



AGENDA
Preservation Commission
Tuesday, April 12, 2022, 7:00 PM
Lorraine H. Morton Civic Center
James C. Lytle Council Chambers, Room 2800

1. CALL TO ORDER/DECLARATION OF A QUORUM

2. NEW BUSINESS

A. 1322 Lake Street - Ridge Hist. District - Landmark - 22PRES-0033 3 - 36

David Roberts, architect, submits for a Certificate of Appropriateness to construct a front-porch addition at the front elevation of the residence.

Applicable Standards: Construction [1-2; 4-8; and, 10-15]

[01. 1322 Lake Project Description](#)

[02. 1322 Lake Staff Report](#)

[03. 1322 Lake Statement of Significance](#)

[04. 1322 Lake COA Application+Drawings](#)

[05. 1322 Lake Public Comment](#)

B. 1211 Hinman Avenue - Lakeshore Historic District - 22PRES-0034 37 - 69

Paul Janicki, architect, submits for a Certificate of Appropriateness to enclose an existing roofed side-entry porch for habitable space, alter the principle structures fenestration with new window locations, and install solar panels at the south roof face behind the south gable.

Applicable Standards: Alteration [1-10]; Construction [3-4; 7-8; 10; 12; and, 13-14]; Solar Design Guidelines

[01. 1211 Hinman Project Description](#)

[02. 1211 Hinman Staff Report](#)

[03. 1211 Hinman SurveySheet](#)

[04. 1211 Hinman COA Application+Drawings](#)

C. **1018 Greenwood Street - Ridge Historic District - 22PRES-0032**

70 - 96

David Salzman, owner, submits for a Certificate of Appropriateness to construct a second-story addition atop an existing single-story rear addition, construct a single-story attached garage addition with rooftop deck, and alter the structures front elevation portico.

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

[01. 1018 Greenwood Project Description](#)

[02. 1018 Greenwood Staff Report](#)

[03. 1018 Greenwood COA Application+Drawings](#)

[04. 1018 Greenwood Photos](#)

3. APPROVAL OF MEETING MINUTES

A. **March 15, 2022**

The meeting minutes from March 15, 2022 will be reviewed at the regularly scheduled meeting in May.

4. STAFF REPORTS

A. **Long-Range Work Plan Subcommittee**

Staff has sent subcommittee members a draft document with goal and policy statements as well as a draft list of initiatives for consideration and critique. A meeting with the subcommittee to finalize the draft is being scheduled with an intention to bring a draft to the full Commission for review in May.

B. **Preservation Month Events**

Staff will provide information on events planned in Evanston during the month of May to promote historic preservation.

5. DISCUSSION (NO VOTE WILL BE TAKEN)

6. ADJOURNMENT

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 Carlos D. Ruiz de la Oficina de Planificación y Zonificación llamando al (847/448-8687) o cruiz@cityofevanston.org con 48 horas de anticipación para acomodar su pedido en lo posible

1322 Lake Street – Ridge Hist. Dist. - Landmark - 22PRES-0033

David Roberts, architect, submits for a Certificate of Appropriateness to construct a front-porch addition at the front elevation of the residence.

Applicable Standards: Construction [1-2; 4-8; and, 10-15]



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, City Planner
Subject: 1322 Lake Street – Ridge Hist. Dist. - Landmark - 22PRES-0033
Date: April 5, 2022

Public Notice

David Roberts, architect, submits for a Certificate of Appropriateness to construct a front-porch addition at the front elevation of the residence.

Applicable Standards: Construction [1-2; 4-8; and, 10-15]

Construction Period(s):

1865; 1925 (historic alterations)

Style:

Italianate

Architect of Record:

Original architect of record unknown; 1925 Additions and alterations by Allen & Webster

Condition:

Excellent

Integrity:

Excellent

Status:

Contributing; Landmark Designated

Setting:

1322 Lake Street is located in the west central portion of the Ridge Historic District. The property is located mid-block between Asbury Avenue to the east and Wesley Avenue to the west. Surrounding properties were largely developed between the mid 1860s and the late 1890s, with some exception.

Significance:

This simple L-shaped, two-story Italianate cottage retains its original massing, proportions, and windows and received its stucco coat when it was remodeled in 1925 or more likely, when it was moved to this site from the southwest corner of Oak and Davis in 1916. The

only additional alteration appears to have been the replacement of the original entrance with a Colonial inspired fan light, double door with Colonial glass, and Italianate frame, all of which work very well with one another and with the original elements which dominate the appearance of the building. The original front-porch was removed at some time after the home was moved to its current location. The north and east ends have gables with five pairs of brackets each. On the ground floor level of each gabled end is a projecting polygonal bay with segmental arched windows. A single bifora window appears above each of these, a pair of similar windows is on the second floor of the north face, a single one below them, and another next to the entrance faces east.

Alexander Jackson Downing's pattern books popularized the Italianate style, which was loosely modeled after the grand villas of northern Italy. Italianate homes first began to appear in most eastern and Midwestern states in the 1840s but declined in popularity after the financial panic of 1873 and the subsequent depression when home building slowed. Italianate homes in Evanston, including 1322 Lake, are typically constructed in wood clapboard or masonry, two to three stories in height, and L-shaped, asymmetrical or gable-fronted in form. It's most recognizable features include an elaborate roof-line cornice with decorative brackets and tall, narrow doublehung windows that are often arched at the top and crowned with a hood mold made of brick or stone.

The original architect is unknown. Additional alterations and additions in 1925 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. 1322 Lake was inhabited by prominent Evanstonian Levi C. Pitner (1824-1911). Pitner was active in real estate and was partially responsible for five "additions o Evanston", particularly to the south and west portions of the Ridge Historic District. Pitner Avenue is named for him, and Lee Street is named for his son, also a prominent early real-estate figure in Evanston history.

Proposal

The applicant proposed to construct a new front-porch addition in the same location a front porch which was removed at some point after 1947. It is likely that the original porch was not moved or was damaged during the move from the homes original location at the corner of Oak and Davis. The applicant proposes to recreate a front porch with Italianate detailing and proportions which closely match the reconstructed rear entry porch (2016). The project requires a minor variation for the percentage a front-porch is permitted to encroach into the required front-yard. The Commission may, but it not required to, provide a recommendation on the proposed zoning relief. Due to a porch historically existing in roughly the same footprint as proposed, the prominence and historic and cultural importance of a front-porch, particularly for high-style resources constructed prior to the proliferation of air conditioning and automobiles, and the sensitivity to which the architect has proposed construction, the zoning relief requested seems reasonable.

Public Comment

Staff has received three letters of support from surrounding properties (attached).

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.

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.

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

This simple L-shaped, two-story Italianate cottage retains its original massing, proportions, and windows and received its stucco coat when it was remodeled in 1925 or, more likely, when it was moved to this site from the southwest corner of Oak and Davis in 1916. The only additional alteration appears to have been the replacement of the original entrance (also from later date) with a Colonial fan light, double door with Colonial glass, and Italianate frame, all of which work very well with one another and with the original elements which dominate the appearance of the building. The north and east ends have gables with five pairs of brackets each. On the ground floor level of each gabled end is a projecting polygonal bay with segmental arched windows. A single biform window appears above each of these, a pair of similar windows is on the second floor of the north face, a single one below them, and another one next to the entrance faces east. The building has very good integrity.

City of Evanston

EVANSTON LANDMARK

ADDRESS: 1322 Lake
 COMMON NAME: Same
 REAL ESTATE INDEX NUMBER:
 DATE OF CONSTRUCTION: c.1865
 ARCHITECT OR BUILDER: see below
 ORIGINAL SITE ___ MOVED
 SIGNIFICANCE:
 HISTORICAL ___ H ___ H2 ___ H3
 ARCHITECTURAL ___ A4 ___ A5 A6
 ___ A7 ___ A8 A9

OTHER COMMENTS:

*Original builder unknown
 (alterations Allen and Webster 1925)*



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: 1322 LAKE STREET			FOR STAFF USE ONLY Application Number:		
2) Owner's Name: JOHN & KITTY CULBERT			Address: 1322 LAKE STREET		
City: EVANSTON	State: IL	Zip: 60201	Phone: 847 530 8606	Email/Fax: JCULBERT@depaul.edu	
3) Architect's Name: Roberts Architects Ltd			Address: 1319 EMERSON ST		
City: EVANSTON	State: IL	Zip: 60201	Phone: 847 491-6195	Email/Fax: david@robertsarchitectsLtd.com	
4) Contractor's Name: The Roberts Construction Group Inc			Address: 1319 EMERSON ST		
City: EVANSTON	State: IL	Zip: 60201	Phone: 847 491-6195	Email/Fax: david@robertsarchitectsLtd.com	
5) Landmark: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).					
6) Within Local Historic District: <input 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 checked="" 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.

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

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

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

4) Applicant's Signature: _____

Print Name: DAVID ROBERTS

Date: 3/21/2022

Proceed to Section C if you are requesting a zoning or fence variation and/or a 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).

1322 LAKE ST. ORIGINALLY HAD A ROOFED FRONT PORCH THE SAME SIZE AS PROPOSED.

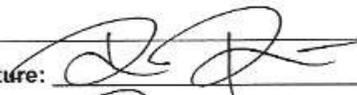
The owners have carefully maintained the exterior and interior conditions of materials of 1322 LAKE ST. Their intention with this proposal is to reintroduce the front porch in a manner consistent with the architectural style.

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

The existing concrete porch & stairs are deteriorating and diminish the value of the property if left as is. Replacing the existing porch with a new concrete porch would be unfortunate.

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

The existing house north (front) elevation includes a bay window (one story) with a metal roof that is the same height as the proposed porch. Additionally, the front bay is approximately 12 feet setback from the front property, as compared with the proposed porch setback of approx 17 feet.

4) Applicant's Signature:  Date: 3/21/2022
Print Name: DAVID ROBERTS

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.).

John and Kitty Culbert
1322 Lake St
Evanston, IL 60201

House Summary based on historical info:

1. House was built in 1865 at 1106 Davis (southwest corner of Oak and Davis)
2. House moved in 1916 to 1322 Lake
3. The house was “improved” in 1925
4. The garage shed style addition was added in 1938
5. The house looks virtually the same from the 1947 photo to the present day.

Front Porch:

1. In the 1910 insurance map the plan indicates a front porch that aligns with north and east walls of the house.
2. The front porch roof is indicated as metal, house roof is indicated as wood shingle.
3. The 1917 map, with the house in its Lake St location, indicates the front porch as slightly deeper than the north façade of house and flush with east façade.
4. Possible conclusion: old Oak St porch was not moved with house, new, slightly deeper, porch added at Lake St as part of move.
5. The 1930 map still indicates a front porch.
6. The porch is gone in the 1947 photo.

Southeast Side Porch:

1. This porch does not appear in any of the maps but is evident in the 1947 photo.
2. At some point after 1947 an enclosed sleeping porch was added on top of the porch. It is evident in the engraved image of the house in the 1972 historical landmark plaque. It was gone when the current owners purchased the house in 1994. Ghosts of the sleeping porch remain.
3. The lower part of the porch was rotted and unsafe in 1994, rebuilt by current owners in 1996.

Garage:

1. The 1917 map indicates a garage, crossing the west property line and shared with 1330 Lake. Each house had one bay.
2. The permits and letters indicate the construction of the east garage shed addition in 1938.
3. The garage and addition are visible in the 1951 photo.
4. The garage doors in 1994 were not the ones in the 1951 photo.
5. The garage and shed addition were removed in 2019. 1322 built a new garage in 2019. 1330 built a new garage in 2020. The garages are now separate, not shared.

House:

1. The plan footprint of the house itself remains identical from 1910 to the present day
2. The house looks virtually unchanged from the earliest photos (1947) to today.
3. It is likely that the stucco was applied over the clapboards when the house was moved in 1916 or in the a925 renovation. Clapboards are still under the stucco today.
4. The “improvements” made in 1925 are not specified in the documents but likely include the Colonial front door and fanlight, and the modification of the windows from 6 over 6 to 1 over 1 (evidence of that modification is evident in the windows today). Perhaps the southeast side porch was also added at this time although it does not appear in the 1930 insurance map plan.

South Entry Porch:

1. The rear kitchen entry porch was replaced in 2016.
2. This included a new reconfigured basement entry as well.

STATEMENT OF SIGNIFICANCE



This simple L-shaped, two-story Italianate cottage retains its original massing, proportions, and windows and received its stucco coat when it was remodeled in 1925 or, more likely, when it was moved to this site from the southwest corner of Oak and Davis in 1916. The only additional alteration appears to have been the replacement of the original entrance (also from later date) with a Colonial fan light, double door with Colonial glass, and Italianate frame, all of which work very well with one another and with the original elements which dominate the appearance of the building. The north and east ends have gables with five pairs of brackets each. On the ground floor level of each gabled end is a projecting polygonal bay with segmental arched windows. A single bifold window appears above each of these, a pair of similar windows is on the second floor of the north face, a single one below them, and another one next to the entrance faces east. The building has very good integrity.

EVANSTON LANDMARK

ADDRESS: 1322 Lake
COMMON NAME: Same
REAL ESTATE INDEX NUMBER:
DATE OF CONSTRUCTION: c.1865
ARCHITECT OR BUILDER: see below
ORIGINAL SITE MOVED x
SIGNIFICANCE:
HISTORICAL H H2 H3
A4 A5 A6
ARCHITECTURAL A7 A8 A9

OTHER COMMENTS:

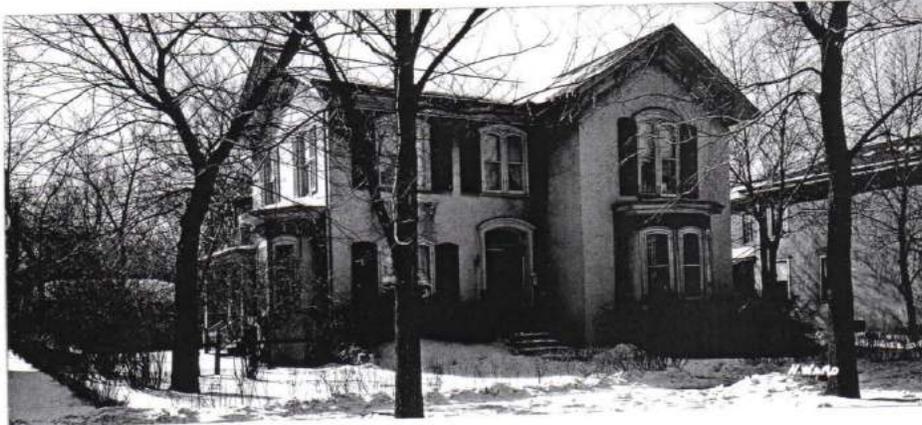
Original builder unknown
(alterations Allen and Webster 1925)



ARCHITECTURAL SIGNIFICANCE

223. LEVI C. PITNER HOUSE, 1322 Lake Street--ca. 1865; Allen & Webster, improvement, 1925. This Italianate house was probably built in 1865 for Almvia K. Hixon at the southwest corner of Davis Street and Oak Avenue (1106 Davis Street). Levi C. Pitner (1824-1911), a Methodist minister in the Illinois Conference for twenty-three years before he moved to Evanston in 1868, bought the house in January 1869 and lived here for the rest of his life. Soon after his arrival in Evanston, he became active in real estate, and, with others, was responsible for five "Additions to Evanston" at the south end of the district and to the west of it. Pitner Avenue was named for him, and Lee Street was named for his son Lee J. Pitner, who had been his partner in some of the real estate ventures. In 1916 lawyer William W. Moss, who once lived in Harvey B. Hurd's house on Ridge Avenue (demolished), bought the Pitner house and had it moved to its present location. The house was stuccoed at the time it was moved and has since lost its front porch.

