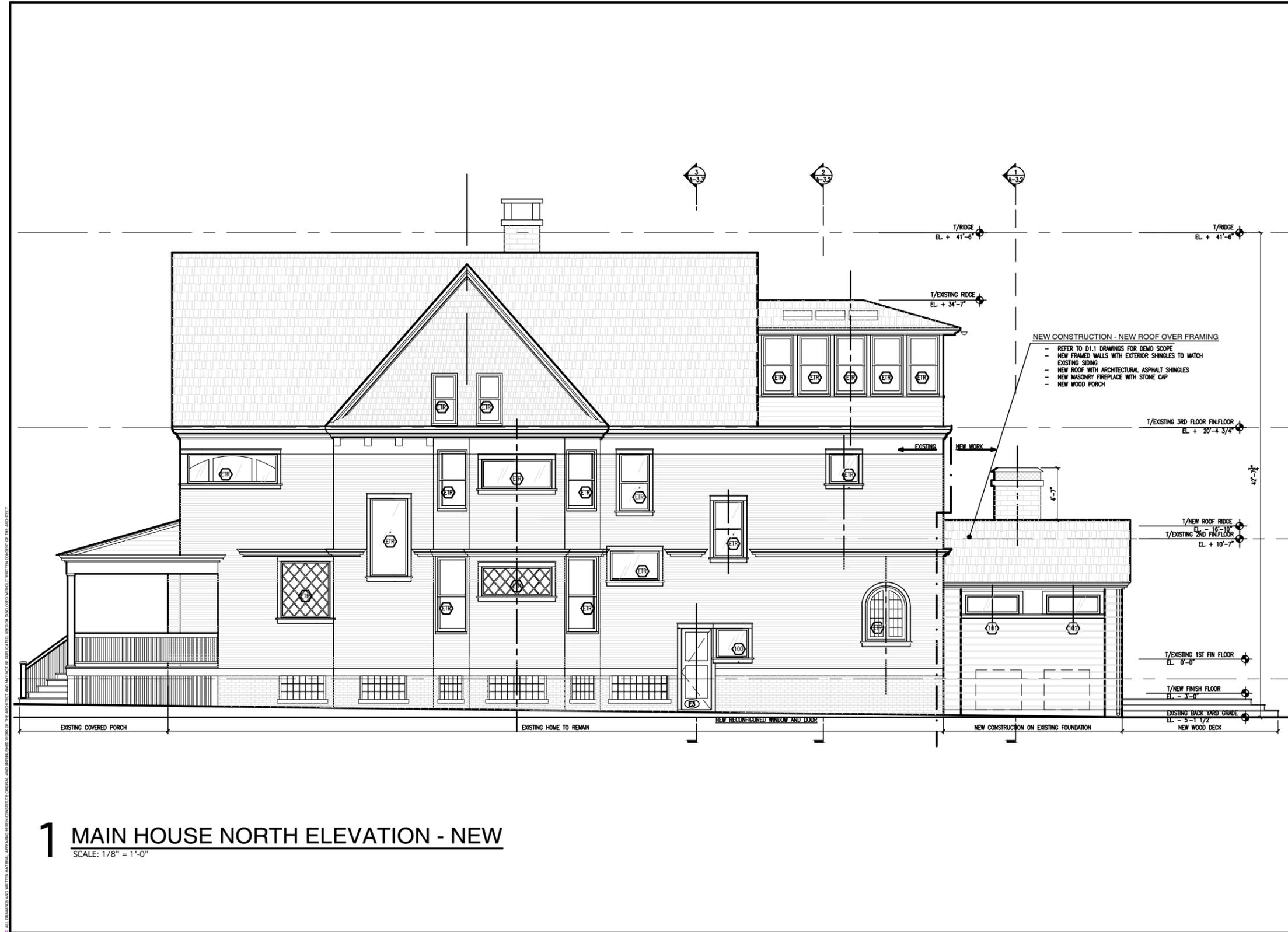
1 EXISTING NORTH ELEVATION
 SCALE: $\frac{1}{8}'' = 1'-0''$

KELLY RESIDENCE
 2118 Orrington Ave. Evanston, IL 60201

**SHUMAKER
 DESIGN +
 BUILD
 ASSOCIATES**
 705 WASHINGTON ST.
 EVANSTON IL 60202
 847.864.0595
 SHUMAKERDESIGNASSOCIATES.COM

Project #: 2010
 01.18.2022

P2.1



1 MAIN HOUSE NORTH ELEVATION - NEW
 SCALE: 1/8" = 1'-0"

KELLY RESIDENCE
 2118 Orrington Ave. Evanston, IL 60201

**SHUMAKER
 DESIGN +
 BUILD
 ASSOCIATES**
 705 WASHINGTON ST.
 EVANSTON IL 60202
 847.864.0595
 SHUMAKERDESIGNASSOCIATES.COM

Project #: 2010
 01.18.2022

P2.2

© ALL CHANGES AND DETAILS MUST BE APPROVED BY THE ARCHITECT AND SHUMAKER DESIGN + BUILD ASSOCIATES. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



1 MAIN HOUSE EAST ELEVATION
 SCALE: 1/8" = 1'-0"

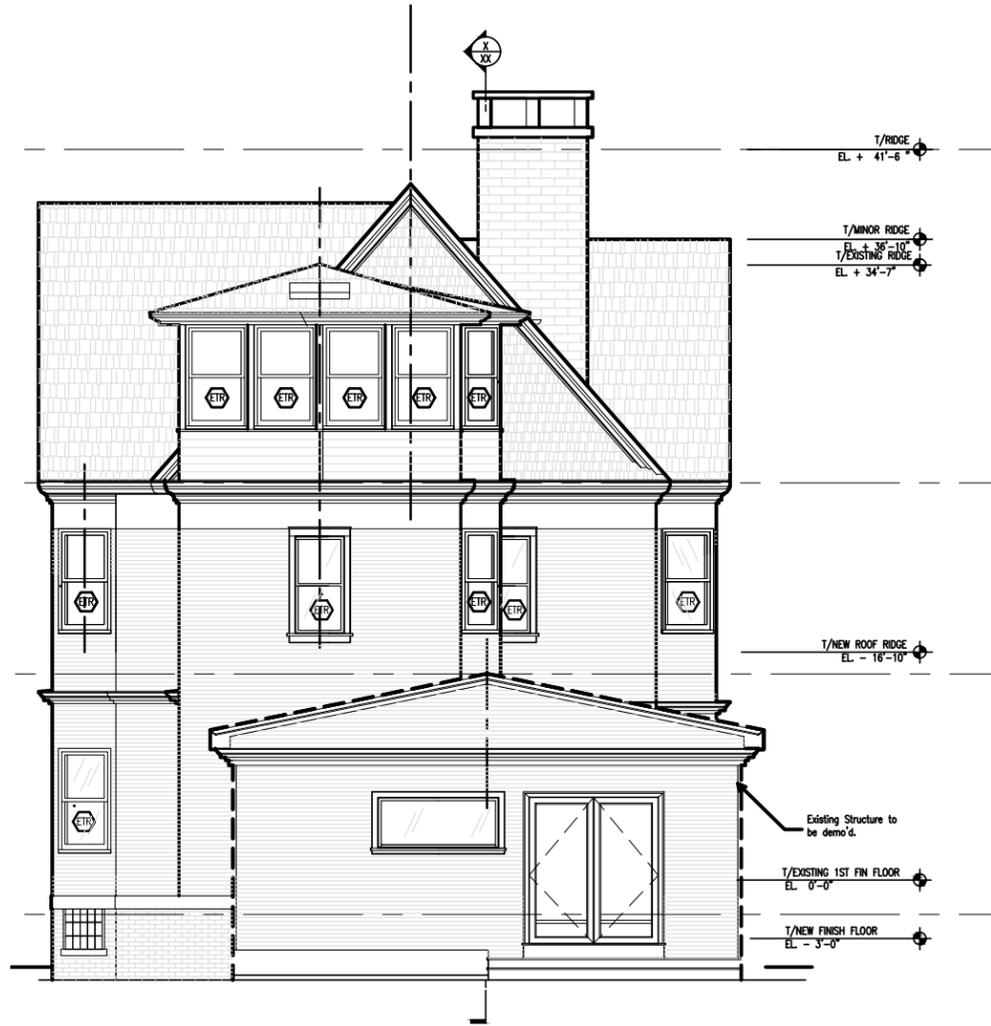
KELLY RESIDENCE
 2118 Orrington Ave. Evanston, IL 60201

**SHUMAKER
 DESIGN +
 BUILD
 ASSOCIATES**
 705 WASHINGTON ST.
 EVANSTON IL 60202
 847.864.0595
 SHUMAKERDESIGNASSOCIATES.COM

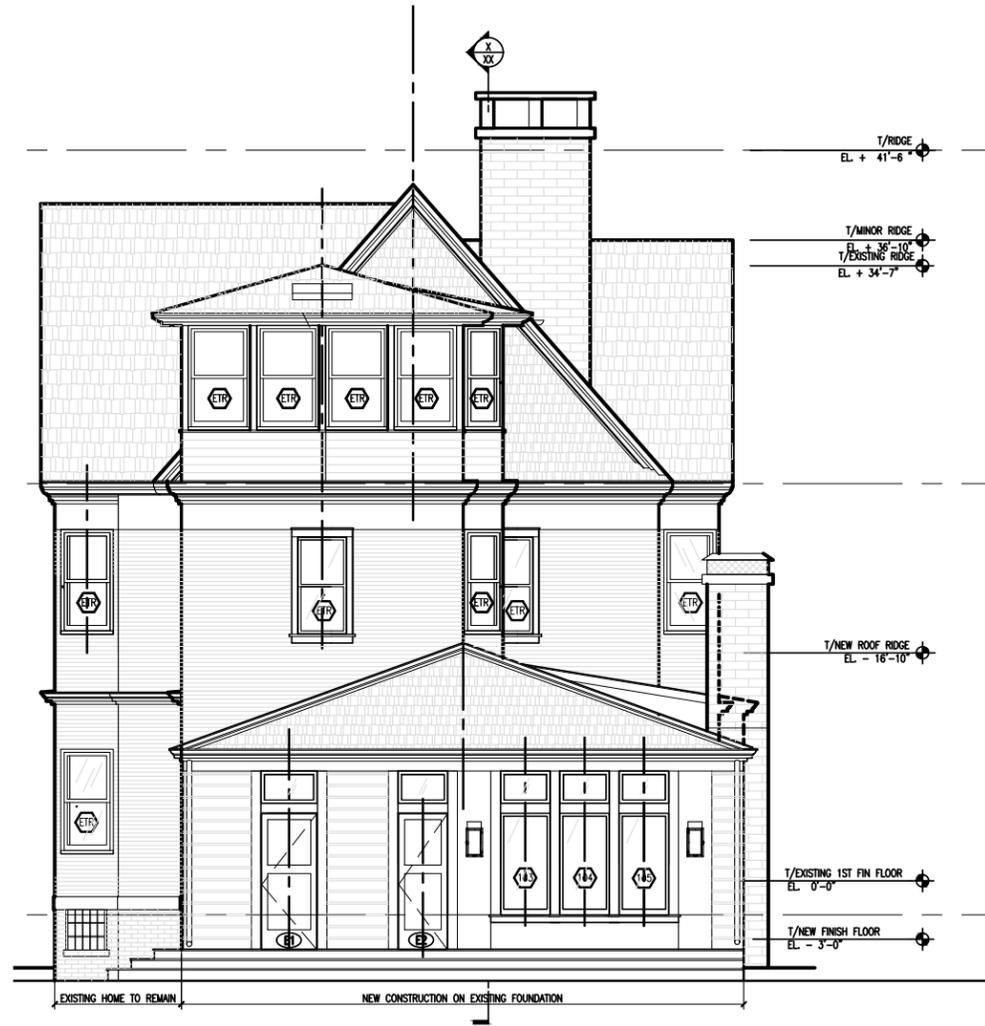
Project #: 2010

P2.3

© ALL CHANGES AND DETAILS MATERIAL WORKING SERIES CONSTITUTE ORIGINAL AND MAY NOT BE RE-CREATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



1 MAIN HOUSE WEST ELEVATION - EXISTING
NOT TO SCALE



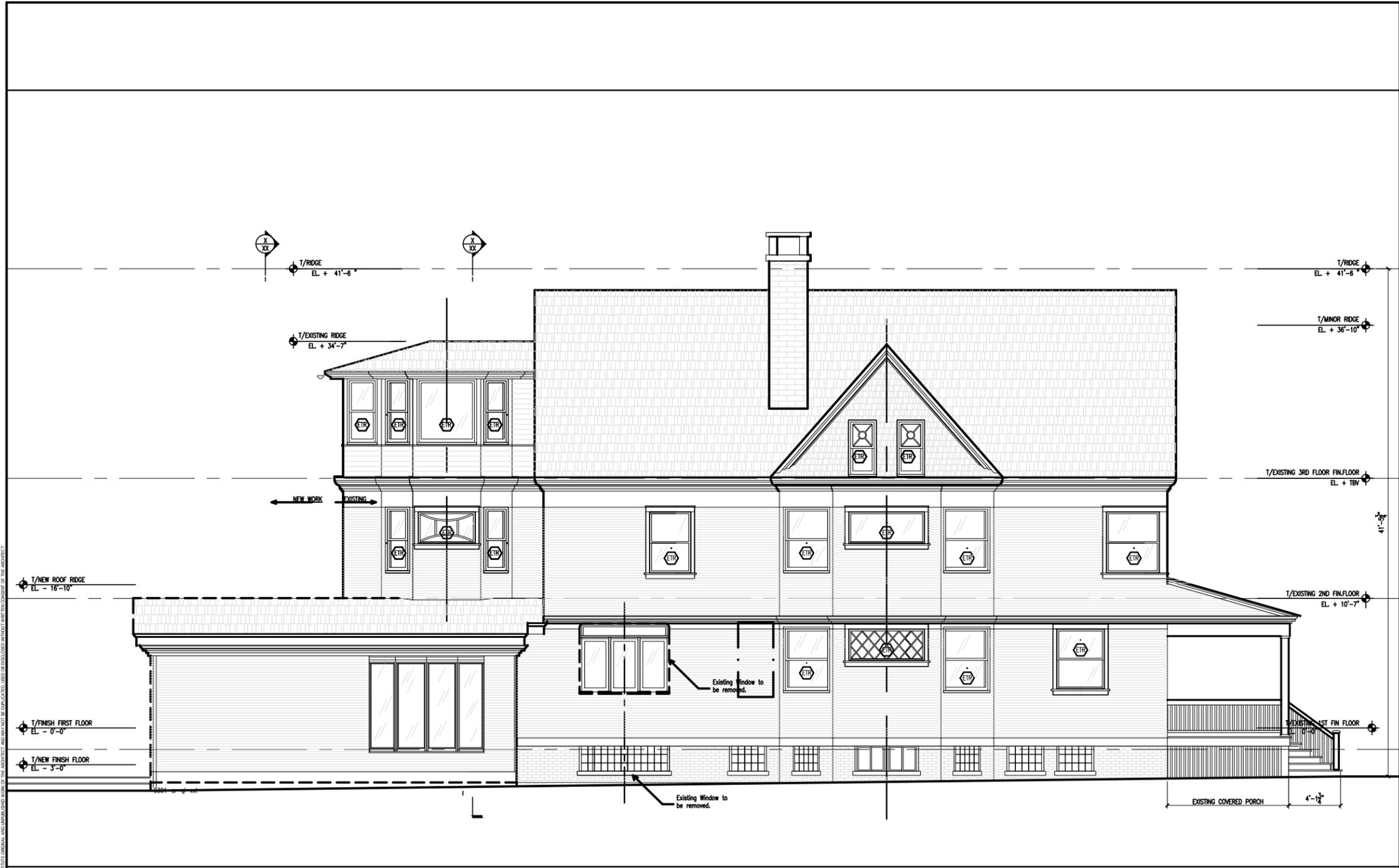
2 MAIN HOUSE WEST ELEVATION - NEW
SCALE: 1/8" = 1'-0"

