



AGENDA

Preservation Commission

Tuesday, March 15, 2022 at 7:00PM

Lorraine Morton Civic Center; 2100 Ridge Avenue

James C. Lytle Council Chambers, Room 2800

1. CALL TO ORDER/DECLARATION OF A QUORUM

2. OLD BUSINESS

A. 1514 Judson Avenue – Landmark – LSHD – 22PRES-0013 4 - 34

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; & 10-15]
Continued from the February 8 meeting

[0. 1514 Judson Project Description](#)

[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](#)

3. NEW BUSINESS

A. 1229 Judson Avenue - Lakeshore Historic District - 22PRES-0019 35 - 56

Jeanie Petrick, architect, submits for a Certificate of Appropriateness to alter the structures primary elevation by opening a previously enclosed front-porch, removing two stucco wing walls above the existing roof line, altering the dimension of the porch stucco pilasters and stucco posts, and installing a new wood window in an existing porch door opening.

Applicable Standards: Alteration [1-10]; and Construction [3, 4, and 7]

[0. 1229 Judson Project Description](#)

[1. 1229 Judson Staff Report](#)

- [2. 1229 Judson Survey Sheet](#)
- [3. 1229 Judson COA Application](#)
- [4. 1229 Judson Plat of Survey](#)
- [5. 1229 Judson COA Drawings](#)

B. 1727 Hinman Avenue – Lakeshore Historic District - 22PRES-0020

57 - 97

Studio Talo Architecture, applicant, submits for a Certificate of Appropriateness to alter the west elevation roof face with construction of a gable dormer, replace the homes existing single-pane wood windows on all elevations, add skylights to the rear-facing roof face, demolish an existing circa 1990s single-story addition at the rear-volume of the residence, and construct a new two-story addition and covered porch in its place.

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

- [0. 1727 Hinman Project Description](#)
- [1. 1727 Hinman Staff Report](#)
- [2. 1727 Hinman Survey Sheet](#)
- [3. 1727 Hinman Application](#)
- [4. 1727 Hinman COA Drawings](#)

C. 1624 Wesley Avenue – Ridge Historic District - Landmark - 22PRES-0021

98 - 124

Von Weise Associates, applicant and architect, submit for a Certificate of Appropriateness to construct a screen porch addition at the second-floor of the structures southeast front elevation, construct a conservatory addition at the ground-floor of the structures northwest rear elevation, alter the homes rear-volume fenestration as indicated on plans provided, and replace the cedar shingle roof in-kind.

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

- [0. 1624 Wesley Project Description](#)
- [1. 1624 Wesley Staff Report](#)
- [2. 1624 Wesley Statement of Significance](#)
- [3. 1624 Wesley COA Application](#)
- [4. 1624 Wesley COA Drawings](#)

4. APPROVAL OF MEETING MINUTES

- A. **Approval of the meeting minutes from February 8, 2022**
[20220208_HPC_Minutes_DRAFT](#)

125 - 128

5. DISCUSSION (NO VOTE WILL BE TAKEN)

- A. **Staff Reports**

Design Guidelines and Long-Range Work Plan Updates

6. ADJOURNMENT

The next meeting of the Preservation Commission is scheduled for April 12

Order & Agenda Items are subject to change. Information about the Preservation Commission is available at: Preservation Commission Questions can be directed to Cade W. Sterling at 847-448-8231 or at csterling@cityofevanston.org The city is committed to ensuring accessibility for all citizens; if an accommodation is needed to participate in this meeting, please contact the Planning and Zoning Division at (847-448-8687) 48 hours in advance so that arrangements can be made for the accommodation if possible. **Español** - La ciudad de Evanston tiene la obligación de hacer accesibles todas las reuniones públicas a las personas minusválidas o a quienes no hablan inglés. Si usted necesita ayuda, favor contacte a Cade W. Sterling de la Oficina de Planificación y Zonificación llamando al (847/448-8231) o csterling@cityofevanston.org con 48 horas de anticipación para acomodar su pedido en lo posible

**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: March 1, 2022

Update

This application was continued at the February 8 meeting to allow the applicant time to revise and add necessary detail to the proposed plans.

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 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

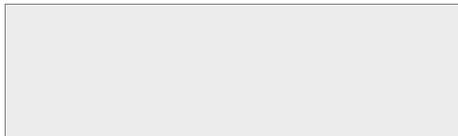


PHOTO ID2 \images\11-18-409-008-0000-2.jpg



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: 312.733.6772 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)

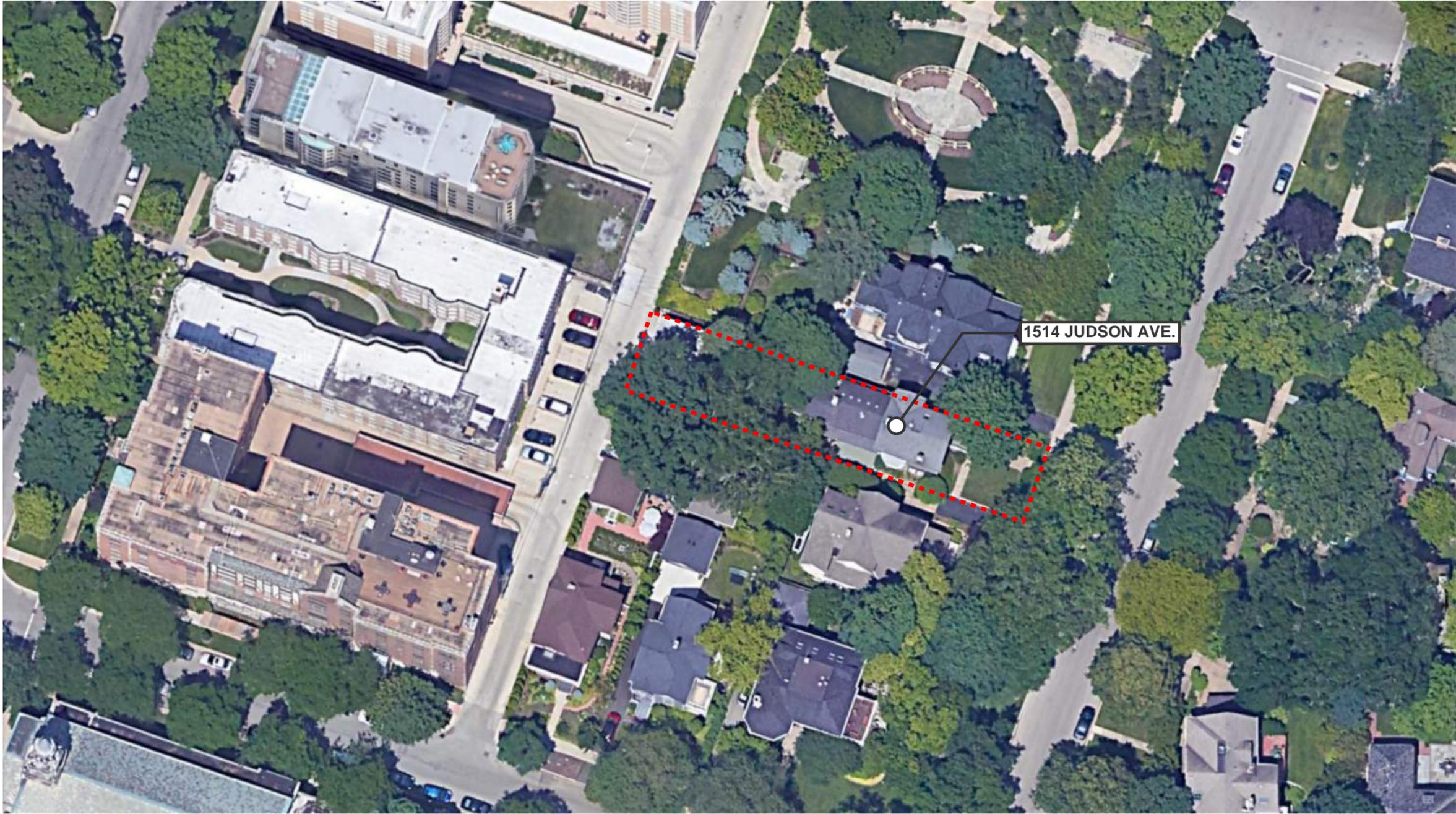
Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
<input checked="" type="checkbox"/> Construction	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" 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"/>		Roofing Material Wood Shingles Wood Shakes Slate Clay Tile Asphalt Shingles Metal Sheet Other: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fascias, Soffits, Rakeboards, Trim Wood Metal Synthetic Material, Type: _____ Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Terraces, Patios, Decks Wood Stone Brick Pavers Concrete Pavers Tiles Poured Concrete Other: _____				
<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>					
<input type="checkbox"/>	<input type="checkbox"/>			Chimney Material Brick Stone Stucco Other: <u>Wood</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Door Material Wood Metal Clad Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Driveway Material Asphalt Poured Concrete Brick Pavers Concrete Pavers Crushed Stone Other: <u>N/A</u>			
<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"/>				Gutters/Downspouts Copper Aluminum Galvanized Sheet Other: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window Type Double Hung Casement Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed): <input checked="" type="checkbox"/> Air Conditioning Unit		
<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"/>					Muntins Not existing True divided lights Simulated divided lights	<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 checked="" 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"/>	Date: _____
<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>		<i>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].</i>				<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	

COHEN COACH HOUSE

Historic Preservation Committee Review

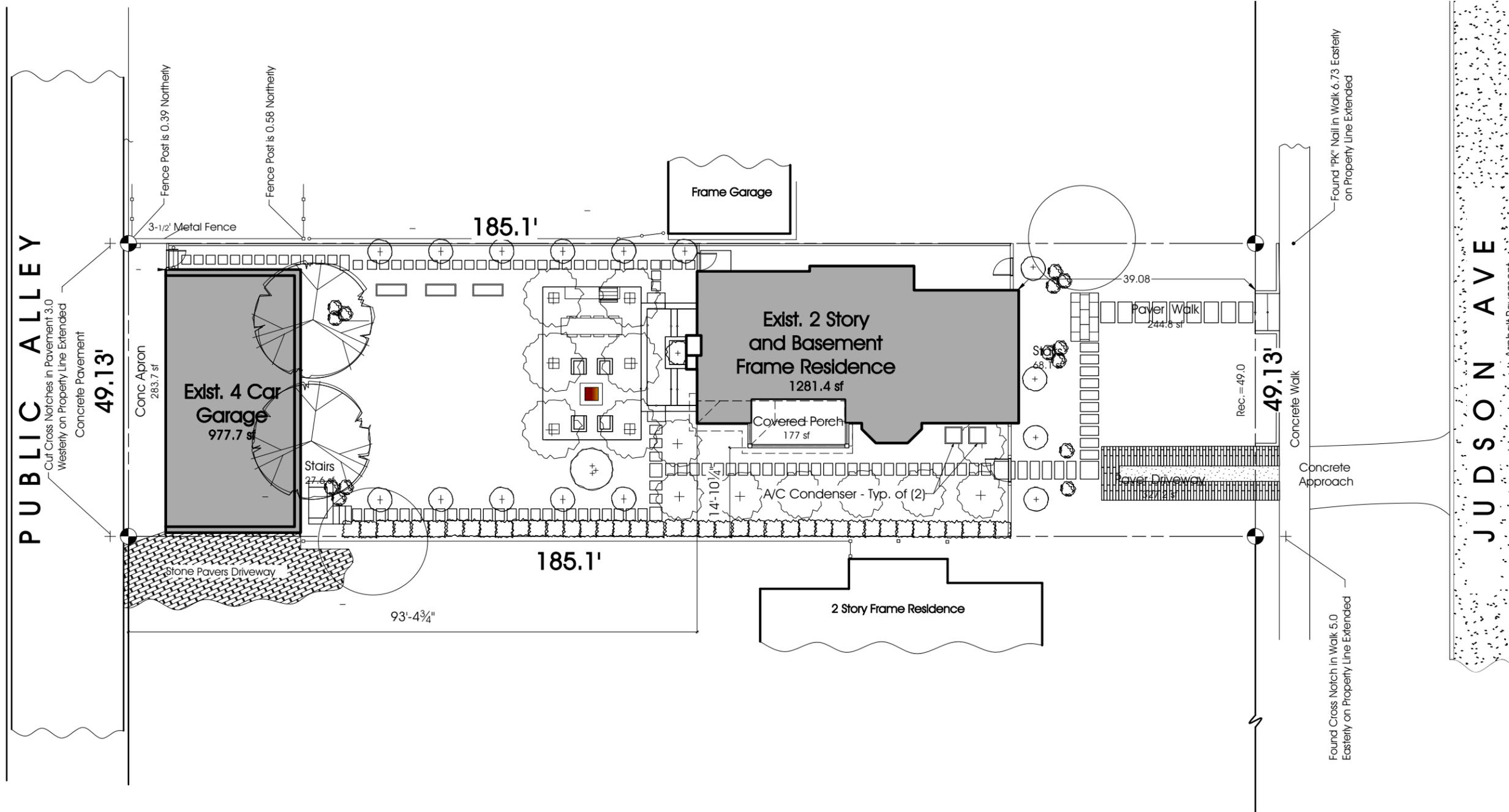
03.15.2022



PROJECT	COHEN COACH HOUSE		
BLDG	1514 JUDSON AVE., EVANSTON, IL 60201		
PROJ NO	20.668.1002	DRAWN BY	JL
DATE	03.15.22	©MRSA	

DS1

W:\1514 Judson - Cohen Garage\Design\Cohen Garage.rvt



PROJECT	COHEN COACH HOUSE		
BLDG	1514 JUDSON AVE., EVANSTON, IL 60201		
PROJ NO	20.668.1002	DRAWN BY	JL
DATE	03.15.22	©MRSA	

DS2



EXISTING EAST ELEVATION

PROJECT	COHEN COACH HOUSE		
BLDG	1514 JUDSON AVE., EVANSTON, IL 60201		
PROJ NO	20.668.1002	DRAWN BY	JL
DATE	03.15.22	©MRSA	

DS3



EXISTING WEST ELEVATION

PROJECT	COHEN COACH HOUSE		
BLDG	1514 JUDSON AVE., EVANSTON, IL 60201		
PROJ NO	20.668.1002	DRAWN BY	JL
DATE	03.15.22	©MRSA	

DS4



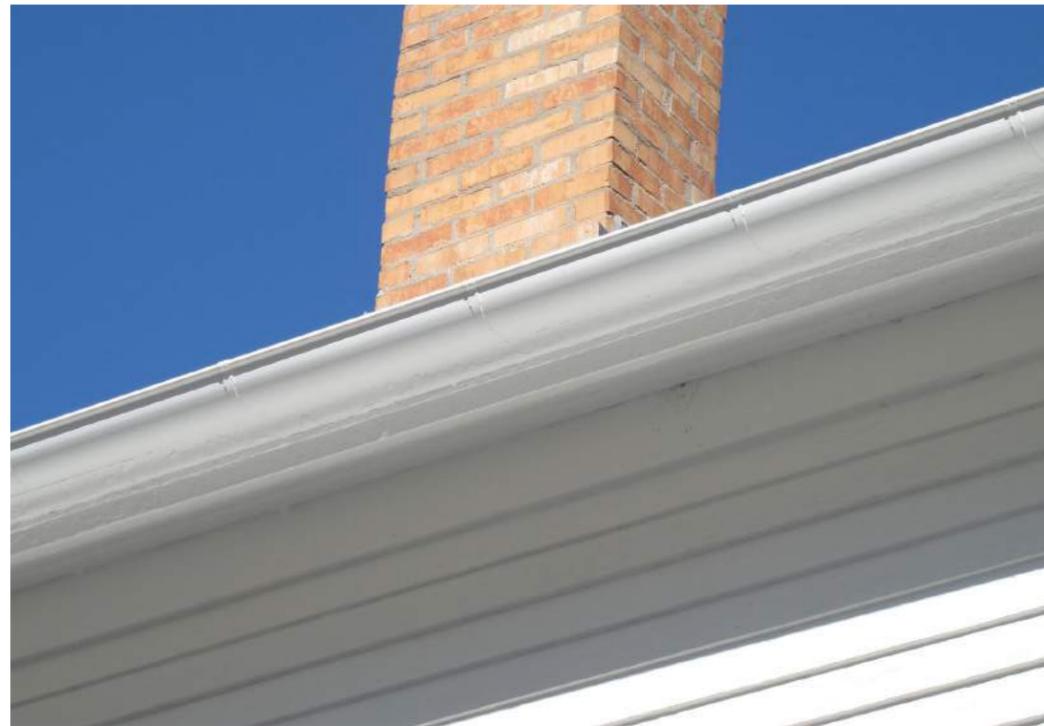
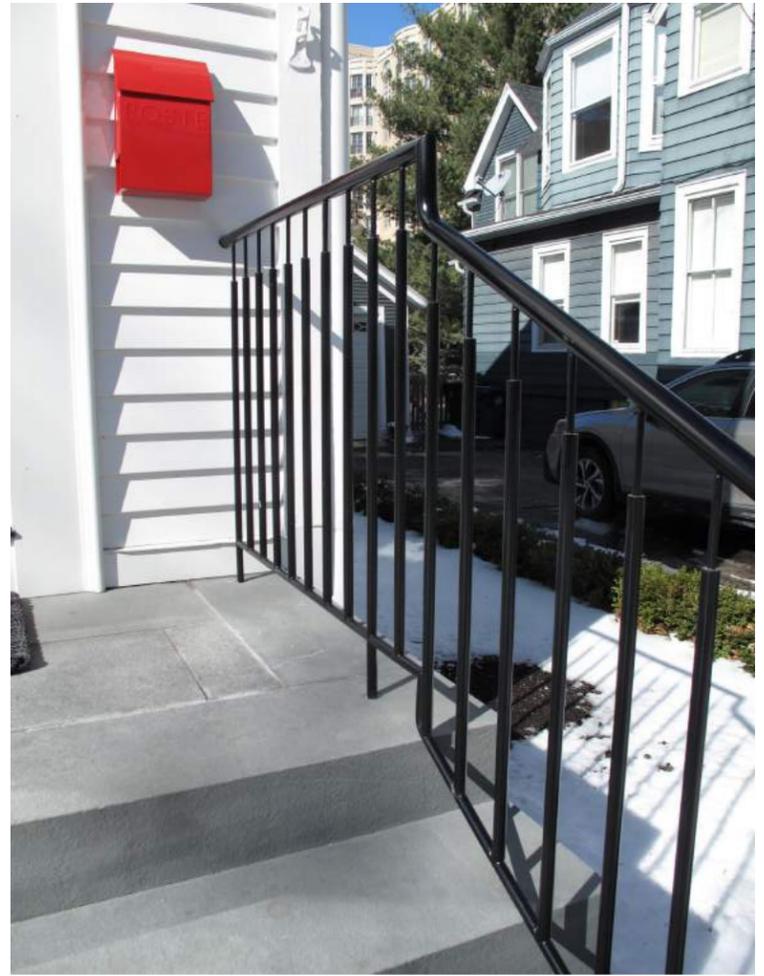
EXISTING EAST ELEVATION



EXISTING WEST ELEVATION

PROJECT	COHEN COACH HOUSE		
BLDG	1514 JUDSON AVE., EVANSTON, IL 60201		
PROJ NO	20.668.1002	DRAWN BY	JL
DATE	03.15.22	©MRSA	

DS5

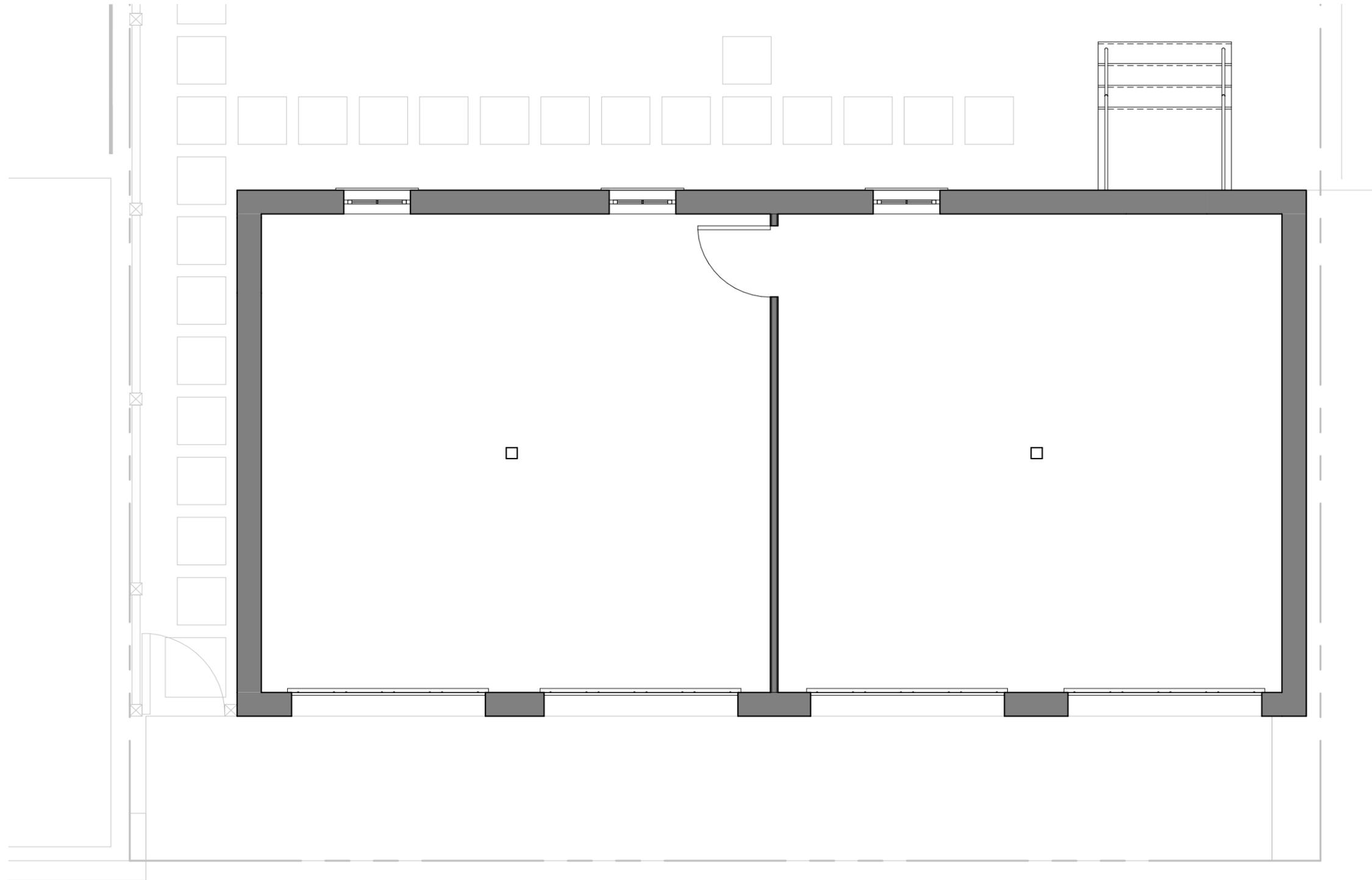


EXISTING MATERIALS & DETAILS

PROJECT	COHEN COACH HOUSE		
BLDG	1514 JUDSON AVE., EVANSTON, IL 60201		
PROJ NO	20.668.1002	DRAWN BY	JL
DATE	03.15.22	©MRSA	

DS6





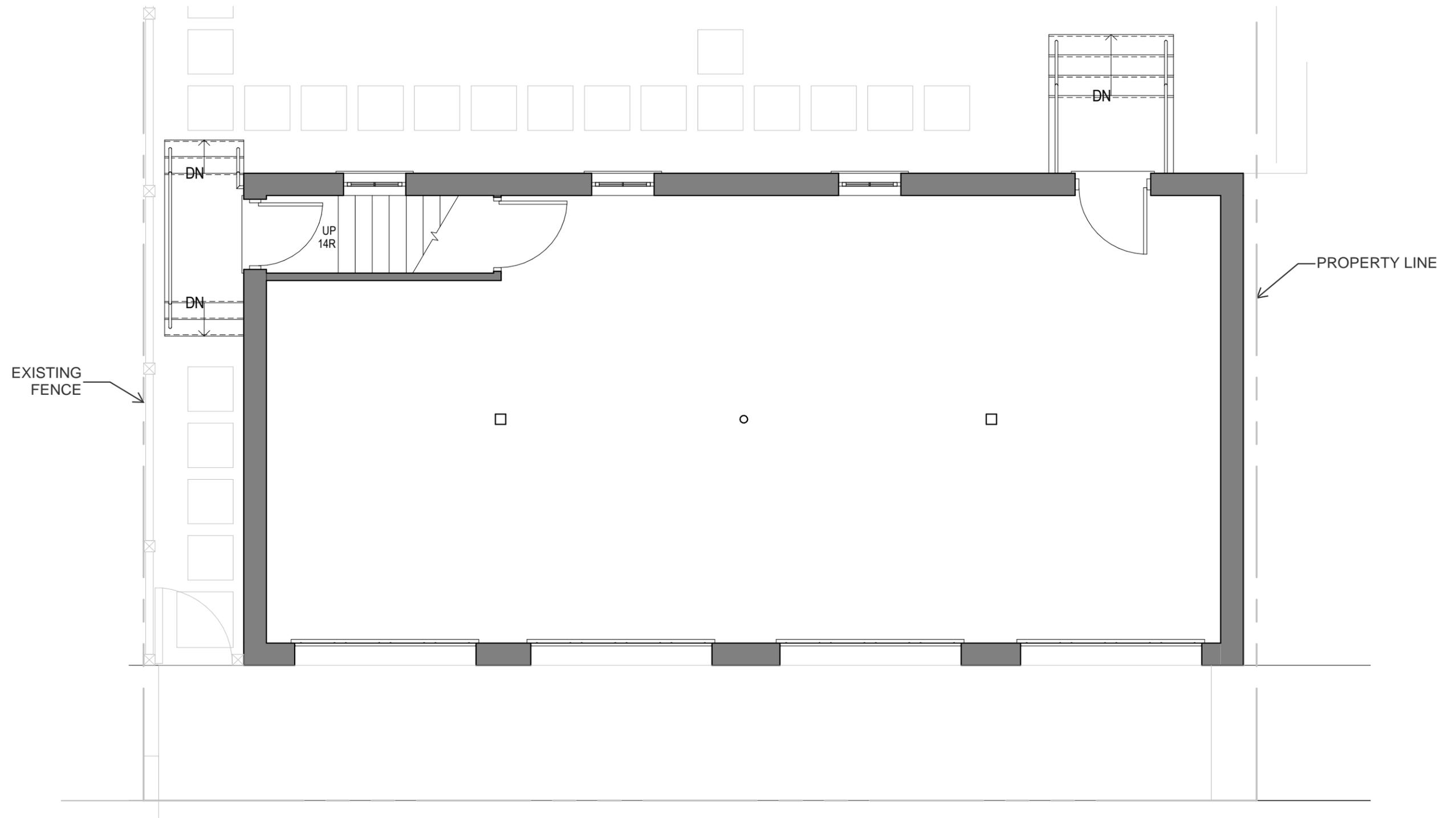
① EXISTING GARAGE PLAN
 1/4" = 1'-0"