HISTORICAL AND ARCHITECTURAL SIGNIFICANCE



1322 Lake St., Evanston

Cement. lot 73x100. 1st Fl: LR fpl, book shelves, DR, Kit, bath, but. pantry, sink, pch. 2nd Fl: 5 bedrms, fpl, 2 baths, showers, porch. Basemt: Lndry, T & bath, storerm. HW Gas Ht, \$225. Auto gas & coal hw htr. Note: Rms good size. 2-car gar. Rear stair. Insulated. Will sell carpets. Subj. spt. Taxes \$240. Price \$25,000.
 Pierre G. Beach
 Baird & Warner, Inc. 522 Davis St., Evanston Gre. 1855 Hol. 1855 Win. 1855

2-21-47



Photo by W. Orlow

1322 Lake Street, Evanston

OPEN FOR INSPECTION AUGUST 11

Cement Const. on lot 73 x 100. H.W. gas heat, cost \$225.00. (approx). 2 car garage. Full Bsmt. w/laundry, T., & Bath and storeroom. 1st Fl: L.R. w/ FP. - bookshelves; D.R., Kit., Bath, But, Pantry, Encl. porch. 2nd Fl: 5 Brms., F.P., 2 Baths, Showers, Porch. Taxes \$327.52. Very large rooms, all in Excei. Cond. Exterior painted. Price \$26,750.00.
 Call Mr. Doetsch
 WALLACE & ORTH
 1616 Chicago Ave., Evanston Greenleaf 5-2700.

8-7-1951



A

1977

Evanston-North Shore MULTIPLE LISTING CORPORATION

GOES WITH 1977 PHOTO A 7

Directions:		<i>GOES WITH 1977 PHOTO A 7</i>	
Address: 1322 Lake Street	City: Evanston, Ill. 60201	1336	Lot Size: Approx. 73 x 100
Constr: Frame & Stucco	Style: Victorian	Roof: Shingle	Rms. 8, Bed. 5, Baths 2½, Heat HW Gas Cost \$830.
Roof: Shingle	Built: Moved to this site 1910	Year — Taxes: 1976	Garage 1½ car
Built appx. 1880's	Faces: North	\$1404.00	Att-Det. *
			Elect: 220V-110V
Basmt: Full-outside entry, lge playrm area, workrm & storage, shower & toilet.		Contract:	
1st - Lge Entry, Liv rm w/FP, Dining rm, Butler's Pantry, Kitchen, Powder Rm, Back hall.		LR 18 x 30	
2nd - Master Bedrm w/CT bath, Bedrm w/FP, Bedrm w/tandem sun porch, 2 Bedrms. Bath w/vanity, glass shower doors.		DR 12'6x21	
3rd		K 11x15'5	
School: Grade: Dewey		JHS: Nichols	HS: Evanston
Transp: RR. C&NW		Bus: #202 & 203	Other:
Mortgage: Existing		Available:	
City water, sewer ; Sanitary Sewer, Storm Sewer, sewer , Flood Hazard Insurance may be required by Lender.		Sun (rm-10x15 - (Not htd.)	
Special Assessments \$ None known for		FR	
Remarks and any special conditions: Beau. hardwood flrs. Lovely side garden patio.		BR's 17 x 13	
2nd flr has trp. trk. S&S. Traffic pattern is excellent. Walking distance to downtown Evanston. Excl: Crystal chandelier in MBR, utensil hanger in kitchen & desk in butler's pantry. *Easement on driveway & shared garage.		12'5x14	
Titleholder: Thomas & Nancy Brinkman		Brokerage Fee: 6%	50/50
This sheet is printed from information supplied by others. This information is considered accurate but neither the Corporation nor the REALTOR® is liable for errors. The listing may be changed without notice.		Unheated slpg porches	
For office use only 021577		REALTOR® Office: CENTURY 21 MITCHELL BROS.	Phone: 492-9660
		Sales Person: Ruth Thiel G.R.I.	Home Phone: 864-4997
		Reason for Sale: Building	
		Title C.T. & T.	



2008 Photo

X 1322 Lake Street (Victorian) 73 x 100

Suit ca. 1865 for Almoie K. Hison at 1106 Davis Street; moved here 1916.

- 1918-D Buck, Glen (Anne) - advertising, Chicago - tel 4063
- Gustafson, Miss Ella - maid
- 1920 Fats. Mr + Mrs Henry - purchased from Buck (Ev. News Index 3/25/20 P3)
- 1925 G. P. Fuller here 1925 CBR
- 1929 Mrs Fuller to Carl W. Spainhour (Ev. News Index 10/1/29 p. 8)
- 1938 C.M. Spainhour CBR

Illinois Historic Structures Survey, 1972
Entry: Residence (map no) 151 (Film no.) W-28/7

see also Evanston Ridge Historic District Nomination Form

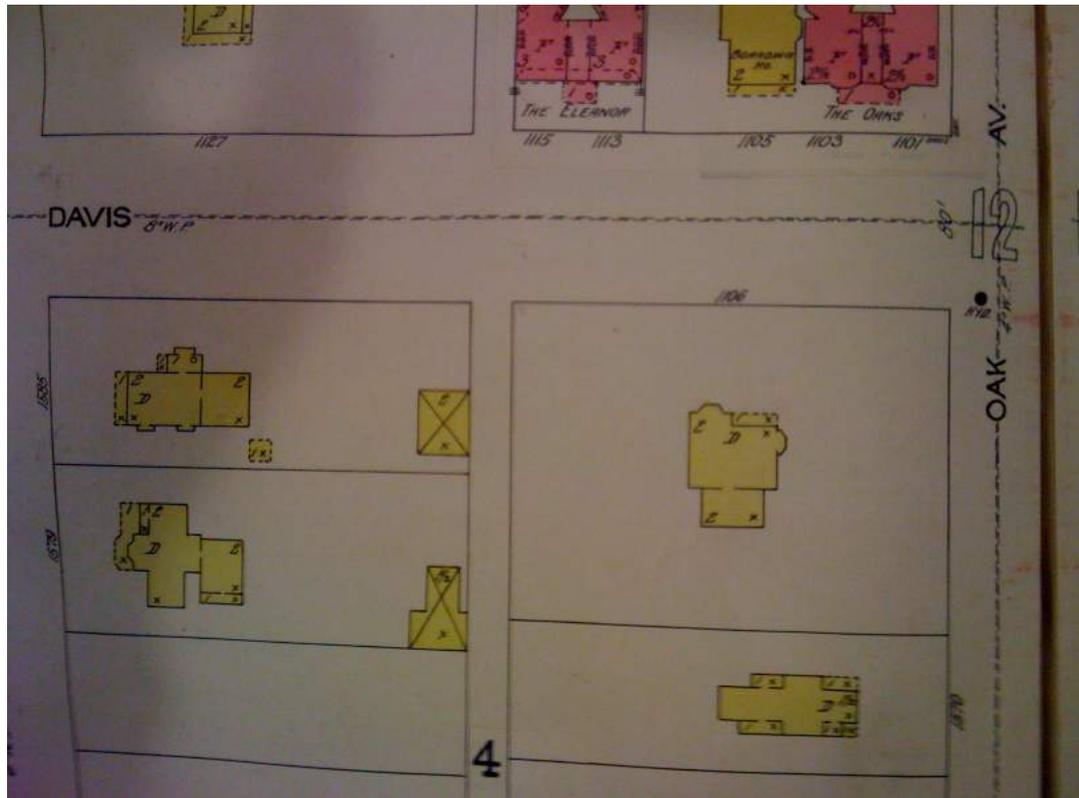
For added information
see ring binder on
Evanston landmarks

1976 ASSESSED VAL. | LAND \$ 2114 IMPR. \$ 11403

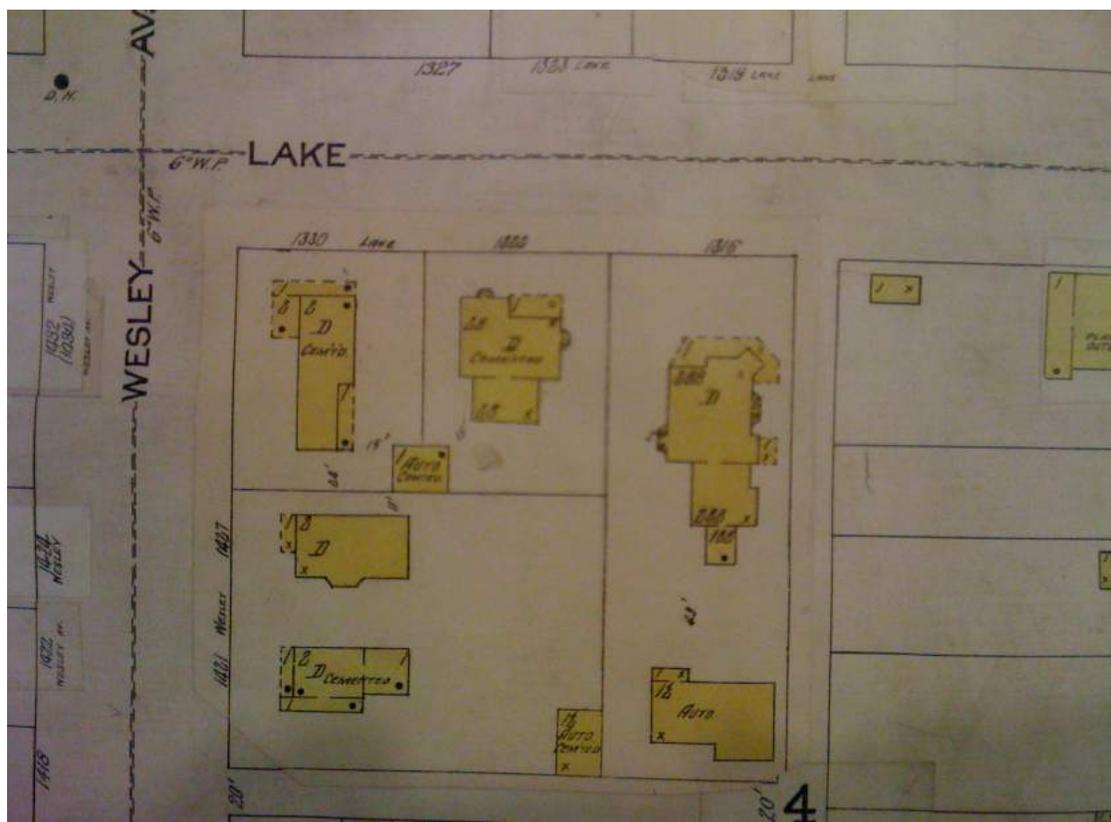
(17% OF MKT. VAL.)

SINGLE FAMILY HOME | OWNER Thomas H. BRINKMAN
1980 - 4/17/80 - NAMED EV. LANDMARK BY PRES. COMM.

SEE EV. CLIPPING FILE - HOUSES BY STREET - LAKE.



1910 map: 1106 Oak



1917 Map (looks the same in 1930 map):

341

Fee \$ 20.00

PERMIT TO MOVE A BUILDING

Evanston, Illinois, Feb. 23 1916

Permission is hereby given to Edward Foster a Licensed House Mover,
to move a 2 story building, for Walter W. Ross owner
along the streets named below, the removal to be completed on or before March 14 1916

FROM PRESENT LOCATION

No.	STREET	SUB LOT	LOT	BLOCK	NAME OF ADDITION OR SUBDIVISION
322	Lake St.				
	<u>S. W. Cor Davis St. & Oak Ave</u>				

TO PROPOSED LOCATION

<u>322</u>	<u>Lake St. between</u>				
	<u>Asbury Ave. & Wesley St.</u>				

The ROUTE of said removal will be along Oak Ave. to Grove, Grove to Wesley
Wesley south to Lake St. & then to proposed
location

THIS PERMIT IS GRANTED UPON THESE EXPRESS CONDITIONS, VIZ.: That there will be no unnecessary delay or interruption in the removal until the building is out of the street; that the obstruction of the street be limited to what is absolutely necessary for the purpose of removal; that no street, steam, or other railroad track shall be crossed except when the cars shall not be interrupted; that no right to move the building along or across any street, steam or other railroad track is given, unless the consent of the proper officers of any such railroad to occupy the track shall be FIRST OBTAINED; that no tree or trees shall be cut or injured; that all holes be immediately filled, and that any injury done to the street or appurtenances be immediately repaired to such extent as will insure safety to the public at all times; that sufficient signal lights be suspended at night on the building and kept burning, and the building be never left at night at any INTERSECTION of streets or alleys; that the windlass, blocks of timber, and all materials and machinery used in moving, be gathered up snugly against the building every night; that all hitching posts or other private property necessarily displaced in the removal, be restored to as good condition as before being disturbed, as soon as the building has been removed far enough to admit of such restoration; that the windlass be never attached to the crosswalk, or in any other way than as allowed by the Commissioner of Public Works; that all ordinances of said City concerning house moving shall be obeyed; that said building shall not be moved to any other location than the one above specified; and that said removal shall be completed within the time above specified, and be along the above route or such other route as the Commissioner of Public Works may give his written consent or order to use.

AND ALSO, upon the further condition that the Commissioner of Public Works shall have the right to revoke this permit upon violation of any of the foregoing conditions, or of any of the provisions of the ordinances of the City of Evanston relating to house moving.

AND ALSO, upon the further condition that the City of Evanston shall be entitled to retain out of a deposit of \$ 100.00 made by Mrs. Walter W. Ross with the City Collector of the City of Evanston, such amount as may be necessary to meet the expense of repairing any damage that may be done along the route of said house moving to either public or private property.

J. C. Brower
Commissioner of Public Works.

No. 14286

Building Permit No. 14159

APPLICATION FOR BUILDING PERMIT

Evanston, Ill. 8/21/25

To the Commissioner of Buildings:

The undersigned herewith applies for a permit to build a 7 Story Frame + Stucco and hereby agrees upon issuance of said permit to conform to and comply with the conditions of the same and the Ordinances of the City of Evanston, so far as they may apply to any work set forth in this application. House Improvement

Same to be located and built in strict accordance with accompanying description, plans and specifications, which are hereby submitted for your approval.

DESCRIPTION

Block	Lot	
1322 Lake St		

On _____ Street, between _____ Street, and _____ Street, Avenue, Avenue, Avenue.

Materials and Cost	Dimensions	Furnishings	No.	Service
No. Cu. yds. Stone.....	Width of Front.....	Water Closets.....		Heated by.....
No. Thousands of Brick.....	Length or Depth.....	Sinks.....		Lighted by.....
No. Cu. yds. Concrete.....	Elevation or Height.....	Bath Tubs.....		Ventilated by.....
No. Sq. yds. Plastering.....	Rooms.....	Laundry Tubs.....		
Total Cost of Building..... 1500	Fire Escapes.....	Urinals.....		

