



Cade Sterling &lt;csterling@cityofevanston.org&gt;

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## Preservation hearing for 1210 Maple

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Jeffery Hickey [REDACTED]  
To: csterling@cityofevanston.org  
Cc: Annette Rehmke [REDACTED]

Tue, Jun 7, 2022 at 1:33 PM

Hello Mr. Sterling,

I'm following up on the meeting notice from the Historic Preservation yesterday. We are traveling and cannot attend in person.

Annette and I, owners of 1227 Maple are not in favor of the proposal for the new home at 1210 for the following reasons:

- Our block has a special character and most homes are over a century old. In our opinion, the proposed structure negatively impacts that character. Some us bought our homes *because* of the historic character of the block.
- More recently built homes such as those at 1219 and 1241 Maple demonstrate that newer construction can be designed and built in styles that are in keeping with the block's historic homes.
- We are within the Ridge Historic District and most of the homes on our block have either landmark or contributing landmark status; as such, we are not allowed significant changes to the exterior of our homes. As you may know, when Judy McGuire and her late husband, John, the previous owners of 1231 Maple applied for a permit to add a deck on the rear of their house - not visible from the street - they were required to go before the Preservation Commission and had to alter their plans to be in keeping with their house.
- The argument citing "key architectural styles" of the proposed home is weak at best. All are found on countless, much more recently constructed homes throughout Evanston. The "windows in the front that relate to the proportions of the homes across the street" is heavily outweighed by the fact that virtually all homes on our block have double hung or other period window styles.

We realize some of these points are subjective and don't presume to speak for anyone else. Ordinarily, we are in favor of owners being able to do as they wish with their property, but believe this is a notable exception. I have attached the email from the property owner, Margaret Stender, recently.

Sidebar, we received the meeting notice yesterday - not much time given busy schedules and travel plans.

I would appreciate a quick email to confirm you have received this email. Thank you.

Respectfully,

Jeff Hickey and Annette Rehmke  
1227 Maple



Cade Sterling &lt;csterling@cityofevanston.org&gt;

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**Comments re: June 14 meeting on proposed construction at 1210/14 Maple Ave**

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**Stephanie Fine** [REDACTED]  
To: Cade Sterling <csterling@cityofevanston.org>  
Cc: [REDACTED]

Wed, Jun 8, 2022 at 12:34 PM

Dear Cade,

As requested, and since I am unable to attend the June 14 meeting regarding proposed construction at 1210/14 Maple Avenue, I am forwarding my comments and queries to you directly. First, I welcome Margaret Stender to Evanston and to the 1200 block of Maple Avenue. I also welcome the addition of a home to the lot adjacent to 1214 Maple and am glad that it is intended to be an environmentally sustainable green home.

As you know, the 1200 block of Maple Avenue is within the Ridge Historic District and most of the homes on our block have either landmark or contributing landmark status. As such, the Historic Preservation Commission does not allow significant changes to the exterior of our homes. Ms. Stender describes the house design in the following manner: "While modern, the design purposefully highlights key architectural styles from the neighborhood such as two stories, a bay window front, covered porch, pitched roof and the windows in the front that relate to the proportions of the homes across the street." However, in viewing the architectural drawing of the home, I disagree with this description and find that there are no obvious signs of conformity to the styles of the Ridge Historic District or the 1200 block of Maple Ave. My questions are therefore as follows:

- What are the Commission's requirements of new home construction within the Ridge Historical District? (please share them or let the community know where to easily access them online)
- To what degree do the 1210 Maple plans conform with or deviate from the Commission's requirements for new home construction?
- Would deviations to these requirements set a new precedent for future new home construction, and if so, what would that new precedent become?
- How could modern construction such as the intended design possibly be viewed by the Commission to be in keeping with the existing architecture within the District that it purports to uphold and holds other homeowners accountable to?
- To what degree would building the home as currently planned impact requirements for changes other homeowners would like to make? In other words, would a new precedent be set for changes to the exteriors of other homes?
- Pursuant to the previous question, what would that new precedent and resulting process become for existing homeowners wishing to make adjustments to their home exteriors?
- Regarding potential precedent changes for new and/or existing homeowners, what is the process, transparency, and opportunity for input from residents prior to adoption of new standards and/or processes?

Thanks in advance for your replies to these queries,  
Stephanie Fine  
1242 Maple Avenue



ADDITIONAL PHOTOS OF 1200 BLOCK OF MAPLE AVENUE





Cade Sterling &lt;csterling@cityofevanston.org&gt;

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## 1210 Maple Avenue

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**Martha Stockton** [REDACTED]  
To: csterling@cityofevanston.org

Thu, Jun 9, 2022 at 8:19 AM

Dear Evanston Preservation Commission Members,

I am writing regarding the plans for the new house at 1210 Maple Avenue. Unfortunately, I am not able to attend the hearing on June 14, but would like my comments in this email to be considered by the committee in their review of the project. I am NOT in favor of the current proposed design for the front elevation of the house (attached).