KELLY RESIDENCE
2118 Orrington Ave. Evanston, IL 60201

**SHUMAKER
DESIGN +
BUILD
ASSOCIATES**
705 WASHINGTON ST.
EVANSTON IL 60202
847.864.0595
SHUMAKERDESIGNASSOCIATES.COM

Project #: 2010

P2.4



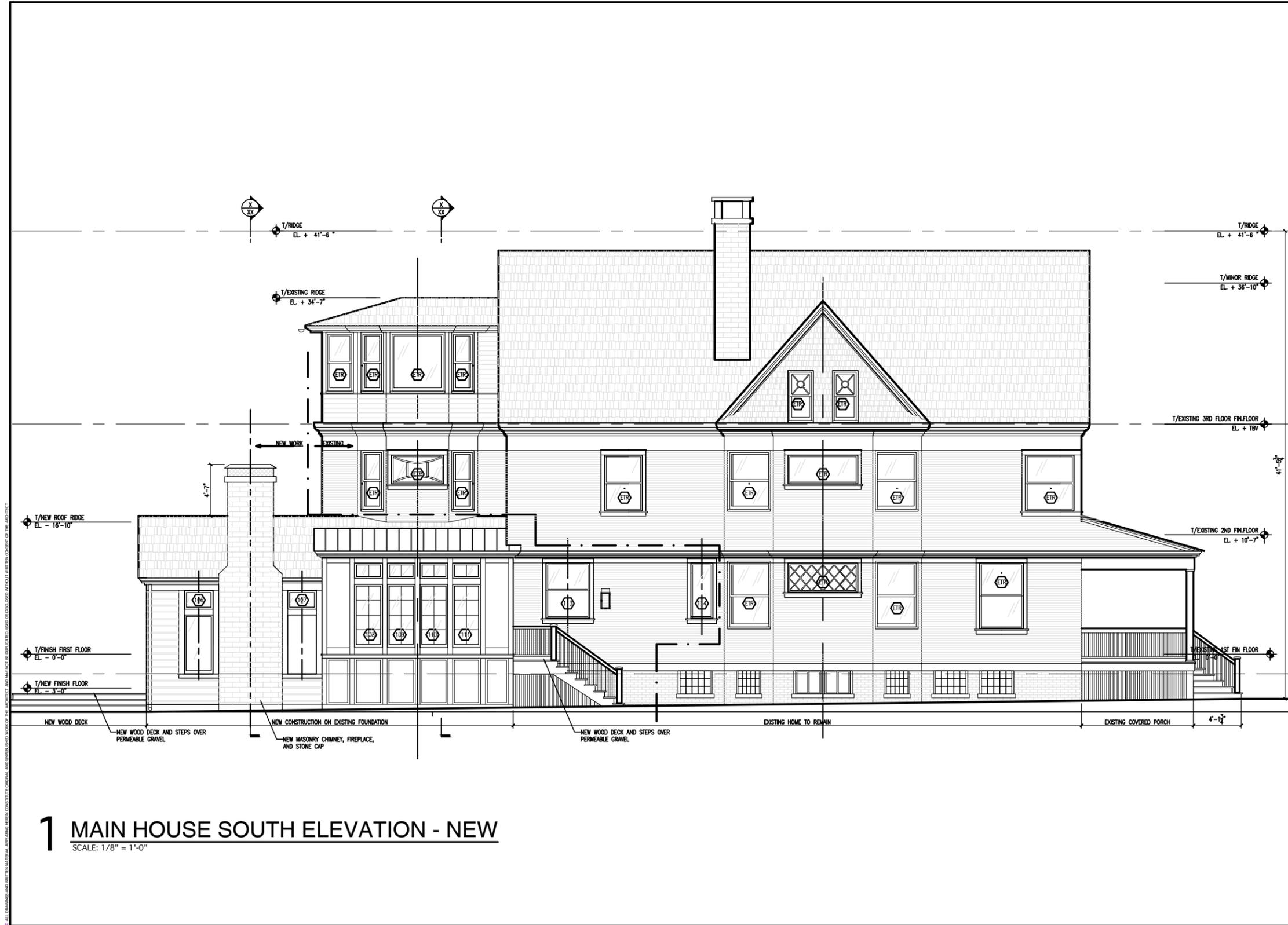
1 MAIN HOUSE SOUTH ELEVATION - EXISTING
 SCALE: 1/8" = 1'-0"

KELLY RESIDENCE
 2118 Orrington Ave. Evanston, IL 60201

**SHUMAKER
 DESIGN +
 BUILD
 ASSOCIATES**
 705 WASHINGTON ST.
 EVANSTON IL 60202
 847.864.0595
 SHUMAKERDESIGNASSOCIATES.COM

Project #: 2010
 01.18.2022

P2.5



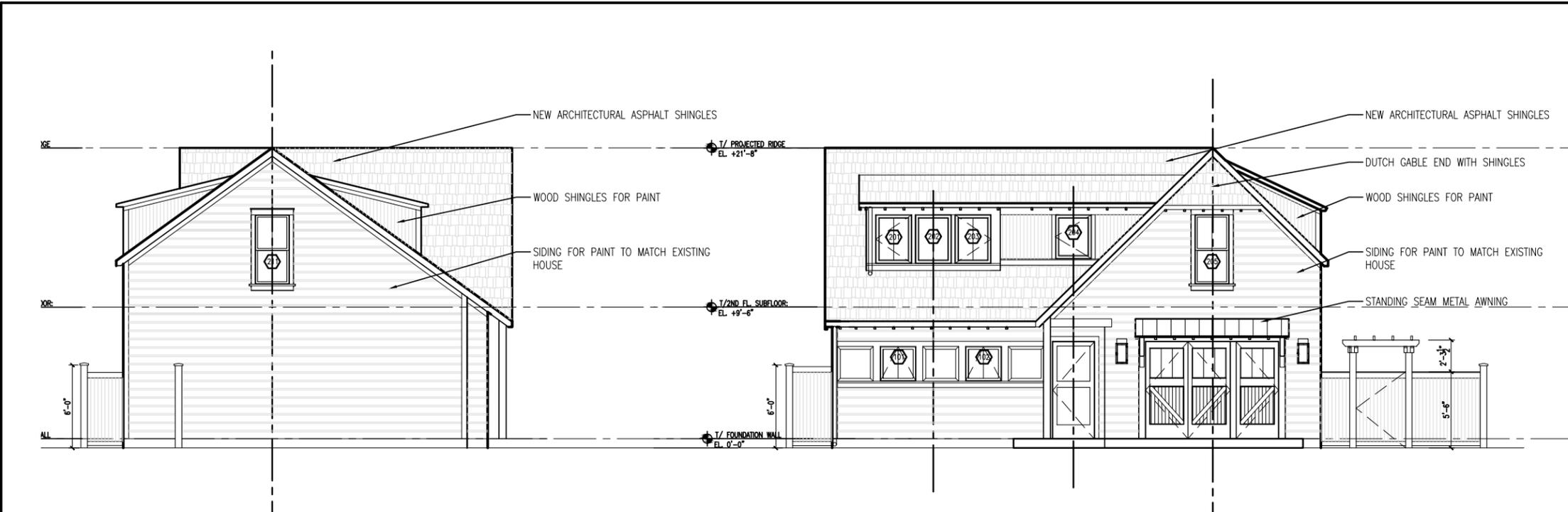
1 MAIN HOUSE SOUTH ELEVATION - NEW
SCALE: 1/8" = 1'-0"

KELLY RESIDENCE
2118 Orrington Ave. Evanston, IL 60201

**SHUMAKER
DESIGN +
BUILD
ASSOCIATES**
705 WASHINGTON ST.
EVANSTON IL 60202
847.864.0595
SHUMAKERDESIGNASSOCIATES.COM

Project #: 2010
01.18.2022

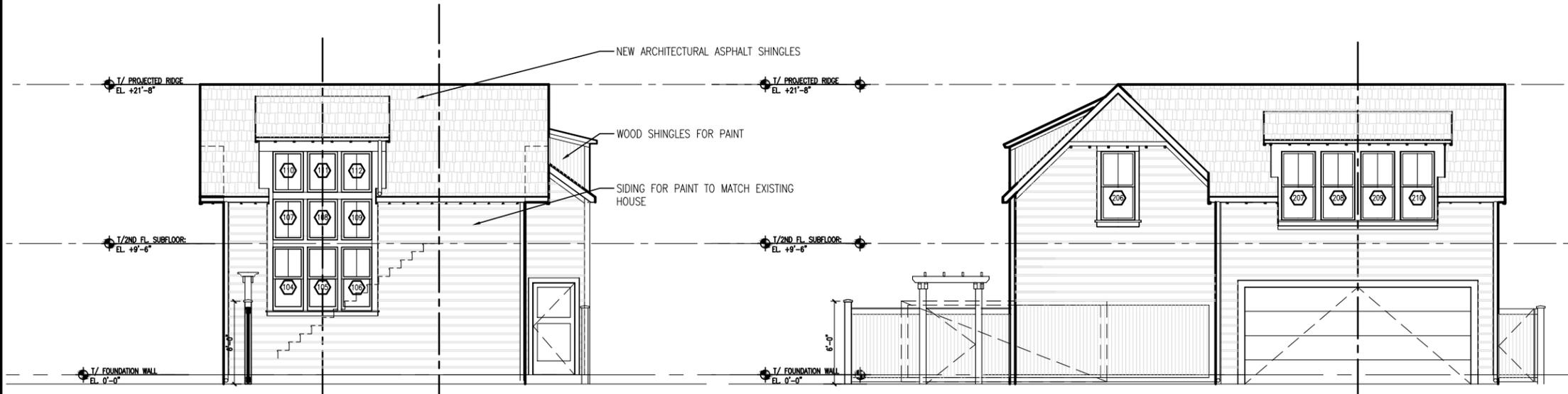
P2.6



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

Max Allowable Garage Height: 28'
See Section 6-4-6-4.A.1.a

2 East Garage Elevation
SCALE: 1/8" = 1'-0"



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

4 West Garage Elevation
SCALE: 1/8" = 1'-0"

KELLY RESIDENCE
2118 Orrington Ave. Evanston, IL 60201

**SHUMAKER
DESIGN +
BUILD
ASSOCIATES**
705 WASHINGTON ST.
EVANSTON IL 60202
847.864.0595
SHUMAKERDESIGNASSOCIATES.COM

Project #: 2010
01.18.2022

P2.7



1 Existing Window
NOT TO SCALE



2 Existing Window
NOT TO SCALE



3 Existing Window
NOT TO SCALE



4 Existing Window
NOT TO SCALE



5 Existing Window Detail
NOT TO SCALE



6 Existing Window Detail
NOT TO SCALE

© ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF SHUMAKER DESIGN + BUILD ASSOCIATES AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

KELLY RESIDENCE
2118 Orrington Ave. Evanston, IL 60201

**SHUMAKER
DESIGN +
BUILD
ASSOCIATES**
705 WASHINGTON ST.
EVANSTON IL 60202
847.864.0595
SHUMAKERDESIGNASSOCIATES.COM

Project #: 2010
01.18.2022

P4.1

Pella® Architect Series®

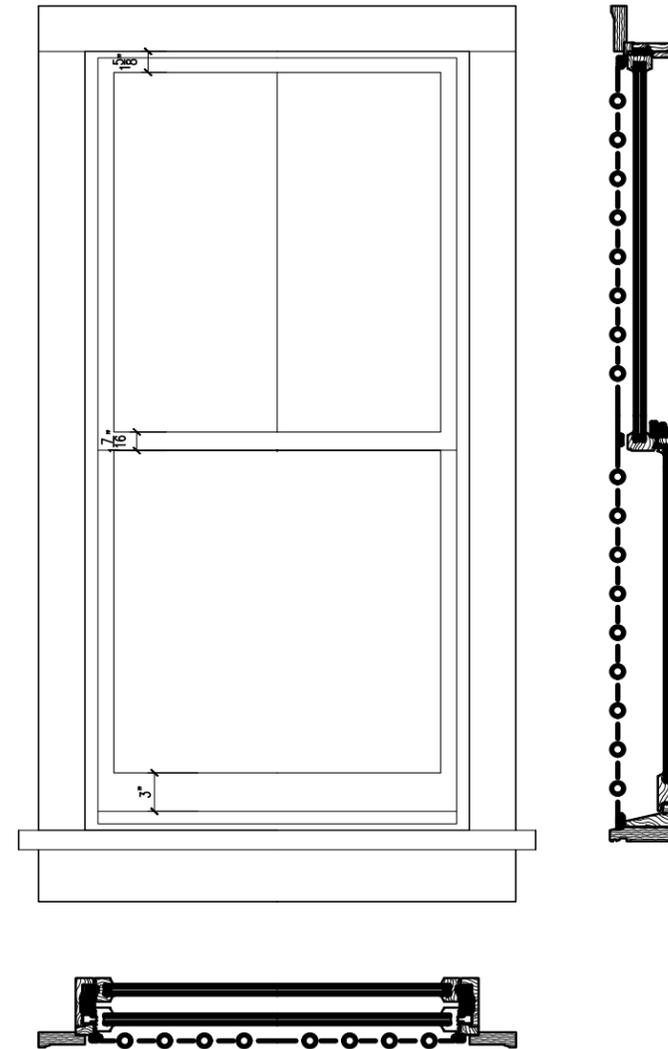
Traditional Wood & Clad/Wood

Expertly crafted wood windows and patio doors with nearly endless possibilities.

Double-Hung Interior



Double-Hung Exterior



1 Proposed Double-Hung Windows at Garage
NOT TO SCALE

2 Proposed Double-Hung Window at Garage
SCALE: 1" = 1'-0"

KELLY RESIDENCE
2118 Orrington Ave. Evanston, IL 60201

**SHUMAKER
DESIGN +
BUILD
ASSOCIATES**
705 WASHINGTON ST.
EVANSTON IL 60202
847.864.0595
SHUMAKERDESIGNASSOCIATES.COM

Project #: 2010
01.18.2022

P4.2

© ALL DIMENSIONS AND MATERIALS ARE APPROXIMATE. ORIGINAL AND LATEST USED SHOULD BE USED TO VERIFY DIMENSIONS AND MATERIALS. ALL DIMENSIONS AND MATERIALS ARE APPROXIMATE. ORIGINAL AND LATEST USED SHOULD BE USED TO VERIFY DIMENSIONS AND MATERIALS.

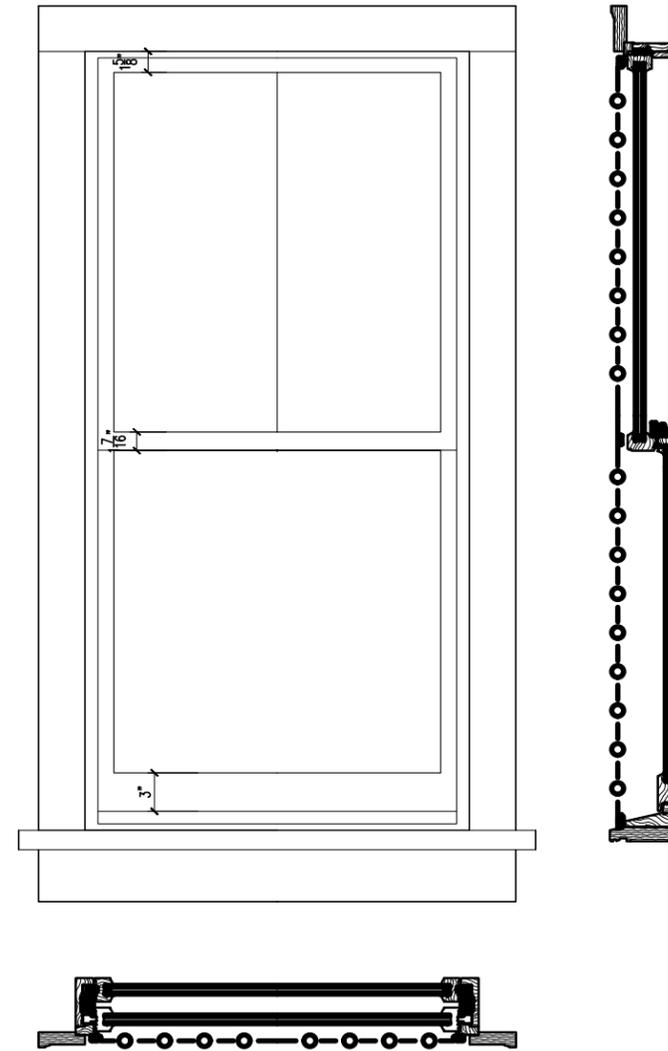
Pella® Architect Series® Traditional Wood & Clad/Wood

Expertly crafted wood windows and patio doors with nearly endless possibilities.

Double-Hung Interior



Double-Hung Exterior



1 Proposed Double-Hung Windows at Garage
NOT TO SCALE

2 Proposed Double-Hung Window at Garage
SCALE: 1" = 1'-0"

KELLY RESIDENCE
2118 Orrington Ave. Evanston, IL 60201

**SHUMAKER
DESIGN +
BUILD
ASSOCIATES**
705 WASHINGTON ST.
EVANSTON IL 60202
847.864.0595
SHUMAKERDESIGNASSOCIATES.COM

Project #: 2010
01.18.2022

P4.2

© ALL DIMENSIONS AND MATERIAL SPECIFICATIONS ARE THE PROPERTY OF PELLA. ALL RIGHTS RESERVED. PELLA, PELLA ARCHITECT, AND PELLA ARCHITECT SERIES ARE REGISTERED TRADEMARKS OF PELLA. ALL DIMENSIONS AND MATERIAL SPECIFICATIONS ARE THE PROPERTY OF PELLA. ALL RIGHTS RESERVED. PELLA, PELLA ARCHITECT, AND PELLA ARCHITECT SERIES ARE REGISTERED TRADEMARKS OF PELLA. ALL DIMENSIONS AND MATERIAL SPECIFICATIONS ARE THE PROPERTY OF PELLA. ALL RIGHTS RESERVED.

**736 Forest Avenue – Landmark - Lakeshore Historic District –
22PRES-0012**

Susan Bedard, architect, submits for a Certificate of Appropriateness to construct an addition to, and alter the fenestration, height, and roof form of, an existing detached three-car garage.

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



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, City Planner
Subject: 736 Forest Avenue – Landmark – Lakeshore Historic Dist. – 22PRES-0012
Date: February 2, 2022

Public Notice

Susan Bedard, architect, submits for a Certificate of Appropriateness to construct an addition to, and alter the fenestration, height, and roof form of, an existing detached three-car garage.

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

Construction Period:

Primary residence: 1887;
Detached garage: 2007

Style:

Stick Style

Architect of Record:

Unknown

Condition:

Good

Integrity:

Good

Status:

Contributing; Landmark Designated

Setting:

736 Forest Avenue is located in the southern portion of the Lakeshore Historic District on the west side of Forest Avenue between Keeney Street to the south and Kedzie Street to the north. Surrounding properties were predominately constructed during the early 1870s through the 1890s although a significant number of later revival styles from the early 1900s and vernacular minimal traditional, neo-revival, and foursquare homes are also extant. The block does not retain a predominate architecture style although many of the immediately surrounding properties are Italianate, although many have been significantly

altered. The block is eclectic both in its integrity and architectural classifications. Proximate accessory structures are single-story vernacular frame structures.