M | R | S | A architects and planners 822 west washington blvd, chicago, il 60607 312.733.6772 tel 312.733.7725 fax info@mrsaarch.com



PROJECT	COHEN COACH HOUSE		
BLDG	1514 JUDSON AVE., EVANSTON, IL 60201		
PROJ NO	20.668.1002	DRAWN BY	JL
DATE	03.15.22	©MRSA	

DS7

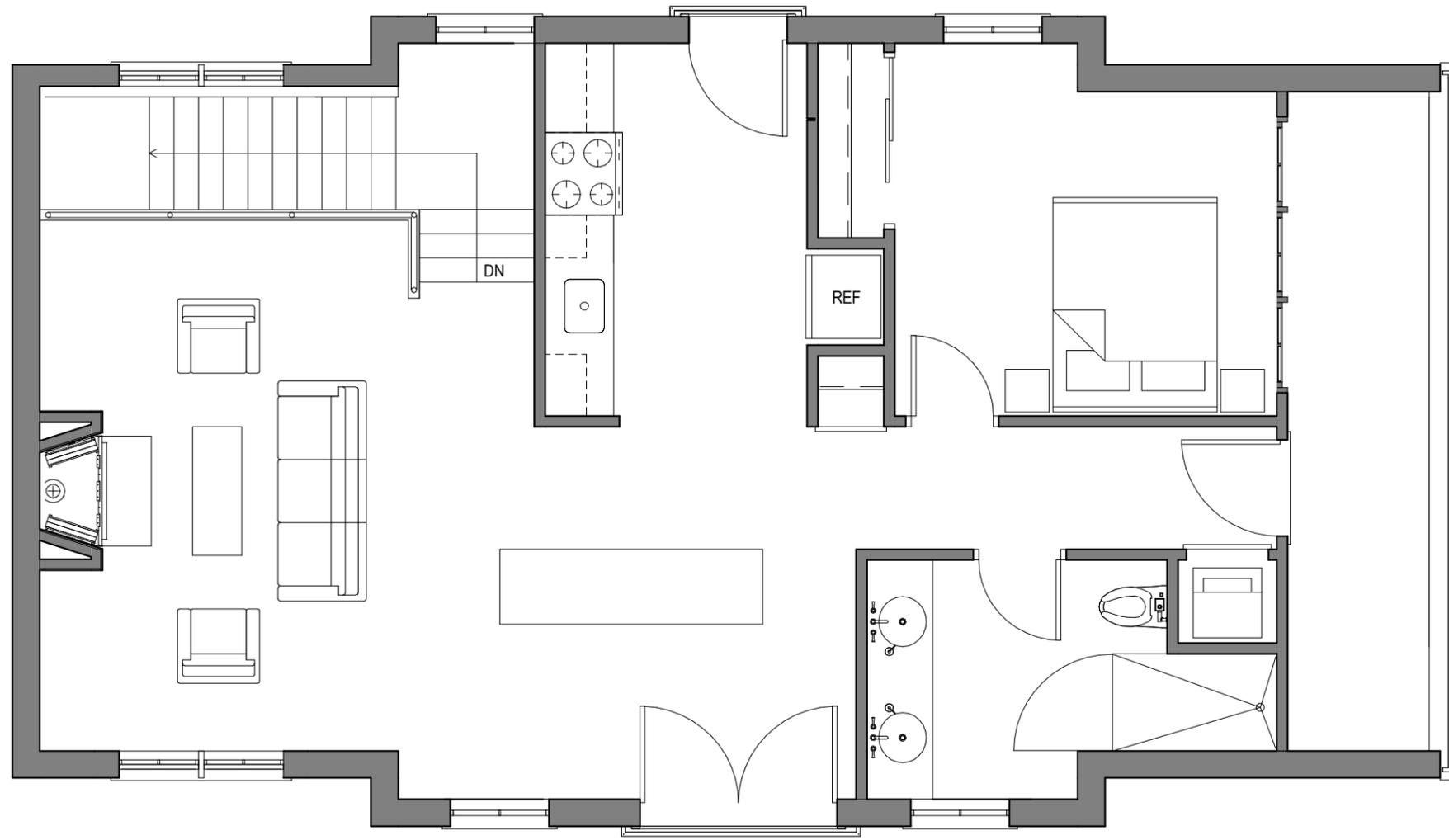


① NEW GARAGE PLAN
1/4" = 1'-0"



PROJECT	COHEN COACH HOUSE		
BLDG	1514 JUDSON AVE., EVANSTON, IL 60201		
PROJ NO	20.668.1002	DRAWN BY	JL
DATE	03.15.22	©MRSA	

DS8

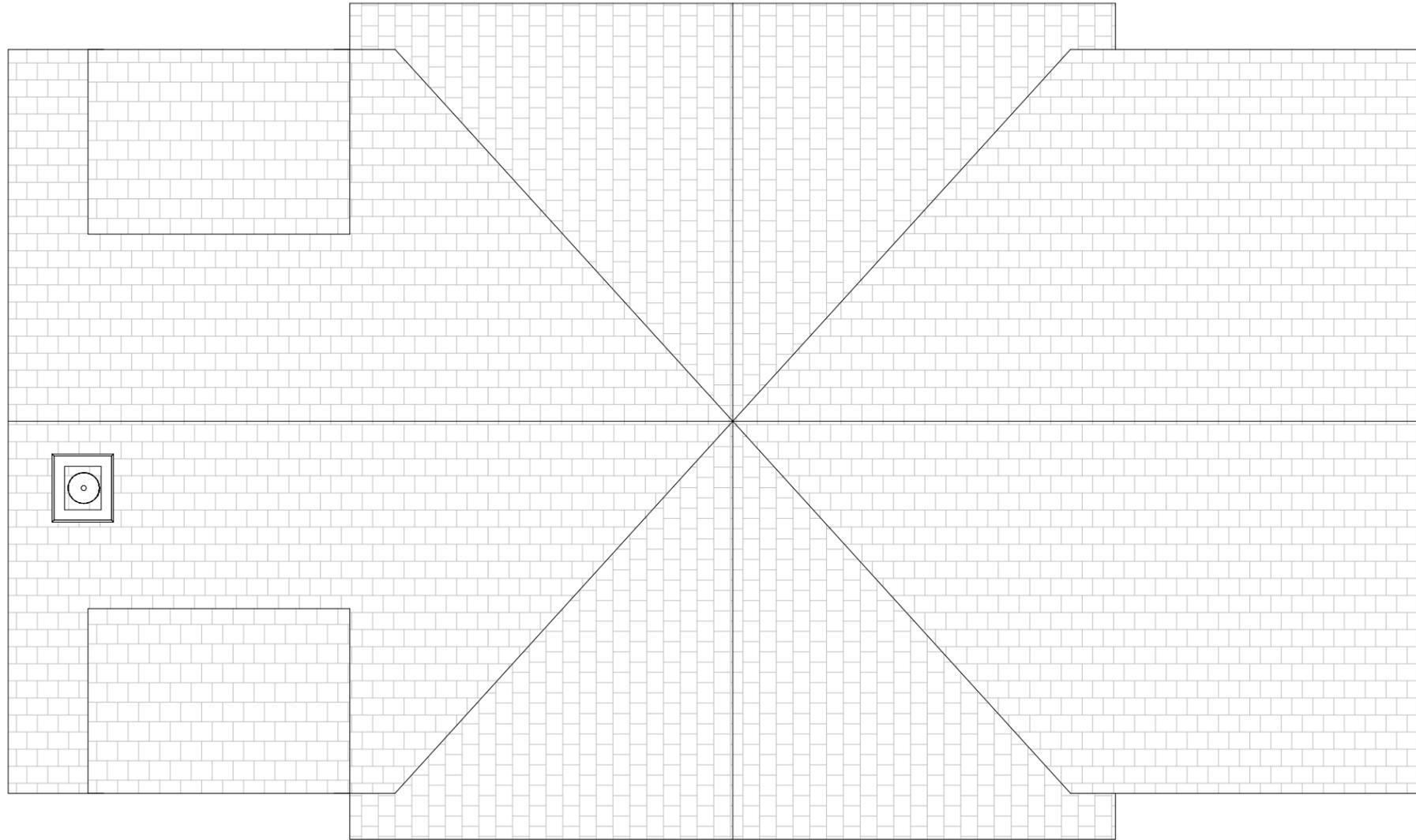


1 NEW FLOOR PLAN
 1/4" = 1'-0"

PROJECT	COHEN COACH HOUSE		
BLDG	1514 JUDSON AVE., EVANSTON, IL 60201		
PROJ NO	20.668.1002	DRAWN BY	JL
DATE	03.15.22	©MRSA	

W11514 Judson - Cohen Garage/Design/Cohen Garage.rvt

DS9



1 ROOF PLAN
1/4" = 1'-0"



PROJECT	COHEN COACH HOUSE		
BLDG	1514 JUDSON AVE., EVANSTON, IL 60201		
PROJ NO	20.668.1002	DRAWN BY	JL
DATE	03.15.22	©MRSA	

DS10



- ① ASPHALT SHINGLES TO MATCH EXISTING HOUSE
- ② NEW STEEL RAILINGS TO MATCH EXISTING HOUSE
- ③ PAINT EXISTING BRICK WHITE TO MATCH EXISTING HOUSE
- ④ WOOD TRIM & SIDING TO MATCH EXISTING HOUSE
- ⑤ FASCIA DETAIL TO MATCH EXISTING HOUSE
- ⑥ WOOD DOORS TO MATCH EXISTING HOUSE
- ⑦ WOOD WINDOWS TO MATCH EXISTING HOUSE

① WEST ELEVATION
1/4" = 1'-0"

PROJECT	COHEN COACH HOUSE		
BLDG	1514 JUDSON AVE., EVANSTON, IL 60201		
PROJ NO	20.668.1002	DRAWN BY	JL
DATE	03.15.22	©MRSA	

DS11



- ① ASPHALT SHINGLES TO MATCH EXISTING HOUSE
- ② NEW STEEL RAILINGS TO MATCH EXISTING HOUSE
- ③ PAINT EXISTING BRICK WHITE TO MATCH EXISTING HOUSE
- ④ WOOD TRIM & SIDING TO MATCH EXISTING HOUSE
- ⑤ FASCIA DETAIL TO MATCH EXISTING HOUSE
- ⑥ WOOD DOORS TO MATCH EXISTING HOUSE
- ⑦ WOOD WINDOWS TO MATCH EXISTING HOUSE

① EAST ELEVATION
1/4" = 1'-0"

PROJECT	COHEN COACH HOUSE		
BLDG	1514 JUDSON AVE., EVANSTON, IL 60201		
PROJ NO	20.668.1002	DRAWN BY	JL
DATE	03.15.22	©MRSA	

DS12

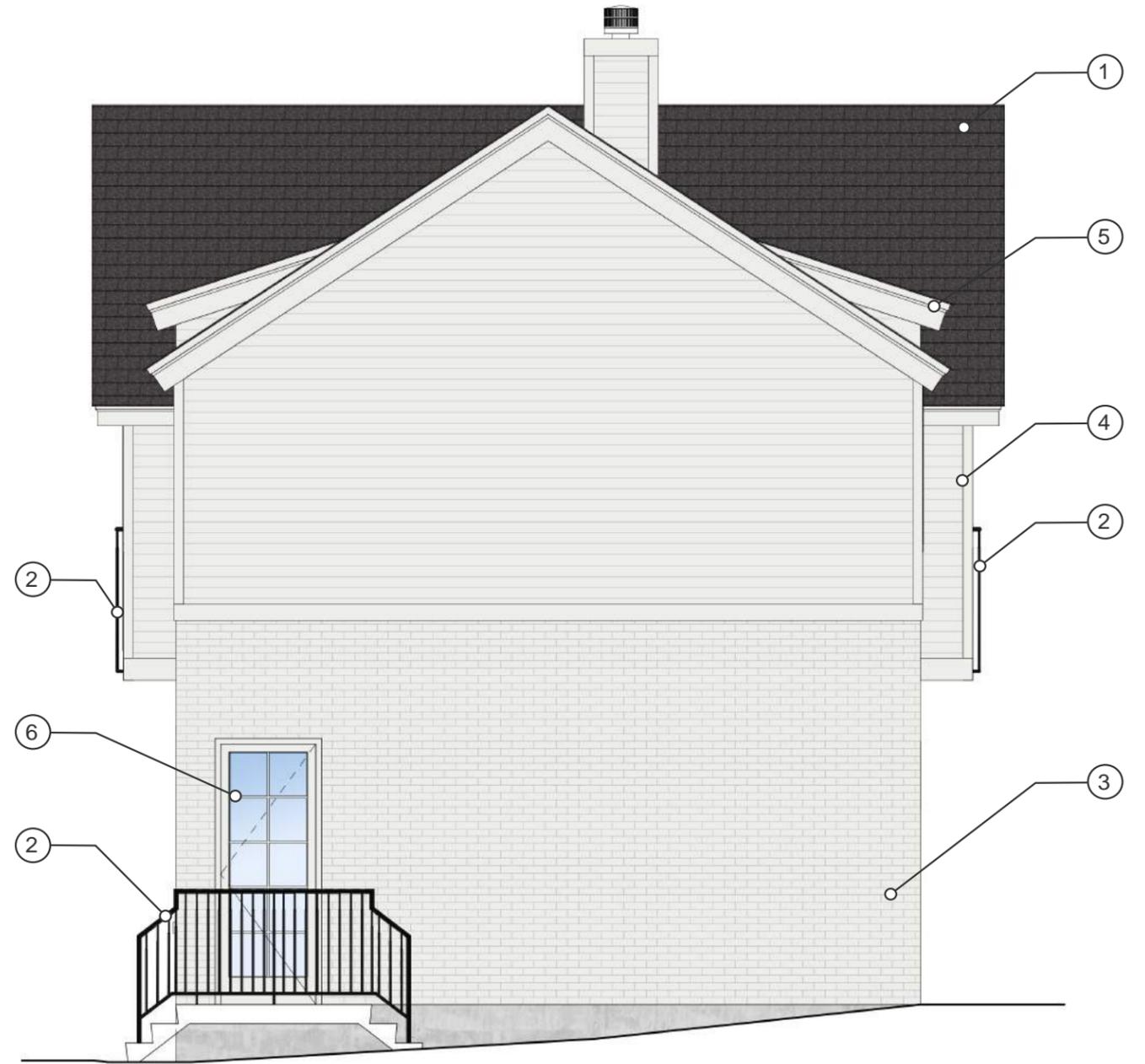


- ① ASPHALT SHINGLES TO MATCH EXISTING HOUSE
- ② NEW STEEL RAILINGS TO MATCH EXISTING HOUSE
- ③ PAINT EXISTING BRICK WHITE TO MATCH EXISTING HOUSE
- ④ WOOD TRIM & SIDING TO MATCH EXISTING HOUSE
- ⑤ FASCIA DETAIL TO MATCH EXISTING HOUSE
- ⑥ WOOD DOORS TO MATCH EXISTING HOUSE

① SOUTH ELEVATION
1/4" = 1'-0"

PROJECT	COHEN COACH HOUSE		
BLDG	1514 JUDSON AVE., EVANSTON, IL 60201		
PROJ NO	20.668.1002	DRAWN BY	JL
DATE	03.15.22	©MRSA	

DS13



- ① ASPHALT SHINGLES TO MATCH EXISTING HOUSE
- ② NEW STEEL RAILINGS TO MATCH EXISTING HOUSE
- ③ PAINT EXISTING BRICK WHITE TO MATCH EXISTING HOUSE
- ④ WOOD TRIM & SIDING TO MATCH EXISTING HOUSE
- ⑤ FASCIA DETAIL TO MATCH EXISTING HOUSE
- ⑥ WOOD DOORS TO MATCH EXISTING HOUSE

① NORTH ELEVATION
1/4" = 1'-0"

PROJECT	COHEN COACH HOUSE		
BLDG	1514 JUDSON AVE., EVANSTON, IL 60201		
PROJ NO	20.668.1002	DRAWN BY	JL
DATE	03.15.22	©MRSA	

DS14



PROJECT	COHEN COACH HOUSE		
BLDG	1514 JUDSON AVE., EVANSTON, IL 60201		
PROJ NO	20.668.1002	DRAWN BY	JL
DATE	03.15.22	©MRSA	

DS15



PROJECT	COHEN COACH HOUSE		
BLDG	1514 JUDSON AVE., EVANSTON, IL 60201		
PROJ NO	20.668.1002	DRAWN BY	JL
DATE	03.15.22	©MRSA	

DS16

Richard Boynton and Richard C. Henderson

1512 Judson Avenue

Evanston, Illinois 60201

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

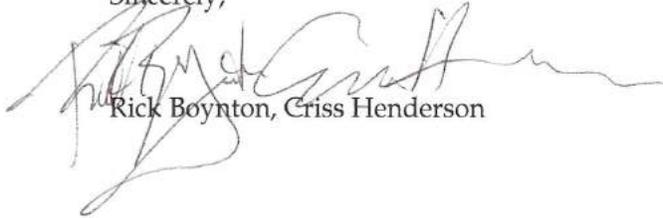
Date: January 26, 2022

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

1229 Judson Avenue - Lakeshore Historic District - 22PRES-0019

Jeanie Petrick, architect, submits for a Certificate of Appropriateness to alter the structures primary elevation by opening a previously enclosed front-porch, removing two stucco wing walls above the existing roof line, altering the dimension of the porch stucco pilasters and stucco posts, and installing a new wood window in an existing porch door opening.

Applicable Standards: Alteration [1-10]; and Construction [3, 4, & 7]



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, City Planner
Subject: 1229 Judson Avenue - Lakeshore Historic District - 22PRES-0019
Date: March 1, 2022

Public Notice

Jeanie Petrick, architect, submits for a Certificate of Appropriateness to alter the structures primary elevation by opening a previously enclosed front-porch, removing two stucco wing walls above the existing roof line, altering the dimension of the porch stucco pilasters and stucco posts, and installing a new wood window in an existing porch door opening.

Applicable Standards: Alteration [1-10]; and Construction [3, 4, & 7]

Construction Period:
Circa 1889

Style:
Dutch Colonial

Architect of Record:
Unknown

Condition:
Good

Integrity:
Good; Minor alterations, some of which have acquired significance including stucco cladding and front-porch replacement circa 1920.

Status:
Contributing

Setting:
1229 Judson Avenue is a single-family structure located in the central portion of the Lakeshore Historic District. The building is located on the east side of Judson Avenue between Dempster Street to the North and Hamilton Street to the South. Surrounding properties are an eclectic mix of high-style and vernacular residential uses of varying densities and are between two and four stories in height. The individual properties on the block have a high degree of architectural integrity – some are highly significant structures

including Local Landmarks at 1243-1249 Judson, 1239-1241 Judson, 1207 Judson, 1208 Judson, 1216 Judson, 1220 Judson, 1236 Judson, and 1246 Judson. The majority of the block was developed between 1880 and 1900 in predominately Queen Anne, and various Colonial Revival Styles.

Significance:

1229 Judson Avenue is one of only 20 Dutch Colonial Revival structures in the Lakeshore Historic District, and one of 10 early examples which were constructed in the late 19th Century. This is significant in that the style predominately gained popularity in the 1920s and 1930s. The style is largely defined by the use of the gambrel roof shape, long shed dormers or shed roof lines on front elevations, wood bevel siding, and wood shingling in upper stories. The structure retains a good degree of integrity, predominately in that it retains a majority of its architectural features, detailing, spare ornamentation, roof shape, porch location (albeit enclosed), and window types on primary and secondary elevations. 1229 Judson further represents a unique condition in that its significant/historic alteration of its wall surfaces (wood to stucco) represent evolving architectural preferences of the period.

Proposal

The applicant proposes to alter the structures primary elevation by opening a previously enclosed front-porch (records indicate this enclosure was completed without permit likely between 1990 and 2000), removing two stucco wing walls above the existing roof line, altering the dimension of the porch stucco pilasters and stucco posts, and installing a new wood window in an existing porch door opening.

Public Comment

None

Applicable Standards

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

Staff may provide a professional opinion 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

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

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

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

BEGINNING STREET #

END STREET #

STREET # SUFFIX

STREET NAME

SUFFIX

PIN



PHOTO ID

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

ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY CURRENT USE

CONDITION HISTORIC USE

INTEGRITY SECONDARY STRUCTURE

NRSECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Dutch Colonial Revival/Queen Anne"/>	ROOF TYPE	<input type="text" value="Side gambrel"/>
DETAILS	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1889"/>	FOUNDATION	<input type="text" value="Parged"/>
OTHER YEAR	<input type="text"/>	PORCH	<input type="text" value="Front (enclosed)"/>
DATESOURCE	<input type="text" value="Tract book"/>	WINDOW MATERIAL	<input type="text" value="Wood/leaded glass"/>
WALL MATERIAL (current)	<input type="text" value="Stucco"/>	WINDOW MATERIAL 2	<input type="text" value="Aluminum/vinyl"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW TYPE	<input type="text" value="Double hung/casement/other"/>
PLAN	<input type="text" value="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="1/1; 5/1; 1-light; multi-light"/>
NO OF STORIES	<input type="text" value="2.5"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

1229 JUDSON AVENUE

ALTERATIONS

House was remodeled some time between 1899 and 1920 (see Sanborn maps)—stucco cladding; alterations to front porch (may have been replaced at that time) with shed roof supported by square stuccoed columns--SEE CONTINUATION SHEET

HISTORIC INFORMATION

OLD ADDRESS (city dir.year)

129n Judson Ave (Kingsley), Village of Evanston. In 1893 the City of Evanston renumbered the once-separate villages of Evanston (n) & South Evanston (s).

ORIGINAL OWNER

Kingsley, Homer H.

ORIGINAL ARCHITECT

ARCHITECT SOURCE

BUILDER

BUILDING MOVED? No

MOVED FROM

ADDITIONAL PHOTOGRAPHS



PHOTO ID2 \Images\11-19-202-008-0000-2.jpg



PHOTO ID3 \Images\11-19-202-008-0000-3.jpg

OTHER PINS

[Empty box for other pins]

SURVEYOR

Lara Ramsey

SURVEYOR ORGANIZATION

GRANACKI HISTORIC CONSULTANTS

SURVEY DATE

2/27/2012

Historic Info Compiler

aoe

SURVEYAREA

EVANSTON LAKESHORE PHASE II

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

1229 JUDSON AVENUE

OLD ADDRESS (city dir.year) 129n Judson Ave (Kingsley), Village of Evanston. In 1893 the City of Evanston renumbered the once-separate villages of Evanston (n) & South Evanston (s).

DATE OF CONSTRUCTION 1889

MOVING INFORMATION

BUILDING MOVED? No

MOVING PERMIT # **DATE**

MOVED FROM

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # Tract book, 1889EvD **DATE** 1889

BUILDING PERMIT DESCRIPTION [2½-story dwelling on 1899 Sanborn map]

COST

ORIGINAL OWNER Kingsley, Homer H.

ORIGINAL OWNER OCCUPIED? Yes

ORIGINAL ARCHITECT

ARCHITECT SOURC

BUILDER

EXTERIOR ALTERATION PERMITS

OTHER PERMIT INFO

BP6312, 1915.06.15, frame garage 12x20 \$100, owner HH Kingsley. BP28041, 1951.08.08, add 10' to N side of garage \$750, owner Norton, bldr Anderson & Seegren Northfield.

COA INFO

HISTORIC INFO

OTHER SOURCES

ELHD n/a. PHOTO at EHC: Hokanson & Jenks 1962.

HISTORIC INFO COMPILER ace

City of EVANSTON
LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 1229

STREET JUDSON AVENUE

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

Side gambrel roof; polygonal southwest corner bay with flat roof; front dormer window with hipped roof; large oriel bay with rounded sides and shed roof (likely located along north side of interior staircase) with a pair of segmental arch casement windows topped by a group of small, single light windows with leaded glass storms; all windows on front and side elevations (with exception of windows enclosing porch) are historic wood windows of various types and configurations including 1/1 double hung, 5/1 double hung (with center oval in upper sash); 1-light casement, and multi-light window under south gable; full-height, three-sided south bay; dentil trim under eaves and on north and south bays; paneled wood front door.

Alterations

House was remodeled sometime between 1899 and 1920 (see Sanborn maps)—stucco cladding; alterations to front porch (may have been replaced at that time) with shed roof supported by square stuccoed columns on solid stucco knee walls; rear porch addition; later alterations include partial enclosure of front porch with vinyl windows; replacement front steps.



Application for Preservation Review of Certificate of Appropriateness (COA)

Binding Review of Certificate of Appropriateness (COA) &

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

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

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

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

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

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

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

1) Property Address: 1229 JUDSON AVE.		FOR STAFF USE ONLY Application Number:		
2) Owner's Name: Ben & Carolyn Myszkowski (same as above)		Address:		
City:	State:	Zip:	Phone:	Email/Fax:
Evanston	IL.	60201	(847) 894-8346	carolyn1535@gmail.com
3) Architect's Name: Jeanie Petrick		Address: 13210 Asbury Ave.		
City:	State:	Zip:	Phone:	Email/Fax:
Evanston	IL.	60201	(847) 721-5915	petrickj@yahoo.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 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 ARE PROPOSING REMOVAL OF EXISTING STORM WINDOWS @ FRONT PORCH, REMOVE WALL BETWEEN ENTRY & SITTING AREA, REMOVE KING WALLS @ SIDES ABOVE ROOF. WE WILL PATCH & REPAIR EXISTING STUCCO & WOOD TRIM. BY SIMPLIFYING AND REMOVING EXCESS ENCLOSURE WE HOPE TO CREATE A STRONGER ENTRY & CONNECTION TO THE NEIGHBORHOOD.