G.P. Fuller Owner C. Hausen Mason Sewer Builder
C. Hausen Plumber C. Hausen Carpenter Electrician

Heating and Ventilation

Allen Webster Architect Signed by A.W. Hammer Builder
 Address 1233 Chicago ave

Application No. 14286 Address 1322 Lake St Permit No. 14157

Evanston, Ill., 8/7/25 192

Building Commissioner: ✓

The undersigned applies for a permit for the construction of a 2 story, Frame + Stucco House Improvement located on Lot _____ Block _____ Sub _____

Width, or Front	Water closets	M. Brick
Length, or depth	Sinks	Cu. yd. Concrete
Elevation or Height	Urinals	Sq. yd. Plaster
Water Deposit	Bath Tubs	Cu. yd. Stone
Total Cost of Building	Laundry Tubs	
	Heated by	
	Lighted by	

Water Meter Size _____ Location _____

Owner G.P. Fuller Phone _____
 Address 1377 Wesley Ave
 Architect Allen Webster Phone _____
 Address 275 N. Michigan Blvd
 Mason C. Hansen Phone _____
 Address 1733 Chicago
 Carpenter C. Hansen Phone _____
 Address 1733 Chicago
 Electrician _____ Phone _____
 Address _____
 Plumber _____ Phone _____
 Address _____
 Sewer Builder _____ Phone _____

Signed by C.H. Hansen
 Address 1253 Chicago Ave

Application No. 22571 Address 1322 Lake St Permit No. 22273

Evanston, Ill., 9-19-38

Building Commissioner: ✓

The undersigned applies for a permit for the construction of a 1 story, Frame + Car Garage Add of Car to be located on Lot _____ Block _____ Sub _____

Width, or Front	M. Brick
Length, or Depth	Cu. yd. Concrete
Elevation, or Height	Sq. yd. Plaster
Total Cost of Building	Cu. yd. Stone
	Tile
	Cement Block

Water Meter Size _____ Location _____

Owner C.M. Spainhower Phone _____
 Address 1322 Lake St
 Architect owner Phone _____
 Address _____
 Mason owner Phone _____
 Address _____
 Carpenter owner Phone _____
 Address _____

Signed by C.M. Spainhower
 Address _____

Application No. 22571

Building Permit No. 22273

APPLICATION FOR BUILDING PERMIT

Evanston, Ill. 9-19-38

To the Commissioner of Buildings:

The undersigned herewith applies for a permit to build a 1 story, Frame 1 car garage add of 1 car garage and hereby agrees upon issuance of said permit to conform to and comply with the conditions of the same and the ordinances of the City of Evanston, so far as they may apply to any work set forth in this application.

Same to be located and built in strict accordance with accompanying description, plans and specifications, which are hereby submitted for your approval.

DESCRIPTION

Lot 1327 Lake St Block 1

On Street between Street and Street
Avenue Avenue Avenue

Dimensions	Materials and Cost	Furnishings	No.	Service
Width of Front	No. Cub. yds. Stone	Water Closets		Heated by
Length of Depth	No. Thousands of Brick	Sinks		Lighted by
Elevation or Height	No. Cub. yds. Concrete	Bath Tubs		Ventilated
Rooms	No. Sq. yds. Plastering	Laundry Tubs		
Total Cost of Building	Fire Escapes	Urinals		

C M Spaulhaus owner owner Mason Sewer Builder
owner Plumber owner Carpenter Electrician

Heating and Ventilation

Signed by C M Spaulhaus (Owner) owner (Builder)
owner Architect Address

Application No. 22571

Building Permit No. 22273

ORIGINAL COPY

BUILDING PERMIT

DEPARTMENT OF BUILDINGS

Evanston, Illinois 9-19-38 1938

PERMISSION IS HEREBY GRANTED TO

O M Spambauer

to erect, add, alter, or improve } a } store
to prepare building site for }

1 1/2 feet front by 1 1/2 feet deep by 1 1/2 feet high

being No. 1327 Lake

Lot _____ Block _____

This permit is granted upon the express condition that the above said owner will expend a sum not to exceed \$ 300 ✓

Permit Fee	<u>500</u>
Fees for use of Water	
brick @ 10 cents per 1000	
cord } stone, tile, or cement block { per cu. yd.	
cu. yds. } @ 5 cents { per cu. yd.	
cu. yds. of concrete @ 10 cents per cu. yd.	
sq. yds. plastering @ 25 cents per 100 sq. yds.	
Total	<u>500</u>

This permit is issued subject to all provisions of the Building Ordinances of the City of Evanston.

Signed B W Goodman

Building Commissioner

This permit expires _____ 1938

Sept 16 - 1938

I hereby give my consent to having addition built to garage at 1322 Lake St in line with present garage and within approximately 18" ~~from~~ my property line, which lies to the south and adjoins the property known as 1322 Lake St. Evanston, Ill.

D. H. Myers
1427 Presley Ave.
Evanston Ill.

March 21, 2022

Letter to the Evanston Preservation Commission and the Zoning Board of Appeals

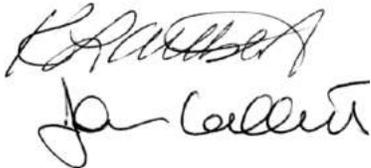
Thank you for considering our proposal for renovations to our home at 1322 Lake Street in Evanston. We have lived here for 27 years and plan on staying here. We are committed to the house as a landmark home in the historic district. We respect the historic character of the house and the community and, in fact, this is why we purchased this property in the first place.

We have engaged David Roberts, an architect who we believe is sensitive to these issues and will make design decisions which reflect the character of the neighborhood. We feel that recreating the once existing front porch on the house will be a valuable addition to the house and to the neighborhood. The porch will add missing detail to the front of the house and will contribute to the welcoming streetscape on Lake Street.

We appreciate your thoughtful consideration of our proposal.

Sincerely,

John and Kitty Culbert

Handwritten signatures of John and Kitty Culbert. The top signature is in cursive and appears to be 'Kitty Culbert'. The bottom signature is also in cursive and appears to be 'John Culbert'.



**Zoning Analysis
Summary**

Case Number:

Case Status/Determination:

21ZONA-0217 – 1322 Lake Street R1 Single-Family Residential District Ridge Historic District; Registered Landmark	Non-Compliant
---	---------------

Proposal:

Proposed open roofed front porch.

Zoning Section:	Comments:
6-8-2-5	No Change: The lot size is 7,306 square feet where 7,200 is standard.
6-8-2-6	No Change: The minimum lot width is 73' where 35' is required.
6-8-2-7	Compliant: The proposed building lot coverage is ~ 30.00% where 30% is the maximum permitted. The existing front-stoop does not count toward building lot coverage, nor does the rear wooden stoop. The proposed front-porch receives a 50% credit.
6-8-2-10	Compliant: The proposed impervious surface ratio is ~45% where 45% is the maximum permitted. The existing brick paving receives a 25% credit, reducing the impervious totals included in the zoning application.
6-8-2-8 (A) 1.	Non-Compliant: The required front-yard setback is determined by the average of adjoining lots and results in a required setback of ~25'. The proposed open front-porch can encroach on this required setback by 25%, (6.25'), resulting in a required front-setback for an open porch of ~18.75 (rounds to 19') where 16.66' (rounds to 17') is proposed.
6-8-2-8 (A) 3.	Compliant: The proposed side-yard setback is 18' where 5' is required
6-8-2-9	Compliant: The existing principle structure is 28'H. Applicant states single-story covered porch will be ~15'H.

Additional Comments:

- Review and issuance of COA by the Preservation Commission is required. The next available meeting of the Preservation Commission is January 11, 2022 with application deadline of December 21, 2021. The Preservation Commission will provide a recommendation on the proposed zoning relief.

- A Major Variation is required for the front-yard setback per code section 6-6-5-2, Repair, Maintenance, Alterations, and Enlargement of Non-Conforming Structures (as to bulk). Any noncomplying structure may be enlarged; provided, however, that any such enlargement shall comply with all provisions of the zoning ordinance, including the required front-yard setback.
- The Zoning Board of Appeals will make a determination on the proposed zoning relief.



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887 FAX: (224) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY

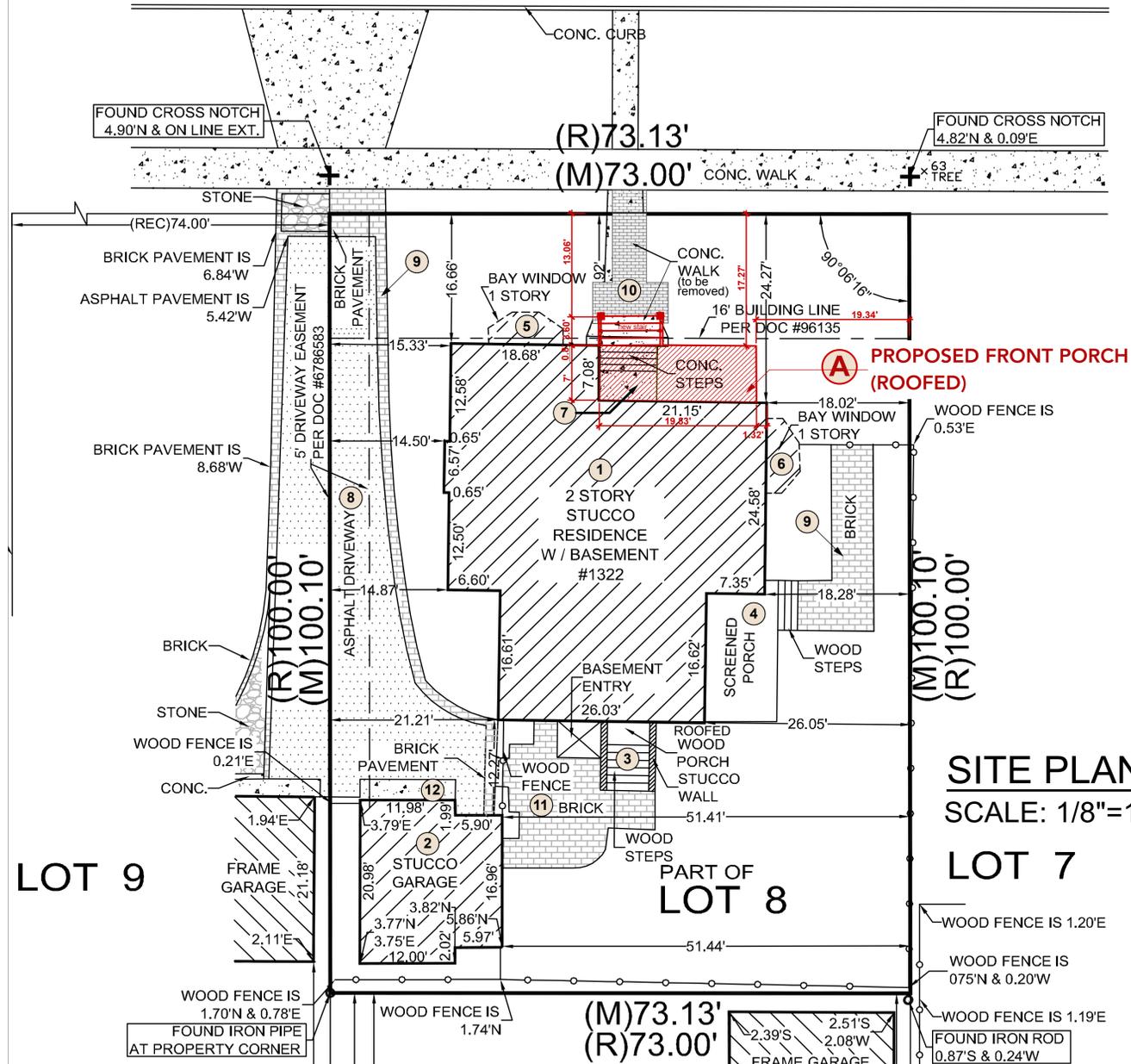
OF

THE NORTH 100 FEET OF LOT 8 IN BLOCK 46 IN EVANSTON, IN SECTION 13, TOWNSHIP 41 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COCK COUNTY, ILLINOIS.

KNOWN AS: **1322 LAKE STREET, EVANSTON, ILLINOIS**

PERMANENT INDEX NUMBER: 10 - 13 - 424 - 002 - 0000

LAKE STREET



SITE PLAN
SCALE: 1/8"=1'

LOT 7

CULBERT RESIDENCE

FRONT PORCH ADDITION

PROPOSED AREA

A - Proposed Front Porch (Roofed)
19.83' x 7' = 138.81 sq.ft.

EXISTING AREAS

LOT = 7,306 sq.ft.

Building areas:

- 1 - 1,553 sq.ft. (house)
- 2 - 352 sq.ft. (garage)
- 3 - 62 sq.ft. (open back porch-roofed)
- 4 - 152 sq.ft. (screen porch - roofed)
- 5 - 33 sq.ft. (bay window)
- 6 - 34 sq.ft. (bay window)
- 7 - 53 sq.ft. (concrete)

Impervious Surface Areas:

- 8 - 650 sq.ft. (asphalt driveway)
- 9 - 261 sq.ft. (brick, driveway edge)
- 10 - 79 sq.ft. (proposed brick walk)
- 11 - 239 sq.ft. (brick patio)
- 12 - 32 sq.ft. (apron)

INDEX TO DRAWING

- A-1 Title, Proposed Site Plan Notes
- A-2 Proposed Front Elevation Side Elevation (partial) Proposed Front Porch Plan
- A-3 House Elevations - Photos

NOTES

GENERAL NOTES

- A. All work shall conform with the codes and ordinances of the City of Evanston, 2003 IBC (International one and two family dwelling code), and all applicable codes and ordinances.
- B. Demolition and site work shall comply with ordinances related to standards for demolition and infill development and construction work in the City of Evanston.
- C. All materials and spoils relative to the wrecking of the structure shall be removed from the site.
- D. JULIE and City of Evanston will be contacted for location and dislocation of all utilities.
- E. Electric Services shall remain connected by COM ED.
- F. Gas services shall remain connected by NICOR.
- G. Existing Water service shall remain connected at the main.
- H. Existing sewer service shall remain connected at the sewer main.

APPLICABLE CODES

-One and Two Family Residence are governed by the International Residential Family for One and Two Family Dwellings (IRC), 2006 Edition w/local amendments.

Other applicable codes for all residences are:
 -2006 International Building Code w/ local amendments,
 -2014 Edition of the State of Illinois Plumbing Code w/ local amendments
 -2006 International Mechanical Code w/ local amendments,
 -2006 International Fire Code w/local amendments,
 -2005 Life Safety Code w/ local amendments,
 -2005 National Electric Code (NFPA 70) w/ local amendments.
 -2012 International Energy Conservation Code or as adopted by the State of Illinois
 -Village of Wilmette Village Code (Chapter 9)-Housing & Building Code

ELECTRICAL

- A. All electrical work shall conform to the codes and ordinances of City of Evanston and the NEC Code.
- B. GFIC protected exterior waterproof boxes at all exterior receptacle.
- C. Surface mounted decorative lights installed by contractor and supplied by owner.
- D. All circuits supplying power, light, smoke detector and carbon monoxide detector outlets installed in living rooms, dining rooms, recreation rooms, family rooms, bedrooms, parlors, libraries, dens, sunrooms, closets, hallways and similar rooms and areas require AFCI protection.

STRUCTURAL NOTES

- A. Install all framing in accordance with City of Evanston codes, ordinances, and approved standard building practices.
- B. All openings in floor, roof and ceiling framing to use dbj joist headers and dbj joist trimmers unless noted otherwise.
- C. Framing openings at stairs to use dbj joist headers and dbj joist trimmers, unless framed at wall.
- G. All wall framing 2x4-16"oc; exceptions shown on drwgs.