Significance:

736 Forest Avenue is an excellent representative example of a vernacular style of home once common in Evanston. The home retains good integrity despite minor alterations including replacement windows (the survey sheet indicates vinyl, but those have since been replaced with wood), the front porch columns are non-original, and fixed shutters have been applied. Significant features include the multi-gable roofline, projecting front gable bay and gabled side bays, paneled verge board at front gable, scale shingle cladding, and wraparound porch.

The accessory structure is listed as non-contributing and was constructed in 2007.

Proposal

The applicant proposes to partially demolish the existing detached three-car garage and construct an addition both in the vertical and horizontal planes to accommodate storage of a recreational vehicle. The applicant is proposing to salvage and re-use existing windows as well as install new vinyl-clad fixed windows on the south and west elevations. The existing fiber-cement lap siding is proposed to remain on the portion of the garage not being altered, while the areas of new construction are proposed with a narrow fiber-cement lap siding which matches the exposure of the principle structure.

Public Comment

None

Applicable Standards

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

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

Alteration

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

4. Changes that may have taken place in the course of time are evidence of the history and development of a property, structure, site or object and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features, materials, finishes, examples of skilled craftsmanship, or examples of distinctive construction techniques that characterize a property, structure, site or object shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

7. The surface cleaning of buildings, structures or objects shall be undertaken with the gentlest means possible. Treatment methods that will cause damage to the historic materials of the structure, site, or object must not be used.

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

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

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

Construction

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

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

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

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

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

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

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

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

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

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

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

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:



PHOTO ID

PREVIOUSLY SURVEYED?

NATIONAL REGISTER

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

GENERAL INFORMATION

CATEGORY CURRENT USE
 CONDITION HISTORIC USE
 INTEGRITY SECONDARY STRUCTURE
 NRSECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Stick Style"/>	ROOF TYPE	<input type="text" value="Multi-gable"/>
DETAILS	<input type="text" value="-"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1885"/>	FOUNDATION	<input type="text" value="Not visible"/>
OTHER YEAR	<input type="text" value="-"/>	PORCH	<input type="text" value="Wararound"/>
DATESOURCE	<input type="text" value="Landmark plaque"/>	WINDOW MATERIAL	<input type="text" value="Vinyl"/>
WALL MATERIAL (current)	<input type="text" value="Wood"/>	WINDOW MATERIAL 2	<input type="text" value="Wood"/>
WALL MATERIAL 2 (current)	<input type="text" value="-"/>	WINDOW TYPE	<input type="text" value="Double hung"/>
PLAN	<input type="text" value="L"/>	WINDOW CONFIGURATION	<input type="text" value="1/1"/>
NO OF STORIES	<input type="text" value="1.5"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

736 - FOREST AVENUE

ALTERATIONS

Replacement windows in original openings--some appear to be earlier wood replacements, while most windows on the façade are vinyl; porch columns and steps replacement; fixed shutters

HISTORIC INFORMATION

OLD ADDRESS
(city dir.year)

516s Forest av, South Evanston (Watson R H).

ORIGINAL
OWNER

Dwight Delia W or Robert H Watson

ORIGINAL
ARCHITECT

-

ARCHITECT
SOURCE

-

BUILDER

-

BUILDING MOVED?

MOVED FROM

ADDITIONAL PHOTOGRAPHS



PHOTO ID2 \images\11-19-409-019-0000-2.jpg



PHOTO ID3 -

SURVEYOR

Lara Ramsey

SURVEYOR
ORGANIZATION

GRANACKI HISTORIC CONSULTANTS

SURVEY DATE

3/21/2011

Historic Info
Compiler

aoe

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

736 — - FOREST AVENUE

OLD ADDRESS (city dir.year) 516s Forest av, South Evanston (Watson R H).

DATE OF CONSTRUCTION 1885

MOVING INFORMATION

BUILDING MOVED?

MOVING PERMIT # **DATE**

MOVED FROM

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # Tract book **DATE** 1887 (circa)

BUILDING PERMIT DESCRIPTION 2-story house (1899 Sanborn map)

COST -

ORIGINAL OWNER Dwight Delia W or Robert H Watson

ORIGINAL OWNER OCCUPIED? Dwight no; Watson yes (1888EvD)

ORIGINAL ARCHITECT -

ARCHITECT SOURC -

BUILDER -

EXTERIOR ALTERATION PERMITS

2-story frame addn (brick & plaster) \$1000 owner/archt R B Boak; mason Ekstrand. BP40619 1972.10.04 enclose existing rear entry & repair existing front porch \$2500owner Ernest Piron; contr Edw Hines Lbr Co.

OTHER PERMIT INFO

BP17830 1928.04.04 1-story frame 1-car garage 12x20x12 \$500 owner L C Reed archt Standard Constr Co.

COA INFO

Demolish existing garage, build new two car frame garage. 07

HISTORIC INFO

For old address, s = number used by Village of South Evanston, which until 1893 numbered from north (Hamilton/Greenleaf) to south (Howard). Twin house at 740 Forest av. SEE CONTINUATION SHEET

OTHER SOURCES

Evanston Landmark (1978). ELHD #32. Fuller & Pickard real estate postcard postmarked 1943; & Pearson & Co r.e. photo 1967 (both EHC).

HISTORIC INFO COMPILER aoe

PRIMARY KEY 11-19-409-019-0000

City of EVANSTON
LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 736

STREET FOREST AVENUE

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

Multi-gable roofline; projecting front gable bay, with north and south projecting gabled side bays; paneled verge board at gables; fish scale shingles and diagonal wood board under side gables; recessed entry along east wall of north bay; wraparound porch structure (historic alteration); 1-story square window bay with shed roof on south elevation

Historic Information

For old address, s = number used by Village of South Evanston, which until 1893 numbered from north (Hamilton/Greenleaf) to south (Howard). Twin house at 740 Forest av. April 1888 Delia W Dwight sold this house to Robert H Watson who lived here (Tract book, 1888EvD).

City of Evanston



STATEMENT OF SIGNIFICANCE

This simple pitched roof house has a large gable projecting from the wing on the north half with eaves lower than the lintel of the paired double hung windows of the second floor. A low hipped roof porch supported by square posts crosses the entire front, returning into the re-entrant angle on the south and projecting beyond the facade on the north. Square-cut gable rafters have set-in panels with square bosses at their peaks. The clapboard siding has a broad board level with the window frames which on the ground floor are level with the porch lintel. The building has very good integrity.

EVANSTON LANDMARK

ADDRESS: 736 Forest
 COMMON NAME: Same
 REAL ESTATE INDEX NUMBER:
 DATE OF CONSTRUCTION: c.1885
 ARCHITECT OR BUILDER: anon.
 ORIGINAL SITE MOVED

SIGNIFICANCE:
 HISTORICAL H1 H2 H3
 ARCHITECTURAL A4 A5 A6
 A7 A8 A9

OTHER COMMENTS:





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.

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.

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].

Form with fields for: 1) Property Address (736 FOREST AVE), 2) Owner's Name (JOHN & KIMBERLY COCHRAN), 3) Architect's Name (SUSAN M. BEDARD), 4) Contractor's Name, 5) Landmark (checked Yes), 6) Within Local Historic District (checked Lakeshore), 7) Refer to the completed Zoning Analysis and check as applicable if project requires.

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 owners would like to alter their existing 3-car garage to accommodate a recreational vehicle, which is both too tall and too long to fit into the existing garage. This will require expanding the garage into the rear yard and making a portion of the building taller, accommodating a 12 foot high garage door. Because of the difficulty of maneuvering a 23 foot long RV in the alley, they wish to make the 12 foot high door a double-wide door, leaving the remainder of the garage at the existing height with a single wide door. Because the property is located in a historic district and the garage faces a public way (the alley), a Certificate of Appropriateness is required.

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

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

3) Checklist for Exterior Materials—Check all that apply.										
Existing	Proposed		Existing	Proposed		Existing	Proposed			
<input type="checkbox"/>	<input type="checkbox"/>	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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Copper	<input type="checkbox"/>	<input type="checkbox"/>	Wood		
<input type="checkbox"/>	<input type="checkbox"/>	Stone	<input type="checkbox"/>	<input type="checkbox"/>	Sheet Metal	<input type="checkbox"/>	<input type="checkbox"/>	Wrought Iron		
<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	Wood Siding	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood			Length: _____		
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	<input type="checkbox"/>	<input type="checkbox"/>	Metal				Terraces, Patios, Decks	
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Material, Type: _____			Wood		
<input type="checkbox"/>	<input type="checkbox"/>	Shingle, Material: _____	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____			Stone		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Other: <u>Hardie-Board</u>						Brick Pavers		
		Roofing Material			Door Material			Concrete Pavers		
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingles	<input type="checkbox"/>	<input type="checkbox"/>	Wood			Poured Concrete		
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shakes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Metal			Other: _____		
<input type="checkbox"/>	<input type="checkbox"/>	Slate	<input type="checkbox"/>	<input type="checkbox"/>	Clad				Driveway Material	
<input type="checkbox"/>	<input type="checkbox"/>	Clay Tile	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____			Asphalt		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Asphalt Shingles	<input type="checkbox"/>	<input type="checkbox"/>				Poured Concrete		
<input type="checkbox"/>	<input type="checkbox"/>	Metal Sheet	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Window Type			Brick Pavers		
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Double Hung			Concrete Pavers		
		Chimney Material	<input type="checkbox"/>	<input type="checkbox"/>	Casement			Crushed Stone		
<input type="checkbox"/>	<input type="checkbox"/>	Brick	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: <u>FIXED</u>			Other: _____		
<input type="checkbox"/>	<input type="checkbox"/>	Stone			Window Material				Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):	
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	<input type="checkbox"/>	<input type="checkbox"/>	Wood			<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum			<input type="checkbox"/>		Air Conditioning Unit
		Gutters/Downspouts	<input type="checkbox"/>	<input type="checkbox"/>	Steel			<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>	Copper	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Other: <u>VINYL</u>			<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	Muntins			<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"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights			<input type="checkbox"/>		
			<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights			<input type="checkbox"/>		
4) Applicant's Signature: <u>Susan Bedard</u>						Date: <u>1.8.22</u>				
Print Name: <u>SUSAN M. BEDARD</u>										
Proceed to Section C if you are requesting a zoning or fence variation and/or s special use. Refer to the Supplemental Information for guidance [page (i) below]. For Planned Development refer to Supplemental Information [page (i) below].										

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

A) Is necessary and/or appropriate in the interest of historic conservation and does not adversely affect the historical architecture or aesthetic integrity of the landmark or character of local historic districts

The minor variation we are requesting is for a small encroachment over the rear setback line where the existing garage does not quite follow the 3 foot setback running from north to south. That is, it is complying at the northwest corner but encroaches about 3 inches at the southwest corner. Because we are proposing to increase the height of the existing garage, it makes sense to build on top of the existing structure; therefore, we are requesting a variation for the encroachment at the southwest corner and along the western face of the garage to the point where it crosses the setback line. This does not adversely affect the building or the alley in general.

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).

The denial of the variation would make it necessary to excavate and re-pour about 10-12 feet of foundation wall, a very significant expense for a very small variation.

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).

Again, the variation requested is so small it is difficult to see how anyone would even be aware of it. The proposal is simply to build on top of the existing garage; there is no additional encroachment proposed.

4) Applicant's Signature: <u><i>Susan M. Bedard</i></u> Print Name: <u>SUSAN M. BEDARD</u>	Date: <u>1-8-22</u>
---	---------------------

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



**Zoning Analysis
Summary**

Case Number:

Case Status/Determination:

21ZONA-0222 – 736 Forest Avenue R1 Single-Family Residential District Lakeshore Historic District Registered Landmark	Non-Compliant
---	---------------

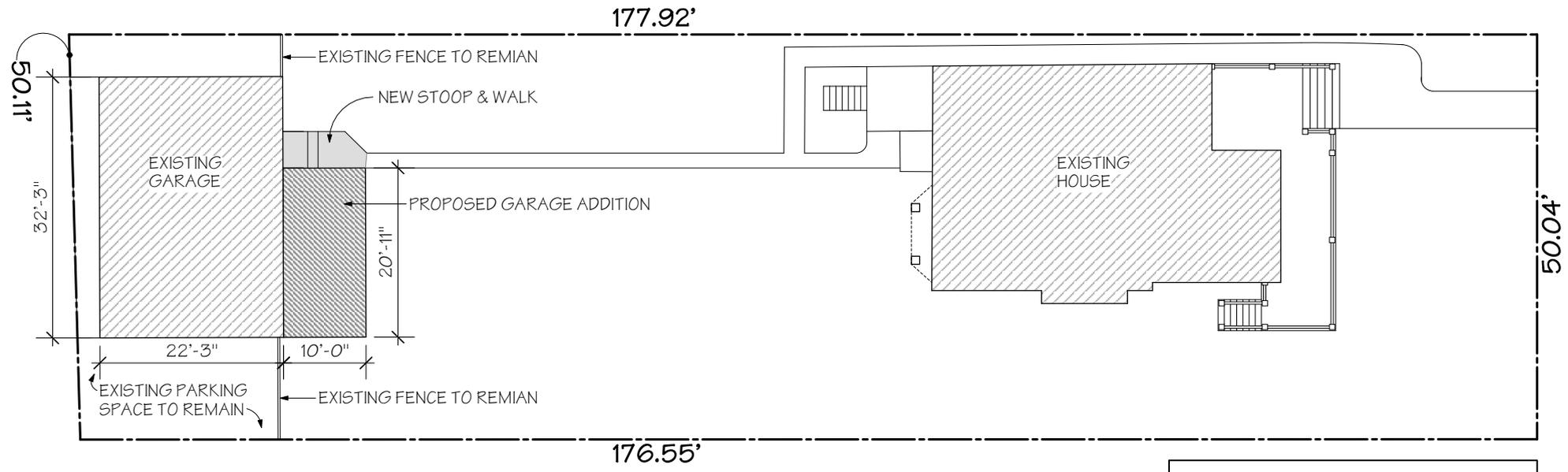
Proposal:

Proposed addition for a detached accessory structure in the vertical and horizontal dimensions (garage).
--

Zoning Section:	Comments:
6-8-2-5	The lot size is 8,874 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 ~ 26.50% where 30% is the maximum permitted.
6-8-2-10	The proposed impervious surface ratio is ~38.5% where 45% is the maximum permitted.
6-8-2-8 (A) 1.	The proposed front-yard setback is 27' where 27' is required.
6-8-2-8 (C) 4.	Non-Compliant: The proposed accessory structure located in the rear-yard is ~2.72' from the rear-yards west lot line where 3' is required. The existing garage is legally non-conforming in this location. However, an addition in the vertical dimension must comply with the 3' setback requirement.
6-8-2-9	The proposed accessory structure is ~19.25'H where 28' is the maximum permitted.
6-8-2-12	The proposed access for off-street parking is from the alley and does not cross the front lot-line
Title 6, Chapter 16 Table 16-B	Three off-street parking spaces are proposed where 2 are required
6-4-1-9 (B)	The proposed eaves may not encroach on more than 10% of any required yard. The proposed eaves are not dimensioned, but may only encroach into the required 3' setback by 6".

Additional Comments:

- Review and issuance of COA by HPC is required.



EXISTING LOT COVERAGE: 2129 sq. ft.
 PROPOSED LOT COVERAGE: 2338.4 sq. ft.