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

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

Existing	Proposed		Existing	Proposed		Existing	Proposed	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Façades/Front Porch & Rear Porch Material	<input type="checkbox"/>	<input type="checkbox"/>	Flashing Material	<input type="checkbox"/>	<input type="checkbox"/>	Fences
<input type="checkbox"/>	<input type="checkbox"/>	Wood Frame	<input 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Stucco	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Stucco	<input type="checkbox"/>	<input type="checkbox"/>	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			
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Material, Type: _____			
<input type="checkbox"/>	<input type="checkbox"/>	Shingle, Material: _____	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____			Terraces, Patios, Decks
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Wood
		Roofing Material			Door Material	<input type="checkbox"/>	<input type="checkbox"/>	Stone
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingles	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Brick Pavers
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shakes	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Concrete Pavers
<input type="checkbox"/>	<input type="checkbox"/>	Slate	<input type="checkbox"/>	<input type="checkbox"/>	Clad	<input type="checkbox"/>	<input type="checkbox"/>	Poured Concrete
<input type="checkbox"/>	<input type="checkbox"/>	Clay Tile	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Asphalt Shingles	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Driveway Material
<input type="checkbox"/>	<input type="checkbox"/>	Metal Sheet	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Window Type	<input type="checkbox"/>	<input type="checkbox"/>	Asphalt
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Double Hung	<input type="checkbox"/>	<input type="checkbox"/>	Poured Concrete
		Chimney Material	<input type="checkbox"/>	<input type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>	Brick Pavers
<input type="checkbox"/>	<input type="checkbox"/>	Brick	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Concrete Pavers
<input type="checkbox"/>	<input type="checkbox"/>	Stone	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Window Material	<input type="checkbox"/>	<input type="checkbox"/>	Crushed Stone
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):		
		Gutters/Downspouts	<input type="checkbox"/>	<input type="checkbox"/>	Steel	<input type="checkbox"/>	<input type="checkbox"/>	Air Conditioning Unit
<input type="checkbox"/>	<input type="checkbox"/>	Copper	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Aluminum	<input checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	
4) Applicant's Signature: <u>Jeanie Petrick</u> Print Name: <u>Jeanie Petrick</u>						Date: <u>1/21/2022</u>		
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].								

6415 N. Caldwell Ave.
Chicago, Il. 60646

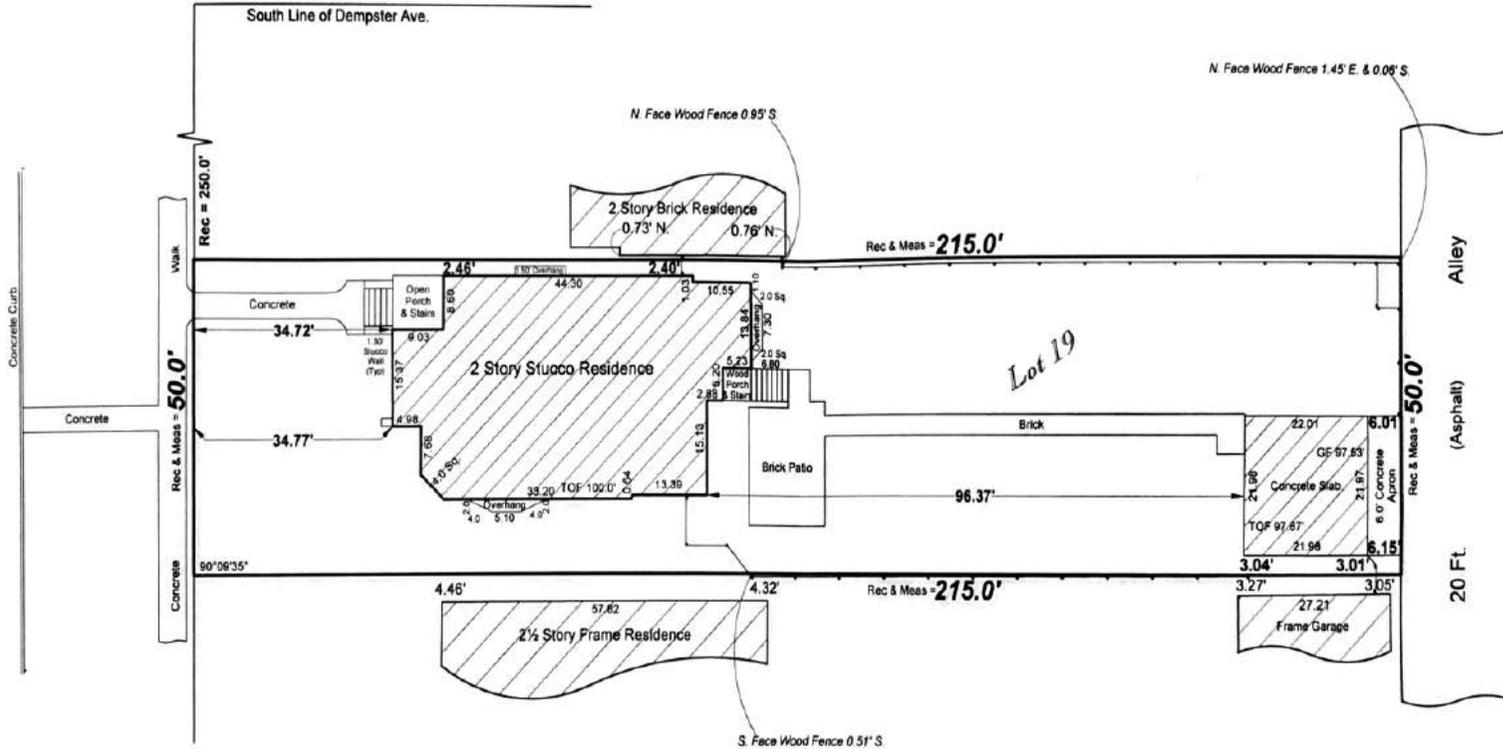
Plat of Survey by Central Survey LLC

Phone (773) 631-5285
Fax (773) 775-2071
www.Centralsurvey.com

Legal Description
Lot 19 in Block 74 in the Village of Evanston of the North 1/4 of the North 1/2 East of Chicago Avenue (or Green Bay Road) of Section 19, Township 41 North, Range 14 East of the Third Principal Meridian, (except 15 1/2 acres in the Northeast corner of said tract), in Cook County, Illinois
Commonly Known as: 1229 Judson Ave., Evanston, Illinois
Area of Land Described: 10,749 Sq. Ft.



Judson Ave.



Legend

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

Decimal/Inch Conversions		
0.01" = 1/8"	0.08" = 1"	0.58" = 7"
0.02" = 1/4"	0.17" = 2"	0.67" = 8"
0.03" = 3/8"	0.25" = 3"	0.75" = 9"
0.04" = 1/2"	0.33" = 4"	0.83" = 10"
0.05" = 5/8"	0.42" = 5"	0.92" = 11"
0.06" = 3/4"	0.50" = 6"	1.00" = 12"

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

Scale: 1 inch equals 20 Feet.

Ordered By: Danley's

Order Number: 1229E



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

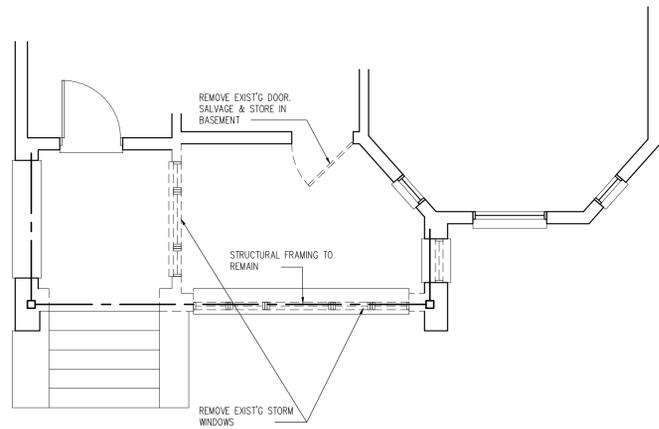
State of Illinois)
) S.S.
County of Cook)

Central Survey LLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on Jan. 8, 2020 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

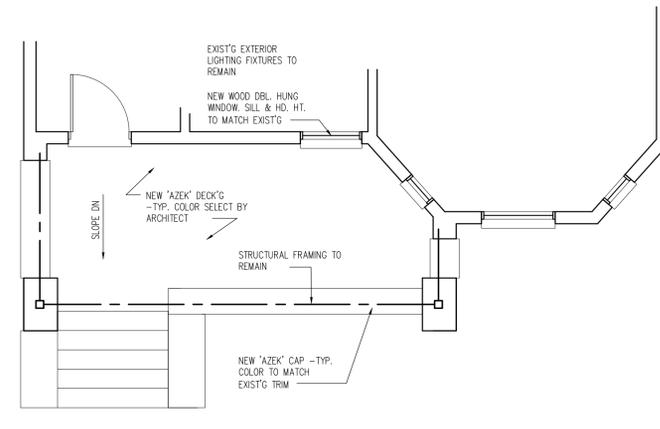
Dated this 8th day of January 2020

William R. Webb

William R. Webb P.L.S. #2190 (exp.11/30/2020) Professional Design Firm Land Surveying LLC (#184.005417)



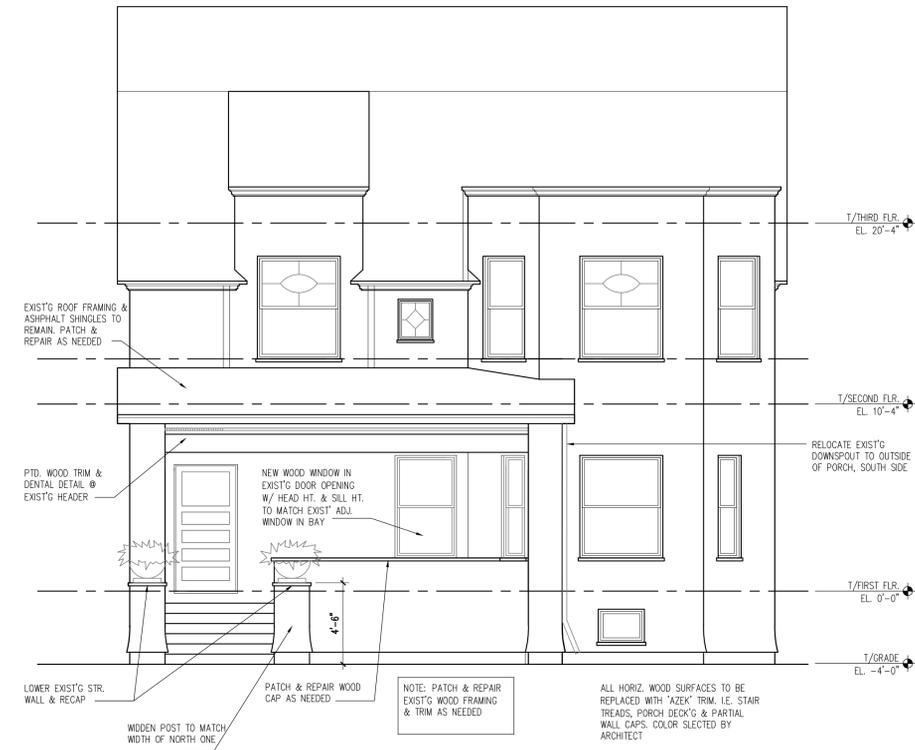
4 EXISTING / DEMO FLOOR PLAN
SCALE: 1/4"=1'-0"



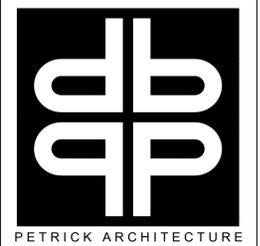
3 PROPOSED FRONT PORCH FLOOR PLAN
SCALE: 1/4"=1'-0"



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



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

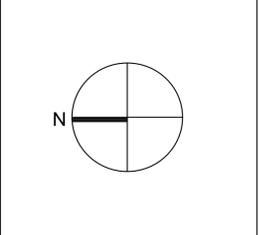


COPYRIGHT: THE DRAWING, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. REPRODUCTION IS PROHIBITED. COPYRIGHT 2021, PETRICK ARCHITECTURE 2021.

FIELD VERIFICATION: CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL FIGURED DIMENSIONS AND CONDITIONS AT THE JOBSITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

RESIDENTIAL REMODEL FOR:
MYSZKOWSKI RESIDENCE
1229 JUDSON, EVANSTON, IL

03 NOV 2021	07 DEC 2021					
<input type="checkbox"/> SCHEMATIC DESIGN	<input checked="" type="checkbox"/> ISSUE FOR PERMIT	<input type="checkbox"/>				



SCALE: AS NOTED

DATE: 07 DEC 2021

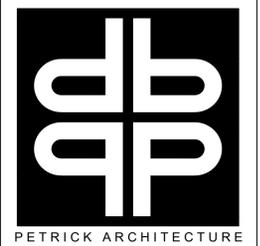
A1



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



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



ARCHITECTURE + INTERIORS
240 LEE STREET EVANSTON, IL
PH 847.721.5975
JP@PETRICKARCHITECTURE.COM

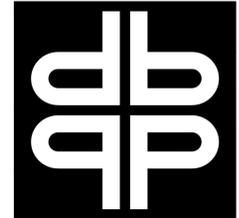
COPYRIGHT: THE DRAWING, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. REPRODUCTION IS PROHIBITED. COPYRIGHT 2021, PETRICK ARCHITECTURE 2021.

FIELD VERIFICATION: CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL FIGURED DIMENSIONS AND CONDITIONS AT THE JOBSITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

RESIDENTIAL REMODEL FOR:
MYSZKOWSKI RESIDENCE
1229 JUDSON, EVANSTON, IL

03 NOV 2021	07 DEC 2021					
<input type="checkbox"/> SCHEMATIC DESIGN	<input checked="" type="checkbox"/> ISSUE FOR PERMIT	<input type="checkbox"/>				

SCALE: AS NOTED	A2
DATE: 07 DEC 2021	



PETRICK ARCHITECTURE

ARCHITECTURE + INTERIORS
240 LEE STREET EVANSTON, IL
PH 847.721.5975
JP@PETRICKARCHITECTURE.COM

COPYRIGHT: THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. REPRODUCTION IS PROHIBITED. COPYRIGHT 2021, PETRICK ARCHITECTURE 2021.

FIELD VERIFICATION: CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL FIGURED DIMENSIONS AND CONDITIONS AT THE JOBSITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

RESIDENTIAL REMODEL FOR:

**MYSZKOWSKI
RESIDENCE**

1229 JUDSON, EVANSTON, IL

03 NOV 2021	07 DEC 2021					
<input type="checkbox"/> SCHEMATIC DESIGN	<input checked="" type="checkbox"/> ISSUE FOR PERMIT	<input type="checkbox"/>				

SCALE:
AS NOTED

DATE:
07 DEC 2021

A3



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



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















1727 Hinman Avenue – Lakeshore Historic Dist. - 22PRES-0020

Studio Talo Architecture, applicant, submits for a Certificate of Appropriateness to alter the west elevation roof face with construction of a gable dormer, replace the homes existing single-pane wood windows on all elevations, add skylights to the rear-facing roof face, demolish an existing circa 1990s single-story addition at the rear-volume of the residence, and construct a new two-story addition and covered porch in its place.

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: 1727 Hinman Avenue - Lakeshore Historic District - 22PRES-0020
Date: March 1, 2022

Public Notice

Studio Talo Architecture, applicant, submits for a Certificate of Appropriateness to alter the west elevation roof face with construction of a gable dormer, replace the homes existing single-pane wood windows on all elevations, add skylights to the rear-facing roof face, demolish an existing circa 1990s single-story addition at the rear-volume of the residence, and construct a new two-story addition and covered porch in its place.

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

Construction Period:

1940

Style:

Colonial Revival

Architect of Record:

R.F. Houlihan

Condition:

Good

Integrity:

Good

Status:

Contributing

Setting:

1727 Hinman Avenue is located in the far north of the Lakeshore Historic District, in the last block of predominately single-family residences before the District transitions into many institutional uses of Northwestern University located in adapted former estates. The residence is located on the east side of Hinman Avenue between Church Street to the south and Clark Street to the North. The half-block west of the alley retains a high degree of integrity and consists of mostly high-style single-family homes of various styles

constructed between 1870 and 1900. The northeast portion of the block contains many circa 1960s contemporary interventions, while the southeast portion is comprised of two large estates immediately west of Cornelia Lunt Gardens. One of Evanston's most unique Landmarks is located at the corner of Hinman and Church, 1707 Hinman Avenue, designed by William Otis in the Swiss Chalet style (1895).

Significance:

1727 Hinman Avenue was designed by R.F. Houlihan in a simplified/late Colonial Revival Style which became popular in the 1930s through the 1950s. Houlihan worked closely with developer C.A. Hemphill Associates (later Homes by Hemphill). Hemphill Associates opened in the mid 1920s, and became one of the oldest and most prolific developers in the Chicago area, constructing over 4,000 homes between 1926 and 1993. The firm began in Evanston, and attained early accolades for fine home building predominately in the North Shore between Evanston and Glencoe (although early homes can be found as far as Lake Bluff). In the late 1960s following the death of founder C.A. Hemphill, the firm would expand to the outer ring suburbs. Houlihan is the architect of record on three additional residences in the Lakeshore District – all contributing.

The residence at 1727 Hinman is a good example of the firm's vernacular work, and the home retains a high degree of integrity, including its original wood windows and additional features reflecting common attributes of the late Colonial Revival Style including prominent side gable roof, second story overhang with paired pendants; recessed entryway with simplified wood surround; and, masonry first floor with upper-story wood clapboard siding.

The circa 1990s rear addition was designed by Evanston architect Bennett M. Johnson.

Proposal

The applicant proposes to alter the west elevation roof face with construction of a gable dormer above the full second floor, centered on the side-gable roof face, replace the homes existing single-pane wood windows on all elevations, add skylights to the rear-facing side-gable roof face, demolish an existing circa 1990s single-story addition at the rear-volume of the residence, and construct a new two-story addition and covered porch in its place with large hipped standing seam copper roof.

Public Comment

City Staff has communicated with a neighboring property owner who objected to the proposal due to concerns with its proposed use – specifically a belief that the property will be used as a rooming house without special use approval. Staff communicated that the Preservation Commission's review is limited to the standards for alteration and the standards for construction. The Commission has no purview over the use of a property or violations of the zoning ordinance that remain speculative.

Applicable Standards

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

Staff may provide a professional opinion 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="Colonial Revival"/>	ROOF TYPE	<input type="text" value="Side gable"/>
DETAILS	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Wood - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1940"/>	FOUNDATION	<input type="text" value="Not visible"/>
OTHER YEAR	<input type="text"/>	PORCH	<input type="text" value="-"/>
DATESOURCE	<input type="text" value="Building permit"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (current)	<input type="text" value="Wood"/>	WINDOW MATERIAL 2	<input type="text"/>
WALL MATERIAL 2 (current)	<input type="text" value="Stone"/>	WINDOW TYPE	<input type="text" value="Double hung"/>
PLAN	<input type="text" value="L"/>	WINDOW CONFIGURATION	<input type="text" value="8/8; 8/12; 6/9"/>
NO OF STORIES	<input type="text" value="2.5"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

1727		HINMAN	AVENUE
------	--	--------	--------

ALTERATIONS

Rear porch addition (1953).

HISTORIC INFORMATION

OLD ADDRESS
(city dir.year)

ORIGINAL
OWNER

Hemphill, C. F.

ORIGINAL
ARCHITECT

Houlihan, R. F.

BUILDING MOVED?

No

ARCHITECT
SOURCE

BP23248

MOVED FROM

BUILDER

ADDITIONAL PHOTOGRAPHS



PHOTO ID2



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

1727 [] HINMAN AVENUE

OLD ADDRESS
(city dir.year)

[]

DATE OF CONSTRUCTION 1940

MOVING INFORMATION

BUILDING MOVED? No

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

MOVED FROM []

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # 23248 **DATE** 1940.11.04

BUILDING PERMIT DESCRIPTION 2-story brick veneer single family residence, garage attached

COST \$20,000

ORIGINAL OWNER Hemphill, C. F.

ORIGINAL OWNER OCCUPIED? []

ORIGINAL ARCHITECT Houlihan, R. F.

ARCHITECT SOURC BP23248

BUILDER []

EXTERIOR ALTERATION PERMITS

1953 new enclosed rear porch

OTHER PERMIT INFO

[]

COA INFO

2005 - New garage

HISTORIC INFO

[]

OTHER SOURCES

ELHD n/a. PHOTO at EHC: Quinlan & Tyson 1970.

HISTORIC INFO COMPILER ace

studio
talo architecture + design

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

Re: Certificate of Appropriateness Application
1727 Hinman Avenue

February 14, 2022

Dear Cade,

Attached is our application for the Certificate of Appropriateness for 1727 Hinman Avenue which is located in the Lakeshore Historic District. The project is an interior renovation, two-story rear addition with a covered porch, front dormer addition, and exterior improvements.

The house was designed by architect R. F. Houlihan in 1940 for Foster McGaw. More recent owners converted and enlarged a first floor terrace to create a sunroom in 1992, and constructed an addition to the second floor to expand the primary bedroom over what had been an open deck. Despite these additions, the house still has its original kitchen, which is small and lacks a mudroom, and it has the same number of bedrooms. The present owners wish to update and expand the house to suit their needs. These include a larger kitchen open to an expanded family room, a new mudroom, and more bedrooms. They also wish to improve the house's energy efficiency with new insulation and by replacing poorly maintained single-pane windows. Finally, to address the family's multi-generational use of the house, they propose adding a lift that serves the basement through second floors and a covered porch that is one step down from the first floor level.

The proposed rear addition consists of the kitchen, family room and covered porch at the first floor, and allows a significant reconfiguration of the second floor to accommodate four bedrooms, bathrooms, and a laundry room. A relocated, code-compliant attic stair and front dormer provide two additional bedrooms, a bathroom, and mechanical space on the third floor. At all these locations we have taken care to draw inspiration from the architecture of the original house. New gable roofs, including the front dormer, match the pitch and material of existing roofs; lower slope shed roofs are copper to match the roof material on the two existing bays; window sizes and types are compatible with the original; new painted wood siding will match the existing material and profile; and the stone base and limestone water table of the 1992 addition will form the base of the rear addition and planter walls.

Fenestration plays an important role in any design project, especially one where an addition is contemplated to an older or historic house. In addition to proposing new windows of the same type and proportion as the original house, all window openings from the 1940 and 1992 designs that are not impacted by new construction will remain. The original wood windows in these openings have been neglected over time, resulting in rotting frames, broken sash cords, and broken spiral balancers at second floor windows in the 1992 addition. Currently, all are affixed with "triple-track" aluminum storm windows that conceal the depth and detail of the frame and portions of the sash. To achieve superior energy efficiency while maintaining the traditional

| studio talo architecture | 1234 sherman ave | evanston | il | 60202 | t 847.733.7300 | f 847.733.7303 | www.studiotalo.com |

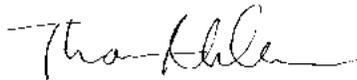
studio
talo architecture + design

look of the windows, we are proposing the replacement of all 1940 and 1992 windows with aluminum clad wood windows with simulated divided lites from the Marvin Signature Ultimate line. Indeed, we believe the new windows will better *restore* the look of the original house because they will not be covered with aluminum storm windows. Because the third floor will include two new bedrooms, we propose replacing north and south gable-end louvers, originally used for attic ventilation, with new casement windows for egress. These casements will have a simulated check rail with a pattern of 8 over 8 simulated divided lites so that they look more like the double-hung windows elsewhere on the house.

As the 1992 addition did, we propose painted wood siding to match the existing in exposure and profile. There are areas of the original house where the siding is rotting or otherwise in disrepair, and at these locations we propose repairing or replacing this in-kind.

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

Sincerely,



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



Application for Preservation Review of Certificate of Appropriateness (COA)

Binding Review of Certificate of Appropriateness (COA) &

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

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

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

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

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

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

1) Property Address: 1727 Hinman Ave. Evanston, IL 60201	FOR STAFF USE ONLY Application Number:
2) Owner's Name: Hinman House LLC	Address: 1849 Green Bay Road, Ste. 280
City: Highland Park State: IL Zip: 60035	Phone: 720-320-2451 Email/Fax: sfrisch@4sbay.com
3) Architect's Name: Studio Talo Architecture	Address: 1234 Sherman Ave., Ste. 202
City: Evanston State: IL Zip: 60202	Phone: 847-733-7300 Email/Fax: thomas@studiotalo.com
4) Contractor's Name: TBD	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.

The proposed project consists of a two-story addition and covered porch at the rear of the house and a dormer addition at the front of the house, as well as electrical, plumbing, HVAC work and site paving. The rear addition replaces a one-story addition that dates to 1992. The project requires a Certificate of Appropriateness because it is visible from the public way.

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 checked="" type="checkbox"/> Alteration <input type="checkbox"/> Restoration <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Landscaping	<input type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Garage: <input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input checked="" type="checkbox"/> Windows <input type="checkbox"/> Storm Windows <input checked="" type="checkbox"/> Doors <input type="checkbox"/> Storm Doors	<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Restoration Style/Materials: Aluminum clad wood	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Roof: <input checked="" type="checkbox"/> New <input type="checkbox"/> Re-roof @ dormer, addition	<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 checked="" type="checkbox"/> No
Siding: <input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear Material:	<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 checked="" type="checkbox"/> No
<input checked="" type="checkbox"/> Air Conditioning Unit	<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Relocation	New Address for Relocation:	

3) Checklist for Exterior Materials—Check all that apply.										
Existing	Proposed		Existing	Proposed		Existing	Proposed			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Façades/Front Porch & Rear Porch Material Wood Frame Stone Brick Stucco Synthetic Stucco Wood Siding Aluminum Siding Vinyl Siding Shingle, Material: _____ Other: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Flashing Material Copper Sheet Metal Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fences Wood Wrought Iron Aluminum Other: _____ Height: _____ Length: _____		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>		Fascias, Soffits, Rakeboards, Trim Wood Metal Synthetic Material, Type: _____ painted Boral True Exterior trim Other: _____	<input type="checkbox"/>		<input type="checkbox"/>	Terraces, Patios, Decks Wood Stone Brick Pavers Concrete Pavers Poured Concrete Other: _____
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input 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: standing seam, copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Door Material Wood Metal Clad Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Driveway Material Asphalt Poured Concrete Brick Pavers Concrete Pavers Crushed Stone Other: _____	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Chimney Material Brick Stone Stucco Other: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Window Type Double Hung Casement Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed): <input type="checkbox"/> Air Conditioning Unit <input checked="" type="checkbox"/> Emergency generator <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>		Window Material Wood Aluminum Steel Other: Aluminum clad wood	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Gutters/Downspouts Copper Aluminum Galvanized Sheet Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Muntins Not existing True divided lights Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4) Applicant's Signature: 						Date: 2/14/2022				
Print Name: Thomas Ahleman										
Proceed to Section C if you are requesting a zoning or fence variation and/or s special use . Refer to the Supplemental Information for guidance [page (i) below]. For Planned Development refer to Supplemental Information [page (i) below].										