ROBERTS ARCHITECTS LTD

1319 Emerson Street, Evanston, Illinois, 60201
Ph. (847)491-6195 Fax (847)491-9340 www.robertsarchitects.com

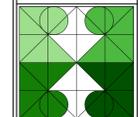
PROFESSIONAL DESIGN FIRM - ARCHITECT CORPORATION
LICENSE NO. 104-00243 EXPIRES 04-30-2023

CULBERT RESIDENCE
Front Porch Addition
1322 Lake Street, Evanston, IL

Client approval of architectural design:

signature:

date:



ISSUE DATE
PRESERVATION and ZONING VARIATION
3.21.22

PROJECT # 2142
SHEET NO.

A-1

ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE COMPLIES WITH ALL APPLICABLE CODES AND ORDINANCES.

DAVID ROBERTS AIA
IL License No 001-010221 Expiration Date : 11.30.22

CULBERT RESIDENCE

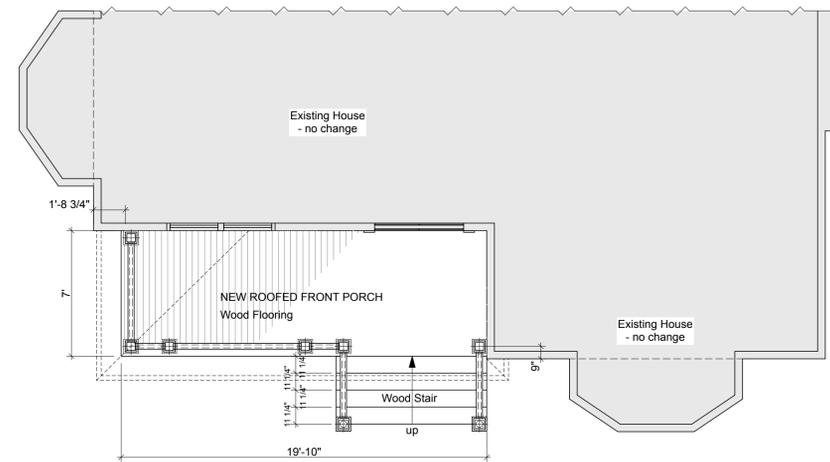
FRONT PORCH ADDITION



SIDE ELEVATION - PROPOSAL
SCALE: 1/4"=1'



FRONT ELEVATION - PROPOSAL
SCALE: 1/4"=1'



FRONT PORCH PLAN - PROPOSAL
SCALE: 1/4"=1'

ROBERTS ARCHITECTS LTD

1319 Emerson Street, Evanston, Illinois, 60201
Ph. (847)491-6195 Fax (847)491-9340 www.robertsarchitects.com

PROFESSIONAL DESIGN FIRM - ARCHITECT CORPORATION
LICENSE NO. 184-00243 EXPIRES 04-30-2023

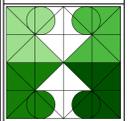
CULBERT RESIDENCE

Front Porch Addition
1322 Lake Street, Evanston, IL

Client approval of architectural design:

signature:

date:



ISSUE DATE
PRESERVATION and ZONING VARIATION
3.21.22

PROJECT # 2142
SHEET NO.

A-2

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CULBERT RESIDENCE

FRONT PORCH ADDITION



WEST SIDE VIEW



EXISTING GARAGE



NORTH FRONT VIEW



NORTH FRONT VIEW

PROPOSED FRONT PORCH DETAIL:

- MATCH COLUMNS
- MATCH BRACKETS
- MATCH ROOF EAVE & GUTTER DETAIL



BACK PORCH DETAIL VIEW



BACK PORCH VIEW

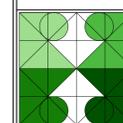


SOUTH BACK VIEW

ROBERTS ARCHITECTS LTD
 1319 Emerson Street, Evanston, Illinois, 60201
 Ph. (847)491-6195 Fax (847)491-9340 www.robertsarchitects.com

CULBERT RESIDENCE
 Front Porch Addition
 1322 Lake Street, Evanston, IL

Client approval of architectural design:
 signature: _____
 date: _____



ISSUE DATE
PRESERVATION and ZONING VARIATION
 3.21.22

PROJECT # 2142
 SHEET NO.

A-3

Copyright 2020 Roberts Architects LTD.

From: [Kitty Culbert](#)
To: [Culbert, John](#)
Subject: [EXT] Fwd: front porch addition
Date: Friday, April 1, 2022 2:21:25 PM

----- Forwarded message -----

From: **McFadden/Frangedakis** <mcfran@ameritech.net>
Date: Fri, Apr 1, 2022, 2:08 PM
Subject: Re: front porch addition
To: Kitty Culbert <kittyculbert8@gmail.com>

To Whom it May Concern:

We understand that Catherine and John Culbert have petitioned to add a front porch to their home at 1322 Lake Street. We are their next-door neighbors at 1316 Lake Street. We are not only in favor of the porch addition, but are excited to see it in place. We have seen the plans and feel that the porch fits beautifully with the rest of the house. Further, anything the Culberts have built or added to their home has been in excellent taste and of first rate quality. Examples are their garage and the backyard patio and landscaping. We are confident that the porch will follow suit. It will enhance the appearance of their house and our block. We are all for it!

Sincerely,
Elaine Frangedakis and Patrick McFadden
1316 Lake Street

NANCYE J. KIRK
1327 LAKE STREET
EVANSTON, ILLINOIS 60201
NJKIRK@GMAIL.COM | 847-436-2162

April 2, 2022

To the Evanston Zoning Board and Preservation Commission:

I was so pleased to learn from Kitty and John Culbert, my neighbors on Lake Street, that they would like to add a front porch to their house.

Based upon the information the Culberts shared with me about their home, it once had a porch. A new front porch would return the house to its original architectural design and would blend in nicely with our historical neighborhood.

My house has a large front porch that I enjoy three seasons of the year. I not only love the way it looks; I also love the face-to-face conversations I have with neighbors and others who walk by. I am sure Kitty and John would have the same experience. It may be true that good fences make good neighbors; the same could be said of front porches.

I urge you to approve the Culbert's request to add a front porch to their home at 1322 Lake Street.

A handwritten signature in black ink that reads "Nancye J. Kirk". The signature is written in a cursive, flowing style.

David Rubman and Gail Grossman
1319 Lake Street
Evanston, IL 60201
(847) 733-1024
davidrubman@yahoo.com

March 27, 2022

To: Evanston Preservation Commission

From: David Rubman and Gail Grossman

Re: 1322 Lake Street

We are writing in support of the Culbert's proposal to add a front porch to their home at 1322 Lake Street. We are across-the-street neighbors who have lived in our house since 1995.

We believe the proposed new porch will be a welcome addition to the house. The design is stunningly beautiful and consistent with the design of the existing house and porches. The proposed porch and new stairs feel more historically accurate than the existing concrete stairs and entryway.

We know the Culberts to be strong preservation advocates, as witnessed by the outstanding work they have done on their house over the last 25 years. We are grateful they have been our neighbors and outstanding stewards who consistently upgrade their house with the greatest regard for historic integrity.

We fully support the proposal.

1211 Hinman Avenue – Lakeshore Hist. Dist. - 22PRES-0034

Paul Janicki, architect, submits for a Certificate of Appropriateness to enclose an existing roofed side-entry porch for habitable space, alter the principle structures fenestration with new window locations, and install solar panels at the south roof face behind the south gable.

Applicable Standards: Alteration [1-10]; Construction [3-4; 7-8; 10; 12; and, 13-14]; Solar Design Guidelines



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, City Planner
Subject: 1211 Hinman Avenue – Lakeshore Hist. Dist. - 22PRES-0034
Date: April 5, 2022

Public Notice

Paul Janicki, architect, submits for a Certificate of Appropriateness to enclose an existing roofed side-entry porch for habitable space, alter the principle structures fenestration with new window locations, and install solar panels at the south roof face behind the south gable.

Applicable Standards: Alteration [1-10]; Construction [3-4; 7-8; 10; 12; and, 13-14]; Solar Design Guidelines

Construction Period(s):
1890

Style:
Shingle

Architect of Record:
Stephen A. Jennings

Condition:
Good

Integrity:
Good

Status:
Contributing

Setting:
1211 Hinman Avenue is located in the west central portion of the Lakeshore Historic District. The home is located on the east side of Hinman Avenue in the southern half of the block between Dempster Street to the North and Hamilton Street to the South. Surrounding resources were primarily constructed between the 1860s and 1890s in the Stick, Italianate, Greek Revival, and Queen Anne styles.

Significance:

According to building permits and other historic research, the house was built in 1890 and remodeled between 1901 and 1911. Sanborn maps from 1899 and 1920 indicate that most of the historic features that remain on the house, including the curving, 2nd story front gambrel bay and front porch, date from the early 20th-century remodeling. Historic features include side gambrel roof; projecting front gambrel bay with pent enclosure; wood shingle siding under side gambrels and on front gambrel bay; front porch with hipped roof, dentil cornice, and round columns; 1-story south window bay; 2nd story corner window at south end of façade topped with peaked roof.

The Shingle Style is mostly found in New England. A uniquely American architectural style, Shingle-styled homes often incorporate features and elements of the Queen Anne style, such as projecting gables, wide porches, towers, and asymmetrical building forms and roof shapes. However, Shingle homes differ by the use of wood shingling as the primary wall and roof cladding material. Other attributes include dormers in curved, eyebrow and polygonal shapes; Palladian windows in the main gable bays; and arched or lancet ribbon windows. Several Shingle-styled homes exist in Evanston, including 17 Shingle Style homes within the Lakeshore Historic District.

The home was designed by prominent Evanston architect Stephen A. Jennings (1857 – 1930). Born in Chicago and educated at the University of Illinois, Stephen A. Jennings was a prolific architect of Queen Anne and other Victorian and Classical Revival-styled homes, flats and other buildings in Evanston and adjacent Chicago neighborhoods during the latter half of the 19th century and early 20th century. His main body of work in Evanston, which included the Shingle-styled row houses at 1401 – 1407 Elmwood Avenue (1890, Evanston Landmark), occurred between 1885 and 1897 before he left to start a new practice in Seattle; he would later move to Detroit to continue his work. Jennings also designed St. Mary's Roman Catholic Church at 1012 Lake Street in Evanston in 1891. He died in Grosse Pointe, Michigan in 1930.

The homes wood cladding and original windows were replaced in-kind in 2005.

Proposal

The applicant proposes to enclose a roofed rear/side-porch for use as a small mudroom. Additionally, the applicant proposes selective alteration to the homes fenestration on all elevations by way of new windows and non-original openings. Finally, the applicant proposes a simple solar array on the homes south facing roof face behind the front-facing south gable which are minimally visible from the street. The applicant proposed to match the existing material (cedar) and exposure of the original siding for the enclosed porch, and proposes wood windows with simulated divided lights with spacer bars (where muntins are proposed) to match existing conditions of the windows previously replaced in 2005. The proposed fixed casement windows on the south elevation take precedent from existing casements on the north elevation which they will mimic in materiality, detailing, and dimension.

A separate zoning analysis was not required for this project due to no change in existing conditions related to setback, lot coverage, or bulk. The proposed location, materiality, and projection of the solar array is zoning compliant.

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.

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.

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

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

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

Solar Guidelines

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

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="Shingle Style"/>	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="1890"/>	FOUNDATION	<input type="text" value="Not visible"/>
OTHER YEAR	<input type="text"/>	PORCH	<input type="text" value="Front"/>
DATESOURCE	<input type="text" value="Evanston Press"/>	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="Wood - shingle"/>	WINDOW TYPE	<input type="text" value="Double hung/casement/fixe"/>
PLAN	<input type="text" value="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="1/1; 1-light; multi-light"/>
NO OF STORIES	<input type="text" value="2.5"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

1211		HINMAN	AVENUE
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ALTERATIONS

Replacement windows in original openings (2005, COA approved); replacement wood and wood shingle siding (2005, COA approved); replacement front door.

HISTORIC INFORMATION

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

109n Hinman Ave (Gellatly), Village of Evanston. In 1893 the City of Evanston renumbered the once-separate villages of Evanston (n) & South Evanston (s).

**ORIGINAL
OWNER**

Gellatly, Francis

**ORIGINAL
ARCHITECT**

Jennings, Stephen A.

**ARCHITECT
SOURCE**

Ev Press1890.12.13

BUILDER

Dupre, Chris

BUILDING MOVED?

No

MOVED FROM

ADDITIONAL PHOTOGRAPHS



PHOTO ID2 \images\11-19-201-010-0000-2.jpg



PHOTO ID3

OTHER PINS

SURVEYOR

Lara Ramsey

**SURVEYOR
ORGANIZATION**

GRANACKI HISTORIC CONSULTANTS

SURVEY DATE

2/20/2012

**Historic Info
Compiler**

aoe

SURVEYAREA

EVANSTON LAKESHORE PHASE II

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

1211 HINMAN AVENUE

OLD ADDRESS (city dir.year) 109n Hinman Ave (Gellatly), Village of Evanston. In 1893 the City of Evanston renumbered the once-separate villages of Evanston (n) & South Evanston (s).

DATE OF CONSTRUCTION 1890

MOVING INFORMATION

BUILDING MOVED? No

MOVING PERMIT # **DATE**

MOVED FROM

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # Ev Press 1890.12.13 **DATE** 1890

BUILDING PERMIT DESCRIPTION gambrel roof, 10 rooms, furnace, sanitary plumbing (Ev Press 1890.12.13); 8 rooms (Ev Index 1890.08.02)

COST \$6000 Ev Press; \$4500 Ev Ind

ORIGINAL OWNER Gellatly, Francis

ORIGINAL OWNER OCCUPIED? yes

ORIGINAL ARCHITECT Jennings, Stephen A.

ARCHITECT SOURC Ev Press 1890.12.13

BUILDER Dupre, Chris

EXTERIOR ALTERATION PERMITS

BP198, 1893.04.14, raise roof over kitchen, 31x48x32, 12 rooms, owner AB Jones, archt Jennings, mason AF Carlson. BP1486, 1900.09.18, 40x44x35 \$700, ownr JH Hurlbut, ar EO Blake, mason Carlson. (Continued in HISTORIC INFO)

OTHER PERMIT INFO

BP8282, 1920.05.03, frame garage 24x24x21 \$1500, owner/archt Dr. CB Davis, carp Otto Peterson..

COA INFO

2005 -Removal of chimney for interior remodeling.
2005 - Replace deteriorated double hung wood windows w/ new in kind all wood windows. Restore bay windows--SEE CONTINUATION SHEET

HISTORIC INFO

(Cont. from EXT ALT PMTS) BP1557, 1901.03.20, 22x15x27 2 rooms \$2000, Hurlbut, Blake, Carlson. BP1940, 1903.04.30, 2 rooms \$1000, ownr JE Wilder, ar Blake, Wigginton. BP4513, 1911.08.11, 2d-story porch addn \$500, ownr CB Davis. BP39909, 1971 kit remod

OTHER SOURCES

ELHD n/a.

HISTORIC INFO COMPILER ace

City of EVANSTON
LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 1211

STREET HINMAN AVENUE

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

According to building permits and other historic research, the house was built in 1890 and remodeled between 1901 and 1911. Sanborn maps from 1899 and 1920 indicate that most of the historic features that remain on the house, including the curving, 2nd story front gambrel bay and front porch, date from the early 20th-century remodeling. Historic features include side gambrel roof; projecting front gambrel bay with pent enclosure; wood shingle siding under side gambrels and on front gambrel bay; front porch with hipped roof, dentil cornice, and round columns; 1-story south window bay; 2nd story corner window at south end of façade topped with peaked roof.