SITE PLAN

1/16"=1'-0"



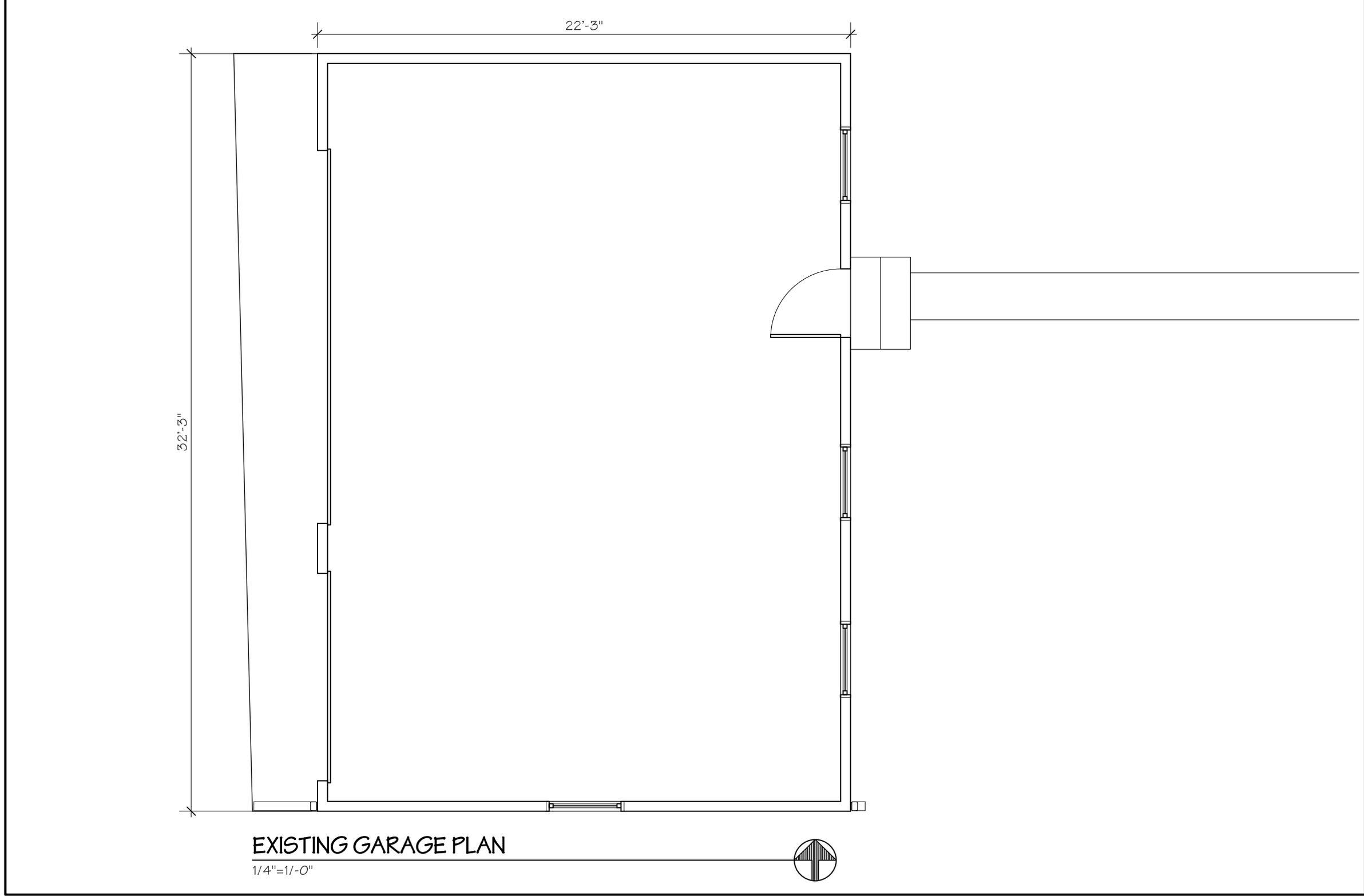
SUSAN M. BEDARD
ARCHITECT

2615 Hartzell St.
 EVANSTON, ILLINOIS 60201
 smb@bedard@sbcbglobal.net
 847-687-2076

COCHRAN GARAGE
 736 FOREST AVENUE
 EVANSTON, ILLINOIS 60202

1

1-8-22



EXISTING GARAGE PLAN

1/4"=1'-0"



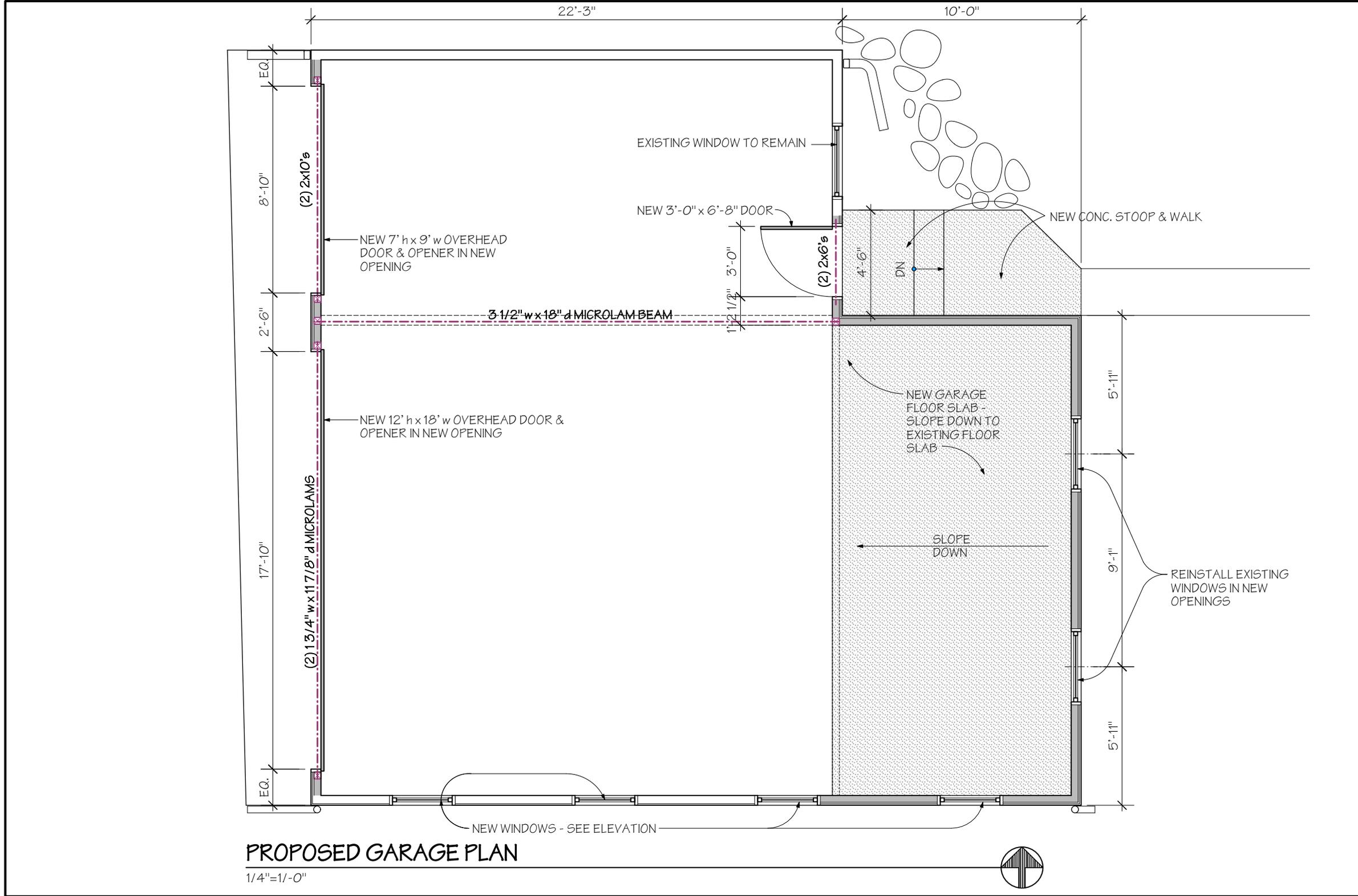
SUSAN M. BEDARD
 ARCHITECT

2615 Hartzell St.
 EVANSTON, ILLINOIS 60201
 smb@bedard@sbcbglobal.net
 847-687-2076

COCHRAN GARAGE
 736 FOREST AVENUE
 EVANSTON, ILLINOIS 60202

2

1-8-22



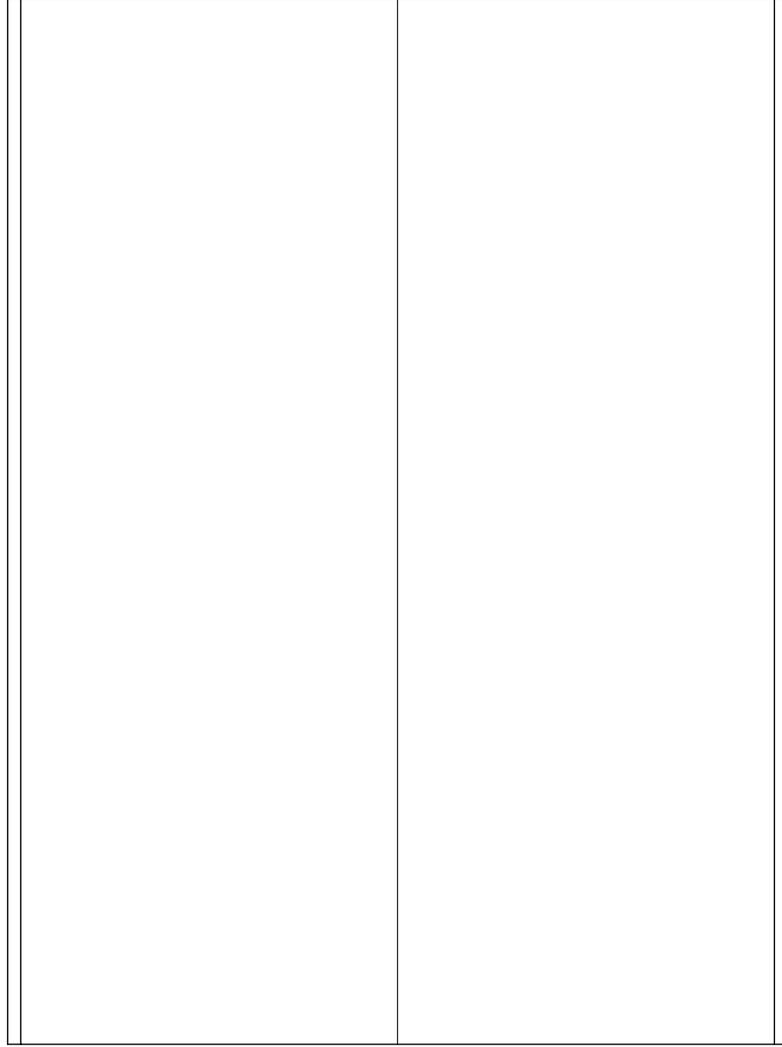
SUSAN M. BEDARD
ARCHITECT

2615 Hartzell St.
EVANSTON, ILLINOIS 60201
smbedard@sbcglobal.net
847-687-2076

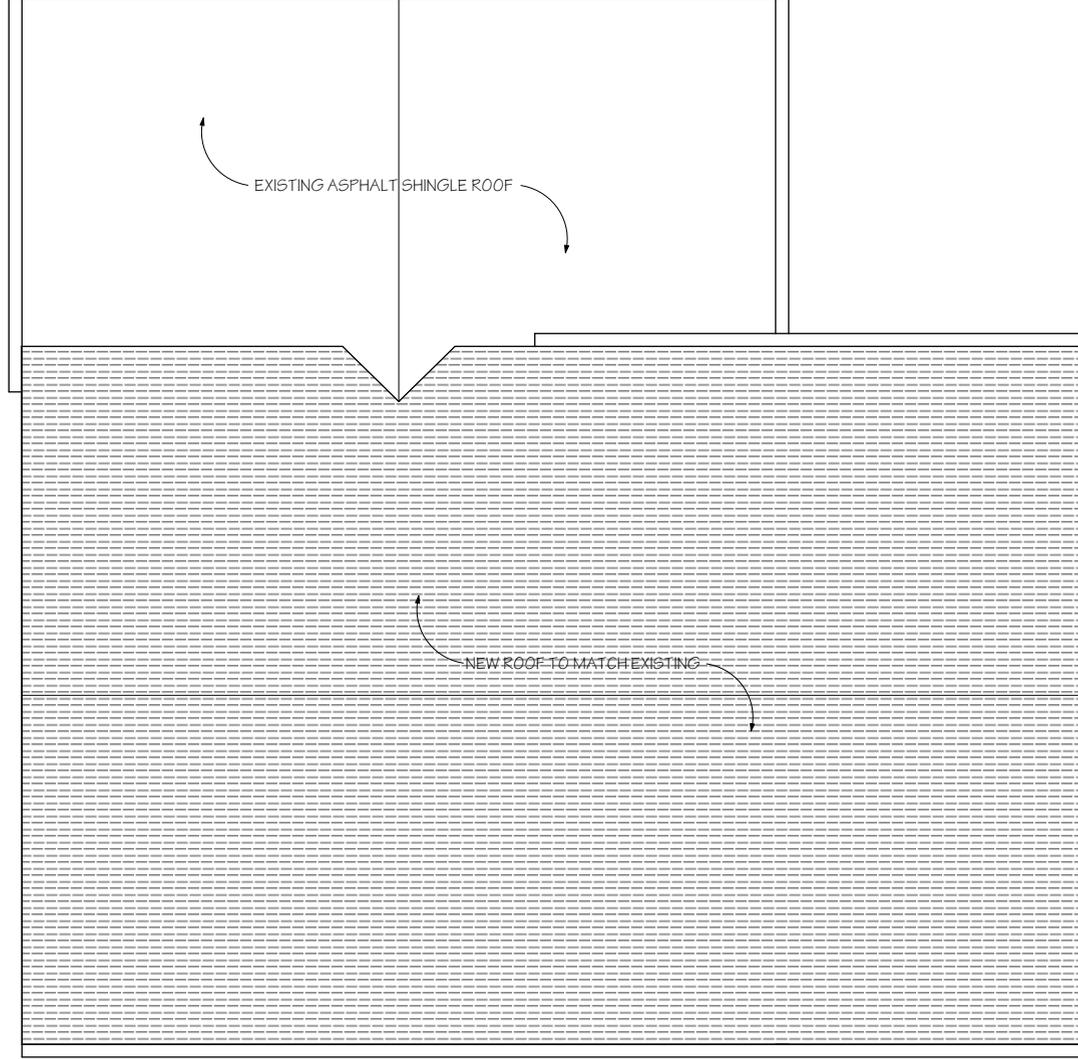
COCHRAN GARAGE
736 FOREST AVENUE
EVANSTON, ILLINOIS 60202

3

1-8-22



EXISTING GARAGE ROOF PLAN
 3/16"=1'-0"



PROPOSED GARAGE ROOF PLAN
 3/16"=1'-0"