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

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

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

n/a

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

n/a

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

n/a

4) Applicant's Signature 
Print Name: Thomas Ahleman

Date: 2/14/2022

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-0012 – 1727 Hinman Avenue R1 Single-Family Residential District Lakeshore Historic District Contributing Structure	Compliant
---	-----------

Proposal:

Two-story addition to rear volume of residence; gable dormer addition to front volume of residence; construction of rear terrace.

Zoning Section:

Comments:

6-8-2-7	The proposed building lot coverage is ~ 24.50% where 30% is the maximum permitted.
6-8-2-10	The proposed impervious surface ratio is ~36% where 45% is the maximum permitted.
6-8-2-8 (A) 2.	The minimum proposed side-yard setback is ~5' where 5' is required.
6-8-2-8 (A) 4.	The proposed rear-yard setback is 80.5' where 30' is required.
6-8-2-8 (C) 4.	The proposed rear-yard terrace and patio are greater than 3' from any rear-yard lot line
6-8-2-9	The proposed height of the addition is 32' where lesser of 2.5 stories or 35' is the maximum permitted

Additional Comments:

- Review and issuance of COA by the HPC is required.
- The proposed front gable dormer meets special regulations applicable to dormers including its centered location (within the center 60% of the front roof face).

5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630



MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM No. 184-003233

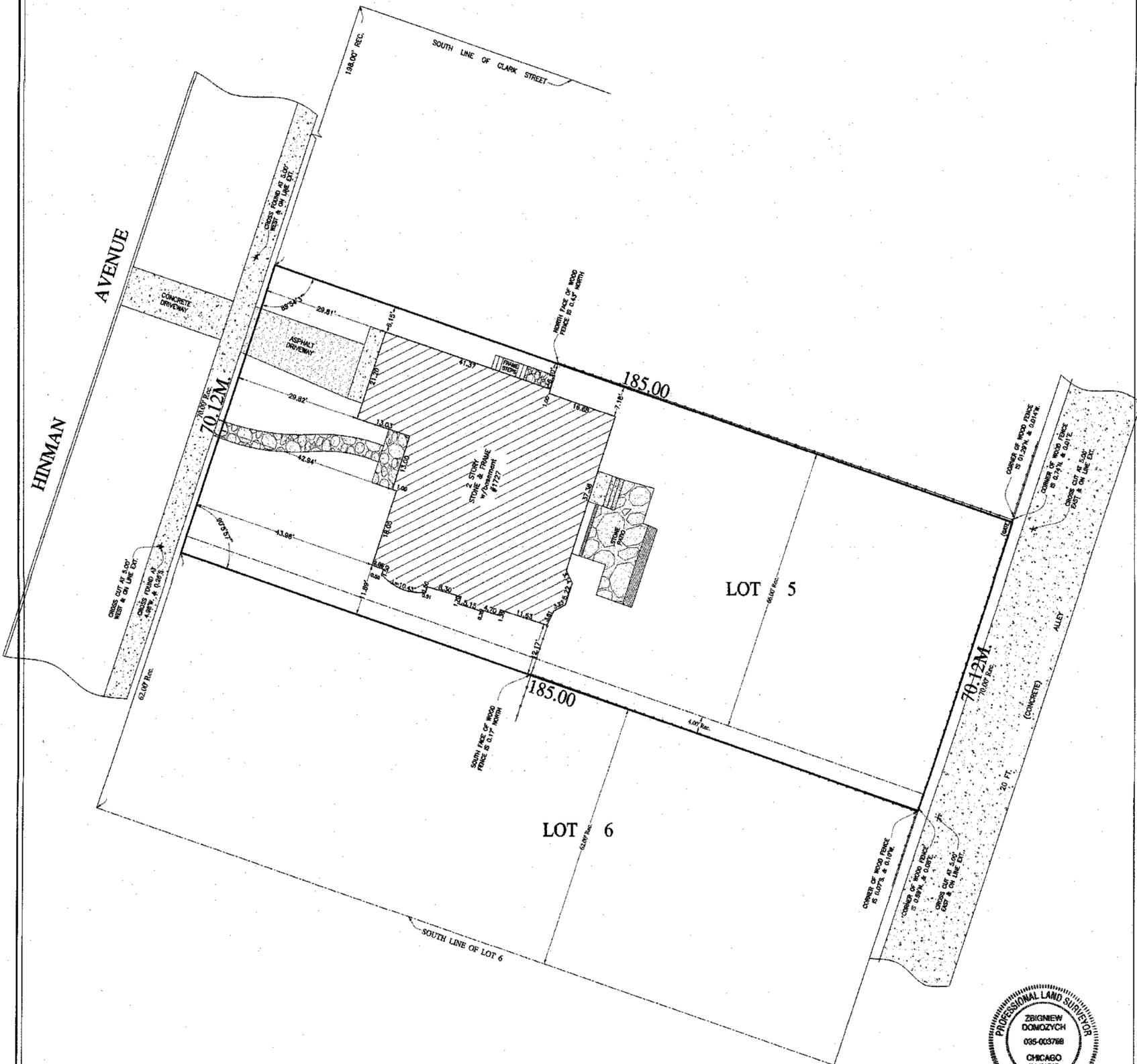
PLAT OF SURVEY

OF

LOTS 5 AND 6 (EXCEPT THE SOUTH 62 FEET) IN BLOCK 13 IN EVANSTON, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1727 HINMAN AVE., EVANSTON, IL. 60201
TOTAL LAND AREA = 12,972 sq.ft.

PHONE: (773) 282-5900
FAX: (773) 282-9424
mmsurvey1285@sbglobal.net



ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

Order No. 101340
Scale: 1 inch = 16 FEET
Field Completion Date: 19 FEBRUARY 2021
Ordered by: JAKUBCO, RICHARDS & JAKUBCO

LEGEND:

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- ENCLOSED FRAME PORCH
- OPEN FRAME PORCH
- OPEN BRICK PORCH
- OPEN CONC. PORCH
- EDGE OF CONCRETE

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCES, ETC. LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY. NO CORNERS WERE MONUMENTED PER CUSTOMER REQUEST. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.



State of Illinois
County of Cook

We, M M Surveying Co., Inc., do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

Signature: Zb. Domozych

Date: FEBRUARY 19-2021

REG. ILL. Land Surveyor No. 35-3758
LIC. EXP. NOVEMBER 30, 2022

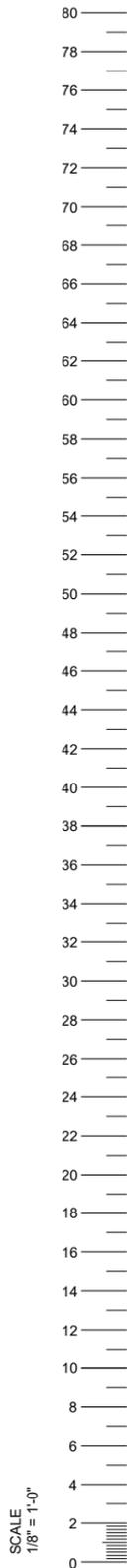
HISTORIC
PRESERVATION
CERTIFICATE OF
APPROPRIATENESS
APPLICATION

HINMAN HOUSE
1727 HINMAN AVE.
EVANSTON, IL 60201

02/11/22
REVISED 02/24/22

studi©
tal© architecture inc.

| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com | © 2021



SD0.0	TABLE OF CONTENTS
SD0.1	SITE PHOTOS
SD0.2	SITE PLAN - EXISTING
SD1.0	SITE PLAN - PROPOSED
SD1.1a	BASEMENT FLOOR PLAN - EXISTING
SD1.1b	BASEMENT FLOOR PLAN - PROPOSED
SD1.2a	FIRST FLOOR PLAN - EXISTING
SD1.2b	FIRST FLOOR PLAN - PROPOSED
SD1.3a	SECOND FLOOR PLAN - EXISTING
SD1.3b	SECOND FLOOR PLAN - PROPOSED
SD1.4a	ATTIC FLOOR PLAN - EXISTING
SD1.4b	ATTIC FLOOR PLAN - PROPOSED
SD2.0	WEST ELEVATION - EXISTING & PROPOSED
SD2.1	SOUTH ELEVATION - EXISTING & PROPOSED
SD2.2	NORTH ELEVATION - EXISTING & PROPOSED
SD2.3	EAST ELEVATION - EXISTING & PROPOSED
SD3.0	SW AXON - PROPOSED
SD3.1	SE AXON - PROPOSED
SD3.2	NE AXON - PROPOSED
SD3.3	PERSPECTIVE FROM BACK YARD
SD3.4	PERSPECTIVE FROM BACK YARD
SD i.i	WINDOW PHOTOS
SD i.ii	WINDOW DETAILS

HINMAN HOUSE

Date: 02/11/22

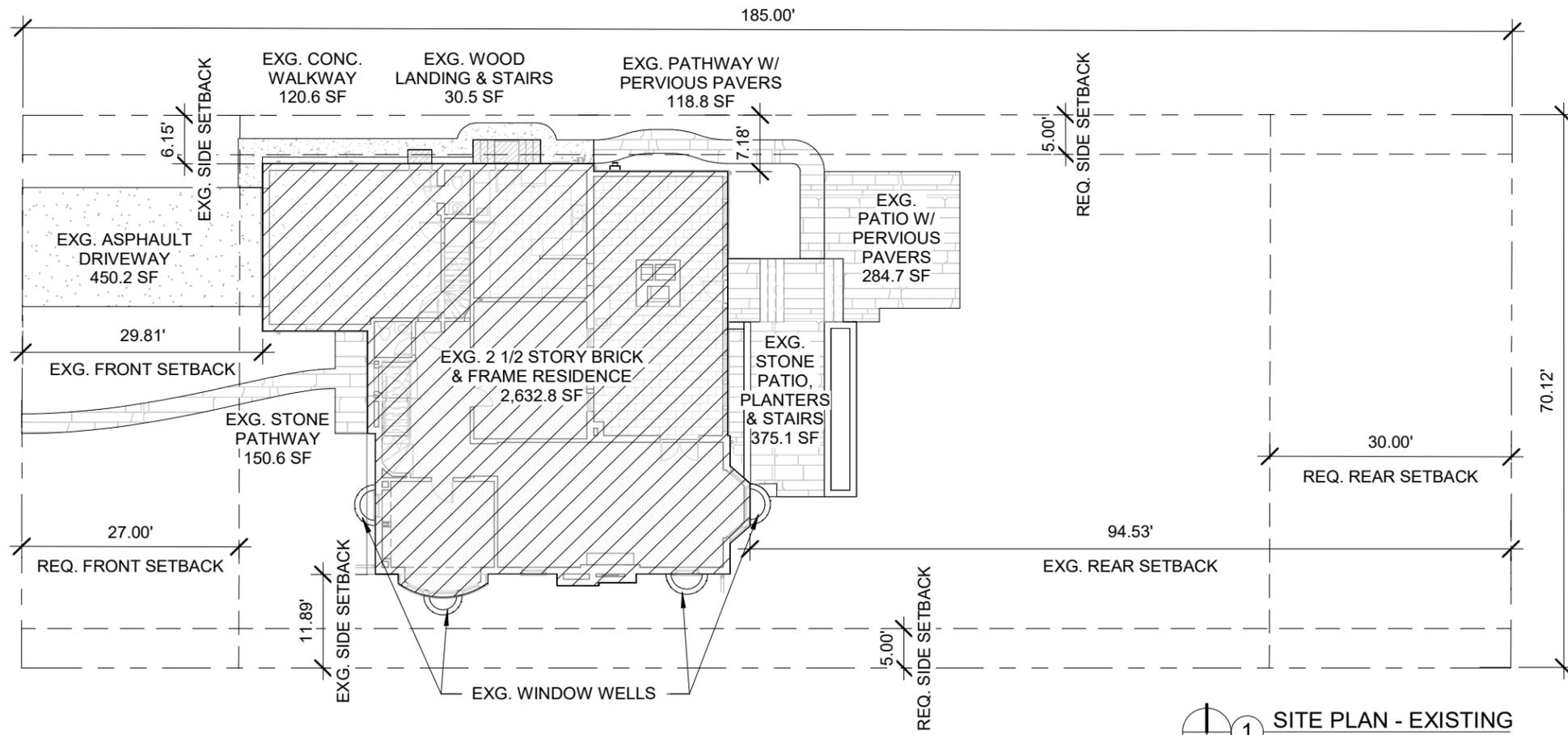
Project #2115

SD0.0



ZONING ANALYSIS (R-1)

LOT AREA	12,972 SF
BUILDING LOT COVERAGE	30% MAXIMUM (3,891.6 SF)
EXISTING BUILDING AREA	2,632.8 SF
ADDITION ALLOWED	1,258.8 SF
IMPERVIOUS COVERAGE	45% MAXIMUM (5,837.4 SF)
EXISTING IMPERVIOUS	4,082.6 SF
ADDITIONAL IMP. ALLOWED	1,754.8 SF
MAXIMUM BUILDING HEIGHT	35 FT OR 2 1/2 STORIES
EXISTING BUILDING HEIGHT	31'-11"



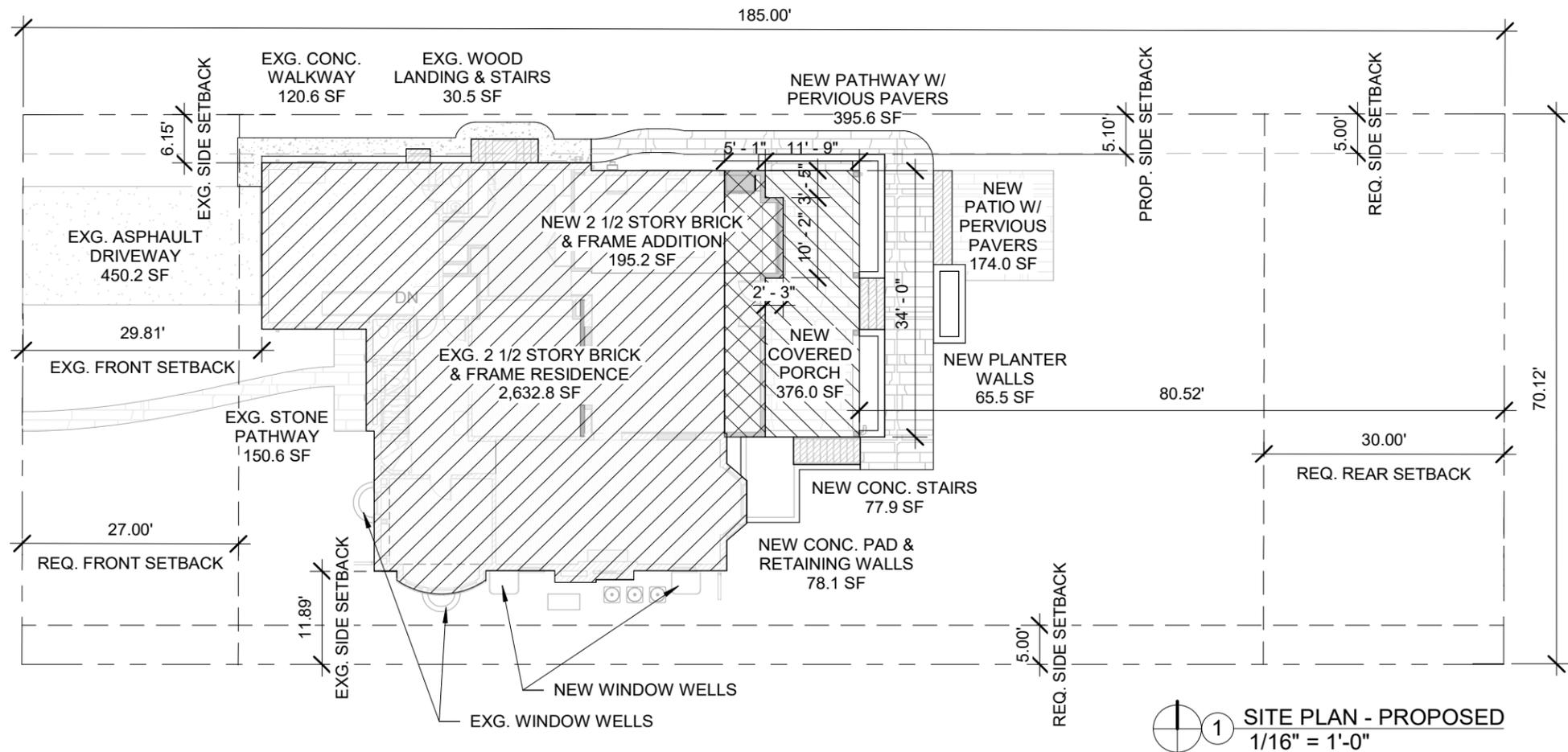
1 SITE PLAN - EXISTING
1/16" = 1'-0"

ZONING ANALYSIS

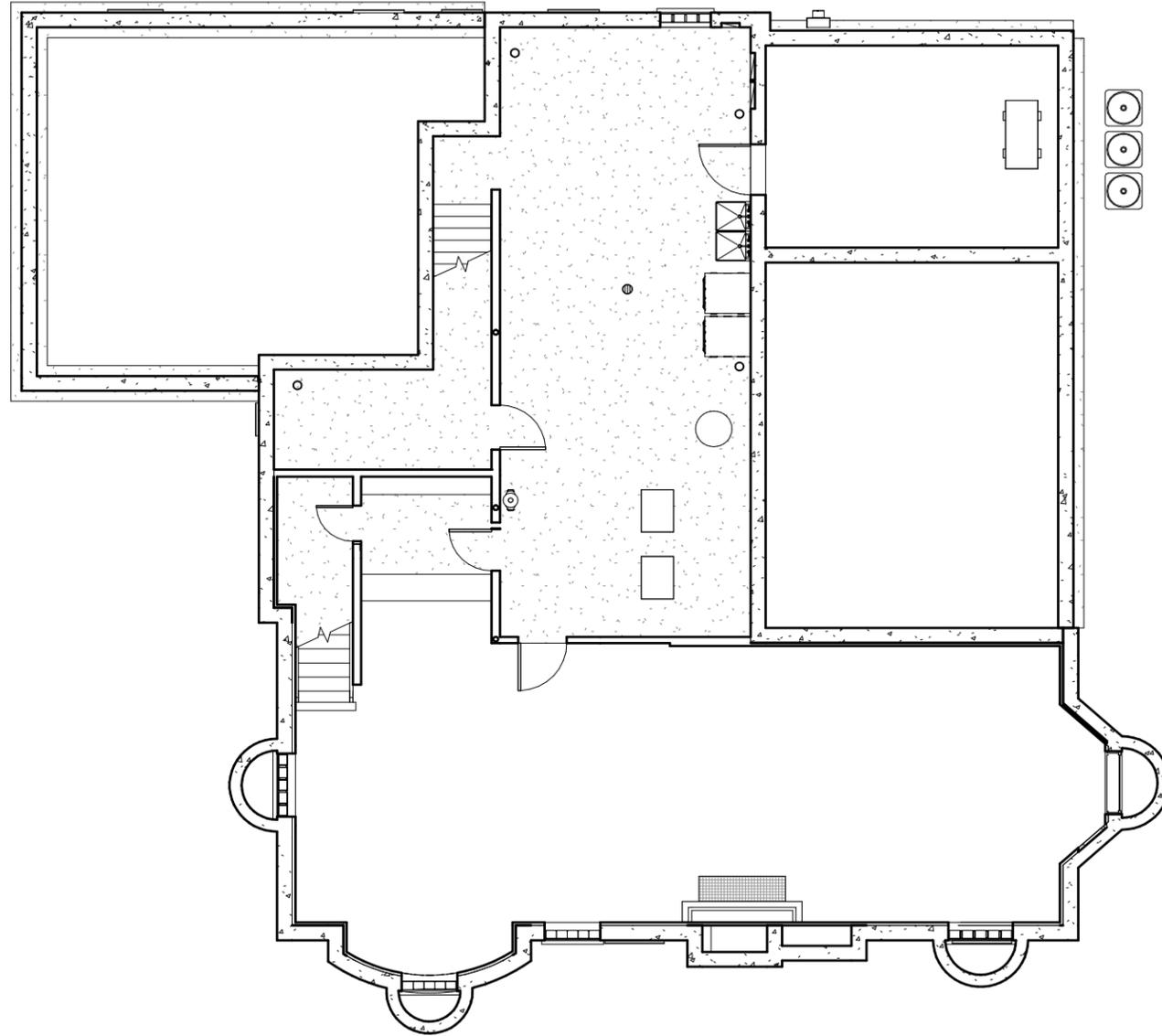
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	-	R-1	NO CHANGE
LOT AREA	7,200 SF MIN.	12,972 SF	NO CHANGE
FRONT SETBACK	27 FT	29.81 FT	NO CHANGE
SIDE SETBACK NORTH	5 FT	6.15 FT	5.10 FT
SIDE SETBACK SOUTH	5 FT	11.89 FT	NO CHANGE
REAR SETBACK	30 FT	94.53 FT	80.52 FT

BUILDING COVERAGE MAX 30% = 3,891.6 SF		
	EXISTING	PROPOSED
EXISTING PRINCIPAL BUILDING	2,632.8 SF	2,632.8 SF
ADDITION	-	195.2 SF
COVERED PORCH	-	376.0 SF
TOTAL	2,632.8 SF (20.3%)	3,204.0 SF (24.7%)

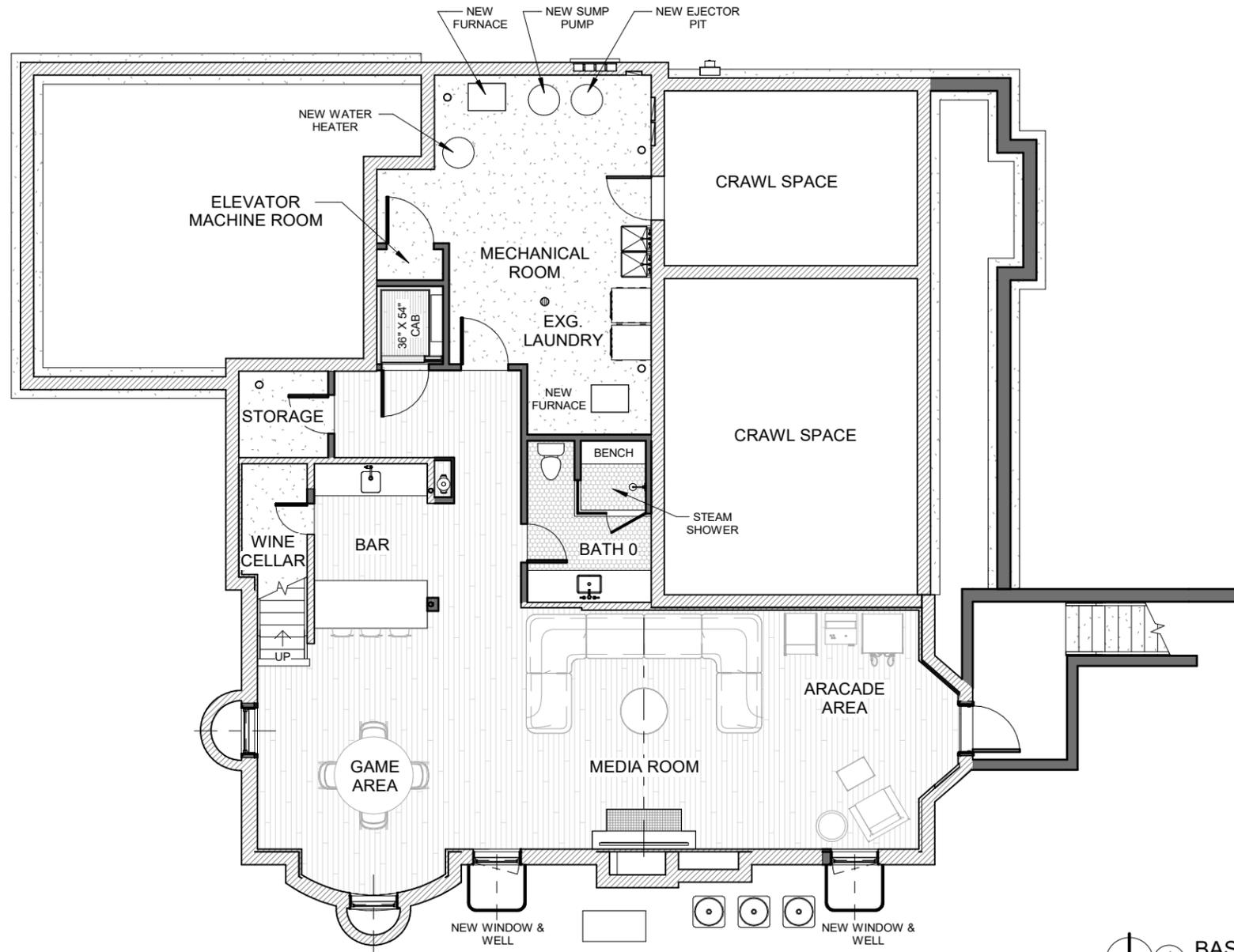
IMPERVIOUS SURFACE COVERAGE MAX 45% = 5,837.4 SF		
	EXISTING	PROPOSED
TOTAL BUILDING COVERAGE	2,632.8 SF	3,204.0 SF
WOOD STAIRS AND STOOPS	30.5 SF	30.5 SF
DRIVEWAYS AND APRONS	450.2 SF	450.2 SF
CONC. / STONE WALKWAYS, PADS, & STAIRS; RETAINING / PLANTER WALLS	646.3 SF	492.7 SF
PERVIOUS PAVER WALKWAYS & PATIO (20% PERVIOUS DEDUCTION)	403.5 * .8 = 322.8 SF	569.6 * .8 = 455.7 SF
TOTAL	4,082.6 SF (31.5%)	4,633.1 SF (35.7%)



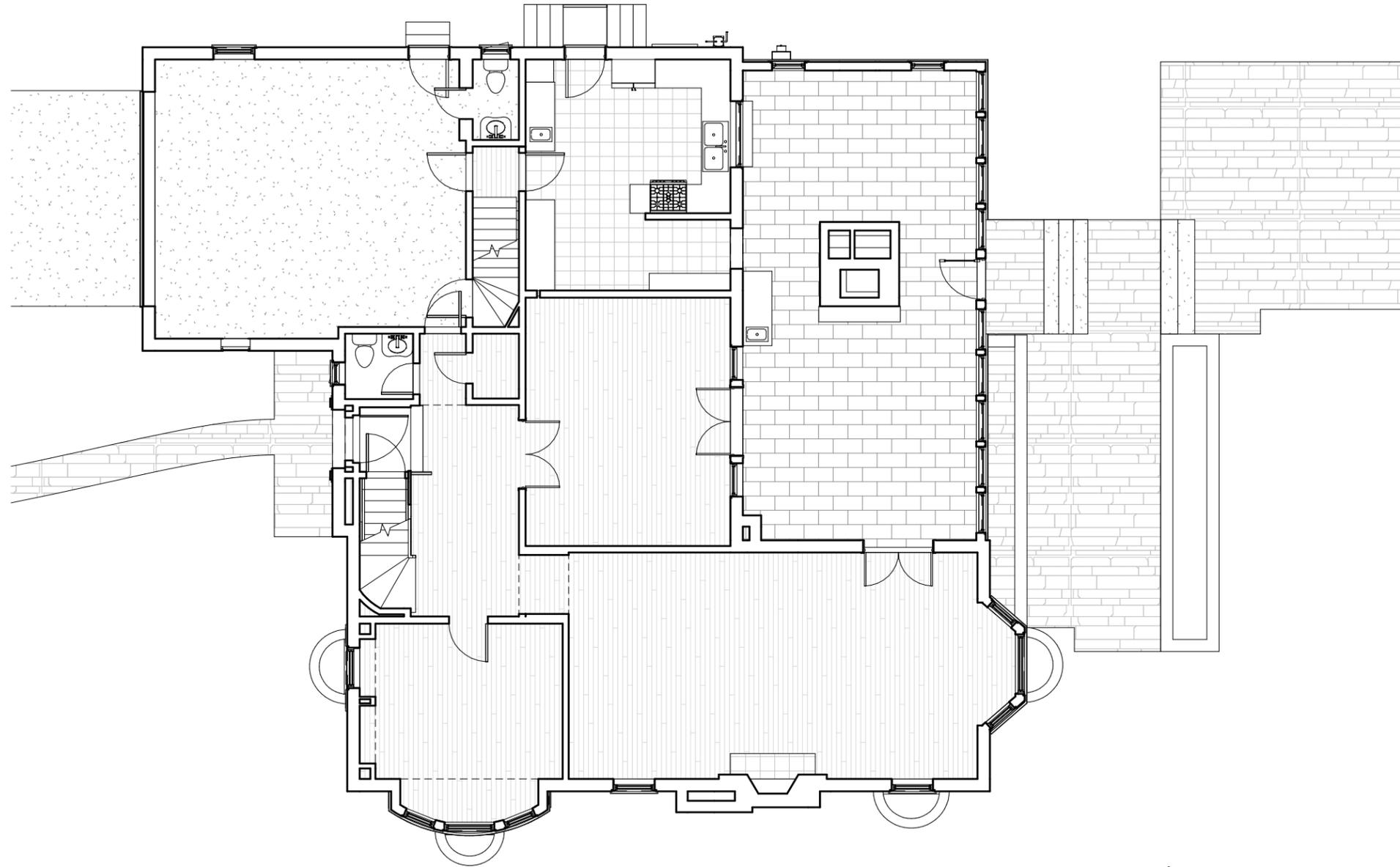
1 SITE PLAN - PROPOSED
1/16" = 1'-0"



1 BASEMENT PLAN - EXISTING
1/8" = 1'-0"



1 BASEMENT PLAN - PROPOSED
1/8" = 1'-0"



1 FIRST FLOOR PLAN - EXISTING
1/8" = 1'-0"

studiotal architecture inc.