COA Information Sheet

2005 -Removal of chimney for interior remodeling.

2005 - Replace deteriorated double hung wood windows w/ new in kind all wood windows. Restore bay windows on south elev., two windows on 3rd floor (south elev.), and one window on 3rd floor (east elevation). Replace existing picture window on 1st floor front elevation (south end) with two double hung windows to match existing windows on the north end of front elevation. Replace: trim boards with same size trim, and aluminum siding with 2-3/4" reveal wood siding.

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: 1211 Hinman Avenue	FOR STAFF USE ONLY Application Number:
2) Owner's Name: Meghan Jay and Peter Clarke	Address: 1211 Hinman Avenue
City: Evanston State: IL Zip: 60202	Phone: Email/Fax:
3) Architect's Name: Paul Janicki Architects	Address: 1718 Sherman Avenue
City: Evanston State: IL Zip: 60201	Phone: 847-328-4600 Email/Fax: paul@
4) Contractor's Name:	Address: pauljanickiarchitects.com
City: State: Zip: Phone: Email/Fax:	
5) Landmark: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
6) Within Local Historic District: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No;	
If yes, <input 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.	

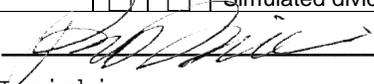
Section B: Application for Certificate of Appropriateness

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.

Owner proposes enclosing small rear porch on southeast corner of house. This will allow a mudroom to be incorporated for young family. There is currently no mudroom. Enclosure will be constructed of wood clapboard to match house and wood windows. Owner proposes to add additional wood fixed casement window in living room positioned on wall in front porch on west elevation. Owner proposes to add three new fixed wood casements in kitchen at rear northwest corner of house. Owner proposes adding new solar panels on south roof behind south gable.

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

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

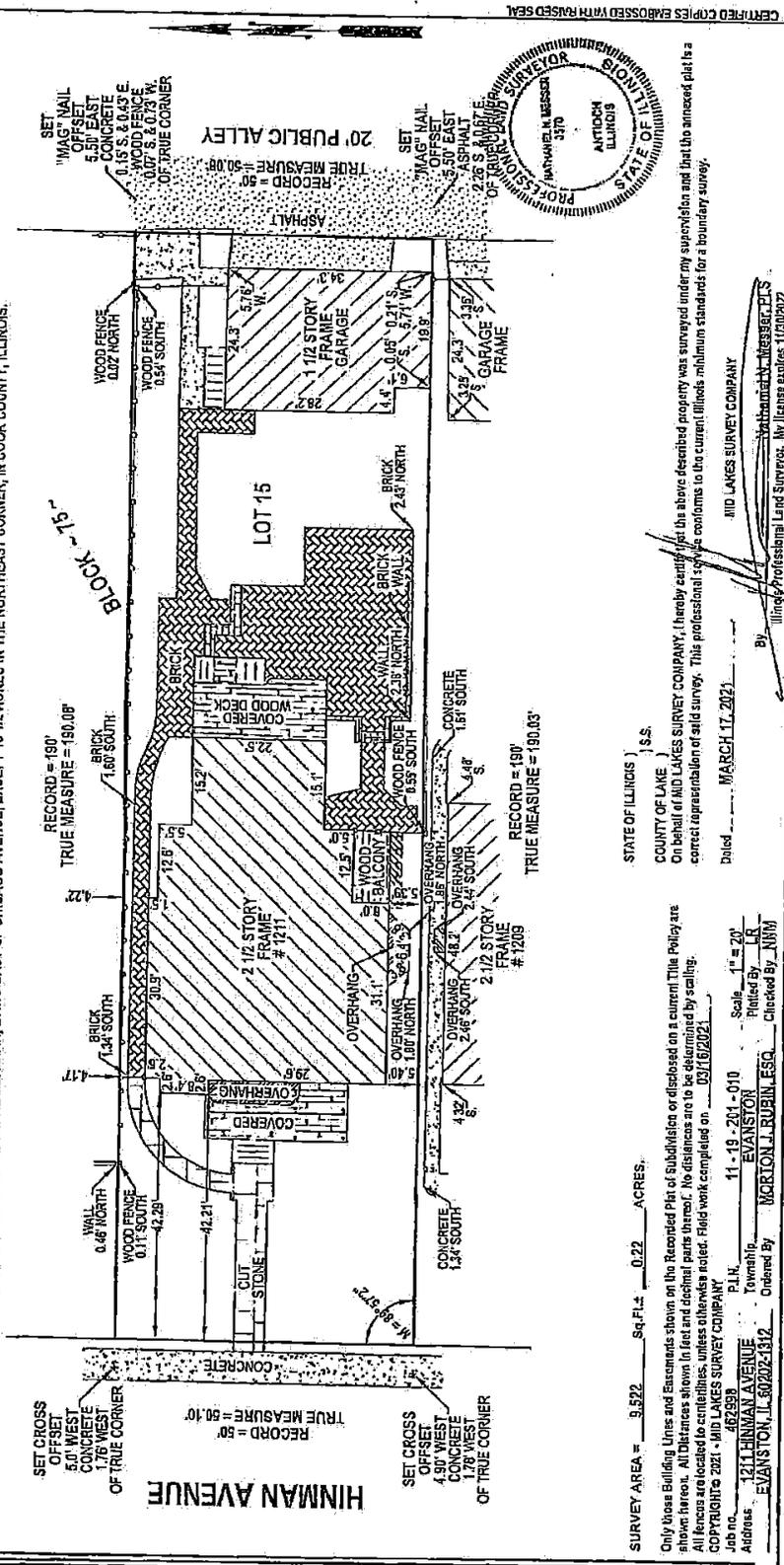
3) Checklist for Exterior Materials—Check all that apply.										
Existing	Proposed		Existing	Proposed		Existing	Proposed			
<input type="checkbox"/>	<input type="checkbox"/>	Façades/Front Porch & Rear Porch Material Wood Frame Stone Brick Stucco Synthetic Stucco Wood Siding Aluminum Siding Vinyl Siding Shingle, Material: _____ Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Flashing Material Copper Sheet Metal Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Fences Wood Wrought Iron Aluminum Other: _____ Height: _____ Length: _____		
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input 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 Poured Concrete Other: _____
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			Door Material Wood Metal Clad Other: _____		<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Window Type <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Double Hung <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Casement Other: _____			<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>		Roofing Material Wood Shingles Wood Shakes Slate Clay Tile Asphalt Shingles Metal Sheet Other: _____	<input type="checkbox"/>			<input type="checkbox"/>	Window Material <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Wood <input type="checkbox"/> <input type="checkbox"/> Aluminum <input type="checkbox"/> <input type="checkbox"/> Steel Other: _____	Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed): <input type="checkbox"/> <input type="checkbox"/> Air Conditioning Unit	
<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>					
<input type="checkbox"/>	<input type="checkbox"/>		Chimney Material Brick Stone Stucco Other: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Window Material <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Wood <input type="checkbox"/> <input type="checkbox"/> Aluminum <input type="checkbox"/> <input type="checkbox"/> Steel Other: _____	Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed): <input type="checkbox"/> <input type="checkbox"/> Air Conditioning Unit			
<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>					
<input type="checkbox"/>	<input type="checkbox"/>		Gutters/Downspouts Copper Aluminum Galvanized Sheet Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Muntins <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Not existing <input type="checkbox"/> <input type="checkbox"/> True divided lights <input type="checkbox"/> <input type="checkbox"/> Simulated divided lights	Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed): <input type="checkbox"/> <input type="checkbox"/> Air Conditioning Unit			
<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>					
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>						
4) Applicant's Signature: 						Date: 3-8-22				
Print Name: Paul Janicki										
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].										

MID LAKES SURVEY COMPANY
 Illinois Professional Design Firm 184.006153
PLAT OF SURVEY

Phone: 847-972-1873
 Fax: 847-972-9783
 midlakesurvey@yahoo.com

LOT 15 IN BLOCK 75 IN NORTHWESTERN UNIVERSITY SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF CHICAGO AVENUE, EXCEPT 15 1/2 ACRES IN THE NORTHEAST CORNER, IN COOK COUNTY, ILLINOIS.

MidLakesSurvey.Com
 312 Lake Street
 Antioch, IL 60002



STATE OF ILLINOIS)
 COUNTY OF LAKE)
 On behalf of MID LAKES SURVEY COMPANY, I hereby certify that the above described property was surveyed under my supervision and that the annexed plat is a correct representation of said survey. This professional seal conforms to the current Illinois minimum standards for a boundary survey.

Dated: MARCH 17, 2021

By: Michael N. Messer
 Illinois Professional Land Surveyor. My license expires 1/1/2024

Only those Building Lines and Easements shown on the Reprinted Plat of Subdivision or disclosed on a current Title Policy are shown hereon. All Distances shown in feet and decimal parts thereof. No Distances are to be determined by scaling.

All fences are located to centerlines, unless otherwise noted. Field work completed on 09/16/2021

Job No. 462599 P.L.H.
 Address: 1211 HINMAN AVENUE Evanston, IL
 Ordered by: MORION J. RUBIN, ESQ.
 Checked by: NJM
 Scale: 1" = 20'
 Plotted by: LR

SURVEY AREA = 3.522 Sq.Ft. 0.22 ACRES.

11-19-201-010 Township

EVANSTON

SET CROSS OFFSET 5.0' WEST CONCRETE 1.78' WEST OF TRUE CORNER

TRUE MEASURE = 50.10'

SET CROSS OFFSET 4.50' WEST CONCRETE 1.78' WEST OF TRUE CORNER

SET CROSS OFFSET 5.0' WEST CONCRETE 1.78' WEST OF TRUE CORNER

TRUE MEASURE = 50.10'

PAUL JANICKI
ARCHITECTS

1211 Hinman Avenue



Street elevation (West)



Front entry porch

B.

Page 51 of 96



North elevation looking southeast



North elevation at north open porch

B.



East elevation from northeast



East elevation from southeast

B.



Rear porch



Rear porch detail

B.



Existing fixed casement with transom - north side of west elevation



Existing fixed casement window with transom - south side of west elevation

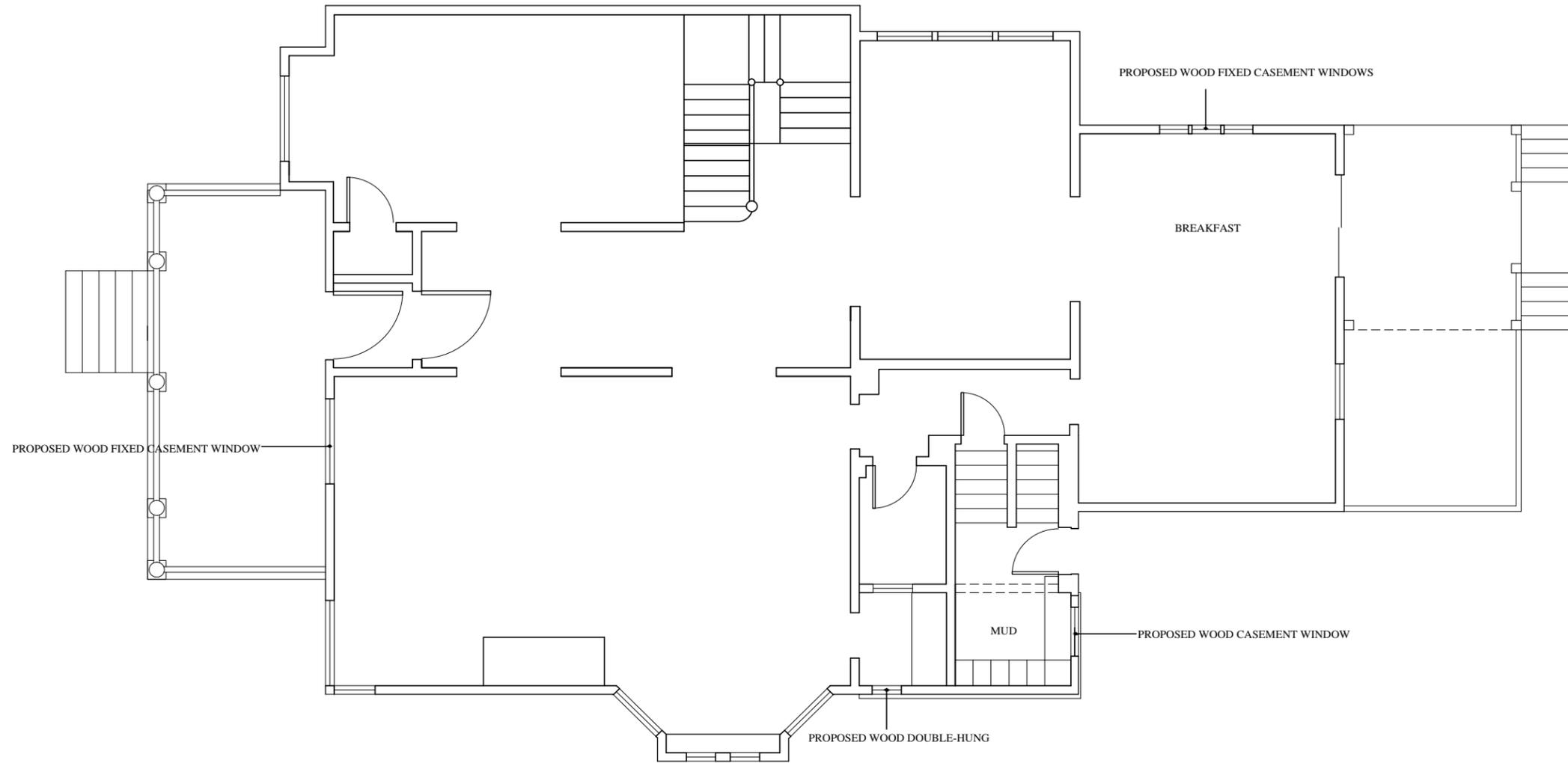
B.