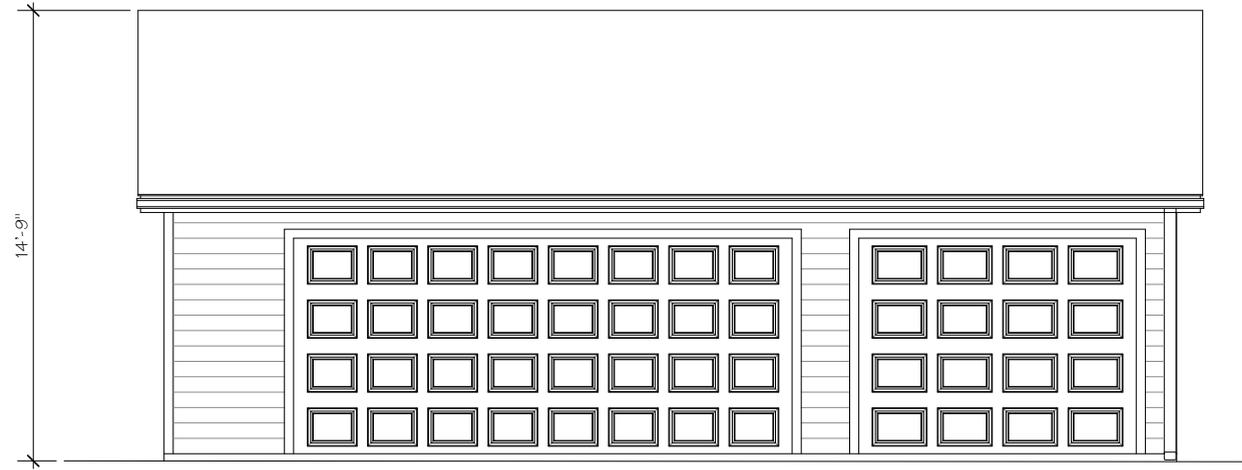
SUSAN M. BEDARD
 ARCHITECT

2615 Hartzell St.
 EVANSTON, ILLINOIS 60201
 smb@bedard.com
 847-687-2076

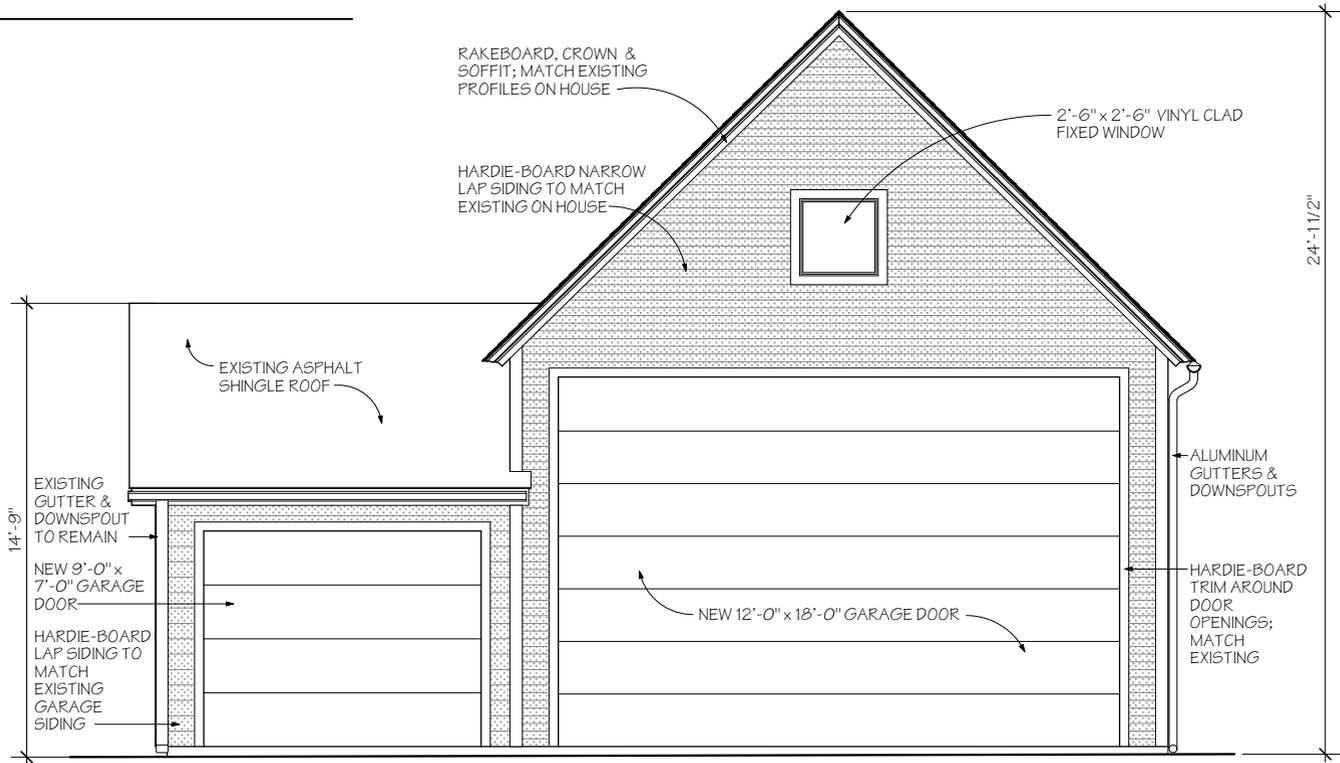
COCHRAN GARAGE
 736 FOREST AVENUE
 EVANSTON, ILLINOIS 60202

4

1-8-22



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



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

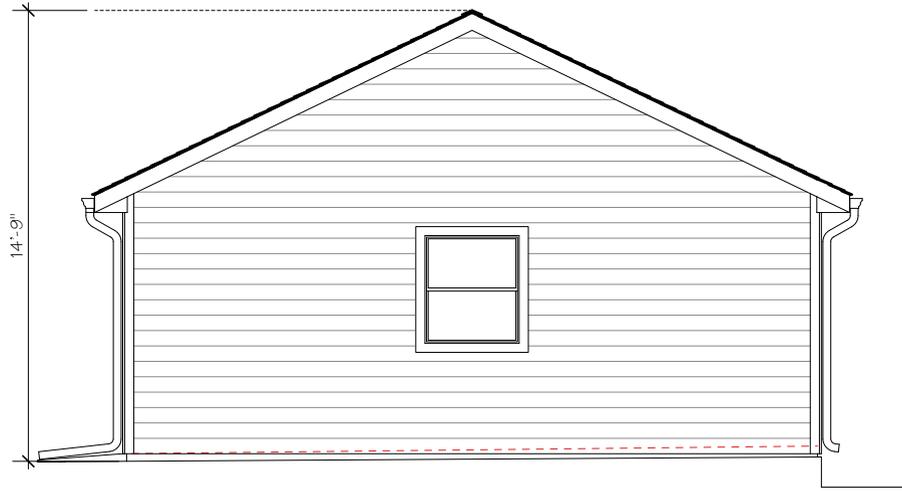
SUSAN M. BEDARD
ARCHITECT

2615 Hartzell St.
EVANSTON, ILLINOIS 60201
smbedard@sbcglobal.net
847-687-2076

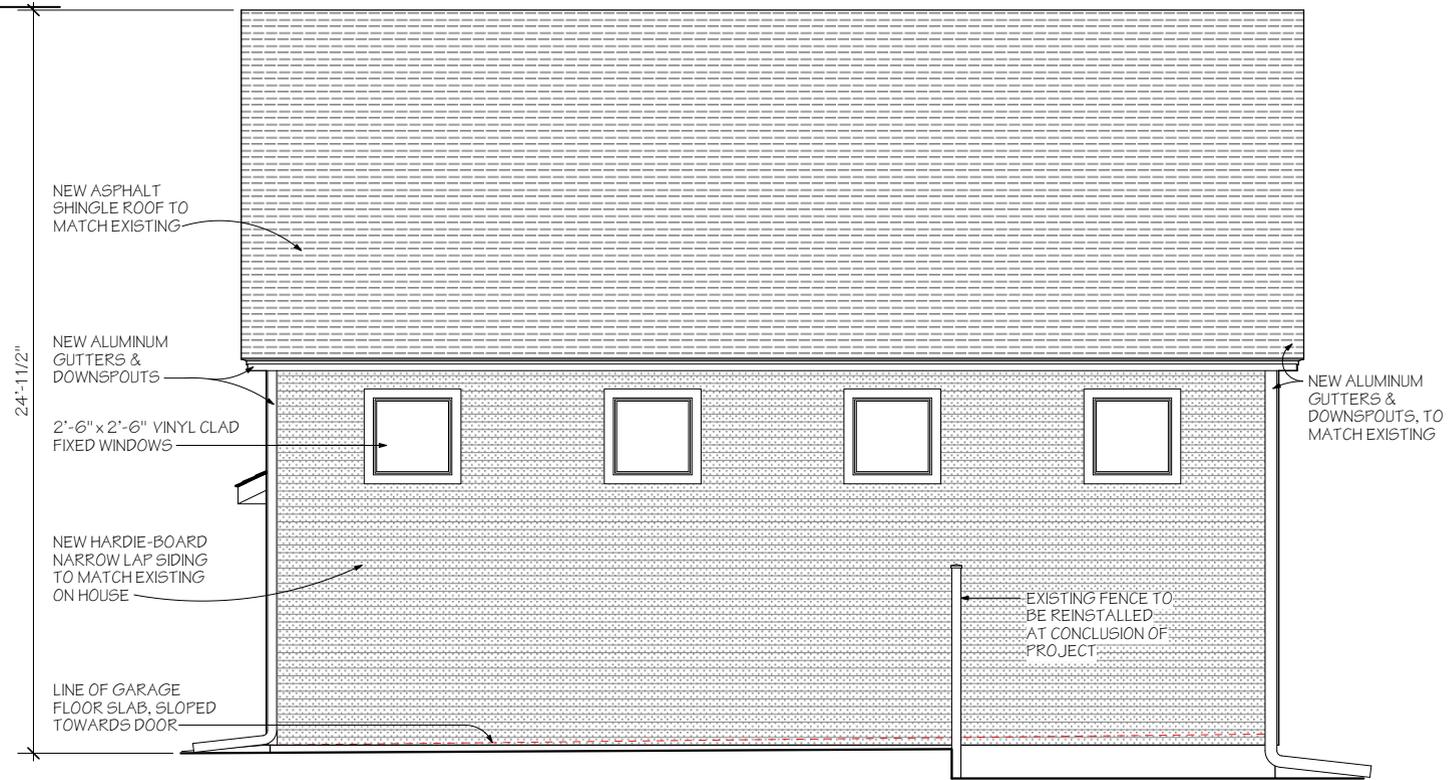
COCHRAN GARAGE
736 FOREST AVENUE
EVANSTON, ILLINOIS 60202

5

1-8-22



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



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

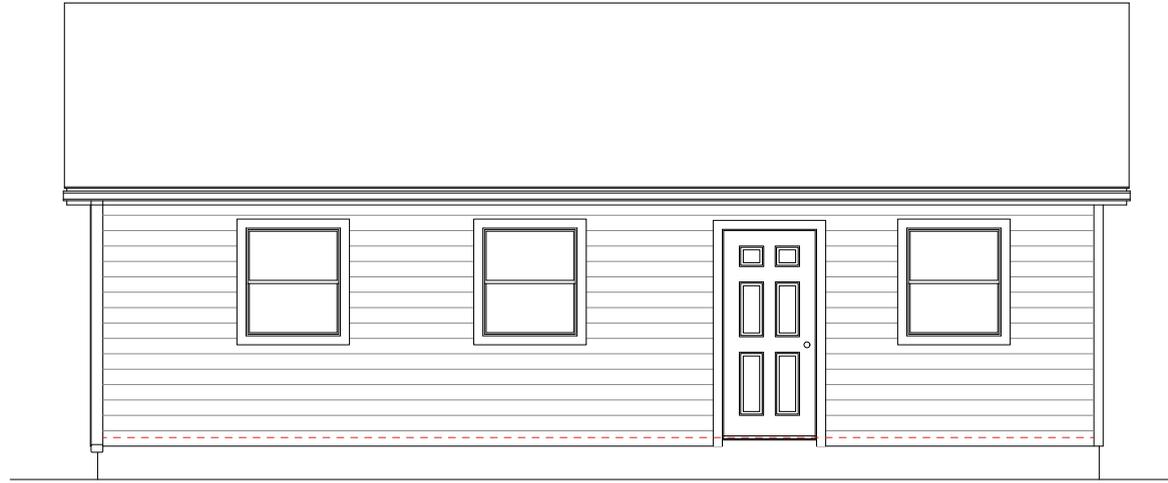
SUSAN M. BEDARD
ARCHITECT

2615 Hartzell St.
 EVANSTON, ILLINOIS 60201
 smb@bedard@sbcglobal.net
 847-687-2076

COCHRAN GARAGE
 736 FOREST AVENUE
 EVANSTON, ILLINOIS 60202

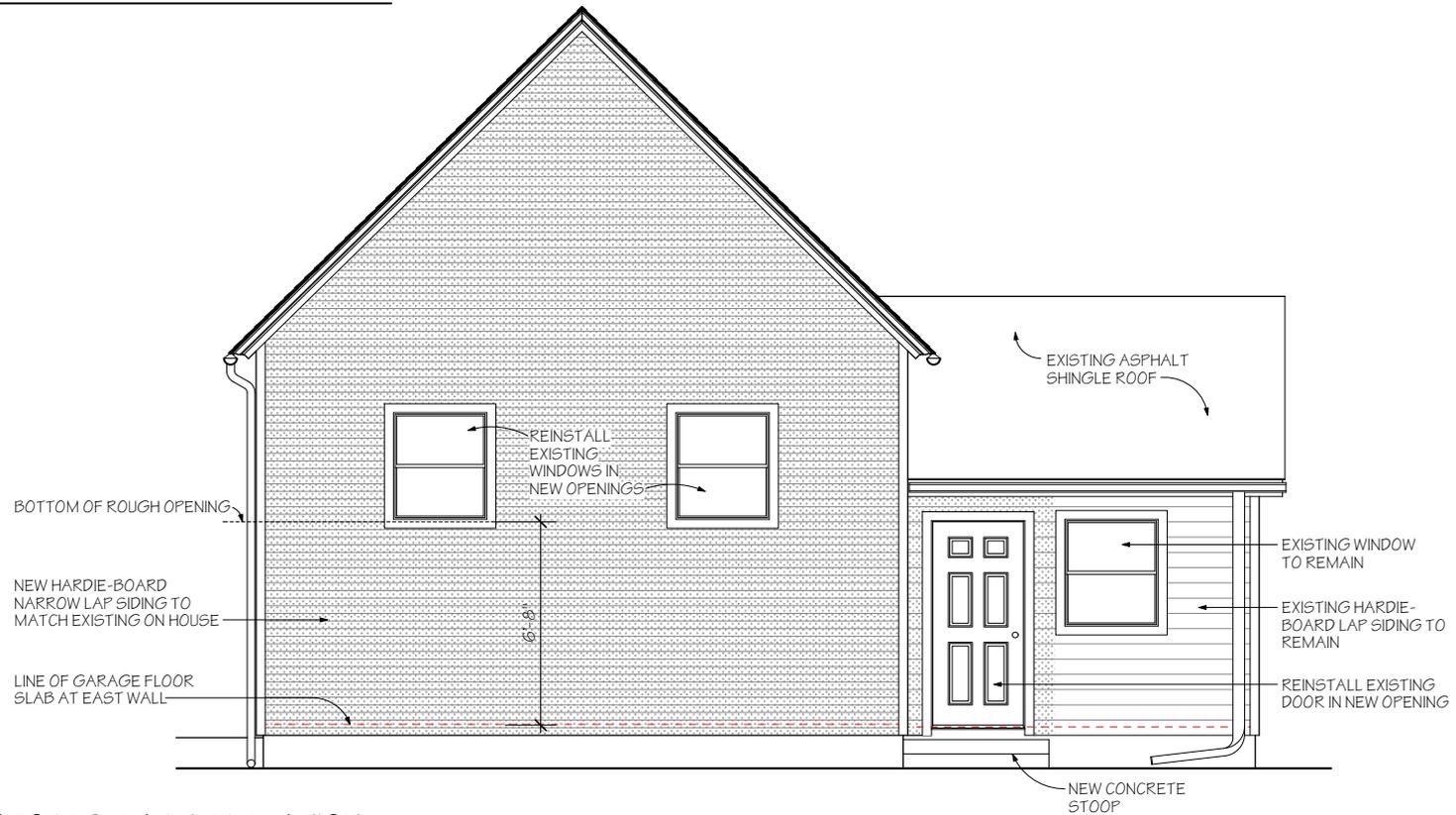
6

1-8-22



EXISTING EAST ELEVATION

3/16"=1'-0"



PROPOSED EAST ELEVATION

3/16"=1'-0"

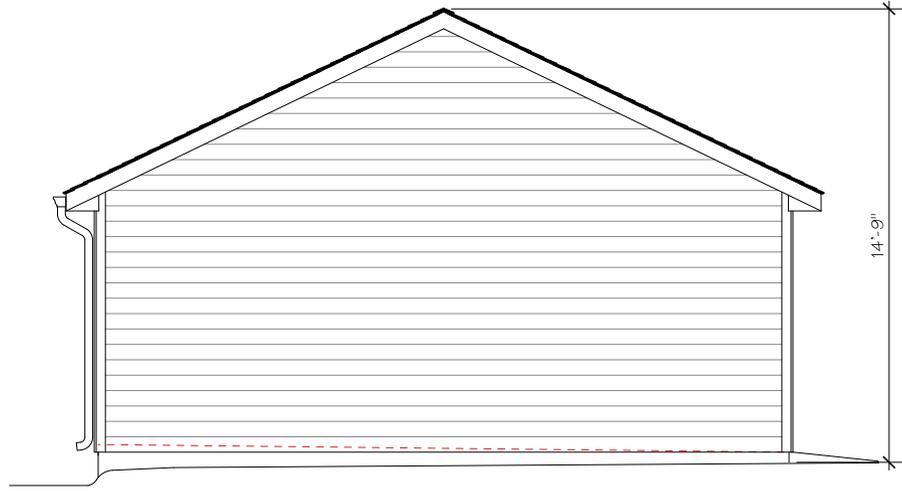
SUSAN M. BEDARD
ARCHITECT

2615 Hartzell St.
EVANSTON, ILLINOIS 60201
smbedard@sbcglobal.net
847-687-2076

COCHRAN GARAGE
736 FOREST AVENUE
EVANSTON, ILLINOIS 60202

7

1-8-22

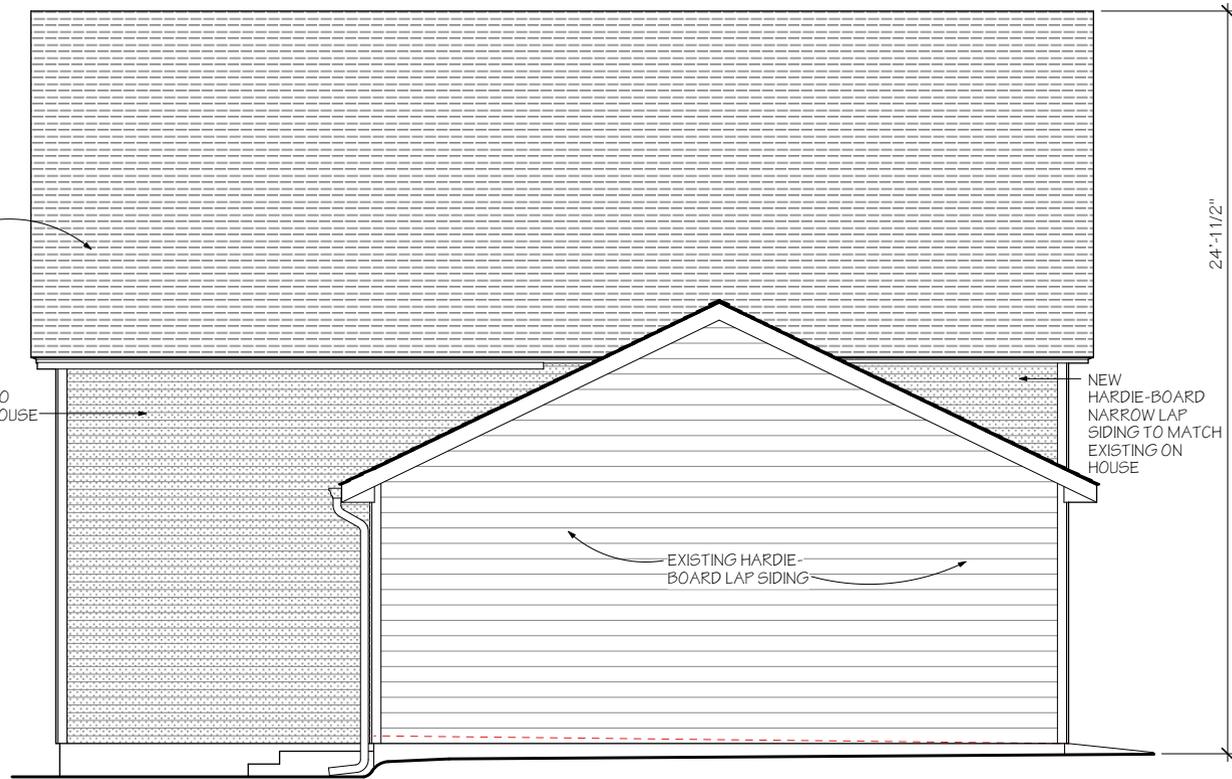


EXISTING NORTH ELEVATION

3/16"=1'-0"