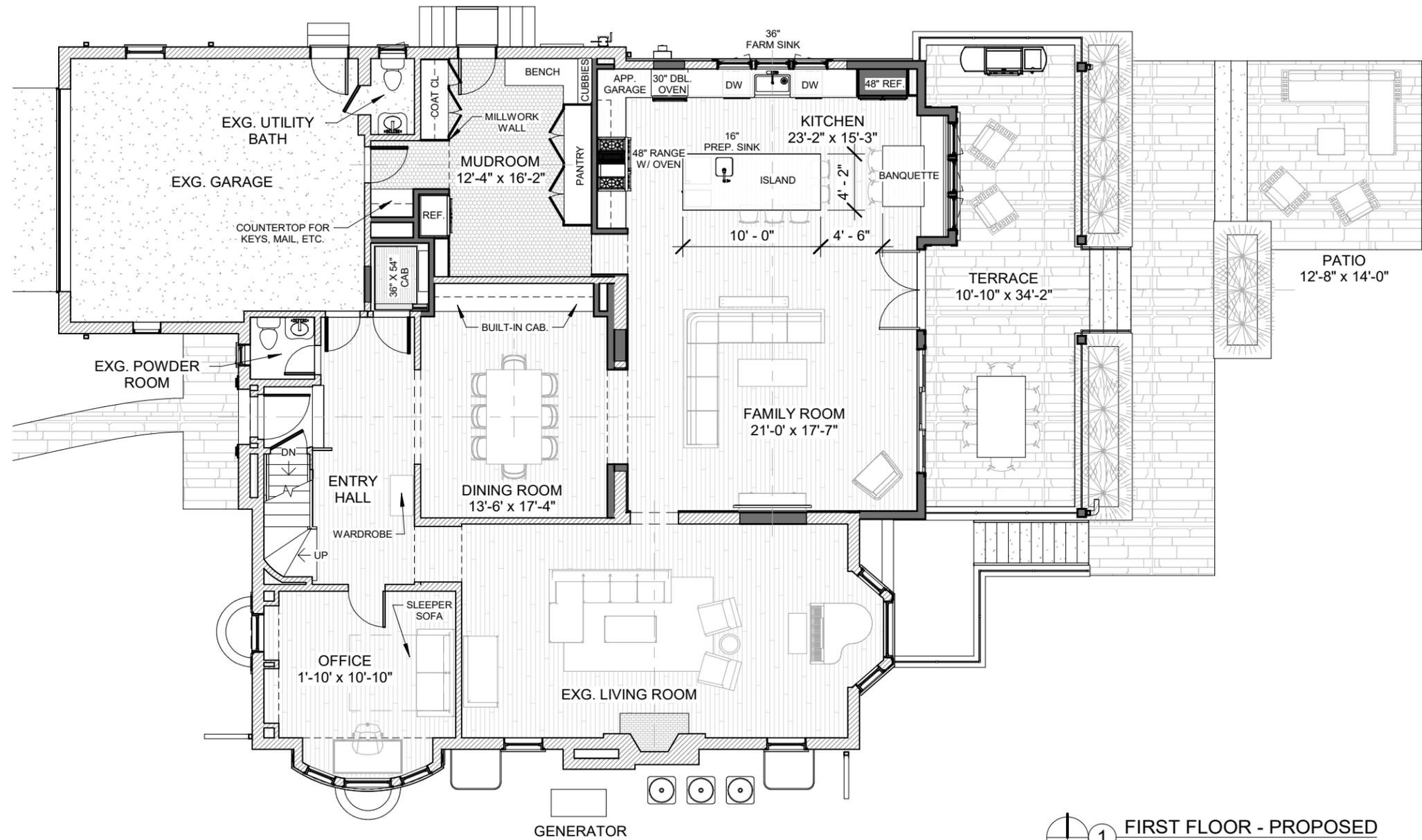
| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com | © 2021

HINMAN HOUSE

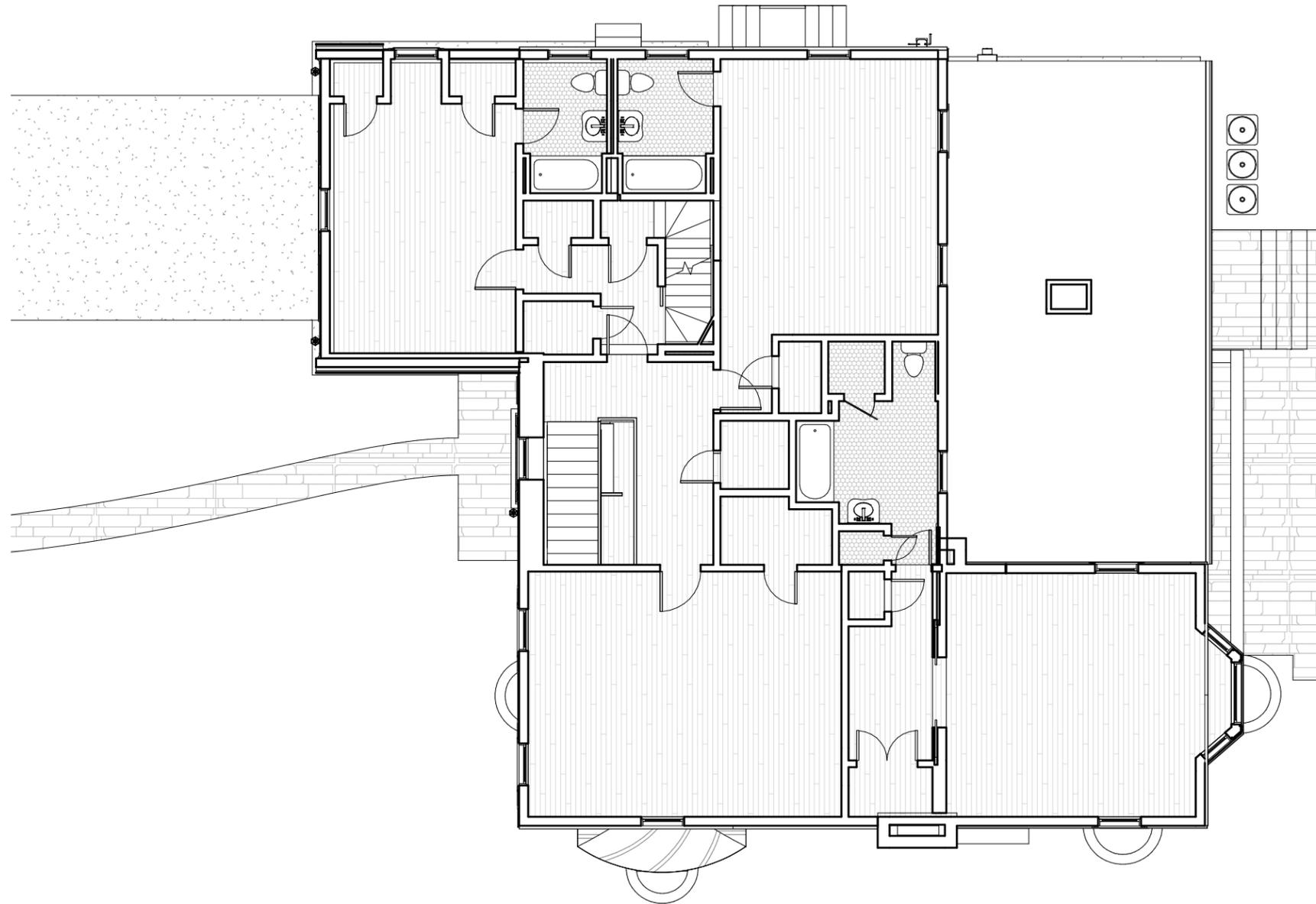
Date: 02/11/22

Project #2115

SD1.2a



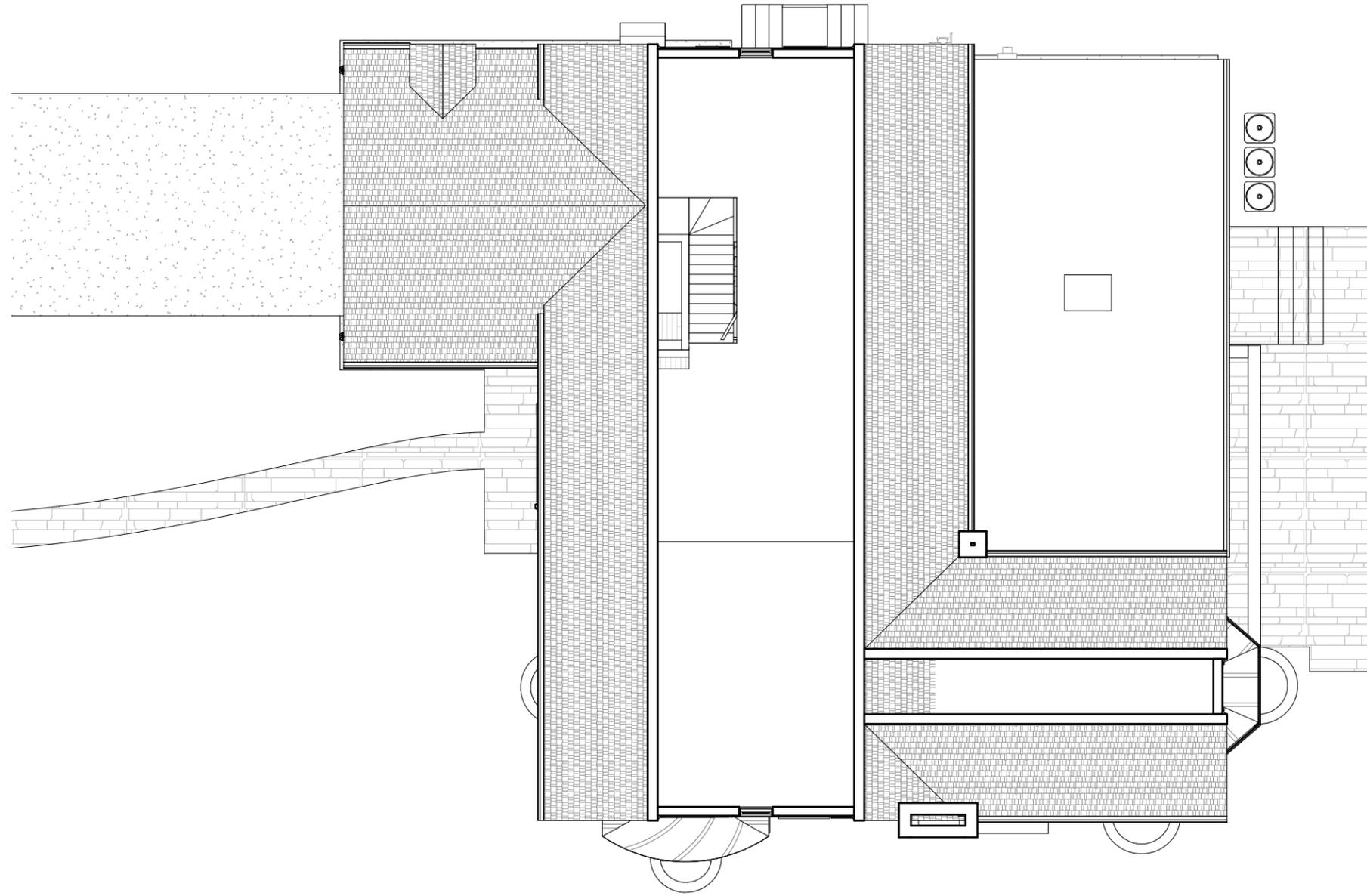
1 FIRST FLOOR - PROPOSED
 1/8" = 1'-0"



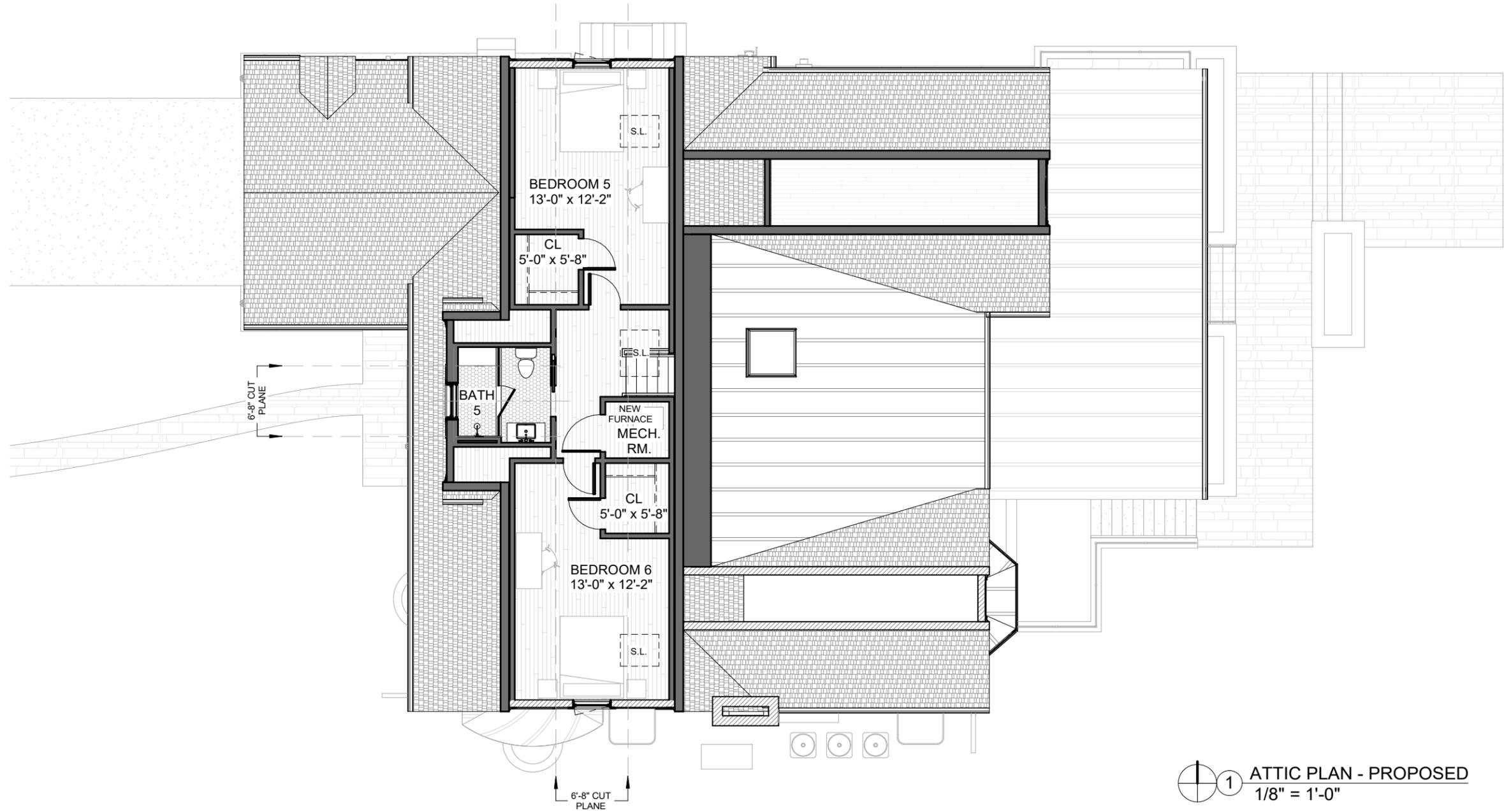
1 SECOND FLOOR PLAN - EXISTING
1/8" = 1'-0"



1 SECOND FLOOR - PROPOSED
1/8" = 1'-0"



1 ATTIC PLAN - EXISTING
1/8" = 1'-0"





② WEST ELEVATION - EXISTING
1/8" = 1'-0"



① WEST ELEVATION - PROPOSED
1/8" = 1'-0"



② SOUTH ELEVATION - EXISTING
1/8" = 1'-0"

NEW CASEMENT WINDOW
WITH SIMULATED CHECK RAIL
AND DIVIDED LITES; NEW
PAINTED TRU-EXTERIOR
CASING TO MATCH EXISTING
IN SIZE AND PROFILE



EXISTING WINDOWS
TO BE REPLACED

BORAL TRU EXTERIOR
PAINTED TRIM AT
COVERED PORCH

POST CAPITALS TO
MATCH FRONT ENTRY

PAINTED METAL
RAILING AND
BALUSTERS

① SOUTH ELEVATION - PROPOSED
1/8" = 1'-0"



② NORTH ELEVATION - EXISTING
1/8" = 1'-0"



- CEDAR SHAKE ROOF TO MATCH EXISTING
- PAINTED WOOD SIDING TO MATCH EXISTING
- ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW W/ PAINTED TRU-EXTERIOR TRIM TO MATCH EXISTING
- PAINTED HARDIE PANEL AND BORAL TRU-EXTERIOR TRIM
- POST CAPITALS TO MATCH FRONT ENTRY
- NEW CASEMENT WINDOWS AND PICTURE WINDOW WITH SIMULATED CHECK RAIL AND DIVIDED LITES
- STONE FOUNDATION AND LIMESTONE WATER TABLE TO MATCH EXISTING

NEW CASEMENT WINDOW WITH SIMULATED CHECK RAIL AND DIVIDED LITES

① NORTH ELEVATION - PROPOSED
1/8" = 1'-0"

HINMAN HOUSE

Date: 02/11/22

Project #2115

SD2.2



② EAST ELEVATION - EXISTING
1/8" = 1'-0"



① EAST ELEVATION - PROPOSED
1/8" = 1'-0"

HINMAN HOUSE

Date: 02/11/22

Project #2115

SD2.3

studiotal architecture inc.

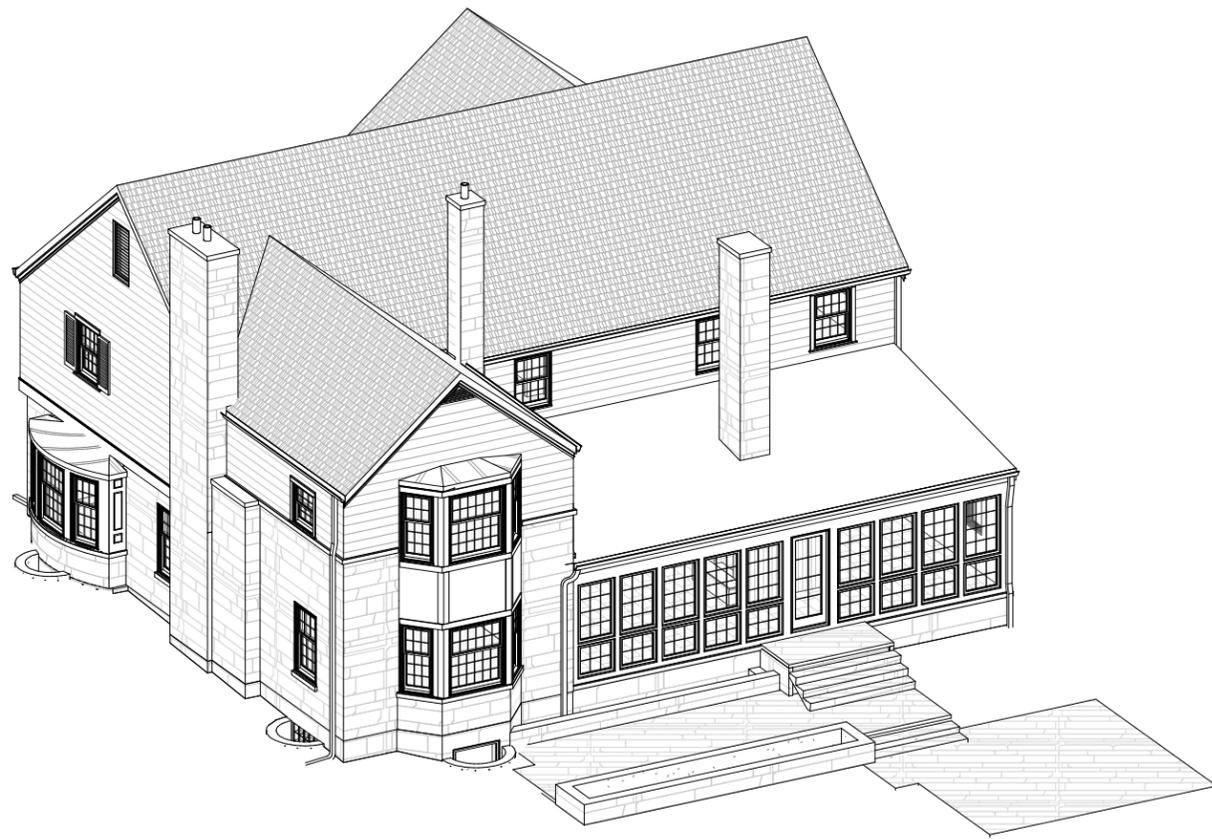
| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com | © 2021