Existing typical casement with muntin bars



B. Existing fixed casement window with leaded glass - south elevation



PROPOSED FLOOR PLAN



EXISTING WEST ELEVATION

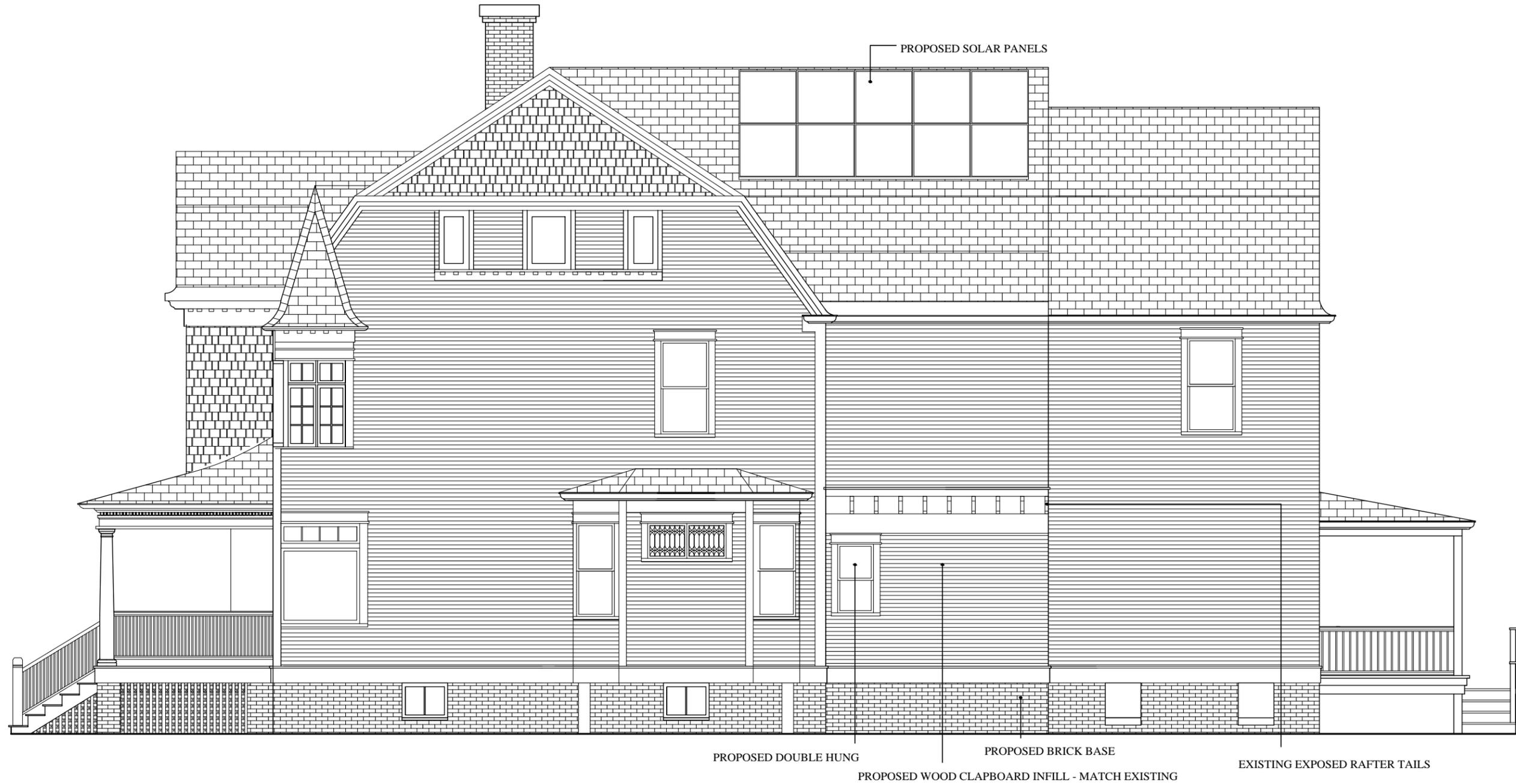


PROPOSED WOOD FIXED CASEMENT

PROPOSED WEST ELEVATION



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



EXISTING EAST ELEVATION



PROPOSED WOOD CASEMENT WINDOW

PROPOSED BRICK BASE

PROPOSED WOOD CLAPBOARD INFILL - MATCH EXISTING

PROPOSED EAST ELEVATION



EXISTING NORTH ELEVATION



PROPOSED FIXED CASEMENTS

PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION WINDOW DETAILED VIEW



PROPOSED SOUTH ELEVATION WINDOW DETAILED VIEW



PROPOSED EAST ELEVATION WINDOW DETAILED VIEW



PROPOSED NORTH ELEVATION WINDOW DETAILED VIEW

1018 Greenwood Street – Ridge Hist. Dist. - 22PRES-0032

David Salzman, owner, submits for a Certificate of Appropriateness to construct a second-story addition atop an existing single-story rear addition, construct a single-story attached garage addition with rooftop deck, and alter the structures front elevation portico.

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



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, City Planner
Subject: 1018 Greenwood Street – Ridge Hist. Dist. - 22PRES-0032
Date: April 6, 2022

Public Notice

David Salzman, owner, submits for a Certificate of Appropriateness to construct a second-story addition atop an existing single-story rear addition, construct a single-story attached garage addition with rooftop deck, and alter the structures front elevation portico.

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

Construction Period(s):
1945

Style:
Vernacular/Spare Colonial Revival

Architect of Record:
Unknown

Condition:
Good

Integrity:
Good

Update:
Since submission by the submittal deadline and subsequent pre-review, the applicant has revised the proposal to eliminate any alteration to the front elevation portico as well as eliminate a rear stair from the proposed rooftop deck.

Status:
Listed as non-contributing although staff recognized this is likely due to being less than 50 years old at the time of the National Register Nomination in 1984. The structure would certainly be listed as contributing in a re-survey and the home displays good integrity and appears in good condition. The single-story attached garage at the rear-volume is original to the home.

Setting:

1018 Greenwood is located in the east central portion of the Ridge Historic District. The property is located on the south side of Greenwood Street, mid-block between Maple Avenue to the east and Oak Avenue to the west. Surrounding properties are an eclectic mix of vintages, styles, residential densities, and institutional uses. As is common throughout portions of the Ridge Historic District, former large-lot properties were divided and redeveloped in the post-war period.

Significance:

1018 Greenwood Street is a vernacular/late version of the Colonial Revival style and is representative of the styles evolution in the post World War II period including its attached garage and spare ornamentation. Colonial Revival is a highly prevalent architectural style found in most American communities, including in Evanston. The New York firm of McKim, Mead, White and Bigelow are often considered the first important practitioners of the style with their Appleton House in Lennox, Massachusetts and the Taylor House in Newport, Rhode Island. The most common distinguishing features of Colonial Revival homes include columned entry porches; entry doors with transoms, sidelights, and elaborate surrounds; symmetrical building forms; hipped roofs; and, double-hung, multi-paned windows that are often paired together.

In Evanston, Colonial Revival homes are often two to two and-a-half floors in height and constructed in brick masonry. In some instances, homes have a one or two story enclosed side or rear wing often wood frame in construction and clad in wood clapboard siding. Colonial Revival homes such as 1018 Greenwood are good examples of the evolutionary aspects of the style toward more simplified versions which became popular as styled builder homes in post World War II single-family and townhome developments as well as in later Ranch forms with the primary goal of economy and efficiency. Homes such as 1018 Greenwood provide important background and setting for those buildings which are often pointed out as prime examples of particular styles – providing continuity and context for the neighborhood and District at-large.

Proposal

The applicant proposes a second-story intersecting gable addition atop the existing single-story masonry addition as well as a single-story masonry attached garage addition with rooftop deck at the rear-volume of the residence. The COA application indicates the use of wood clapboard siding or fiber-cement cladding in a 5" exposure, brick to match existing in dimension and texture, roofing material to match existing asphalt shingle, and aluminum clad wood windows with lite pattern and dimension to match existing with the use of a simulated divided lite. The existing second-story windows are wood, six-over-six double hungs with stone sill, while the existing first-story windows are wood, six-over-nine double hungs with stone sills. The rear deck railing system is proposed as wood or a vinyl clad wood, and the proposed garage doors are a multi-panel wood.

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.

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: 1018 Greenwood Street	FOR STAFF USE ONLY Application Number:
2) Owner's Name: David Salzman	Address: 1018 Greenwood Street
City: Evanston State: IL Zip: 60201	Phone: 847-323-7900 Email/Fax: capcopress@sbcglobal.net
3) Architect's Name: Tomasz Augustowski	Address: 1835 Webster Ln,
City: Des Plaines, State: IL Zip: 60018	Phone: 773-799-4616 Email/Fax: taugustowski@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 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 addition of a master bedroom suite with ensuite bathroom. The addition of a second garage.

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

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

3) Checklist for Exterior Materials—Check all that apply.							
Existing	Proposed		Existing	Proposed		Existing	Proposed
<input type="checkbox"/>	<input type="checkbox"/>	Façades/Front Porch & Rear Porch Material	<input type="checkbox"/>	<input type="checkbox"/>	Flashing Material	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Frame	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Copper	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Stone	<input type="checkbox"/>	<input type="checkbox"/>	Sheet Metal	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Brick	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Stucco	<input type="checkbox"/>	<input type="checkbox"/>	Fascias, Soffits, Rakeboards, Trim	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Siding	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingles	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shakes	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Slate	<input 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 checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Steel	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Gutters/Downspouts	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" 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 type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>
4) Applicant's Signature: <u>David Salzman</u>						Date: 02/23/2022	
Print Name: David Salzman							
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].							



**Zoning Analysis
Summary**

Case Number:

Case Status/Determination:

22ZONA-XXXX – 1018 Greenwood Street R1 Single-Family Residential District Ridge Historic District Contributing Structure	Compliant
--	-----------

Proposal:

Addition to rear volume of existing structure

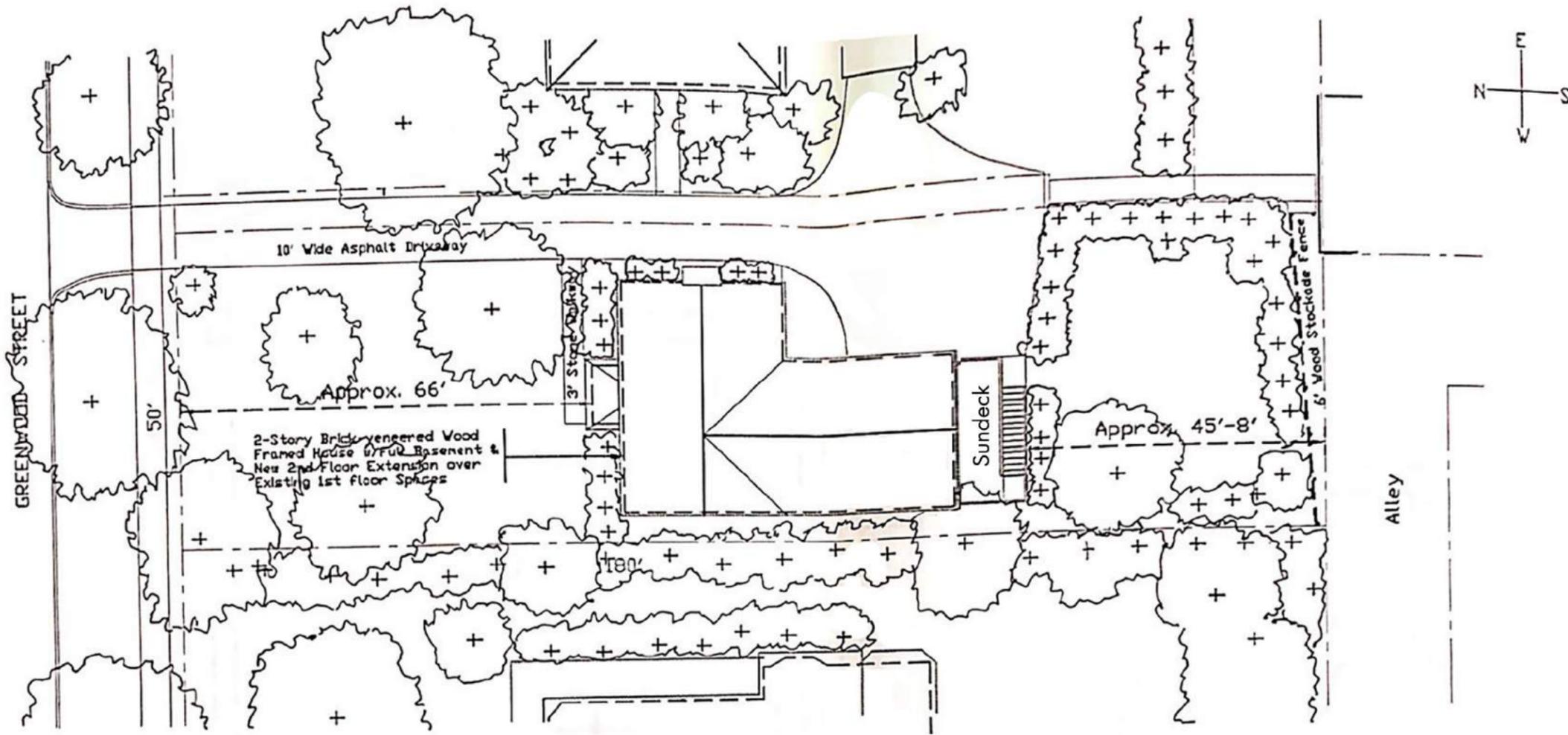
Zoning Section:

Comments:

6-8-2-7	The proposed building lot coverage is ~ 21.50% where 30% is the maximum permitted.
6-8-2-10	The proposed impervious surface ratio is ~39.25% where 45% is the maximum permitted.
6-8-2-8 (A) 2.	The proposed west side-yard setback is ~5' to the closest point where 5' is required. The proposed east side-yard setback is unchanged at its closest point although the new addition is ~22.5' from the west lot line.
6-8-2-8 (A) 4.	The proposed rear-yard setback is 45.75' where 30' is required.
6-8-2-9	The proposed height is undetermined although it is below the existing ridge height and appears to be well within the 35'H limit.
6-4-1-9 (B)	The proposed eaves do not encroach on more than 10% of any required yard.

Additional Comments:

- Review and issuance of COA by the HPC is required.



SITE PLAN

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

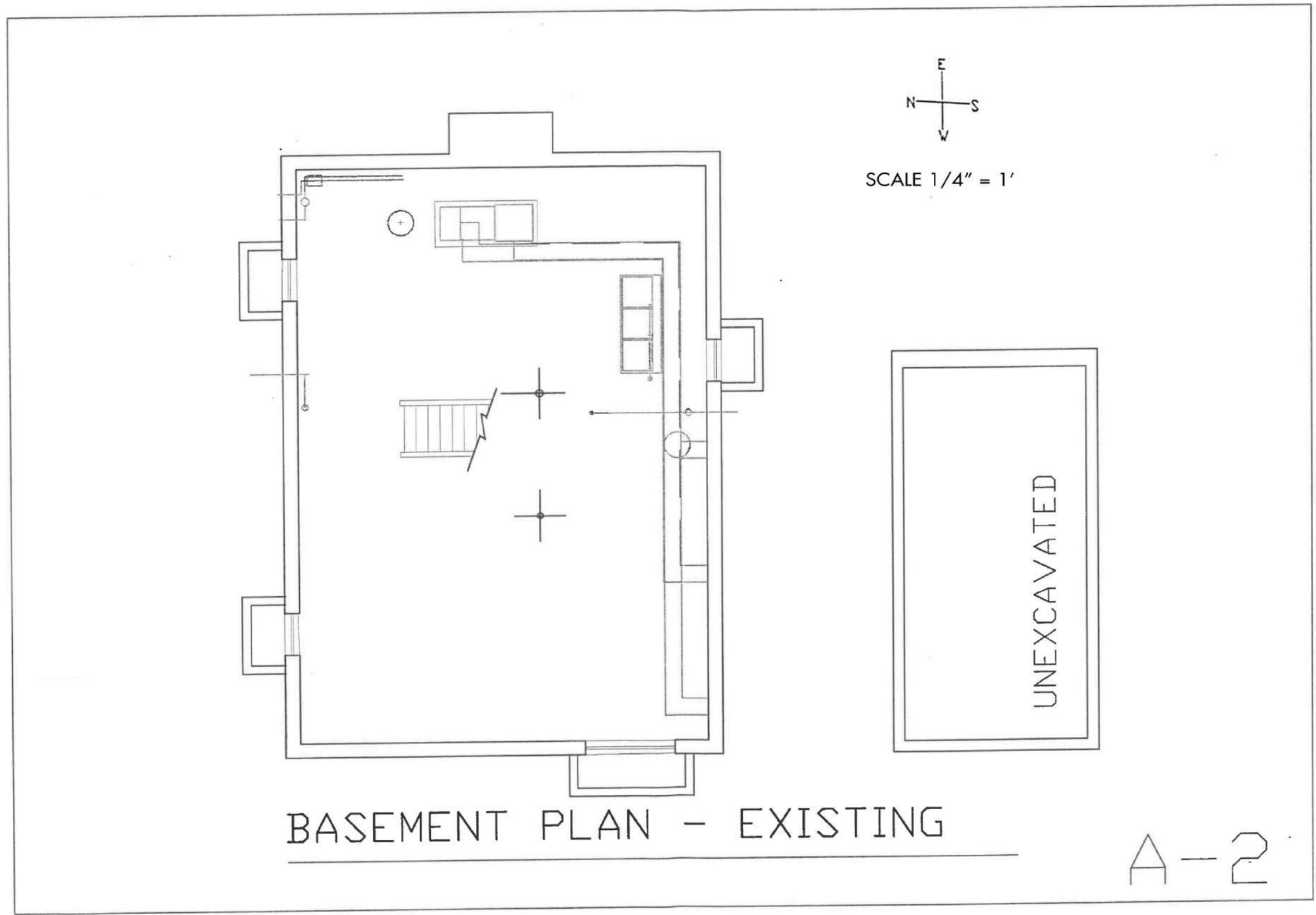
BUILDING AREAS

	1st Floor	2nd Floor	Total
Existing Building:	1,417 s.f.	924 s.f.	2,341 s.f.
New Addition:	285 s.f.	557 s.f.	842 s.f.
Total:	1,702 s.f.	1,481 s.f.	3,183 s.f.