NEW ASPHALT SHINGLE ROOF TO MATCH EXISTING

NEW HARDIE-BOARD NARROW LAP SIDING TO MATCH EXISTING ON HOUSE



EXISTING HARDIE-BOARD LAP SIDING

NEW HARDIE-BOARD NARROW LAP SIDING TO MATCH EXISTING ON HOUSE

PROPOSED NORTH ELEVATION

3/16"=1'-0"

SUSAN M. BEDARD
ARCHITECT

2615 Hartzell St.
EVANSTON, ILLINOIS 60201
smbedard@sbcglobal.net
847-687-2076

COCHRAN GARAGE
736 FOREST AVENUE
EVANSTON, ILLINOIS 60202



1-8-22



VIEW OF ALLEY LOOKING NORTH



VIEW OF ALLEY LOOKING SOUTH



FURTHER VIEW OF ALLEY LOOKING SOUTH



VIEW FROM SOUTHWEST OF 736 FOREST GARAGE



VIEW OF 736 FOREST FROM THE ALLEY

SUSAN M. BEDARD
ARCHITECT

2615 Hartzell St.
EVANSTON, ILLINOIS 60201
smbedard@sbcglobal.net
847-687-2076

COCHRAN GARAGE
736 FOREST AVENUE
EVANSTON, ILLINOIS 60202

9

1-8-22



PANORAMIC VIEW OF EXISTING GARAGE AND NEIGHBORING PROPERTIES

X



PANORAMIC VIEW OF GARAGES ON OPPOSITE SIDE OF ALLEY

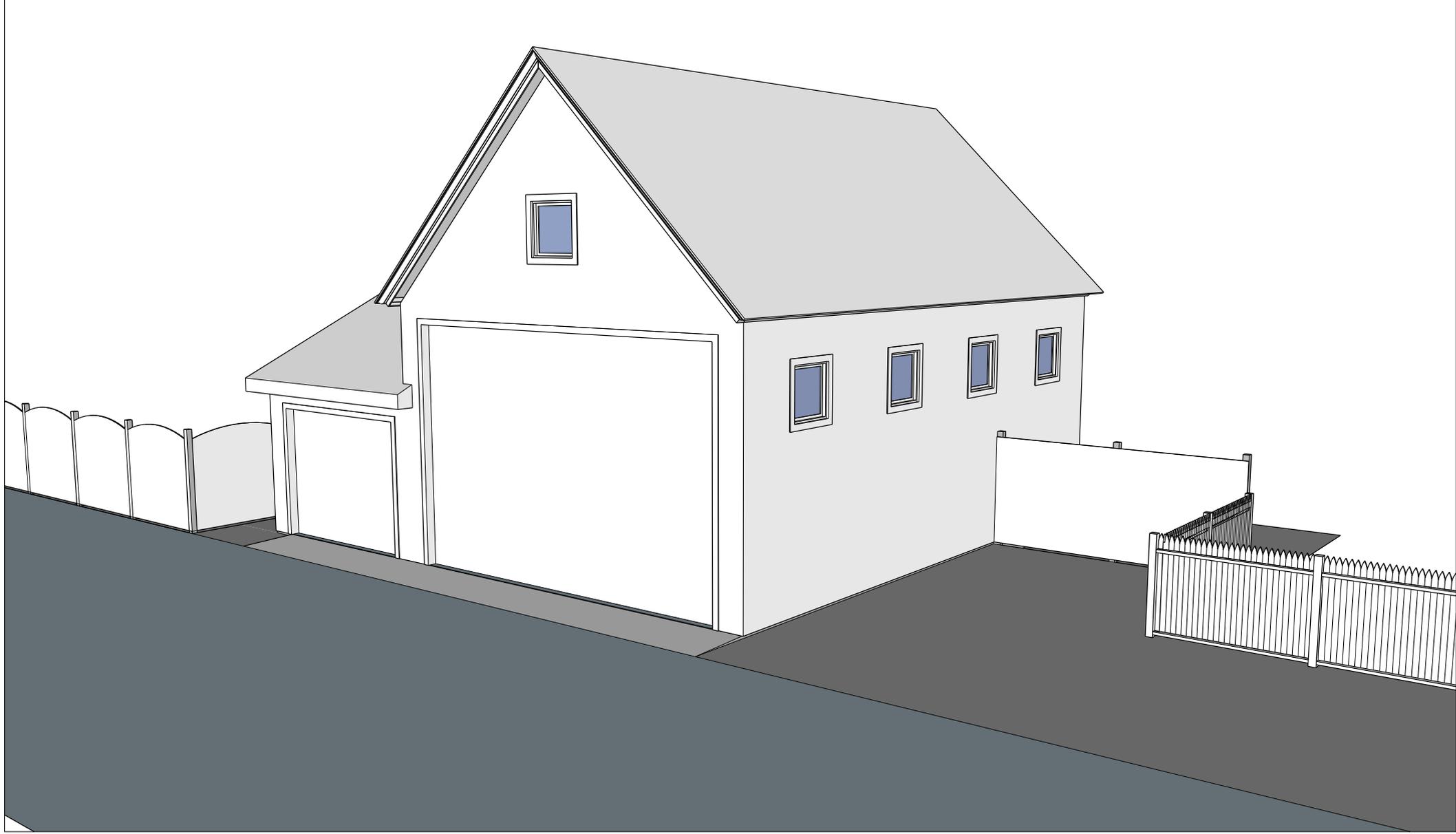
SUSAN M. BEDARD
ARCHITECT

2615 Hartzell St.
EVANSTON, ILLINOIS 60201
smbedard@siglobal.net
847-687-2076

COCHRAN GARAGE
736 FOREST AVENUE
EVANSTON, ILLINOIS 60202

10

1-8-22



PROPOSED GARAGE, 3d VIEW

SUSAN M. BEDARD
ARCHITECT

2615 Hartzell St.
EVANSTON, ILLINOIS 60201
smbedard@sbcglobal.net
847-687-2076

COCHRAN GARAGE
736 FOREST AVENUE
EVANSTON, ILLINOIS 60202

11

1-8-22

**1514 Judson Avenue – Landmark – Lakeshore Historic District –
22PRES-0013**

MRSA Architects & Planners, applicant, submits for a Certificate of Appropriateness to construct a second-story accessory dwelling addition to an existing single-story four-car detached garage.

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



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, City Planner
Subject: 1514 Judson Ave – Landmark -- Lakeshore Historic District – 22PRES-0013
Date: February 3, 2022

Public Notice

MRSA Architects & Planners, applicant, submits for a Certificate of Appropriateness to construct a second-story accessory dwelling addition to an existing single-story four-car detached garage.

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

Construction Period:
Circa 1870

Style:
Gable Front

Architect of Record:
Unknown

Condition:
Good

Integrity:
Good

Status:
Contributing; Landmark designated

Setting:
1514 Judson Avenue is located in the northern portion of the Lakeshore Historic District on the west side of Judson Avenue mid-block between Grove and Lake Streets to the south and Davis Street to the north. The property shares an alley with three large multi-family structures to the west including two Landmark apartment buildings also listed on the National Register, and the neo-traditional Mather senior living complex. Surrounding historic properties to the north, south, and east were predominately constructed between the 1870s and 1890s as well as some later revival styles of the late 1930s. The predominant architecture style of the block reflects its early development and include

Gothic Revival, early Queen Anne, and Stick Style structures. The surrounding properties are predominately single-family homes which are two to two-and-one-half stories in height and are located on large lots. The block retains good integrity despite a loss of contextual fabric to the west (Mather), and the north (Mather private garden).

Significance:

This vernacular, wood clapboard cottage illustrates the simplicity of a building type once common in Evanston. Significant features include the front, street facing gable, regular, symmetrical fenestration, and simplicity in detailing including flat-arched lintels, paneled frieze and scrolled brackets. 1514 Judson Avenue retains excellent integrity. Historic alterations include removal of the front-porch in the mid 1950s.

In 2020, the property underwent a significant restoration effort including removing and replacing the rear west facade screen porch with an open patio, removing a window and door at the west elevation and installing two framed glass doors, replacing two double hung windows with casement windows, constructing a new covered porch, and replacing one door and two windows with three glass framed doors at the south elevation as well as replacing the front door transom and casing in-kind.

Proposal

The applicant proposes to construct a second-story addition atop the existing detached masonry garage to accommodate a detached accessory dwelling unit. The existing detached garage is located on the south lot line. The addition in the vertical dimension requires a minor variation for an accessory structures rear-yard setback.

Public Comment

The neighboring property owner to the south has submitted a letter of support both for the proposed construction as well as the requested zoning relief.

Applicable Standards

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

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

Alteration

1. Every reasonable effort shall be made to adapt the property, structure, site or object in a manner that requires minimal alteration of the property, structure, site or object and its environment.
2. The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible except when retention represents a hazardous or dangerous condition.

3. All properties, structures, sites and objects shall be recognized as products of their own time. Alterations to sites, buildings, structures, or objects that have no historic basis shall be discouraged.

4. Changes that may have taken place in the course of time are evidence of the history and development of a property, structure, site or object and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features, materials, finishes, examples of skilled craftsmanship, or examples of distinctive construction techniques that characterize a property, structure, site or object shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

7. The surface cleaning of buildings, structures or objects shall be undertaken with the gentlest means possible. Treatment methods that will cause damage to the historic materials of the structure, site, or object must not be used.

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

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

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

Construction

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

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

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

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

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

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

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

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

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

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

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

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

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

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="Gable Front"/>	ROOF TYPE	<input type="text" value="Front gable"/>
DETAILS	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1873 (circa)"/>	FOUNDATION	<input type="text" value="Brick"/>
OTHER YEAR	<input type="text" value="1955"/>	PORCH	<input type="text" value="-"/>
DATESOURCE	<input type="text" value="Evanston Index; alteration permits"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (current)	<input type="text" value="Wood"/>	WINDOW MATERIAL 2	<input type="text"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW TYPE	<input type="text" value="Double hung"/>
PLAN	<input type="text" value="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="6/6; 1/1"/>
NO OF STORIES	<input type="text" value="2"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

1514 JUDSON AVENUE

ALTERATIONS

Front porch removed and replaced with front stoop (1955--front steps and railing subsequently replaced); replacement entry door; 6/6 and 1/1 replacement windows on front and side elevations (historic); one story rear/north addition (post-1950).

HISTORIC INFORMATION

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

516n Judson Ave (Wire), Village of Evanston. In 1893 the City of Evanston renumbered the once-separate villages of Evanston (n) & South Evanston (s).

**ORIGINAL
OWNER**

Wire, William C.

**ORIGINAL
ARCHITECT**

**ARCHITECT
SOURCE**

BUILDER

BUILDING MOVED? No

MOVED FROM

ADDITIONAL PHOTOGRAPHS



PHOTO ID2 \images\11-18-409-008-0000-2.jpg

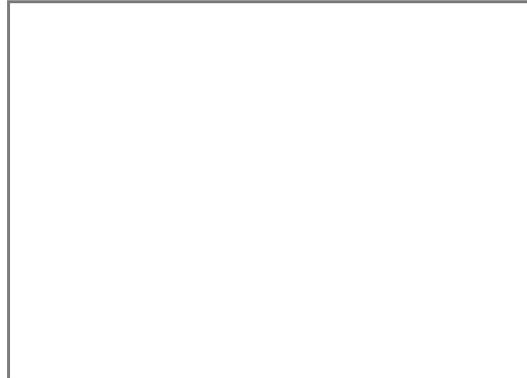


PHOTO ID3

OTHER PINS



SURVEYOR

Lara Ramsey

**SURVEYOR
ORGANIZATION**

GRANACKI HISTORIC CONSULTANTS

SURVEY DATE

2/29/2012

**Historic Info
Compiler**

aoe

SURVEYAREA

EVANSTON LAKESHORE PHASE II

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

1514 JUDSON AVENUE

OLD ADDRESS (city dir.year)

516n Judson Ave (Wire), Village of Evanston. In 1893 the City of Evanston renumbered the once-separate villages of Evanston (n) & South Evanston (s).

DATE OF CONSTRUCTION 1873 (circa)

MOVING INFORMATION

BUILDING MOVED? No

MOVING PERMIT # **DATE**

MOVED FROM

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # EvIndx 1886.01.16 ob **DATE** c1873

BUILDING PERMIT DESCRIPTION [2-story dwelling on 1899 Sanborn map]

COST

ORIGINAL OWNER Wire, William C.

ORIGINAL OWNER OCCUPIED? yes (1879EvD)

ORIGINAL ARCHITECT

ARCHITECT SOURC

BUILDER

EXTERIOR ALTERATION PERMITS

AltBP3, 1899.09.06, house improvement \$150, owner Mrs NB Wire, archt/bldr CC Graham. BP31149, 1955.05.06, replace existing front porch with steps,railing & terrace; add 8x16 screened porch to south side of house \$450, owner/carp Phillip K Tobin.

OTHER PERMIT INFO

BP20499, 1932.06.10, 1-story brick 4-car garage 44x22x12'h \$2000, owner Mrs Wm C Wire, bldr GE Bennett.

COA INFO

HISTORIC INFO

OTHER SOURCES

Evanston Landmark (1978). ELHD #174. PHOTO at EHC: Schmit & Watt real estate appraisal 1947; Quinlan & Tyson 1979.

HISTORIC INFO COMPILER ace



STATEMENT OF SIGNIFICANCE

This vernacular, wood clapboard cottage illustrates the simplicity of a building type once common in Evanston. Its pitched roof faces the street; below its gable on the second floor are three rectangular windows, and two more windows and an entrance door on the north side of the front face on the ground floor. All the windows are double-hung with multiple lights in the upper sash. Above is a wooden, flat-arched lintel. On the north side towards the back a slightly projecting wing with a pitched roof is set below the ridge of the main roof. The building has excellent integrity.

EVANSTON LANDMARK

ADDRESS: 1514 Judson
 COMMON NAME; Same
 REAL ESTATE INDEX NUMBER:
 DATE OF CONSTRUCTION: 1873
 ARCHITECT OR BUILDER: architect unknown
 ORIGINAL SITE MOVED
 SIGNIFICANCE:
 HISTORICAL H1 H2 H3
 ARCHITECTURAL A4 A5 A6
 A7 A8 A9

OTHER COMMENTS:



City of Evanston

Application for Preservation Review of Certificate of Appropriateness (COA)



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

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: 1514 JUDSON AVENUE EVANSTON, IL 60201	FOR STAFF USE ONLY Application Number:
2) Owner's Name: JEFF & KIM COHEN	Address: 1514 JUDSON AVENUE
City: EVANSTON State: IL Zip: 60201	Phone: 847.962.1965 Email/Fax: Jeff.Cohen@analysisgroup.com
3) Architect's Name: MRSA ARCHITECTS & PLANNERS	Address: 822 W. WASHINGTON STREET
City: CHICAGO State: IL Zip: 60607	Phone: 312.733.672 Email/Fax: MSchaefer@mrsachicago.com
4) Contractor's Name:	Address:
City:	State: Zip: Phone: Email/Fax:
5) Landmark: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
6) Within Local Historic District: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; If yes, <input checked="" type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources	
7) Refer to the completed Zoning Analysis and check as applicable if project requires: <input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> Fence Variance → If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require any Zoning Variance or Fence Variance or Special Use → Complete section B only. Check if your project requires: <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Development → Refer to Supplemental Information on page (i) below.	

Section B: Application for Certificate of Appropriateness

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

We wish to add an accessory dwelling unit above our existing garage. As for the certificate of appropriateness. We thought it best to get one as we did for our residence.

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

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

3) Checklist for Exterior Materials—Check all that apply.								
Existing	Proposed		Existing	Proposed		Existing	Proposed	
<input type="checkbox"/>	<input type="checkbox"/>	Façades/Front Porch & Rear Porch Material Wood Frame Stone Brick Stucco Synthetic Stucco Wood Siding Aluminum Siding Vinyl Siding Shingle, Material: _____ Other: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Flashing Material Copper Sheet Metal Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Fences Wood Wrought Iron Aluminum Other: <u>N/A</u> Height: _____ Length: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway Material Asphalt Poured Concrete Brick Pavers Concrete Pavers Crushed Stone Other: <u>N/A</u>	
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed): <input checked="" type="checkbox"/> Air Conditioning Unit
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Muntins Not existing True divided lights Simulated divided lights	
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Window Material Wood Aluminum Steel Other: _____
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Chimney Material Brick Stone Stucco Other: <u>Steel</u>	
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Roofing Material Wood Shingles Wood Shakes Slate Clay Tile Asphalt Shingles Metal Sheet Other: _____
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Door Material Wood Metal Clad Other: _____	
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Window Type Double Hung Casement Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gutters/Downspouts Copper Aluminum Galvanized Sheet Other: _____		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		4) Applicant's Signature: _____ Print Name:	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Date:		

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

Section C: Application for Advisory Review of Zoning Variations, Fence Variations and Special Uses - 6-15-11-5: RELATIONSHIP TO SPECIAL USES AND VARIATIONS:

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

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

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

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

4) Applicant's Signature: _____
Print Name:

Date:

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



**Zoning Analysis
Summary**

Case Number:

Case Status/Determination:

22ZONA-0011 – 1514 Judson Avenue R1 Single-Family Residential District Lakeshore Historic District Landmark	Non-Compliant
---	---------------

Proposal:

Second story addition to rear-yard accessory structure to accommodate detached ADU.