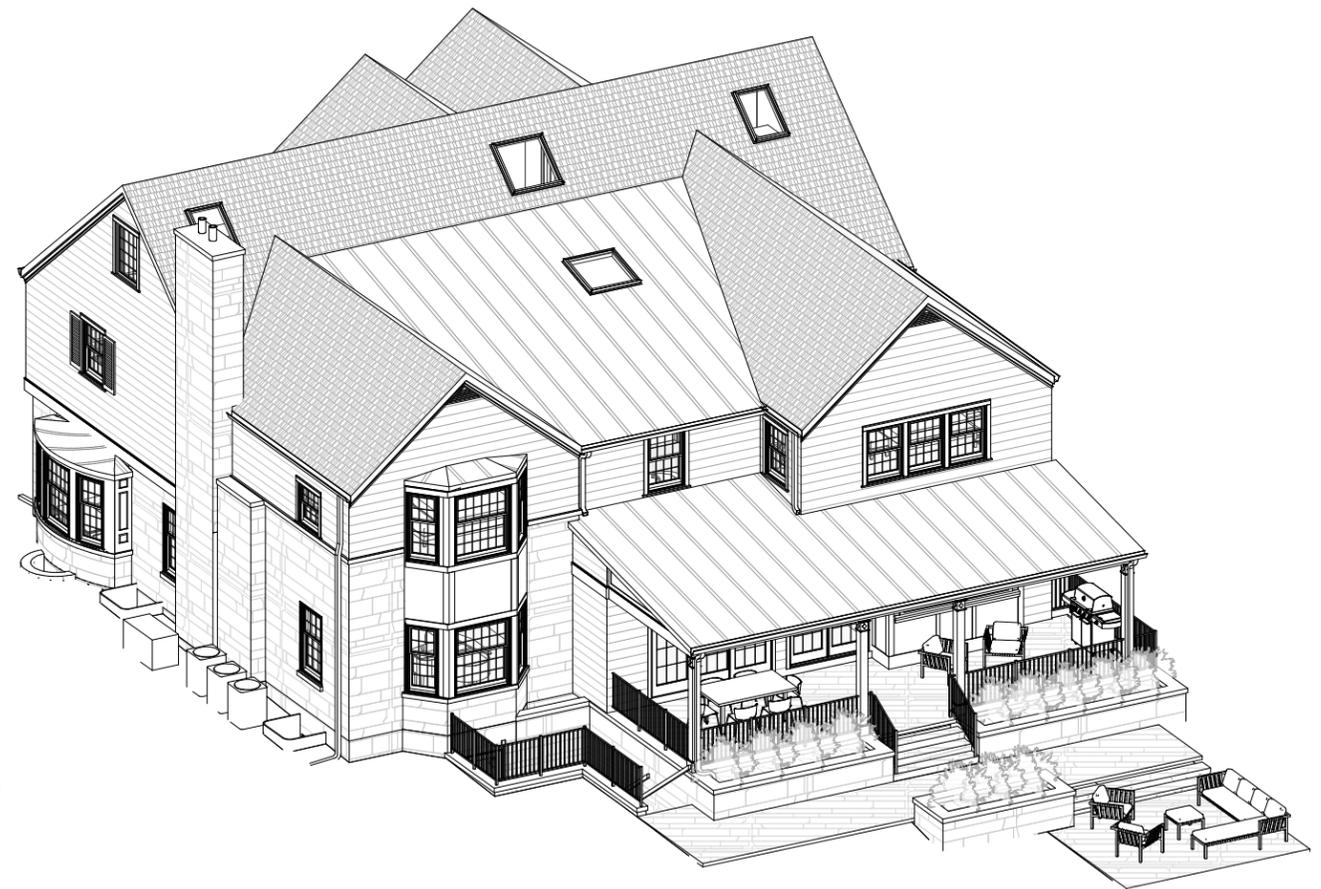
2 SW AXON - EXISTING



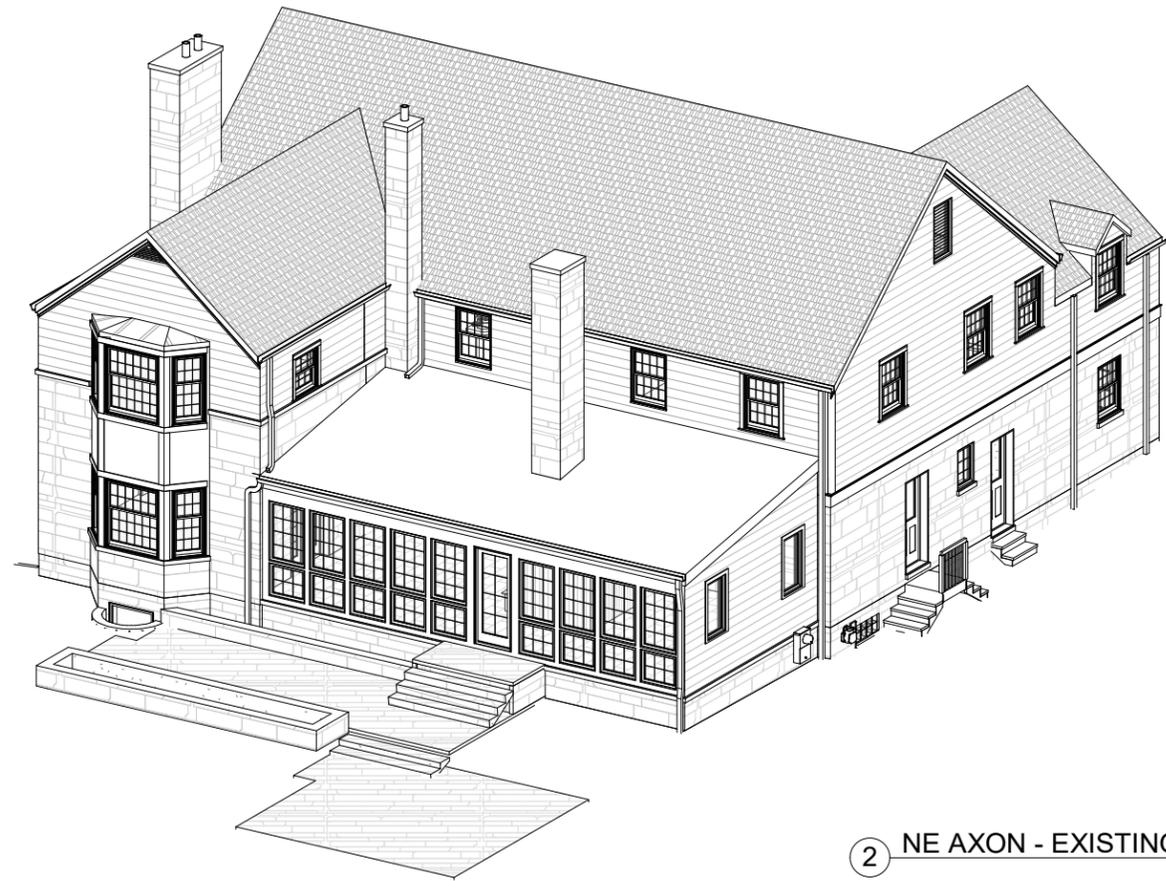
1 SW AXON - PROPOSED



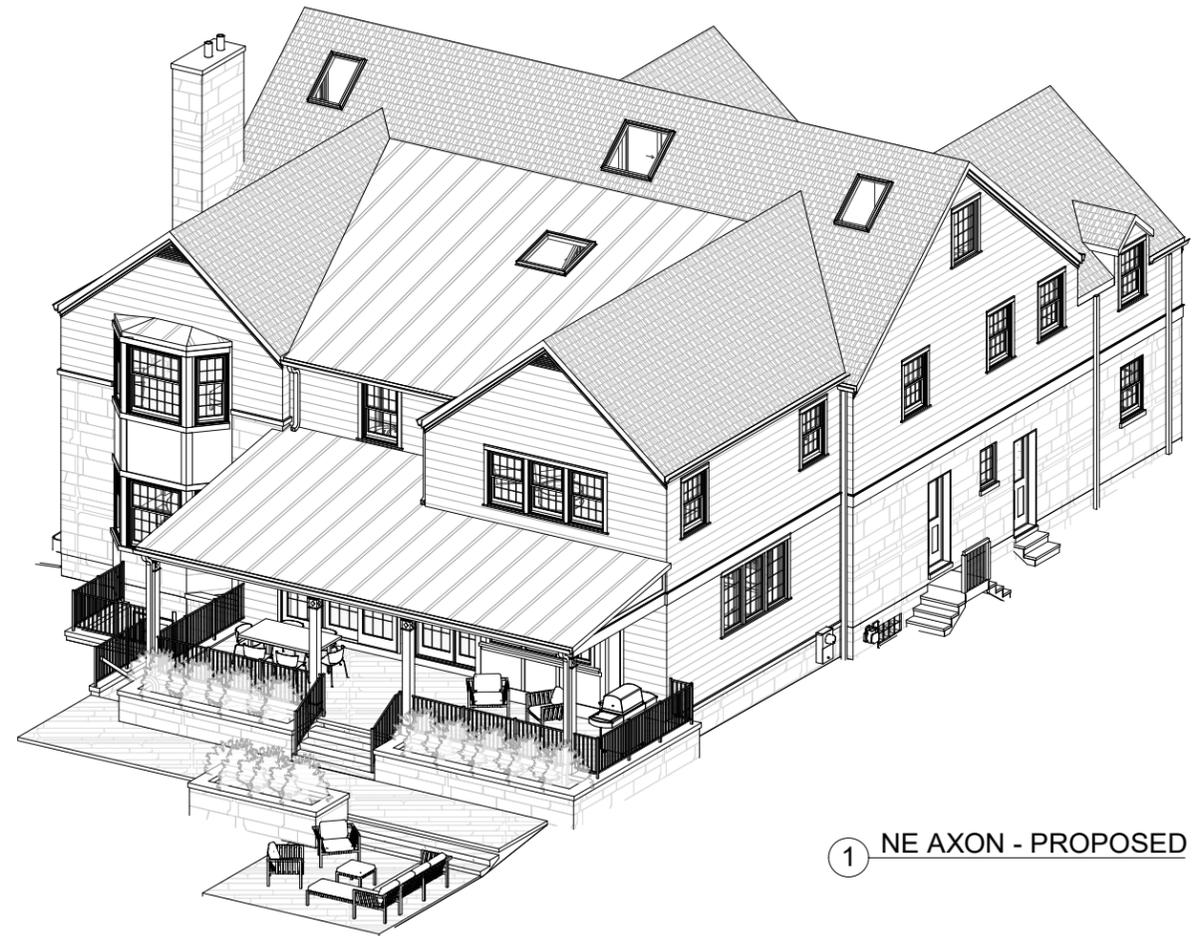
② SE AXON - EXISTING



① SE AXON - PROPOSED



② NE AXON - EXISTING



① NE AXON - PROPOSED



① PERSPECTIVE FROM BACK YARD

studiotal architecture inc.

| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com | © 2021

HINMAN HOUSE

Date: 02/11/22

Project #2115

SD3.3



① PERSPECTIVE FROM BACK YARD

studiotalo architecture inc.

| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com | © 2021

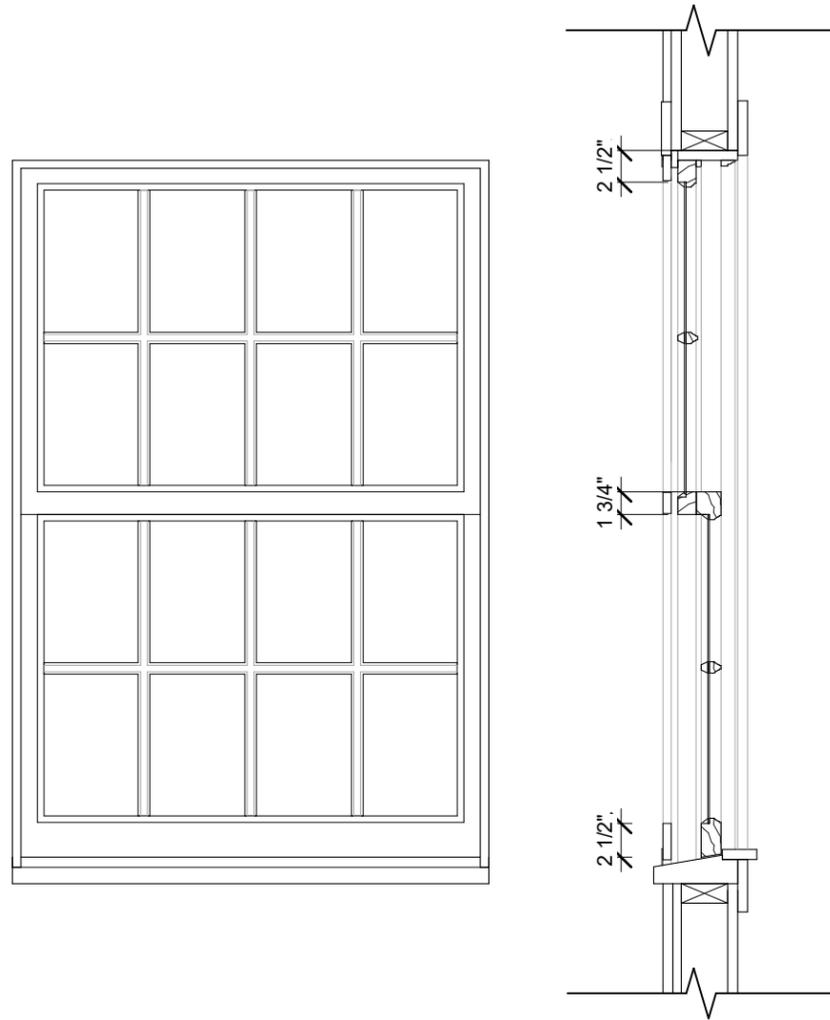
HINMAN HOUSE

Date: 02/11/22

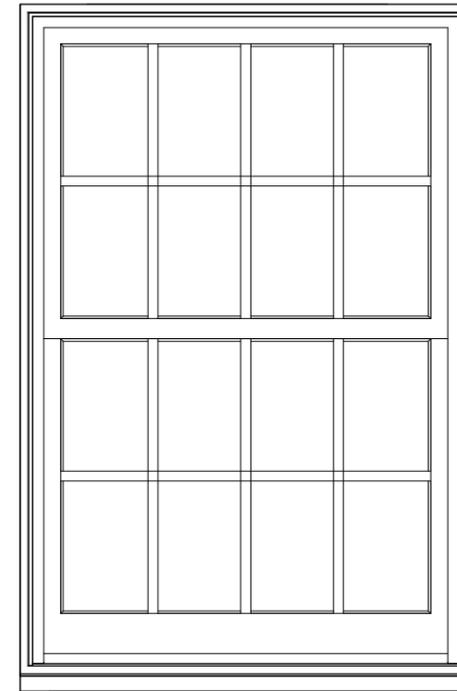
Project #2115

SD3.4

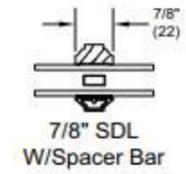
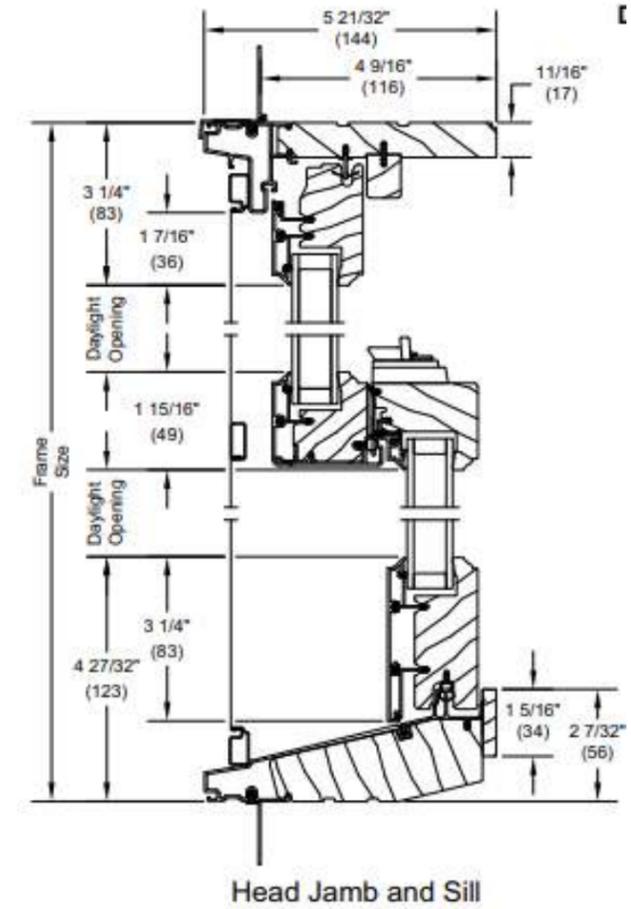




① EXGISTING WINDOW - ELEVATION & SECTION
1" = 1'-0"



② PROPOSED WINDOW ELEVATION & SECTION
1" = 1'-0"



1624 Wesley Ave – Ridge Hist. Dist. - Landmark - 22PRES-0021

Von Weise Associates, applicant and architect, submit for a Certificate of Appropriateness to construct a screen porch addition at the second-floor of the structures southeast front elevation, construct a conservatory addition at the ground-floor of the structures northwest rear elevation, alter the homes rear-volume fenestration as indicated on plans provided, and replace the cedar shingle roof in-kind.

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: 1624 Wesley Ave – Ridge Hist. Dist. - Landmark - 22PRES-0021
Date: March 2, 2022

Public Notice

Von Weise Associates, applicant and architect, submit for a Certificate of Appropriateness to construct a screen porch addition at the second-floor of the structures southeast front elevation, construct a conservatory addition at the ground-floor of the structures northwest rear elevation, alter the homes rear-volume fenestration as indicated on plans provided, and replace the cedar shingle roof in-kind.

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

Construction Period(s):

1868 (original structure); 1907 (additions and alterations); 1931 (additions and alterations)

Style:

Eclectic; Various influences

Architect of Record:

Original architect of record unknown; 1907 additions and alterations by William A. Otis; 1931 Additions and alterations by Allen & Webster

Condition:

Excellent

Integrity:

Excellent (historic alterations and additions)

Status:

Contributing; Landmark Designated

Setting:

1624 Wesley Avenue is a single-family structure located in the northwest portion of the Ridge Historic District. The building is located on the west side of Wesley Avenue between Church Street to the north and Davis Street to the south. Surrounding properties are an eclectic mix of predominately large-lot Single-Family residences of various styles and vintages although the majority of the area was first developed in the mid to late 1800s by

local developer Harvey B. Hurd. The surrounding properties are nearly all contributing structures with many significant Landmark properties including 1632 Wesley to the north, 1612 Wesley, 1606 Wesley, and 1401 Davis to the south, 1330 Church, 1627 Wesley, and 1621 Wesley, and 1601 Wesley to the east. There is no predominant architectural style for the block, with an eclectic mix of Tudor Revival, Greek and Classical Revival, Prairie, Arts and Crafts, and Colonial Revival homes.

Significance:

The core of this stucco-covered house is significantly old although it has seen numerous alterations and additions before achieving its present form. Now, the structure has a low hipped roof with a low, broad dormer in the front face sheltering a pair of windows. Below these are three similarly large, six-over-six windows. Extending to the south is a one-story projection with a pair of windows on its front face and a single one in its splayed corner. On the opposite side is a set-back, two-story, pitched roof projection that continues as a single-story open porch. An entrance porch is set in the reentrant angle. Its Doric columns set in antis of piers establishes the Adamesque-Greek motif that is carried throughout the design in a number of details, the most prominent of which are the urns punctuating the corners of the balustrades of the projections' flat roofs and the abstracted and spare Doric entablature below these roof lines. The structure has excellent integrity, and the electric and varying alterations and additions have a semblance of cohesion creating a handsome and unique structure.

The original architect is unknown, and photo documentation of the original structure was not able to be produced. William A. Otis (1855-1929) is credited for significant alterations dating from 1907. Otis was a significant architect who lived in Winnetka after studying at the Ecole des Beaux Arts in Paris. Otis designed many significant Landmark structures in Evanston, most notably the Orrington-Lunt Library at Northwestern, and a unique Swiss Chalet styled home on Hinman Avenue in the Lakeshore Historic District. Additional alterations and additions in 1931 are credited to the firm of Allen and Webster. Maurice Webster, native son of Evanston, formed a partnership with Alfred Allen in 1929, shortly before their work at 1624 Wesley. The firm is most widely recognized for design of the Landmark Chess Pavilion on the Chicago Lakefront near Ohio Street Beach. The firm designed many residential structures in the Tudor Revival style.

Proposal

The applicant proposes to construct a screen porch addition at the second-floor of the structures southeast front elevation as well as an at-grade conservatory addition at the ground-floor of the structures northwest rear elevation. Additional alterations include changes to the homes rear-volume fenestration as indicated on plans provided (both new windows, replacement windows in existing openings, removal of non-original windows, and alteration to existing sill heights in select locations), and replacing the cedar shingle roof on the entire structure in-kind.

Public Comment

None

Applicable Standards

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

Staff may provide a professional opinion 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.



STATEMENT OF SIGNIFICANCE

The core of this stucco-covered house is quite old and had numerous alterations before achieving its present form. Now, the block is covered by a low hipped roof with a low, broad dormer in the front face sheltering a pair of windows. Below them are three similarly large, six-over-six windows. Extending to the south is a one-story projection with a pair of windows on its front face and a single one in its splayed corner. On the opposite side is a set-back, two story, pitched roof projection that continues as a single-story open porch. An entrance porch is set in the reentrant angle. Its Greek Doric columns set in antis of piers establishes the Adamesque-Greek motif that is carried throughout the design in a number of details, the most prominent of which are the urns punctuating the corners of the balustrades of the projections' flat roofs and the slightly abstracted Doric entablature below these roof lines. The building has excellent integrity.

Mrs. Barbara Howard

EVANSTON LANDMARK

ADDRESS: 1624 Wesley

COMMON NAME: Same

REAL ESTATE INDEX NUMBER:

DATE OF CONSTRUCTION: (see below)

ARCHITECT OR BUILDER: (see below)

ORIGINAL SITE MOVED

SIGNIFICANCE:

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

OTHER COMMENTS:

older-work undocumented-

present form: Allen and Webster 1931

1868

William A. Ohs, remodeling 1907

Allen & Webster, interior improvements and additions 1931

Marilyn James
1931



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: 1624 Wesley Avenue, Evanston, IL 60602	FOR STAFF USE ONLY Application Number:
2) Owner's Name: 1624 Wesley Trust; Paul Gilman, Trustee	Address: 1624 Wesley Avenue, Evanston, IL 60602
City: Evanston State: Illinois Zip: 60201	Phone: 312-755-3168 Email/Fax: pgilman@agdgllaw.com
3) Architect's Name: von Weise Associates	Address: 1049 N. Ashland Avenue
City: Chicago State: Illinois Zip: 60622	Phone: 312-337-5511 Email/Fax: mconfino@vonweiseassociates.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 type="checkbox"/> Lakeshore <input checked="" type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources	
7) Refer to the completed Zoning Analysis and check as applicable if project requires: <input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> Fence Variance → If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require any Zoning Variance or Fence Variance or Special Use → Complete section B only. Check if your project requires: <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Development → Refer to Supplemental Information on page (i) below.	

Section B: Application for Certificate of Appropriateness

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

The project is a renovation of an existing wood-framed residence with stucco exterior. The project proposes adding a screened in porch to the 2FL of the primary structure and a greenhouse addition at grade in the rear of the primary structure. These changes will be in character with the existing house and will aim to enhance the livability and value of the home. The proposed changes do not infringe on existing setbacks or height restrictions.

The extent of the proposed changes also include interior renovation, exterior improvements (including roof replacement, trim & window sill repair).

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

3) Checklist for Exterior Materials—Check all that apply.							
Existing	Proposed		Existing	Proposed		Existing	Proposed
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Façades/Front Porch & Rear Porch Material	<input type="checkbox"/>	<input type="checkbox"/>	Flashing Material	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Frame	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Copper	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Stone	<input type="checkbox"/>	<input type="checkbox"/>	Sheet Metal	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Fascias, Soffits, Rakeboards, Trim	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Shingle, Material: _____	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Roofing Material	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Door Material	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	Asphalt Shingles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Window Type	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Metal Sheet	<input type="checkbox"/>	<input type="checkbox"/>	Double Hung	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Chimney Material	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Brick	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Copper	<input type="checkbox"/>	<input type="checkbox"/>	Muntins	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Galvanized Sheet	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>
4) Applicant's Signature: <u>Marcus Confino</u>						Date: 2/15/2022	
Print Name: Marcus Confino							
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:

22ZONA-XXXX – 1624 Wesley Avenue R1 Single-Family Residential District Ridge Historic District Landmark	Compliant
---	-----------

Proposal:

<p>Exterior improvements controlled by the zoning ordinance include the addition of an at-grade greenhouse at the residences northwest volume and construction of a screen porch atop an existing open, flat roof.</p> <p>Lot size is 17,200 SF</p>

Zoning Section:

Comments:

6-8-2-7	The proposed building lot coverage is 22.25% where 30% is the maximum permitted.
6-8-2-10	The proposed impervious surface ratio is ~38% where 45% is the maximum permitted.
6-8-2-8- (A) 1.	The proposed front-yard setback for the screen porch addition is 38.44' where the block average or 27' is required and 38.44' is the existing condition.
6-8-2-8 (A) 2.	The proposed north side-yard setback for the new greenhouse addition is 15.9' where 5' is required and 13' is existing.

Additional Comments:

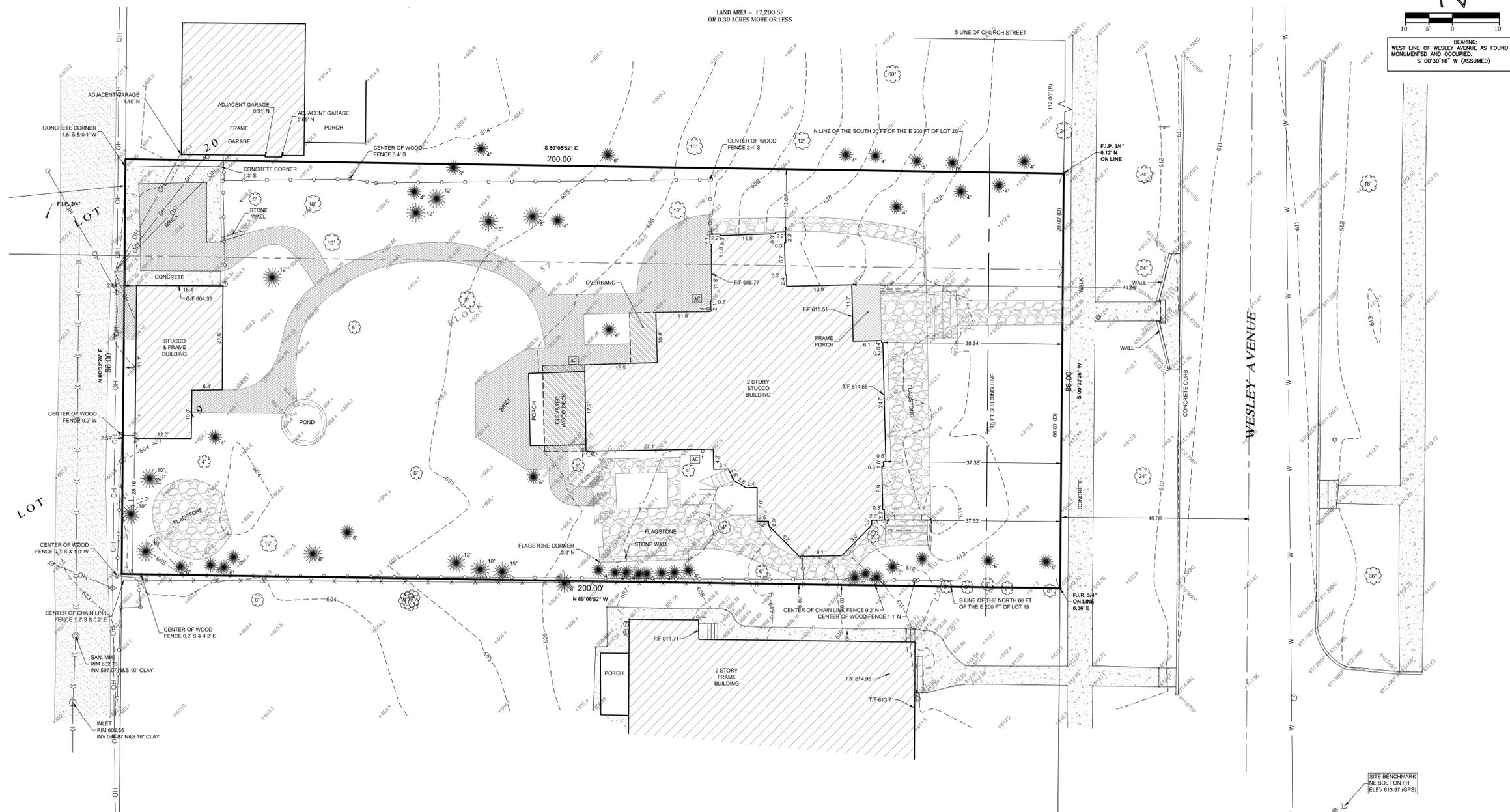
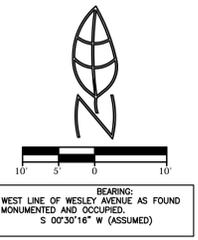
- Review and issuance of COA by the HPC is required.
- Existing brick pavers were given a 20% credit.
- The rear-yard deck is ~3% of the total lot size and is excluded from the impervious surface ratio.
- The proposed height of both the greenhouse addition and the screen porch addition do not exceed the existing ridge height of ~26.5' where 35' is the maximum permitted.