New Lot Coverage (%) $1,702/9000 = 0.189/100 = 18.9\%$

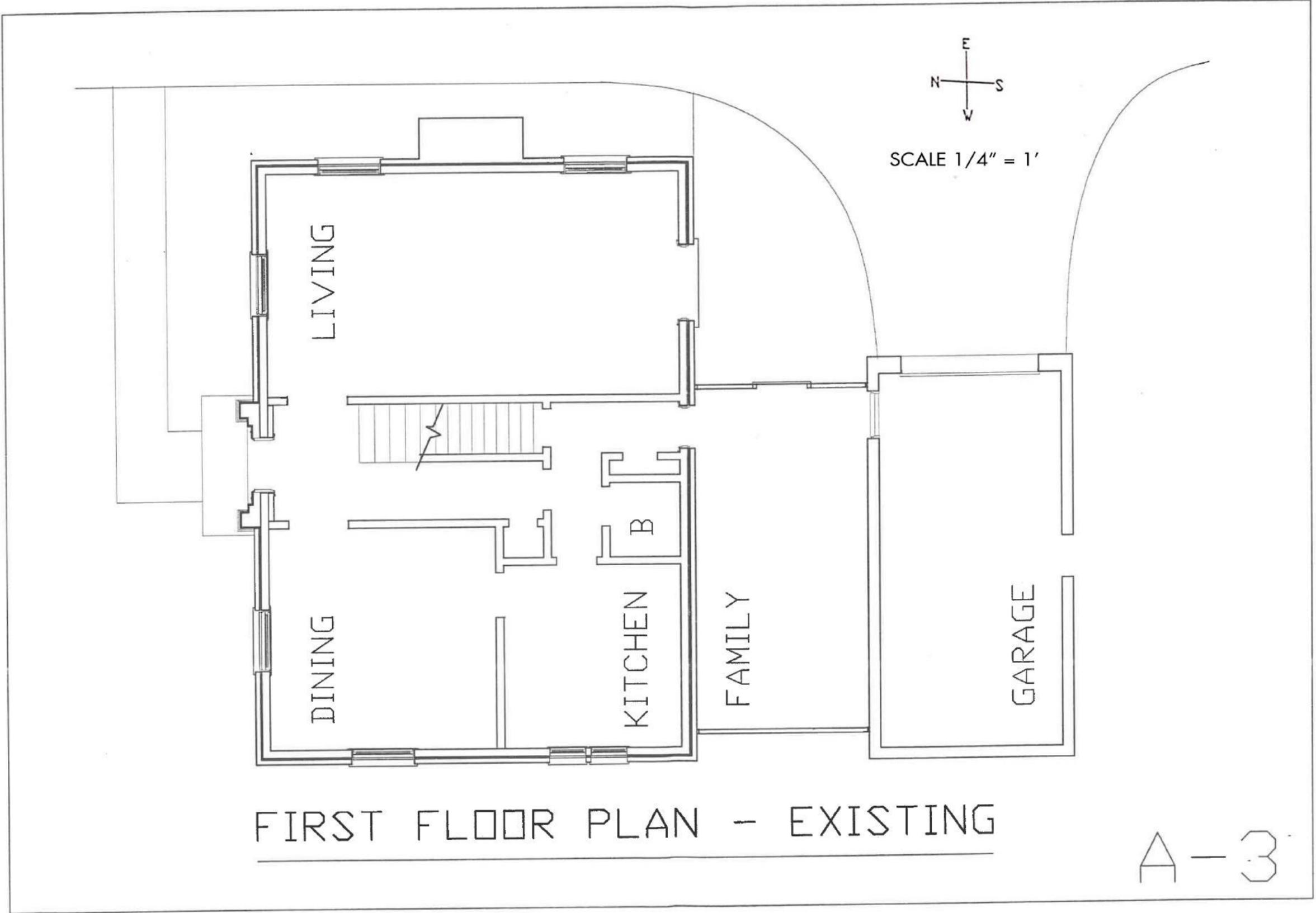
PROPOSED REMODELING
at
1018 GREENWOOD STREET
EVANSTON, ILLINOIS

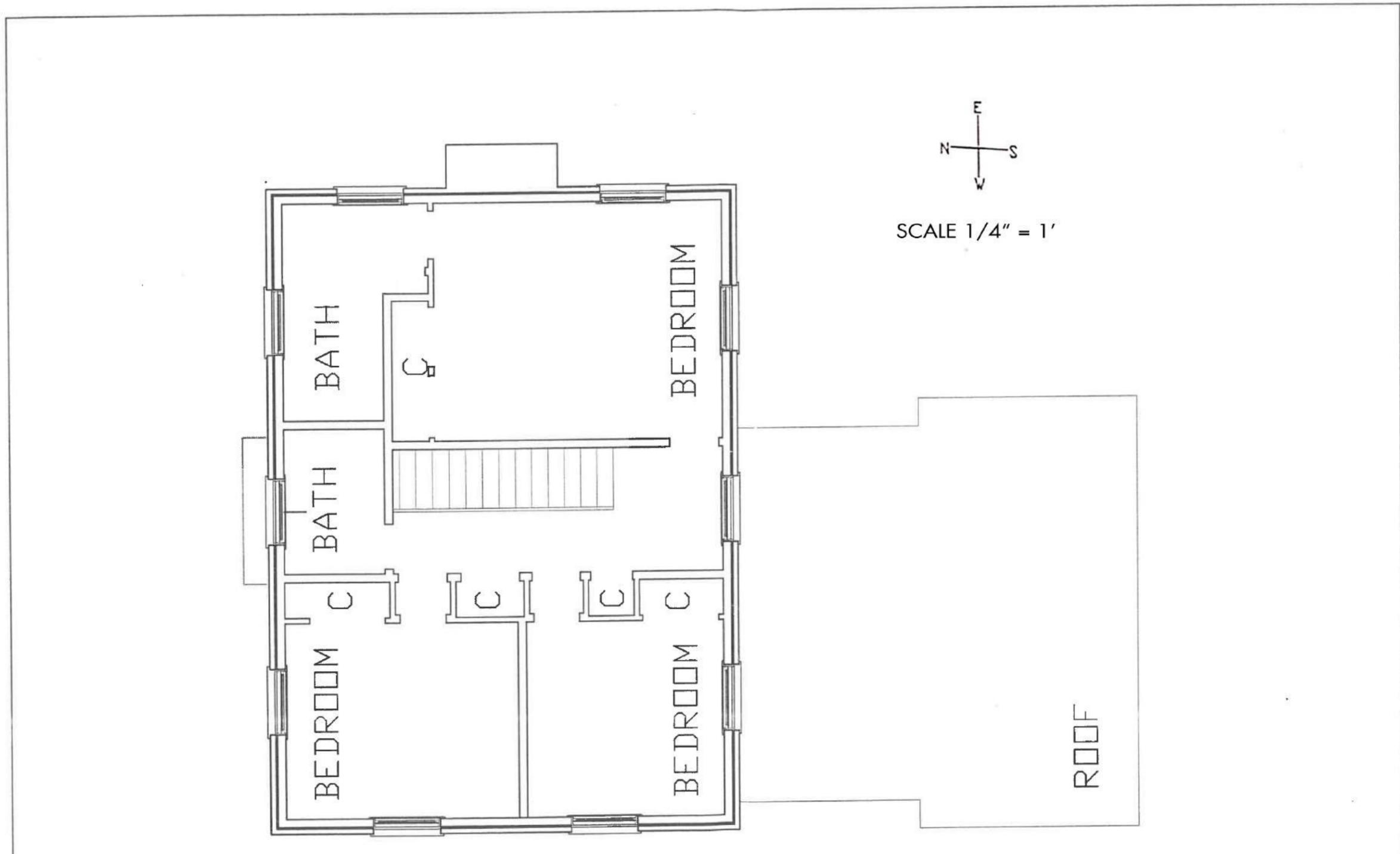
A-1



BASEMENT PLAN - EXISTING

A-2

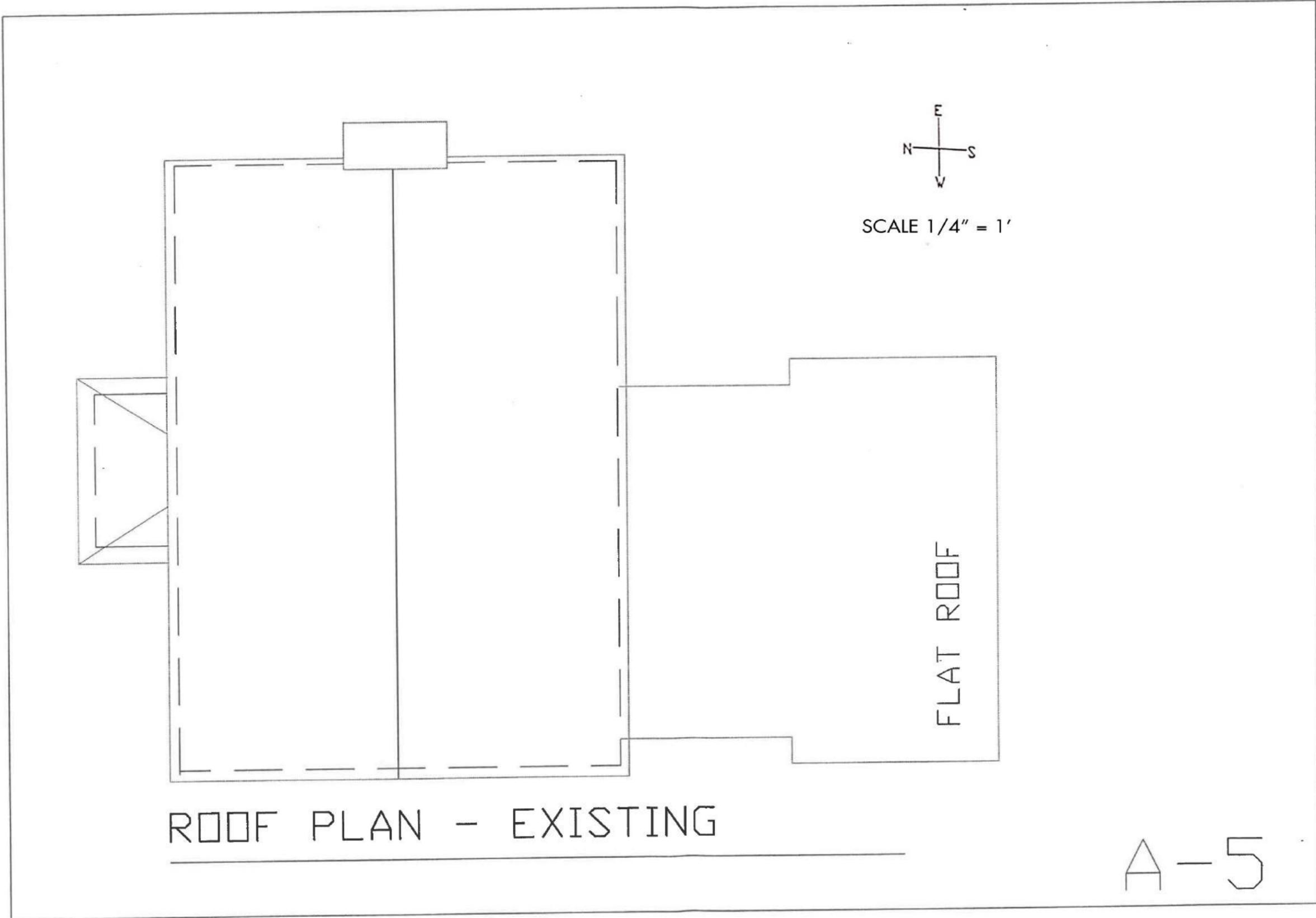




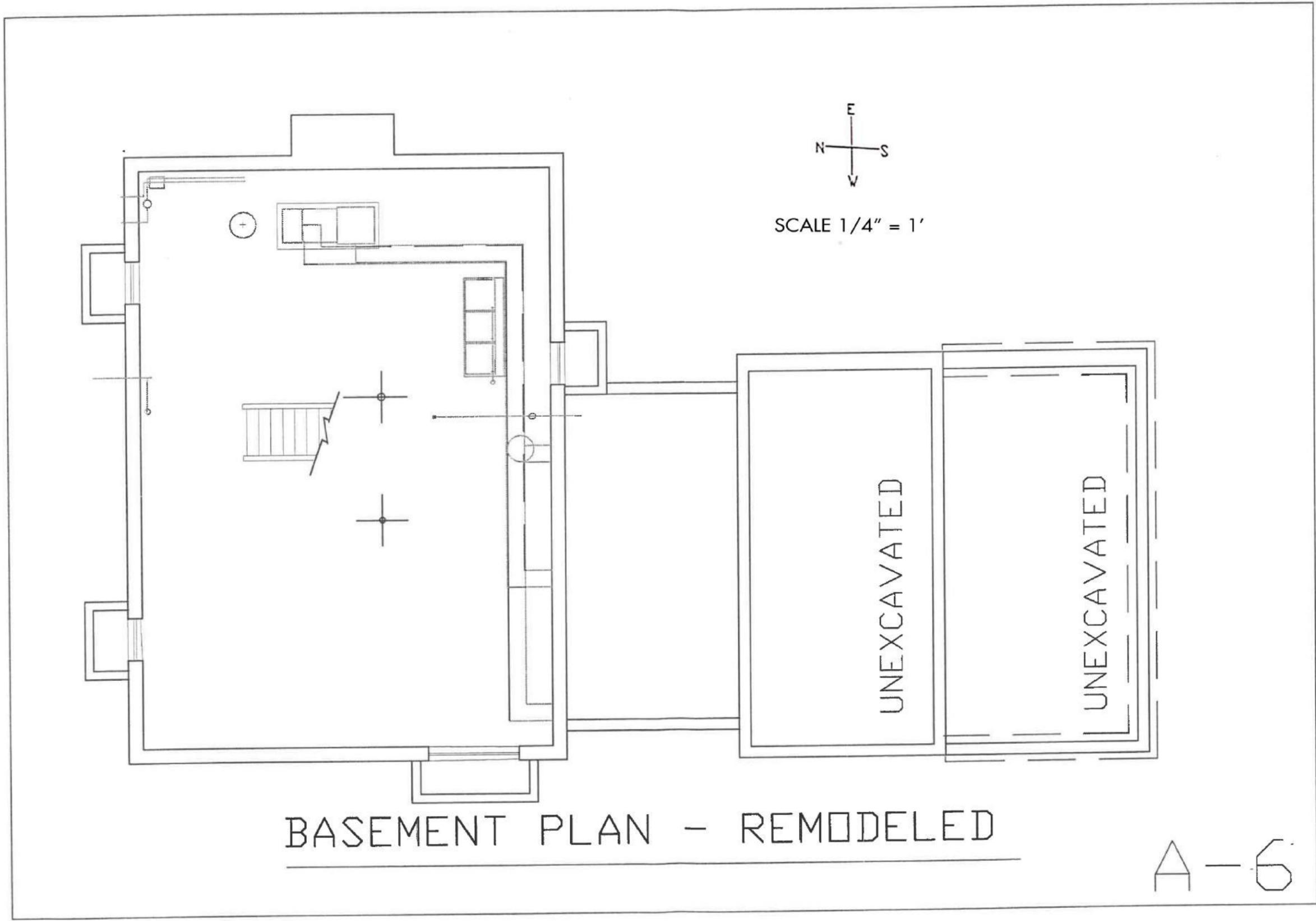
SECOND FLOOR PLAN - EXISTING

A-4

DATE: 10/20/2010 10:00 AM



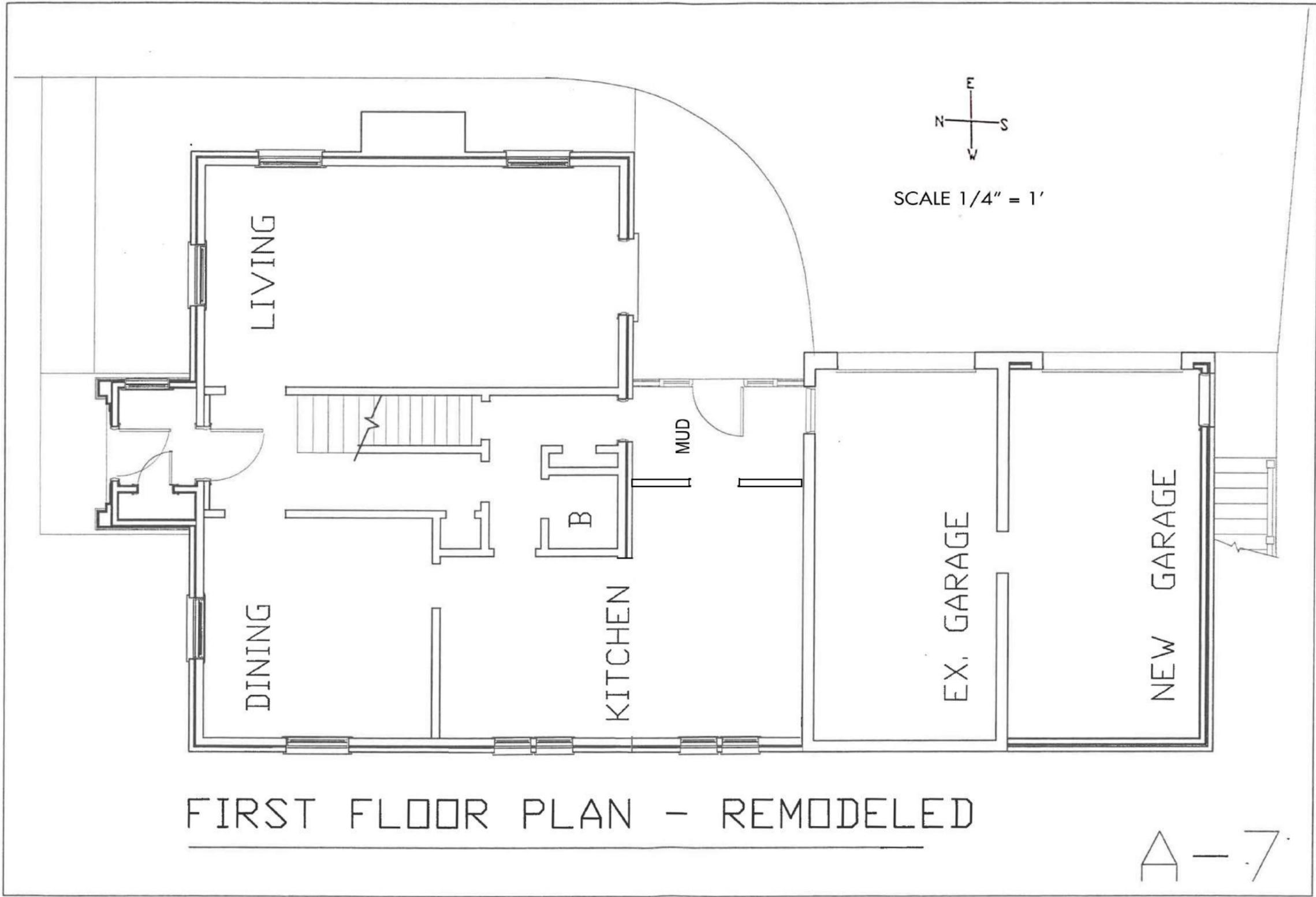
2014.02.14

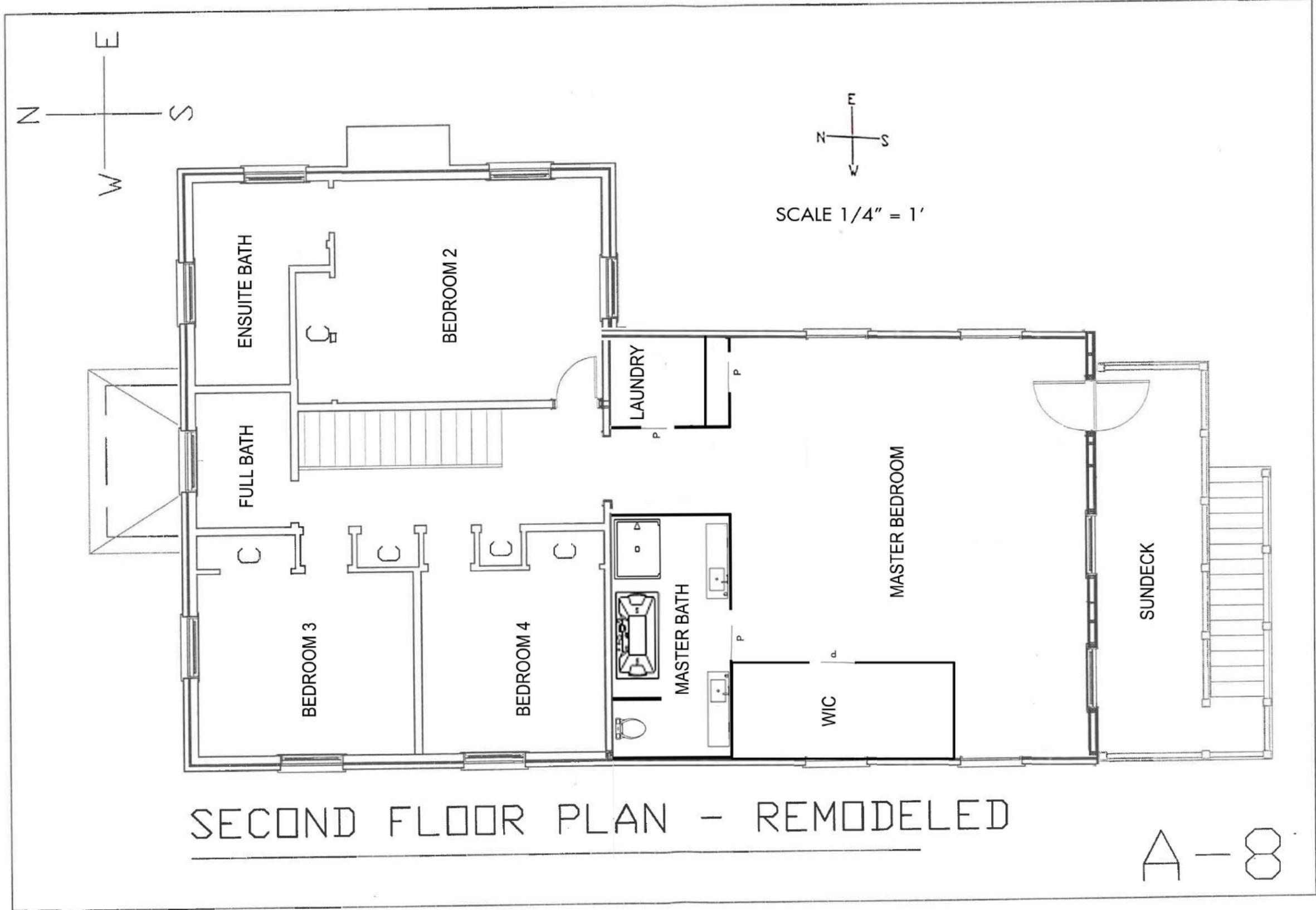


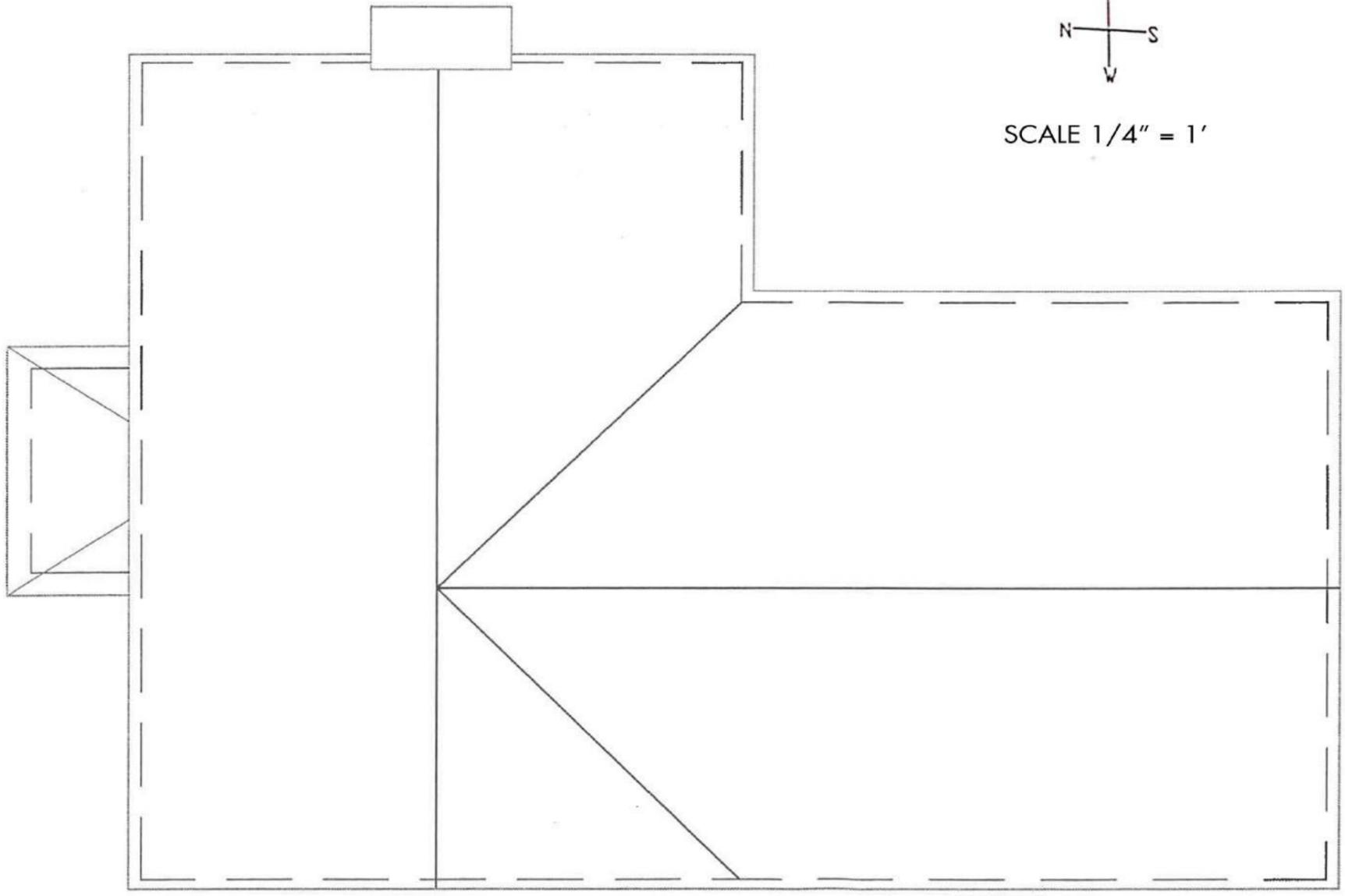
BASEMENT PLAN - REMODELED

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ROOF PLAN - REMODELED

A-9

EXISTING EXTERIOR



SOUTH ELEVATION

Ex. roofing is black asphalt shingles
 Ex. walls are white painted common brick
 Ex. windows are double hung white
 Ex. trim is white painted wood
 Ex. front door is dark green wood
 Ex. french doors are white painted wood glazed with DS glass
 The ex. Family Rm end walls are light weight natural alum. & glass w/a white painted wood door.



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

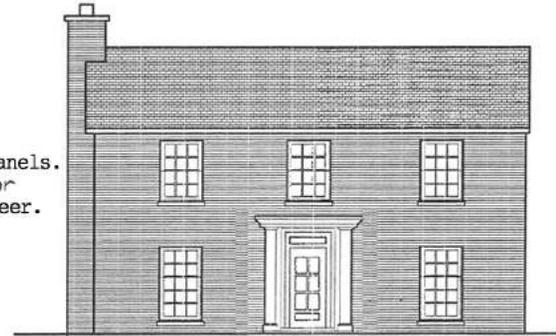
A-10

PROPOSED EXTERIOR



SOUTH ELEVATION

New roofing to be matching black asphalt shingles.
 New garage to have white painted common brick exterior walls to match existing brick.
 New 2nd floor addition & 1st floor Family Room west wall to have white painted fiber-cement siding or hardie architectural series panels.
 New Family Room east wall to have alum-clad door and sidelights with matching white wood or brick veneer.
 Ex. windows to remain to be unchanged
 New windows to be white alum-clad wood w/insulating glass & sub-division to match ex. windows
 New garage overhead doors to be 4-section w/white painted wood panels
 New balcony decking and balustrade to be wood or suitable composite. All to meet or exceed code requirements.



NORTH ELEVATION
 (no change from existing)



WEST ELEVATION



EAST ELEVATION

A-11



EAST ELEVATION PHOTO RENDERING OR PROPOSED ADDITION and ADDED GARAGE.

All brick faces painted same shade of white to match main house brick exactly. Hardie Board siding or architectural panels in Arctic White to match brick color closely.

Double hung windows (to match existing style on main house) to have trim painted with a bright white.

Garage doors, balcony railings and deck boards to be a light grey or white complimentary color.

Rear door to mud room (See A) to be painted grey (not brown as shown in photo rendering)

New roof to match existing roof dark grey shingles.