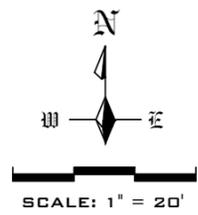
Zoning Section:

Comments:

6-8-2-7	The proposed building lot coverage is unchanged.
6-8-2-10	The proposed impervious surface ratio is unchanged.
6-8-2-8 (C) 4.	Non-Compliant: The proposed accessory structure located in the rear-yard is 0' from the south lot line where 3' is required and 0' is the existing condition. An addition in the vertical dimension in the same footprint as existing triggers a minor variation.
6-8-2-9	The proposed accessory structure is 28'H where 28' is the maximum permitted.
6-4-1-9 (B)	Non-Compliant: The proposed eaves encroach on the required 3' setback by more than the permitted 10% or 6". This requires a minor variation – although directly related to the request for a reduced setback. Demonstrate that the proposed eaves do not encroach on the neighboring property and revise the elevation drawings as necessary.

Additional Comments:

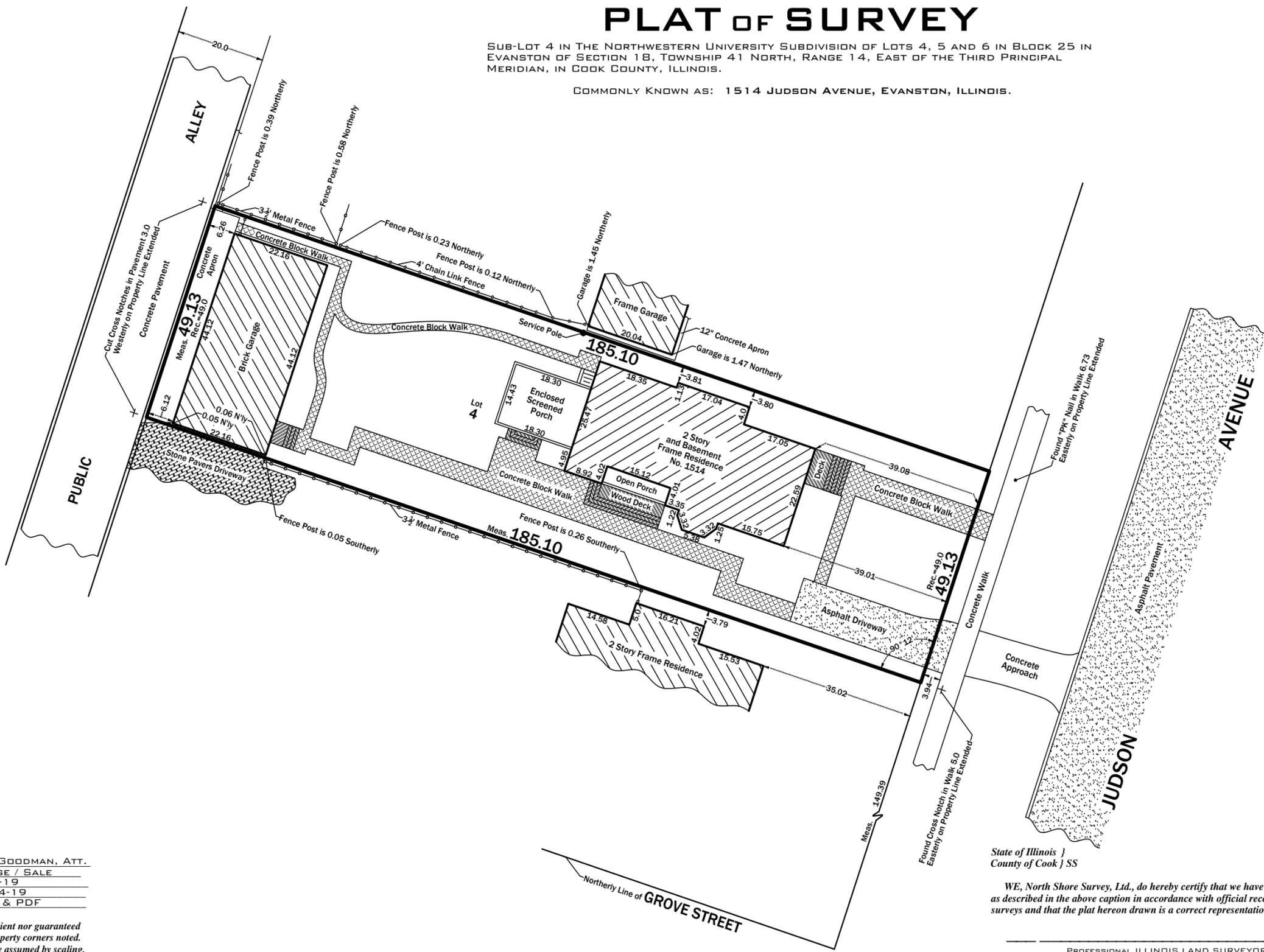
- Review and issuance of COA by the HPC is required.
- The proposed ADU FAR is less than the maximum 1,000 square feet.
- The proposed accessory structure is greater than 10' from the principle structure. ~65'
- Application for minor variation, with determination by the Zoning Administrator is required.



PLAT OF SURVEY

SUB-LOT 4 IN THE NORTHWESTERN UNIVERSITY SUBDIVISION OF LOTS 4, 5 AND 6 IN BLOCK 25 IN EVANSTON OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1514 JUDSON AVENUE, EVANSTON, ILLINOIS.



PREPARED FOR: BARB GOODMAN, ATT.
 PURPOSE: MORTGAGE / SALE
 FIELD DATE: 2-27-19
 DELIVERY DATE: 3-4-19
 FORMATS: BOND & PDF

Information hereon is not sufficient nor guaranteed for new construction, unless property corners noted. Distances and angles may not be assumed by scaling. Distances noted hereon are in feet and decimals. Building Lines & Easements per title, if provided. Compare all points on ground prior to construction.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

NORTH SHORE SURVEY, LTD.
 436 CATALPA LANE, LIBERTYVILLE, ILLINOIS 60048
 (847) 446-6510 NORTHSHORESURVEY@GMAIL.COM
 PROFESSIONAL DESIGN FIRM NO. 184.006982

State of Illinois }
 County of Cook } SS

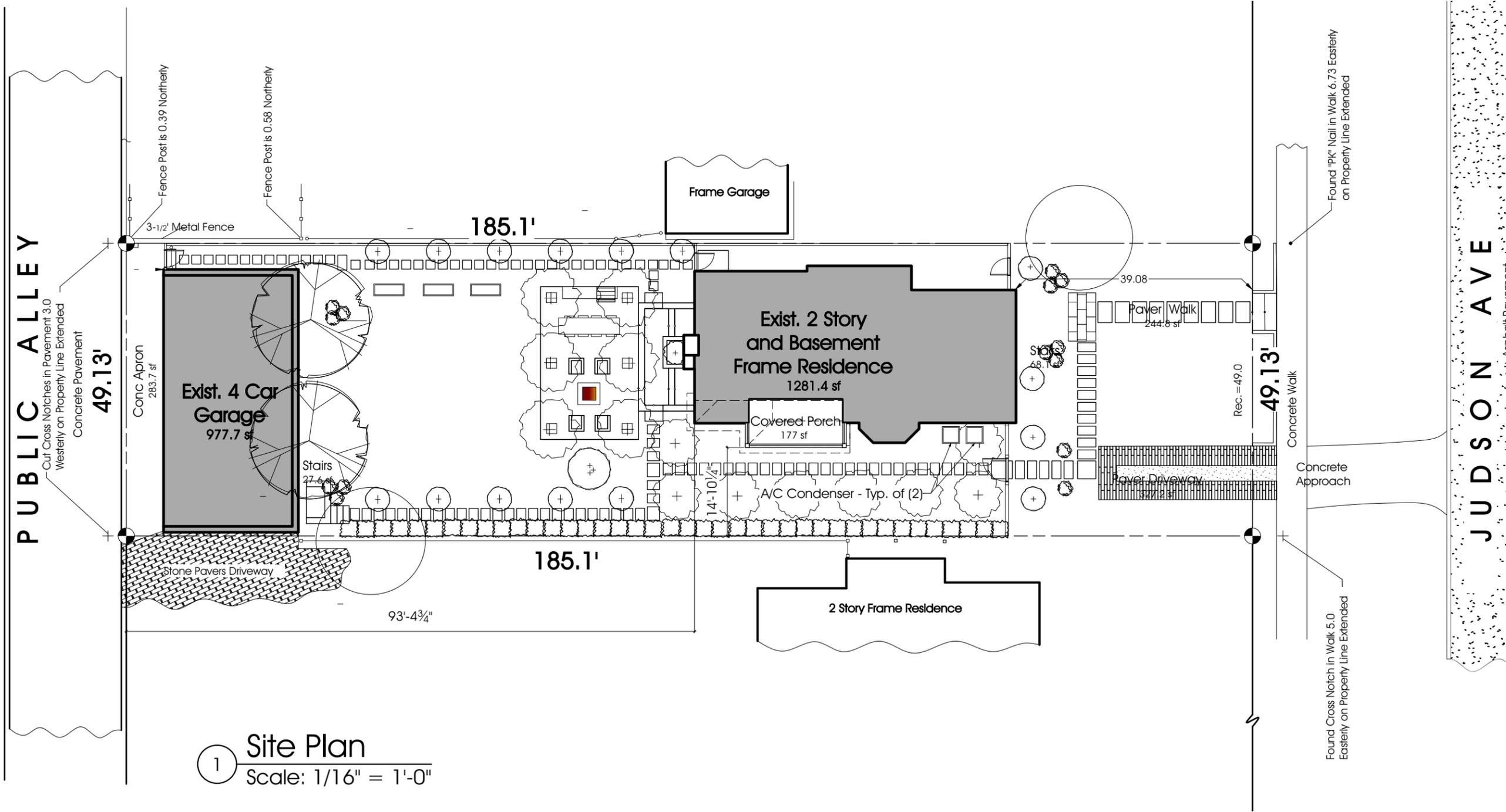
WE, North Shore Survey, Ltd., do hereby certify that we have surveyed the property as described in the above caption in accordance with official records and/or previous surveys and that the plat hereon drawn is a correct representation of said survey.

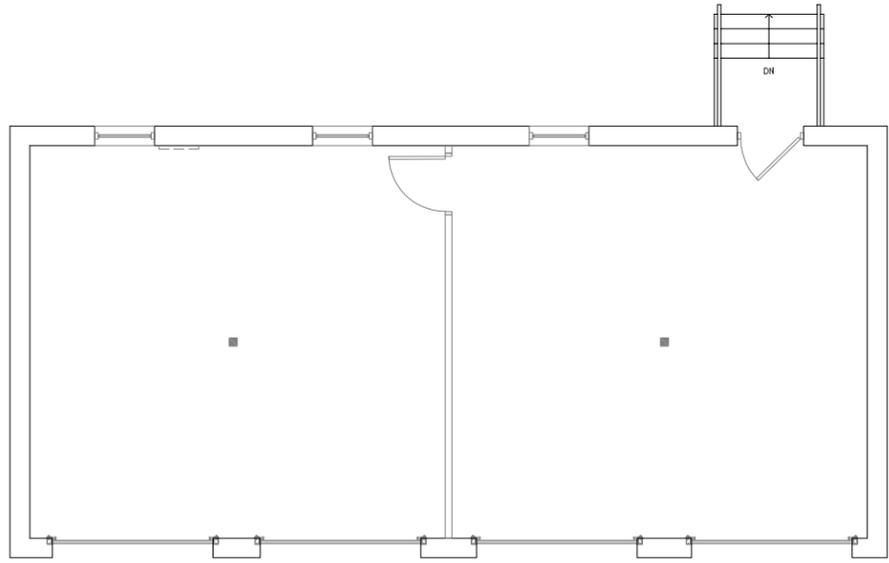
PROFESSIONAL ILLINOIS LAND SURVEYOR
 LICENSE NO. 35-2232 EXP. 11-30-2020

DATED: FEBRUARY 27, 2019

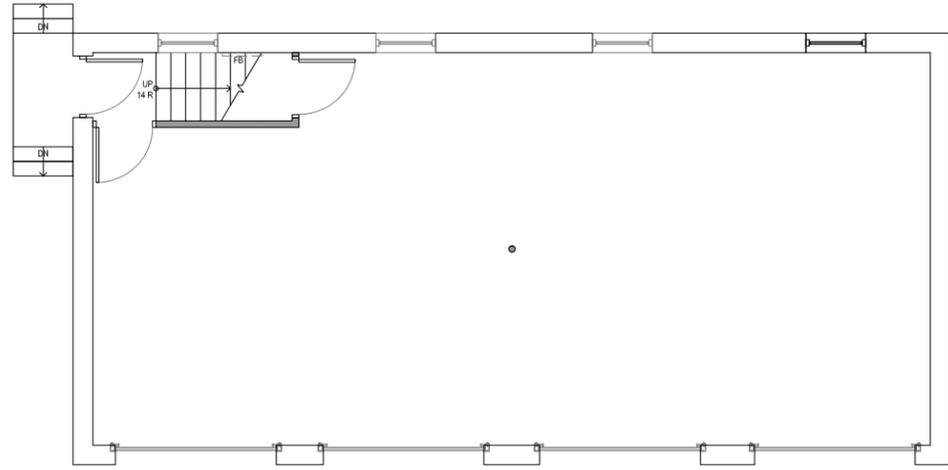
INSTR.: ART
 CAD: ART LEGAL: ARD

FILE NO.
43284-U





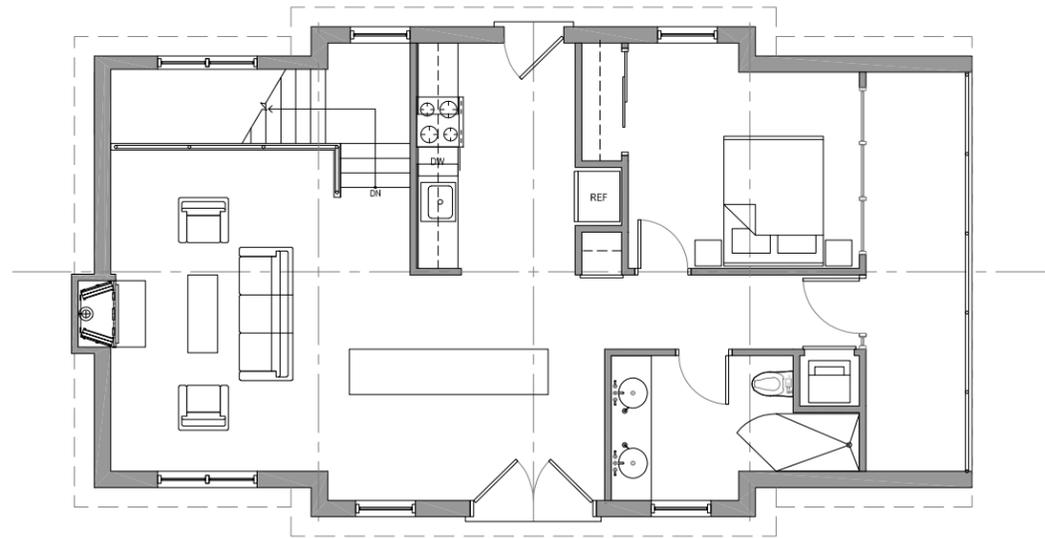
1 EXISTING GARAGE PLAN
SCALE: 1/8" - 1' - 0"



2 PROPOSED GARAGE PLAN
SCALE: 1/8" - 1' - 0"



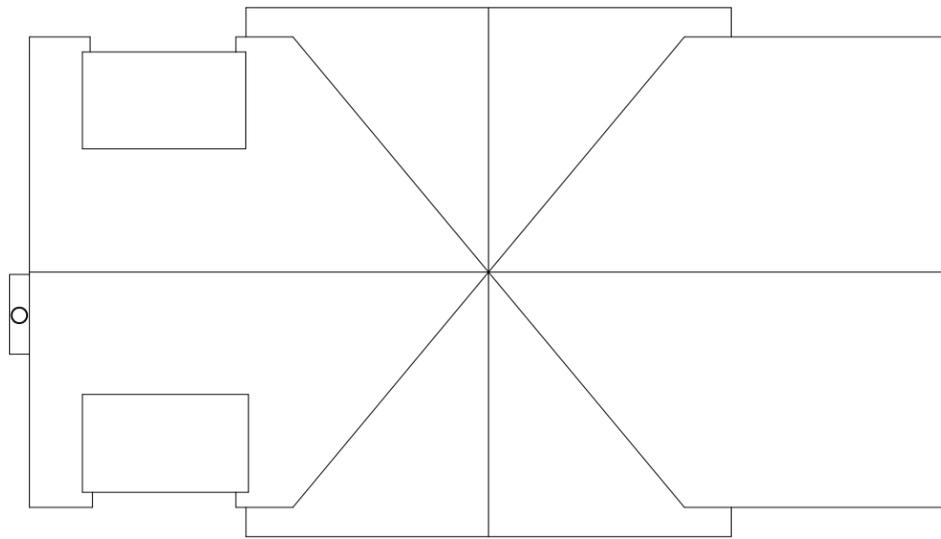
3 EXISTING ROOF PLAN
SCALE: 1/8" - 1' - 0"