BOUNDARY AND TOPOGRAPHIC SURVEY

OF

THE NORTH 66 FEET OF THE EAST 200 FEET OF LOT 19 AND THE SOUTH 20 FEET OF THE EAST 200 FEET OF LOT 20 IN BLOCK 58 IN EVANSTON, COOK COUNTY, ILLINOIS.

LAND AREA = 17,200 SF
OR 0.39 ACRES MORE OR LESS



LEGEND

- | | | | | | | | |
|--------|---------------------------|--------------------|-------------------|---|----------------------|------|-----------------------|
| — | EXISTING BOUNDARY | T/F | TOP OF FOUNDATION | ⊗ | WATER VALVE | ☐ | PHONE PEDESTAL |
| - - - | EXISTING EASEMENT | G/F | GARAGE FLOOR | ⊕ | BUFFALO BOX (B-BOX) | ○ | PHONE MANHOLE |
| - - - | EXISTING SETBACK | — | ELEVATION | ⊙ | WATER VALVE & VAULT | -UT- | UNDERGROUND TELEPHONE |
| x-x-x | EXISTING CHAIN LINK FENCE | (C) | CALCULATED | ⊕ | FIRE HYDRANT | ☐ | CABLE TV PEDESTAL |
| o-o-o | EXISTING WOOD FENCE | (R/M) | RECORD/MEASURED | ⊕ | WATER METER | ⊙ | CABLE HANDHOLE |
| o-o-o | EXISTING METAL FENCE | SF | SQUARE FEET | ⊕ | WELL | ⊙ | CABLE METER |
| o-o-o | EXISTING VINYL FENCE | ASPHALT SURFACE | — | W | WATER LINE | — | UNDERGROUND CABLE |
| o-o-o | EXISTING BUILDING | BUILDING/STRUCTURE | — | G | GAS METER | ☐ | LIGHT POST |
| o-o-o | CENTER LINE | CONCRETE SURFACE | — | G | GAS VALVE | ☐ | STREET SIGN |
| B.L. | BUILDING LINE | MANHOLE | — | ⊕ | ELECTRIC METER | ☐ | DOWNSPOUT |
| F.I.P. | FOUND IRON PIPE | EXIST. CATCH BASIN | — | ⊕ | ELECTRIC PEDESTAL | ☐ | BOLLARD |
| | | EXIST. CURB INLET | — | ⊕ | HANDHOLE | ☐ | DECIDUOUS TREE |
| | | STORM SEWER | — | — | OVERHEAD WIRES | ☐ | CONIFEROUS TREE |
| | | SANITARY SEWER | — | — | UNDERGROUND ELECTRIC | | |
| | | COMBINED SEWER | — | — | UTILITY POLE | | |

SITE BENCHMARK #1
NORTHEAST FLANGE BOLT ON HYDRANT ON THE EAST SIDE OF WESLEY AVENUE APPROXIMATELY 44 FEET SOUTH OF THE SOUTHWEST PROPERTY CORNER.
ELEVATION = 613.97

- GENERAL NOTES:
- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
 - ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
 - COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
 - NO DIMENSIONS SHALL BE ASSUMED BY SCALING.



LOCATION MAP

STATE OF ILLINOIS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

FIELD WORK WAS COMPLETED ON 10/27/2021
DATED, THIS 29TH DAY OF OCTOBER, A.D., 2021, AT LISLE, ILLINOIS.

Thomas J. Neal
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205
MY LICENSE EXPIRES NOVEMBER 30, 2022.
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL ENGINEERING CORPORATION NO. 184-001245

CLIENT: AYA HIROSE



BOUNDARY AND TOPOGRAPHIC SURVEY
1624 WESLEY AVENUE
EVANSTON, ILLINOIS

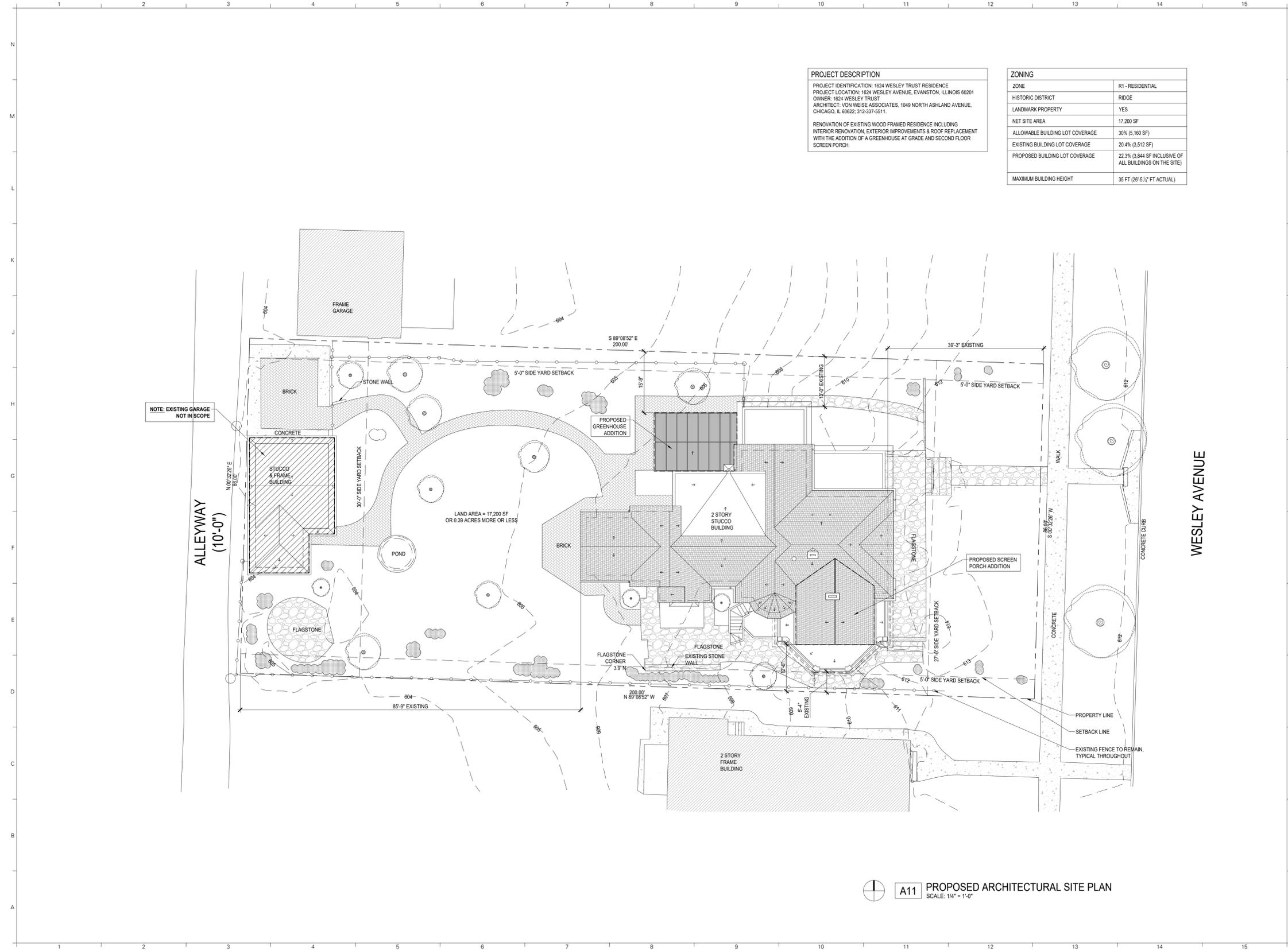
Morris Engineering, Inc.
Land Surveying
515 Wauverline Road, Lisle, IL 60532
Phone: (630) 271-0020
Fax: (630) 271-0774
Website: www.mecivil.com



FIELD CREW: PW
DRAWN BY: CJS
CHECKED BY: TC
APPROVED BY: TC
DATE: 10/28/2021
SCALE: HORIZ. 1"=10'
VERT. NONE

SHEET
1
OF 1 SHEETS
PROJ # 21-10-2001

DATE	
1	
2	
3	
4	
5	
6	



PROJECT DESCRIPTION
 PROJECT IDENTIFICATION: 1624 WESLEY TRUST RESIDENCE
 PROJECT LOCATION: 1624 WESLEY AVENUE, EVANSTON, ILLINOIS 60201
 OWNER: 1624 WESLEY TRUST
 ARCHITECT: VON WEISE ASSOCIATES, 1049 NORTH ASHLAND AVENUE, CHICAGO, IL 60622; 312-337-5511.
 RENOVATION OF EXISTING WOOD FRAMED RESIDENCE INCLUDING INTERIOR IMPROVEMENTS & ROOF REPLACEMENT WITH THE ADDITION OF A GREENHOUSE AT GRADE AND SECOND FLOOR SCREEN PORCH.

ZONING	
ZONE	R1 - RESIDENTIAL
HISTORIC DISTRICT	RIDGE
LANDMARK PROPERTY	YES
NET SITE AREA	17,200 SF
ALLOWABLE BUILDING LOT COVERAGE	30% (5,160 SF)
EXISTING BUILDING LOT COVERAGE	20.4% (3,512 SF)
PROPOSED BUILDING LOT COVERAGE	22.3% (3,844 SF INCLUSIVE OF ALL BUILDINGS ON THE SITE)
MAXIMUM BUILDING HEIGHT	35 FT (26'-5 1/2' FT ACTUAL)



von Weise associates
 1049 north ashland avenue
 chicago, illinois 60622
 voice +1 312 337 5511
 www.vonweiseassociates.com

von Weise associates holds all rights of copyright to these drawings. Any reproduction, alteration, modification, usage or incorporation into other documents without the prior written permission of von Weise associates.
 © Copyright 2018
 von Weise associates

SITE PLAN LEGEND:

- NOT IN CONTRACT
- EXISTING FENCE
- EXISTING FLAGSTONE
- EXISTING BRICK PAVER
- HOSE BIB
- ROOF DRAIN

Stamp:

Drawing Issue:

NO.	DATE	DESCRIPTION

Project Name:
1624 WESLEY TRUST RESIDENCE

Project Address:
 1624 Wesley Avenue,
 Evanston, Illinois 60201

Project Number:
vWA 2118.00

Issue Date:
2022.02.15

Sheet Set:
ISSUE FOR PRESERVATION COA APPLICATION

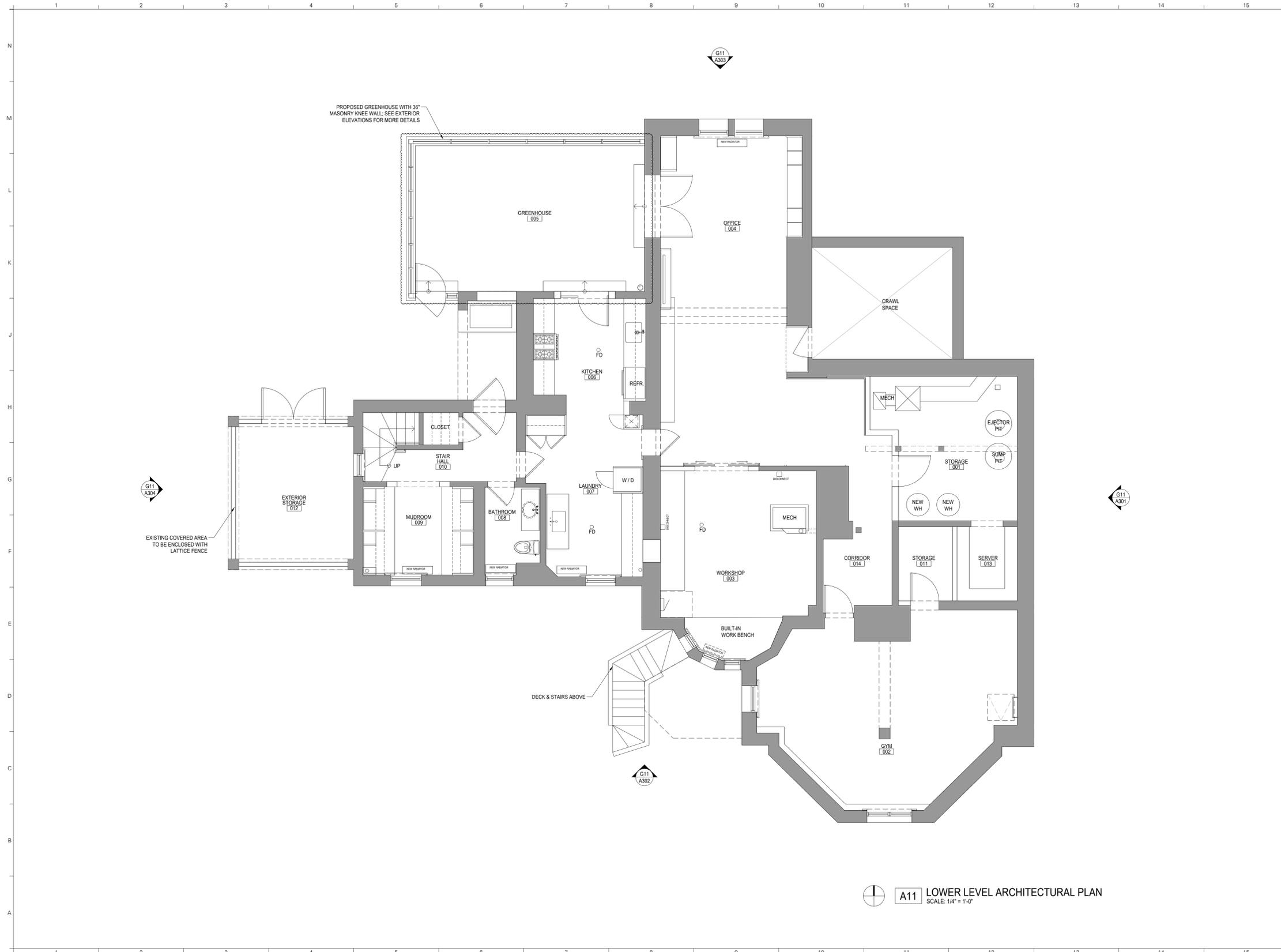
Page Number:

A000

Sheet Name:

ARCHITECTURAL SITE PLAN

A11 PROPOSED ARCHITECTURAL SITE PLAN
 SCALE: 1/4" = 1'-0"



von Weise associates
 1049 North Ashland Avenue
 Chicago, Illinois 60622
 voice +1 312 337 5511
 www.vonweiseassociates.com

von Weise associates holds all rights of copyright to these drawings. Any reproduction, alteration, modification, usage or incorporation into other documents may not occur without the prior written permission of von Weise associates.
 © Copyright 2018
 von Weise associates

Stamp:

Drawing Issue:

Issue	Date	Description

Project Name:
1624 WESLEY TRUST RESIDENCE

Project Address:
1624 Wesley Avenue, Evanston, Illinois 60201

Project Number:
vWA 2118.00

Issue Date:
2022.02.15

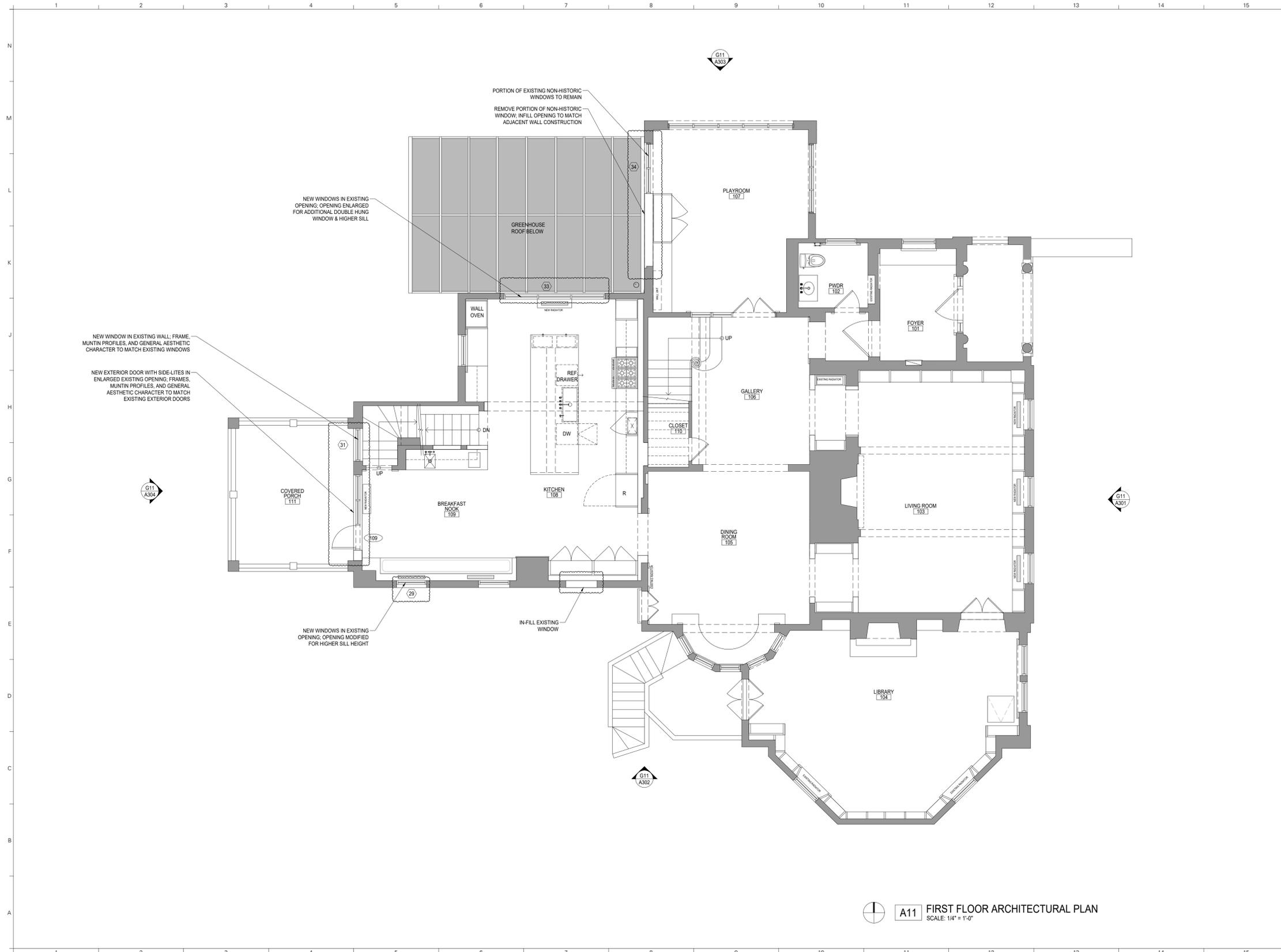
Sheet Set:
ISSUE FOR PRESERVATION COA APPLICATION

Page Number:

A100

Sheet Name:
LOWER LEVEL ARCHITECTURAL PLAN

A11 LOWER LEVEL ARCHITECTURAL PLAN
 SCALE: 1/4" = 1'-0"



PORTION OF EXISTING NON-HISTORIC WINDOWS TO REMAIN
 REMOVE PORTION OF NON-HISTORIC WINDOW; INFILL OPENING TO MATCH ADJACENT WALL CONSTRUCTION

NEW WINDOWS IN EXISTING OPENING ENLARGED FOR ADDITIONAL DOUBLE HUNG WINDOW & HIGHER SILL

NEW WINDOW IN EXISTING WALL; FRAME, MUNTIN PROFILES, AND GENERAL AESTHETIC CHARACTER TO MATCH EXISTING WINDOWS

NEW EXTERIOR DOOR WITH SIDE-LITES IN ENLARGED EXISTING OPENING; FRAMES, MUNTIN PROFILES, AND GENERAL AESTHETIC CHARACTER TO MATCH EXISTING EXTERIOR DOORS

NEW WINDOWS IN EXISTING OPENING; OPENING MODIFIED FOR HIGHER SILL HEIGHT

IN-FILL EXISTING WINDOW

von Weise associates
 1049 North Ashland Avenue
 Chicago, Illinois 60622
 voice +1 312 337 5511
 www.vonweiseassociates.com

von Weise associates holds all rights of copyright in these drawings. Any reproduction, alteration, modification, usage or excavation without the prior written permission of von Weise associates.
 © Copyright 2018
 von Weise associates

Stamp:

Drawing Issue:

Project Name:
1624 WESLEY TRUST RESIDENCE

Project Address:
**1624 Wesley Avenue,
 Evanston, Illinois 60201**

Project Number:
vWA 2118.00

Issue Date:
2022.02.15

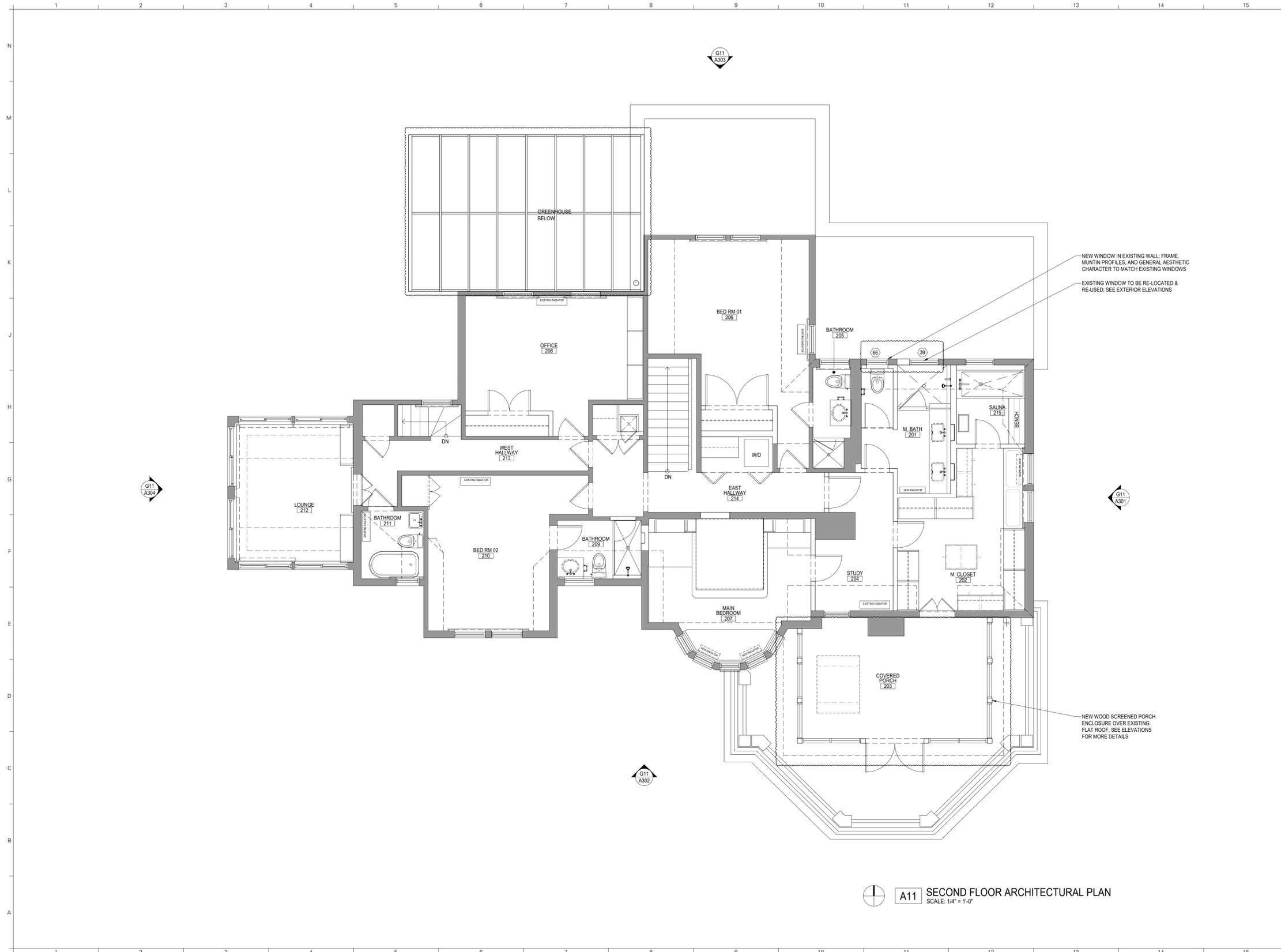
Sheet Set:
**ISSUE FOR PRESERVATION
 COA APPLICATION**

Page Number:

A11 FIRST FLOOR ARCHITECTURAL PLAN
 SCALE: 1/4" = 1'-0"

A101

Sheet Name:
FIRST FLOOR ARCHITECTURAL PLAN



von Weise associates
 1049 north arlington avenue
 chicago, illinois 60622
 voice +1 312 337 5511
 www.vonweiseassociates.com

von Weise associates holds all rights of copyright to these drawings. Any reproduction, alteration, modification, usage or incorporation into other documents may not occur without the prior written permission of von Weise associates.
 © Copyright 2018
 von Weise associates

Stamp:

Drawing Issue:

NO.	DATE	DESCRIPTION

Project Name:
1624 WESLEY TRUST RESIDENCE

Project Address:
**1624 Wesley Avenue,
 Evanston, Illinois 60201**

Project Number:
vWA 2118.00

Issue Date:
2022.02.15

Sheet Set:
**ISSUE FOR PRESERVATION
 COA APPLICATION**

Page Number:

A102

Sheet Name:
**SECOND FLOOR
 ARCHITECTURAL PLAN**

A11 SECOND FLOOR ARCHITECTURAL PLAN
 SCALE: 1/4" = 1'-0"



von Weise associates
 1049 North Ashland Avenue
 Chicago, Illinois 60622
 voice +1 312 337 5511
 www.vonweiseassociates.com

von Weise associates holds all rights of copyright to these drawings. Any reproduction, alteration, modification, usage or incorporation into other documents may not occur without the prior written permission of von Weise associates.
 © Copyright 2018
 von Weise associates

- ELEVATION NOTES**
1. EXISTING STUCCO EXTERIOR TO REMAIN. CLEANED AND PATCHED AS REQUIRED.
 2. ALL EXISTING EXTERIOR WALL TRIM TO BE REPAINTED.
 3. ALL EXISTING WINDOWS TO REMAIN, UNLESS NOTED OTHERWISE. EXISTING FRAMES AND TRIM TO BE RE-PAINTED.
 4. EXISTING WOOD SHAKE ROOF TO BE REPLACED WITH NEW OF SAME KIND.
 5. ALL EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN, UNLESS NOTED OTHERWISE. NEW GUTTERS TO MATCH EXISTING IN COLOR AND MATERIAL.