4 PROPOSED FLOOR PLAN
SCALE: 1/8" - 1' - 0"



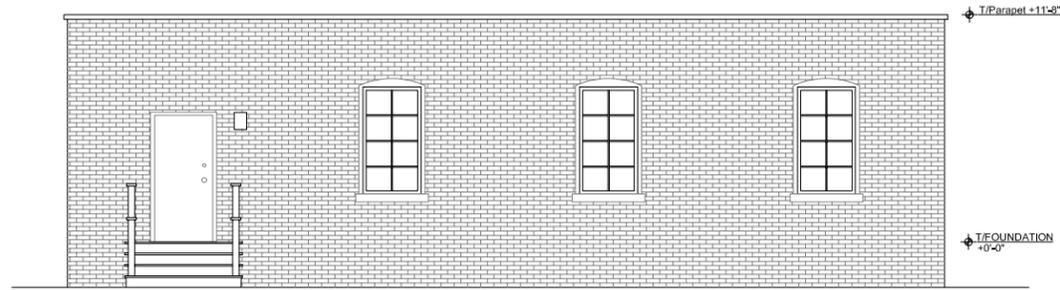
PROJECT	COHEN COACH HOUSE		
BLDG	1514 JUDSON, EVANSTON, IL		
PROJ NO	20.668.1001-33238	DRAWN BY	jdemike
DATE	01/17/2022	©M RSA	SK01



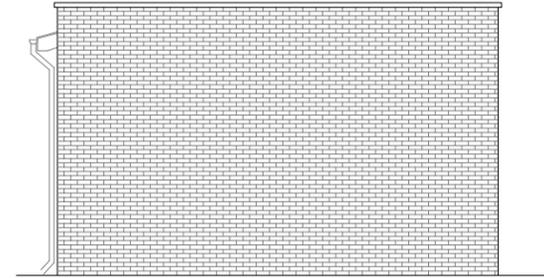
1 PROPOSED 2ND LEVEL - ROOF PLAN
SCALE: 1/8" = 1'-0"



PROJECT	COHEN COACH HOUSE		
BLDO	1514 JUDSON, EVANSTON, IL		
PROJ NO	20.668.1001-33238	DRAWN BY	jdemike
DATE	01/17/2022	©MRSA	SK02



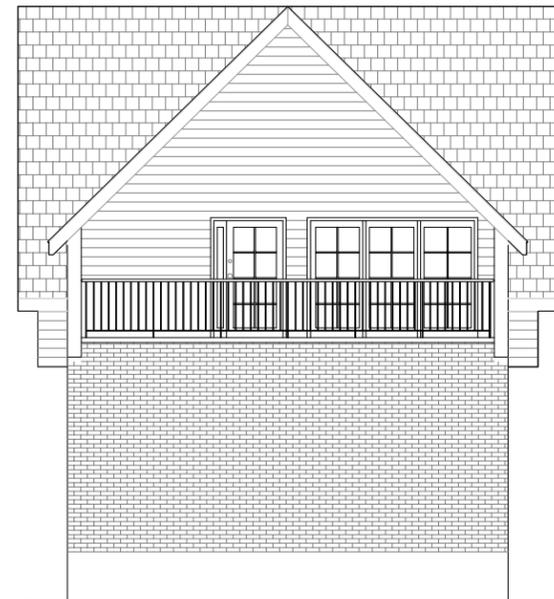
1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

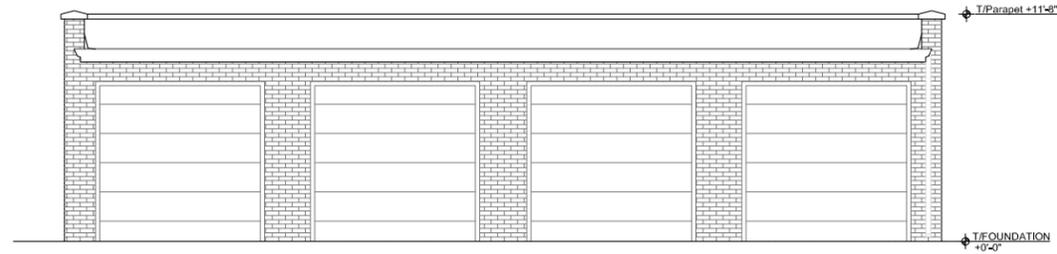


3 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

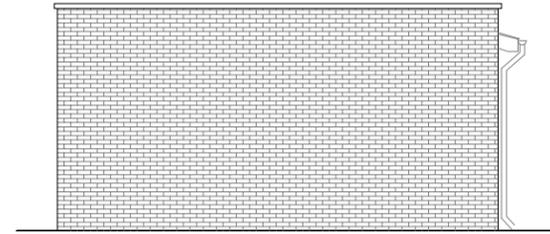


4 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT	COHEN COACH HOUSE		
BLDO	1514 JUDSON, EVANSTON, IL		
PROJ NO	20.668.1001-33238	DRAWN BY	jdemike
DATE	01/17/2022	©M RSA	SK03



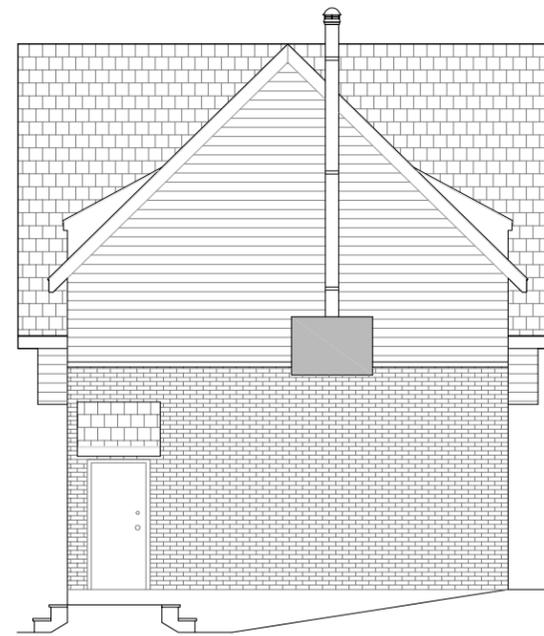
1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT	COHEN COACH HOUSE		
BLDO	1514 JUDSON, EVANSTON, IL		
PROJ NO	20.668.1001-33238	DRAWN BY	jdemike
DATE	01/15/2022	©M RSA	SK04



1 PROPOSED ELEVATION
SCALE: N.T.S.



2 PROPOSED ELEVATION
SCALE: N.T.S.

PROJECT	COHEN COACH HOUSE		
BLDO	1514 JUDSON, EVANSTON, IL		
PROJ NO	20.668.1001-33238	DRAWN BY	jdemike
DATE	01/14/2022	©MRSA	SK05



1 EAST FACADE OF THE EXISTING HOME
SCALE: N.T.S.



2 LOOKING WEST TOWARD THE EAST FACADE OF THE GARAGE.
THE EXISTING RESIDENCE IS ON THE RIGHT.
SCALE: N.T.S.



4 LOOKING SOUTH-EAST AT THE NORTH ELEVATION FO THE GARAGE
WHICH IS FRONTED BY PARK SPACE.
SCALE: N.T.S.



5 NORTH FACADE OF THE GARAGE AND NEIGHBOR'S DRIVEWAY
SCALE: N.T.S.



3 LOOKING EAST ALONG THE SOUTH ELEVATION OF THE GARAGE WHICH
IS FRONTED BY THE NEIGHBOR'S DRIVEWAY AND OFF ALLEY PARKING.
SCALE: N.T.S.

PROJECT	COHEN COACH HOUSE		
BLDO	1514 JUDSON, EVANSTON, IL		
PROJ NO	20.668.1001-33238	DRAWN BY	jdemike
DATE	01/14/2022	©MRSA	2022

SK06

Richard Boynton and Richard C. Henderson

1512 Judson Avenue

Evanston, Illinois 60201

To: City of Evanston Historic Preservation and City of Evanston Zoning

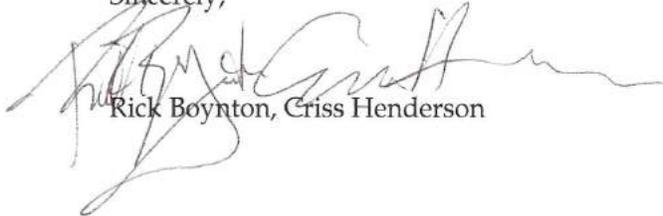
Date: January 26, 2022

Re: Cohen (neighbor) Plan to build an ADU on adjacent property line

To Whom it May Concern:

Our neighbors immediately to the north on Judson, Jeff and Kim Cohen, intend to build an ADU ("coach house") on top of their existing brick garage. We have reviewed the architectural plans for their coach house and wholly approve and welcome the design. We have no objection to the Cohens building this project; the location and setback at our shared property line is of no concern to us. If you have any questions, please do not hesitate to contact us.

Sincerely,



Rick Boynton, Criss Henderson



DRAFT

MEETING MINUTES

PRESERVATION COMMISSION

Tuesday January 11, 2022

7:00 P.M.

Via Virtual Meeting

Members Present: Beth Bodan, Mark Simon, John Jacobs, Stuart Cohen,
Aleca Sullivan, Jamie Morris, Suzi Reinhold, Carl Klein

Members Absent: Sarah M. Dreller

Staff Present: Cade W. Sterling; Carlos D. Ruiz

Presiding Member: Mark Simon, Chair

Notes Taken by: Cade W. Sterling

Agenda

1. SUSPENSION OF THE RULES

- A motion to suspend the rules to permit remote participation was carried unanimously.

2. NEW BUSINESS

A. 1615 Judson Avenue – Landmark - Lakeshore Historic District – 22PRES-0002

Kristin Fogarty-Yi, architect, submits for a Certificate of Appropriateness to alter the structures fenestration at the north, south, and east elevations, alter the structures east elevation roofline at a new second-story rear bay, and construct a new railing and rooftop deck atop the existing rear volume single-story addition.

Applicable Standards: Alteration [1-10]; Construction [3, 7, 8, and 12]

- The applicant provided a brief overview of the proposed alterations to the exterior of the home which relate to planned interior renovations
 - The new, two-story window at the north elevation is intended as a significant decorative and functional feature of the newly renovated stairwell
 - The rear-volume alterations replace circa 1990s windows that were seen as unsympathetic to the homes pattern of fenestration and the small bay addition accommodates interior renovations to the master bathroom.
- Commissioners asked about the proposed rooftop deck at the rear-volume
 - Applicant stated that the rooftop deck would be atop the existing first floor addition, and would be accessible through the master bedroom.
 - Commissioners asked about the proposed railing and whether the front elevations second floor railing was considered as precedent
 - The applicant stated that the railing would have similar dimensions as the front railing, but would be aluminum rather than wood for maintenance purposes, and would be black rather than white as to diminish its prominence

- Commissioners asked the applicant if alternatives for the stairwell window were considered, including a series of double-hung windows which may more-closely mimic the existing fenestration and predominance of window style.
 - The applicant said they had considered alternatives, but the proposed window seemed more appropriate as a decorative focal feature, especially as seen from the interior of the home.
 - Commissioner asked if the window head aligned with the adjacent window. It appears in the drawing that it does not
 - Applicant stated it would align and it was likely just a small drafting error
 - Commissioners asked if the window width matched those to which is was visually related.
 - Applicant stated it was substantially similar in width. Indistinguishable when viewed from the street.
- Commissioners asked what brand of windows were proposed.
 - Marvin Ultimate – Wood
- Commissioners asked if the applicant would consider changes to the rear-volume second story windows to mimic the first floor additions divided lite pattern.
 - Applicant stated it was something they would consider, and they did consider it. The majority of second-floor windows do not have lite divisions, and they decided to maintain that at the rear-volume
- Commissioners applauded the interior plans for the home noting it was a much more efficient floor plan as proposed.
- Commissioners debated whether the suggested changed to fenestration discussed should be part of a conditional approval. Ultimately the Commission determined to make suggestions for revision only.
- A motion for approval with recommendations for changed to the north and east elevation fenestration carried unanimously.

B. 3312 Dartmouth Place – Landmark – 22PRES-0003

Omar Gutierrez, architect, submits for a Certificate of Appropriateness to convert an existing attached garage to habitable space, alter the north and east elevations fenestration, and construct a new single-story detached garage in the rear yard.

Applicable Standards: Alteration [1-10]; and Construction [1-5; 7-8; and 10-14]

- The applicant provided a brief overview of the proposed alterations which are primarily focused on conversion of the attached single-car garage to habitable space.
- The applicant described the need to level the floor of the existing attached garage, and the limitations that placed on the size of door being considered with the intention to retain the existing opening size.
- Commissioners asked about the alteration to the east elevations fenestration and whether the applicant considered matching the sill height of the existing glass block window
 - The intention is to match the size of the existing window being removed (which is in very poor condition). The windows are square, and if you wanted to match the sill height but also retain the existing size, the head height would not match the existing opening at the front-facing façade. Matching the head height was seen as more appropriate as seen from the interior. The alternative would be to alter the size of the window.
 - The applicant also stated that the majority of the windows on the east elevation were not visible from the street, but the corner where the window and north elevation door would be, is highly visible, so having mismatched head heights here would be awkward
- Commissioners asked about the proposed accessory garage.

- Applicant stated the intent was to keep the structure simple, as to not detract from the Landmark home. The form and roof line take inspiration from the home, and the wood cladding is proposed to match the dimension of the brickwork ~3”.
- Commissioners asked if a brick structure was considered.
 - The applicant stated it was considered, and was preferred, but due to setback requirements, the additional dimension of brick cladding would have made the proposal non-compliant.
 - Mr. Sterling confirmed this, noting that the project was only compliant now by utilizing the codes rounding rules.
- Commissioners asked if vertical siding was considered, since vertical wood siding existing on portions of the home currently.
 - Mr. Sterling stated that the original proposal proposed vertical cladding matching the Landmark home, but that he had worked with the applicant to propose the horizontal cladding in part because he felt it helped subordinate the structure
 - Commissioners stated they could see that point of view
- Commissioner asked if corner boards were going to be used, as mitering the corners would be preferred
 - The applicant stated the proposal was to miter the corners, which is a nice detail.
- The Commission made a motion to approve with a recommendation that the garage door be reexamined to more closely mimic the existing garage door (to which the applicant agreed). The motion carried unanimously.

3. MEETING MINUTES

A. Approval of December 7, 2021.

- The meeting minutes were approved as presented with one abstention (C. Klein).

4. ELECTION OF COMMISSION OFFICERS

- Suzi Reinhold, Chair; Stuart Cohen, Vice-Chair, and; Beth Bodan, Secretary were elected on a unanimous vote.

5. STAFF REPORTS / DISCUSSION

A. Design Guidelines Update

- C. Ruiz provided an update on the design guidelines. Commissioners discussed next steps and a desire to keep the document succinct.

B. Long-Range Work Plan Update

- C. Sterling provided an update on the long-range work plan as well as the need/desire to extend the originally outlined timeline for completion. Next steps will be formulation and review of the Commissions vision and value statements. C. Sterling hopes to present these to the full body in February.



Preservation Commission

Long-Range Work Plan Subcommittee Vision & Value Statements



Aerial of downtown Evanston circa early 1950s. The construction of the Old Orchard Shopping Center (1956) greatly diminished the downtown's retail presence. Simultaneous modern architectural movements, and attempts to regain retail prominence through automotive accessibility saw a significant loss in traditional built fabric in favor of modern interventions and surface parking lots. Many remaining buildings in the decades to follow were significantly altered to make their facades look more contemporary and attractive to the modern sensibilities.

Vision Statement

A vision is an aspirational statement regarding the future state of preservation in Evanston. Based on the feedback provided by subcommittee members and members of the broader preservation community, the following draft vision statement was created.

“In 2035, Evanston Illinois is one of Midwestern America’s most vibrant places -- a city known for its rich historic, cultural, architectural, and environmental legacy. The Evanston Preservation Commission and community at-large has fostered that legacy through careful planning and stewardship of Evanston’s historic, cultural, and environmental resources, by engaging a diverse group of residents, local stakeholders, and policy makers on the benefits of historic preservation. In turn, these efforts have enhanced sustainability and accessibility, identified endangered resources and registered new resources especially those not previously acknowledged as significant, celebrated and stabilized neighborhood character, solidified preservation as an economic development tool, and promoted the increased appreciation of Evanston’s diverse cultural heritage. The Evanston Preservation Commission, City of Evanston, School Districts, Northwestern University, and other private-sector and nonprofit organizations maintain ongoing partnerships through meaningful advocacy efforts, preservation planning initiatives and expanded educational resources and financial incentives.”

Value Statements

Value statements are intended to describe the Preservation Commission and municipal preservation programs core beliefs and act as broad guiding principles.

1. Evanston's cultural and architectural resources are tangible links to its current and past identities. Future Landmark and District designations keep pace with evolving preservation trends and aspirations for future identities.
2. Preservation embodies inherent sustainability and is essential to Evanston's climate resilience.
3. A Preservation Commission membership that reflects Evanston's demographics supports a more equitable, diverse, and inclusive municipal preservation program.
4. Enhancing public-private partnerships and capacities promotes broad community involvement, advocacy, and educational outreach.
5. Effective municipal leadership supports positive preservation outcomes.
6. An effective, well-managed, and well-staffed municipal preservation program facilitates positive community outcomes.
7. A commitment to equity, diversity, and inclusion within municipal preservation programming facilitates positive community outcomes.
8. Preservation promotes Evanston as a city of choice in the Chicago Region.
9. Preservation contributes to vibrant, human-centered environments.
10. Preservation is a revitalization and economic development tool for small businesses and neighborhood business districts.
11. Evanston's historic resources are integral to community identity and placemaking and bind its residents to their physical environments.
12. Effective community partnerships and ongoing technical assistance advance a preservation advocacy ethic in Evanston.
13. Annual reporting of performance trends and benchmarks promotes transparency and trust with the public the Commission serves.