G11 PROPOSED EAST ELEVATION
 SCALE: 1/4" = 1'-0"



A11 EXISTING EAST ELEVATION
 SCALE: 1/4" = 1'-0"

Stamp:

Drawing Issue:

Project Name:
1624 WESLEY TRUST RESIDENCE

Project Address:
1624 Wesley Avenue, Evanston, Illinois 60201

Project Number:
vWA 2118.00

Issue Date:
2022.02.15

Sheet Set:
ISSUE FOR PRESERVATION COA APPLICATION

Page Number:

A301

Sheet Name:
EAST ELEVATION EXISTING & PROPOSED



G11 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



A11 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



von Weise associates
1049 North Ashland Avenue
Chicago, Illinois 60622
voice +1 312 337 5511
www.vonweiseassociates.com

von Weise associates holds all rights of copyright to these drawings. Any reproduction, alteration, modification, usage or incorporation into other documents shall be done without the prior written permission of von Weise associates.
© Copyright 2018
von Weise associates

- ELEVATION NOTES**
1. EXISTING STUCCO EXTERIOR TO REMAIN, CLEANED AND PATCHED AS REQUIRED.
 2. ALL EXISTING EXTERIOR WALL TRIM TO BE REPAINTED.
 3. ALL EXISTING WINDOWS TO REMAIN, UNLESS NOTED OTHERWISE. EXISTING FRAMES AND TRIM TO BE RE-PAINTED.
 4. EXISTING WOOD SHAKE ROOF TO BE REPLACED WITH NEW OF SAME KIND.
 5. ALL EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN, UNLESS NOTED OTHERWISE. NEW GUTTERS TO MATCH EXISTING IN COLOR AND MATERIAL.

Stamp:

Drawing Issue:

No.	Date	Description

Project Name:
1624 WESLEY TRUST RESIDENCE

Project Address:
1624 Wesley Avenue, Evanston, Illinois 60201

Project Number:
vWA 2118.00

Issue Date:
2022.02.15

Sheet Set:
ISSUE FOR PRESERVATION COA APPLICATION

Page Number:

A302

Sheet Name:
SOUTH ELEVATION EXISTING & PROPOSED



G11 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



A11 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

von Weise associates
1049 north ashland avenue
chicago, illinois 60622
voice +1 312 337 5511
www.vonweiseassociates.com

von Weise associates holds all rights of copyright to these drawings. Any reproduction, alteration, modification, usage or incorporation into other documents shall be done without the prior written permission of von Weise associates.
© Copyright 2018
von Weise associates

- ELEVATION NOTES**
1. EXISTING STUCCO EXTERIOR TO REMAIN, CLEANED AND PATCHED AS REQUIRED.
 2. ALL EXISTING EXTERIOR WALL TRIM TO BE REPAINTED.
 3. ALL EXISTING WINDOWS TO REMAIN, UNLESS NOTED OTHERWISE. EXISTING FRAMES AND TRIM TO BE RE-PAINTED.
 4. EXISTING WOOD SHAKE ROOF TO BE REPLACED WITH NEW OF SAME KIND.
 5. ALL EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN, UNLESS NOTED OTHERWISE. NEW GUTTERS TO MATCH EXISTING IN COLOR AND MATERIAL.

Stamp:

Drawing Issue:

Project Name:
1624 WESLEY TRUST RESIDENCE

Project Address:
1624 Wesley Avenue, Evanston, Illinois 60201

Project Number:
vWA 2118.00

Issue Date:
2022.02.15

Sheet Set:
ISSUE FOR PRESERVATION COA APPLICATION

Page Number:

A303

Sheet Name:
NORTH ELEVATION EXISTING & PROPOSED



G11 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

A11 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

von Weise associates
 1049 north arlington avenue
 chicago, illinois 60622
 voice +1 312 337 5511
 www.vonweiseassociates.com
von Weise associates holds all rights of copyright to these drawings. Any reproduction, alteration, modification, usage or incorporation into other documents shall be done without the prior written permission of von Weise associates.
 © Copyright 2018
 von Weise associates

- ELEVATION NOTES**
1. EXISTING STUCCO EXTERIOR TO REMAIN, CLEANED AND PATCHED AS REQUIRED.
 2. ALL EXISTING EXTERIOR WALL TRIM TO BE REPAINTED.
 3. ALL EXISTING WINDOWS TO REMAIN, UNLESS NOTED OTHERWISE. EXISTING FRAMES AND TRIM TO BE RE-PAINTED.
 4. EXISTING WOOD SHAKE ROOF TO BE REPLACED WITH NEW OF SAME KIND.
 5. ALL EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN, UNLESS NOTED OTHERWISE. NEW GUTTERS TO MATCH EXISTING IN COLOR AND MATERIAL.

Stamp: _____

Drawing Issue:

Project Name:
1624 WESLEY TRUST RESIDENCE

Project Address:
1624 Wesley Avenue, Evanston, Illinois 60201

Project Number:
vWA 2118.00

Issue Date:
2022.02.15

Sheet Set:
ISSUE FOR PRESERVATION COA APPLICATION

Page Number:

A304

Sheet Name:
WEST ELEVATION EXISTING & PROPOSED

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

N
M
L
K
J
H
G
F
E
D
C
B
A



EXISTING SOUTH VIEW



EXISTING SOUTH-WEST VIEW



PROPOSED SOUTH-WEST VIEW



EAST ELEVATION - FROM THE SOUTH



EAST ELEVATION - OVERALL



EAST ELEVATION - FROM THE NORTH



EAST ELEVATION - SOUTH END



EAST ELEVATION - OVERALL



EAST ELEVATION - ENTRY



von Weise associates
1049 North Ashland Avenue
Chicago, Illinois 60622
voice +1 312 337 5511
www.vonweiseassociates.com

von Weise associates holds all rights of copyright to these drawings. Any reproduction, alteration, modification, usage or incorporation into other documents may be done without the prior written permission of von Weise associates.
© Copyright 2018
von Weise associates

Stamp:

Project Name:
1624 WESLEY TRUST RESIDENCE

Project Address:
1624 Wesley Avenue, Evanston, Illinois 60201

Project Number:
vWA 2118.00

Issue Date:
2022.02.15

Sheet Set:
ISSUE FOR PRESERVATION COA APPLICATION

Page Number:

A306

Sheet Name:
EXISTING & PROPOSED CONDITIONS

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

N

M

L

K

J

H

G

F

E

D

C

B

A



OVERALL PROPOSED WEST ELEVATION



PROPOSED REAR PORCH DOOR & WINDOW



EXISTING NW CORNER - LOOKING SOUTH



WEST ELEVATION - DETAIL



EXISTING REAR PORCH DOOR



PROPOSED GREENHOUSE - NORTH VIEW



EXISTING NW CORNER - AREA OF PROPOSED GREENHOUSE



PROPOSED GREENHOUSE - WEST VIEW

von Weise associates
1049 north ashland avenue
chicago, illinois 60622
voice +1 312 337 5511
www.vonweiseassociates.com

von Weise associates holds all rights of copyright to these drawings. Any reproduction, alteration, modification, usage or incorporation into other documents without the prior written permission of von Weise associates.
© Copyright 2018
von Weise associates

Stamp:

Drawing Issue:

Project Name:
1624 WESLEY TRUST RESIDENCE

Project Address:
1624 Wesley Avenue,
Evanston, Illinois 60201

Project Number:
vWA 2118.00

Issue Date:
2022.02.15

Sheet Set:
ISSUE FOR PRESERVATION
COA APPLICATION

Page Number:

A307

Sheet Name:
EXISTING & PROPOSED
CONDITIONS

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

N

M

L

K

J

H

G

F

E

D

C

B

A



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



von Weise associates
1049 north ashland avenue
chicago, illinois 60622
voice +1 312 337 5511
www.vonweiseassociates.com

von Weise associates holds all rights of copyright to these drawings. Any reproduction, alteration, modification, usage or incorporation into other documents shall be done without the prior written permission of von Weise associates.
© Copyright 2018
von Weise associates

Stamp:

Drawing Issue:

Project Name:
1624 WESLEY TRUST RESIDENCE

Project Address:
**1624 Wesley Avenue,
Evanston, Illinois 60201**

Project Number:
vWA 2118.00

Issue Date:
2022.02.15

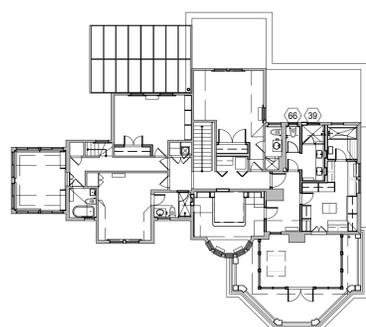
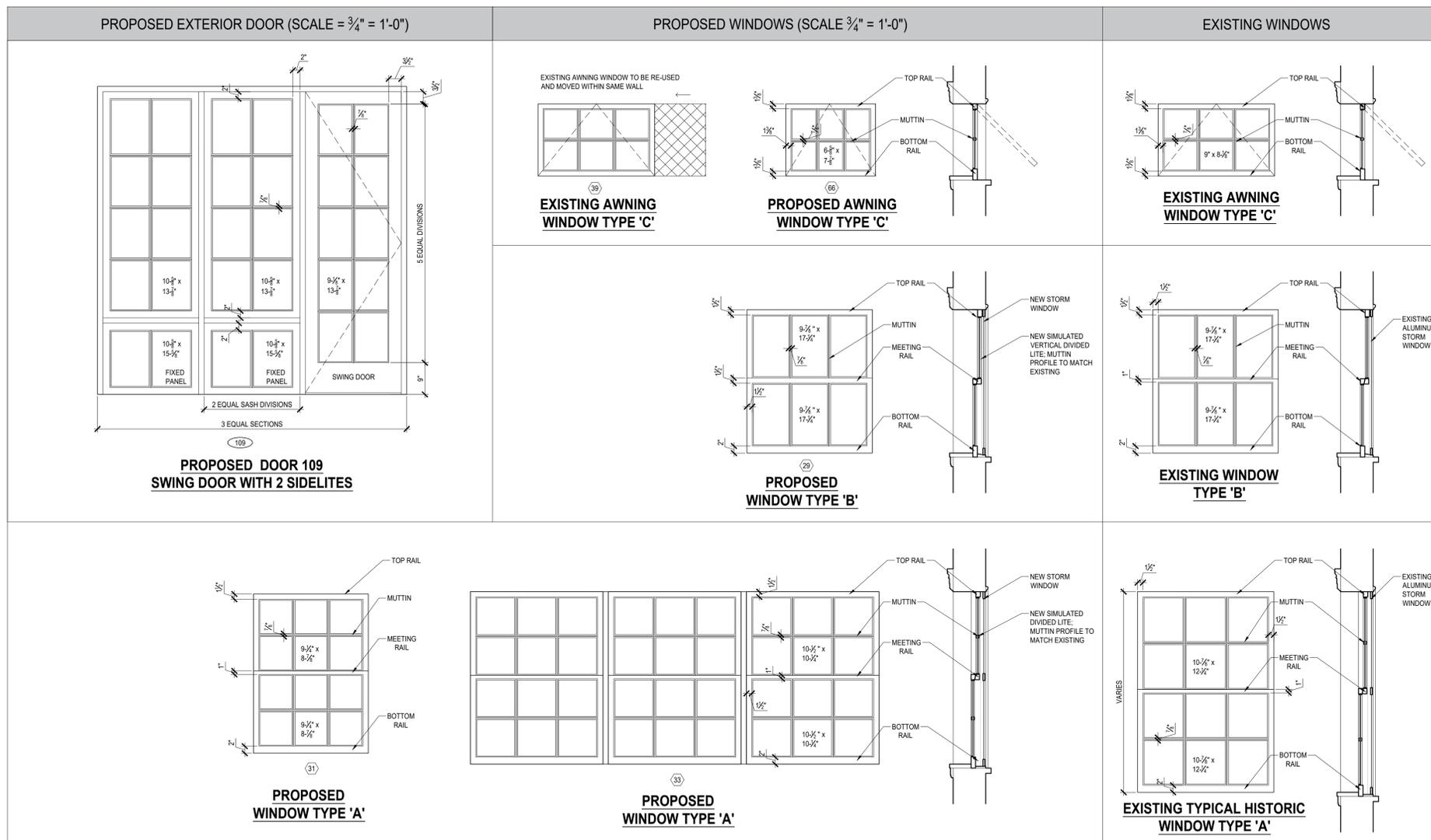
Sheet Set:
**ISSUE FOR PRESERVATION
COA APPLICATION**

Page Number:

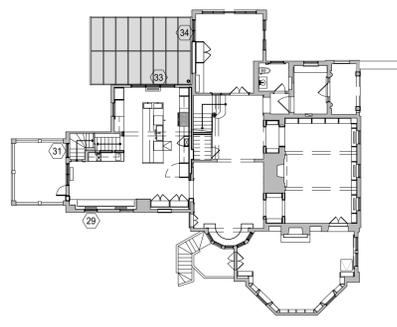
A308

Sheet Name:
**3D VIEWS OF PROPOSED
ELEVATIONS**

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15



F12 NEW SECOND FLOOR PLAN
 SCALE: 3/32" = 1'-0"



A12 NEW FIRST FLOOR PLAN
 SCALE: 3/32" = 1'-0"

WINDOW TYPES									
WINDOW NUMBER	ORIGINAL WINDOW (Y/N)	WINDOW TYPE	EXISTING OPENING SIZE	PROPOSED OPENING SIZE	SASH SIZES	FLOOR	TYPE	ROOM	NOTES
29	YES	B	2'-9 3/4" W x 5'-1 1/2" H	2'-9 3/4" W x 3'-4 3/4" H		1	DOUBLE HUNG	KITCHEN	RAISING SILL HEIGHT OF EXISTING WINDOW
31	-	A	N/A - NEW WINDOW OPENING	2'-8" W x 3'-9 1/2" H		1	DOUBLE HUNG	STAIR HALL	NEW WINDOW IN NEW OPENING
33	NO	A	SEE NOTES	9'-6" W x 4'-1" H		1	(3) DOUBLE HUNG	KITCHEN	(2) EXISTING OPENINGS TO BE COMBINED TO FORM 1 LARGE OPENING FOR DOUBLE HUNG WINDOWS; SEE EXTERIOR ELEVATIONS. EXISTING WINDOWS ARE NOT ORIGINAL. NEW WINDOWS TO MATCH HISTORIC WINDOW PROFILES
34	NO	EXISTING WINDOW	11'-8 1/4" W x 7'-3" H	4'-8 3/4" W x 7'-3" H		1	EXISTING CASEMENT WITH BUG SCREEN	SUNROOM	EXISTING (NOT ORIGINAL) SUN ROOM WINDOWS TO BE MODIFIED FOR SMALLER OPENING; SEE EXTERIOR ELEVATIONS
39	NO	EXISTING WINDOW	2'-9 1/2" W x 1'-8 1/2" H	2'-9 1/2" W x 1'-8 1/2" H		2	AWNING	MAIN BATHROOM	RE-USING EXISTING WINDOW IN NEW OPENING. SEE EXTERIOR ELEVATIONS
66	-	C	N/A - NEW WINDOW OPENING	2'-1" W x 1'-8 1/2" H		2	AWNING	MAIN BATHROOM	NEW WINDOW IN NEW OPENING
DOOR 109	-	N/A	3'-0" W x 7'-2 3/4" H	7'-2 1/4" W x 7'-2 3/4" H		1	DOOR WITH SIDELITES	KITCHEN	ENLARGED OPENING FOR NEW DOOR WITH SIDELITES

SEE GRAPHIC DRAWINGS FOR SASH SIZES

NOTES:
 1. ALL NEW WINDOWS TO MATCH EXISTING HISTORIC WINDOWS IN MATERIAL AND COLOR

Stamp:

Drawing Issue:

Project Name:
1624 WESLEY TRUST RESIDENCE

Project Address:
1624 Wesley Avenue, Evanston, Illinois 60201

Project Number:
vWA 2118.00

Issue Date:
2022.02.15

Sheet Set:
ISSUE FOR PRESERVATION COA APPLICATION

Page Number:

A400

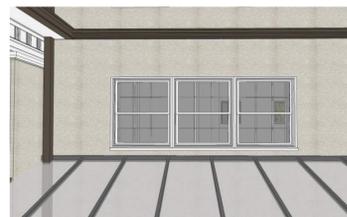
Sheet Name:

WINDOW DETAILS

EXISTING WINDOWS AND PROPOSED CONDITIONS



WINDOW 39
EXISTING CONDITION



WINDOW 33
PROPOSED CONDITION



WINDOW 33
EXISTING CONDITION (NOT ORIGINAL WINDOWS)



WINDOW 34
PROPOSED CONDITION



WINDOW 31 + DOOR 109
PROPOSED CONDITION



WINDOW 31 + DOOR 109
EXISTING CONDITION



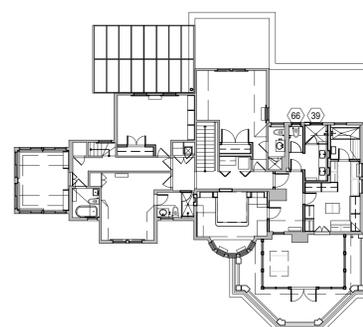
WINDOW 34
EXISTING CONDITION (NOT ORIGINAL WINDOWS)



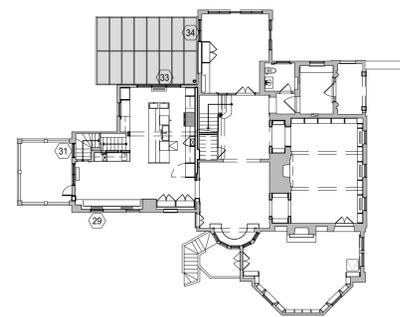
WINDOW 29
PROPOSED CONDITION (RAISED SILL)



WINDOW 29
EXISTING CONDITION



F12 NEW SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



A12 NEW FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

WINDOW TYPES									
WINDOW NUMBER	ORIGINAL WINDOW (Y/N)	WINDOW TYPE	EXISTING OPENING SIZE	PROPOSED OPENING SIZE	SASH SIZES	FLOOR	TYPE	ROOM	NOTES
29	YES	B	2'-9 3/4" W x 5'-1 1/2" H	2'-9 3/4" W x 3'-4 3/4" H		1	DOUBLE HUNG	KITCHEN	RAISING SILL HEIGHT OF EXISTING WINDOW
31	-	A	N/A - NEW WINDOW OPENING	2'-8" W x 3'-9 1/2" H		1	DOUBLE HUNG	STAIR HALL	NEW WINDOW IN NEW OPENING
33	NO	A	SEE NOTES	9'-6" W x 4'-1" H		1	(3) DOUBLE HUNG	KITCHEN	(2) EXISTING OPENINGS TO BE COMBINED TO FORM 1 LARGE OPENING FOR DOUBLE HUNG WINDOWS; SEE EXTERIOR ELEVATIONS. EXISTING WINDOWS ARE NOT ORIGINAL. NEW WINDOWS TO MATCH HISTORIC WINDOW PROFILES
34	NO	EXISTING WINDOW	11'-8 1/4" W x 7'-3" H	4'-8 3/4" W x 7'-3" H		1	EXISTING CASEMENT WITH BUG SCREEN	SUNROOM	EXISTING (NOT ORIGINAL) SUN ROOM WINDOWS TO BE MODIFIED FOR SMALLER OPENING; SEE EXTERIOR ELEVATIONS
39	NO	EXISTING WINDOW	2'-9 1/2" W x 1'-8 1/2" H	2'-9 1/2" W x 1'-8 1/2" H		2	AWNING	MAIN BATHROOM	RE-USING EXISTING WINDOW IN NEW OPENING. SEE EXTERIOR ELEVATIONS
66	-	C	N/A - NEW WINDOW OPENING	2'-1" W x 1'-8 1/2" H		2	AWNING	MAIN BATHROOM	NEW WINDOW IN NEW OPENING
DOOR 109	-	N/A	3'-0" W x 7'-2 3/4" H	7'-2 1/4" W x 7'-2 3/4" H		1	DOOR WITH SIDELITES	KITCHEN	ENLARGED OPENING FOR NEW DOOR WITH SIDELITES

SEE GRAPHIC DRAWINGS FOR SASH SIZES

NOTES:
1. ALL NEW WINDOWS TO MATCH EXISTING HISTORIC WINDOWS IN MATERIAL AND COLOR

Stamp:

Drawing Issue:

Project Name:
1624 WESLEY TRUST RESIDENCE

Project Address:
1624 Wesley Avenue, Evanston, Illinois 60201

Project Number:
vWA 2118.00

Issue Date:
2022.02.15

Sheet Set:
ISSUE FOR PRESERVATION COA APPLICATION

Page Number:

A401

Sheet Name:
WINDOW PHOTOS



DRAFT

MEETING MINUTES

PRESERVATION COMMISSION

Tuesday February 08, 2022

7:00 P.M.

Via Virtual Meeting

Members Present: Simon, John Jacobs, Stuart Cohen, Jamie Morris,
Suzi Reinhold, Carl Klein, Sarah M. Dreller

Members Absent: Aleca Sullivan, Beth Bodan

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

Presiding Member: Suzi Reinhold, Chair

Notes Taken by: Cade W. Sterling

Agenda

1. NEW BUSINESS

A. 2118 Orrington Avenue – 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]

- Mr. Shumaker, applicant and architect provided a thorough summary of the proposed project noting the addition being constructed in the same footprint as the existing single-story rear addition, and construction of the rear-yard detached accessory structure replacing two detached accessory structures.
- Mr. Shumaker noted the details of the proposed addition more-closely mimicking the existing conditions of the principle structure and its original character
- Commissioner Klein applauded the proposal and noted the likely need to accommodate existing overhead utility lines.
 - Mr. Shumaker noted this would be addressed during permitting
- A motion to approve the project as presented was carried unanimously.
- Many Commissioners applauded the proposal and presentation.

B. 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]

- Stephen Knudson, consulting architect for the applicant, provided a brief summary of the proposed project.
- Mr. Knudson noted the intent of the proposal is to accommodate a recreational vehicle. The structure will be vernacular in nature, with simple massing and form sympathetic to the existing prominent gable of the principle structure as well as complimentary detailing.
- Commissioners asked for clarification on the proposed cross gable roof pitch, and if it matched the pitch of the existing home.
 - Applicant stated it would match the pitch of the existing home
- Commissioners asked for clarification on the proposed height of the structure
 - Applicant stated the height was 28'H, the max allowed for an accessory structure
- Mr. Knudson stated one clarification from the plans is that the proposed new windows on the south elevation will be wood to match the materiality of the principle structure, not vinyl clad as noted on the plans.
- Mr. Knudson noted the vernacular nature of this alley, with predominately single to one-and-one-half story garages of recent construction.
- A motion to approve the project as presented was carried unanimously.

C. 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]

- Mark Schaefer, applicant and architect, provided a brief summary of the proposed project.
- Commissioners discussed the proposed internal space of the proposed structure created with the intersecting gables. Specifically, Commissioners noted the intersecting gables did not relate to the principle structure, and create awkward internal space, primarily in the bathroom.
 - The applicant acknowledged the comments noting they were aware of the tight internal space. The plan was proposed in order to maximize interior space which is limited by the footprint of the existing single-story structure planned for re-use.
 - The applicant noted there is little context other than the rear addition of the home that provides a good starting place for the design. The block has limited integrity, and many large, non-contributing structures or vacant lots are in close proximity. In that way, the proposed structure has similar materiality and detailing, but is meant to be authentic in its own expression.
 - The applicant further noted the significant distance between this proposal and the existing rear addition.
- Commissioners discussed alternatives to the exposed, canted, fire-box which conflicted with Standard for Construction #6. Suggestions were made to internalize the fire box and chimney, or to extend the chimney to the base of the structure.
- Commissioners discussed the proposed minor zoning variation and asked for staff to clarify.
 - Mr. Sterling noted that the proposal triggered a minor variation request for rear-yard setback of 0'. The variation is minor because it is an addition in the vertical dimension for a structure which is already legally non-conforming with a 0' rear-yard setback. The issue is triggered due to an increase in the intensity of the use and need for additions to comply with the underlying zoning requirements.
 - Mr. Sterling noted that the neighbor to the south has written in support of the project and the zoning relief.
- Commissioners discussed concern with the proposed canted intersecting gables, specifically in relation to Standard for Construction #2, 4, and 6. Suggestions were made as

to better incorporate these features into a harmonious design vocabulary as they currently do not speak toward anything either existing or proposed.

- Commissioners briefly discussed the plan to paint the brick on the single-story existing garage portion while providing some guidance to the applicant.
- The applicant reviewed the recently constructed addition to the rear of the principle structure, noting that the addition above the garage intended to mimic many of these details including the trim work, windows, and exterior cladding.
 - The applicant noted the proposed windows were Steel casements.
- Commissioners noted that the drawings provided seemed to conflict with some of the testimony that was being provided. For example, the windows were proposed as wood on the application, but are now proposed as steel, and the proposed detailing of the garage addition do not appear similar to what exists on the rear addition.
- The applicant and Mr. Ruiz commented on the level of detail necessary for review and the need for the drawings to accurately reflect what will be submitted for permit as to not require re-review by the Commission.
- Commissioners asked for input on whether it was prudent to continue the case to allow for additional detail, noting that many details and annotations were not included and it was difficult to understand what the project would accurately look like.
 - The owners of the property asked that a continuance not be made noting significant challenges related to their construction timeline.
 - Mr. Sterling noted that the minor zoning relief was still pending review and determination, and advised the commission that a continuance was in the best interest of the body and would not deviate significantly from the projects current review time.
- The Commission provided specific direction on the information needed for the next meeting including adding annotations, providing accurate detailing of the project, and additional photos of the rear addition for context.
- A motion to continue the case to the next available meeting of the Commission was carried unanimously.

2. MEETING MINUTES

A. Approval of January 11, 2022.

- A motion to approve the meeting minutes as presented was carried unanimously.

3. STAFF REPORTS / DISCUSSION

A. Design Guidelines

- Mr. Ruiz provided a summary of the project timeline and next steps including development of a template for how the proposed guidelines would look.

B. Long-Range Work Plan

- Mr. Sterling provided a summary of the project timeline and next steps noting the incredible work of the subcommittee and members of the outside preservation community to finalize the plans vision and value statements.

C. Pre-Review Subcommittee

- Mr. Sterling asked the Commission for guidance on how to best proceed with the subcommittee, noting its success in providing more complete applications.
 - Commissioners stated a preference to continue the program, to ask former members of the Commission to participate, and have a rotating member from the current commission.

4. ADJOURNMENT

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

DRAFT