I am an architect (licensed in Texas and Virginia) with a Certificate of Historic Preservation from the University of Virginia. I graduated from the University of Illinois, and I worked with the Director of Preservation at Holabird and Root years ago. I am also a huge advocate for sustainable design and building.

More importantly, my father and I live next door to 1214 Maple, the lot to be subdivided, at 1220 Maple, where I grew up and where he has lived for the past 57 years.

The 1200 block of Maple is a special block of historic single-family homes, nestled between blocks with apartment buildings. As in other parts of Evanston, large, beautiful trees line the streets, creating a beautiful setting for the houses lining both sides of the street. Raised porches all along the street create a special layer of social interaction between the private homes and the public sidewalk, where residents can sit and interact with other neighbors and the many pedestrians who pass by frequently, as the street is a pleasant one to walk down, and it is close to public transportation. This is a big part of what is special about the block.

The houses in this block all share certain characteristics which create this special setting:

- a common setback from the street
- two or three stories above a raised (approximately 5') porch level
- a covered, raised porch with steps up to it, usually large enough for neighbors to sit on and interact with other neighbors and passers by
- a gable or hip end of the roof facing the street, often with detailing and decoration typical to the period
- brick or narrow wood siding
- "gingerbread" decorations, typical to the late 1800's when most of the homes were built
- tall double-hung windows

I have attached photos of several of the houses on the street, though I would encourage you to visit the block if you haven't done so already. There is one "new" house on the street that blends into the block beautifully, the result of a similar lot division years ago.

While some houses don't have all of these characteristics, they all have the majority of them. The proposed new house has none of them, though I haven't seen the site plan to confirm whether it meets the setback or not.

As I said, I am an advocate for sustainable building. I am also not opposed to modern design. As an architect, I know that the house can be designed with at least some of the elements above while using a more modern style and also incorporating passive and active sustainable building practices. I don't see this in the proposed design. Of course the owner has her own aesthetic, and it is her house, but I would question why she likes the block she is moving onto, and consider whether her new home will contribute to or detract from the strong historic aesthetic of the street.

As my father commented, any changes to his home would be required to be in keeping with the historic nature of the house and the street, shouldn't a new house have the same requirement? He plans to be in attendance at the meeting. He is 93, and I believe, the resident who has lived on the street the longest.

Please consider my comments above, review the attached photos, and call me if you have any questions. Thank you for your time and careful review of this proposal, which will have a major impact on the historic

character of the street.

Sincerely,  
Martha Tuzson Stockton  
1220 Maple Avenue



**1200 BLOCK OF MAPLE AVENUE f.pdf**  
1154K



Cade Sterling <csterling@cityofevanston.org>

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## 1210 Maple Avenue

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Jenni Suvari [REDACTED]  
To: csterling@cityofevanston.org

Thu, Jun 9, 2022 at 5:00 PM

Dear Preservation Commission Members,

Many of my neighbors have commented eloquently about how the proposed home does not share the common characteristics of the other homes on the street. We echo their comments and will not repeat them here.

A unique perspective we are able to offer is that we live at 1241 Maple in the only 'new' construction home on our block. When our home was built in 2004/5, the architect was challenged by this Commission to ensure the common characteristics of this block were incorporated into our home. For example, revisions included making the porch deeper so that it was usable, promoting interaction between the sidewalk pedestrians and porch-sitters. The Commission also required greater articulation on the front facade to reduce the massing. Window requirements were also a topic of concern.

We encourage the Commission to hold our new neighbor to the same level of scrutiny as our house. We know our's is complementary to the other homes on the block and we are confident that Margaret Stender's will be, too, after this iterative process is complete.

Sincerely,  
Jenni and Will Suvari  
1241 Maple Ave



Cade Sterling &lt;csterling@cityofevanston.org&gt;

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## Comments for Proposed Build at 1210 Maple Avenue

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Jessica Cooksey [REDACTED]  
Reply-To: Jessica Cooksey [REDACTED]  
To: "csterling@cityofevanston.org" <csterling@cityofevanston.org>  
Cc: Margaret Stender [REDACTED] NishantVerma [REDACTED]

Sun, Jun 12, 2022 at 11:06 PM

Dear Mr. Sterling and Members of the Preservation Commission,

We are writing regarding the proposed new construction at 1210 Maple Avenue.

We are the owners of the home next door, at 1208 Maple. Jessica grew up in Evanston. We have lived at our present address for the past 4 years.

We welcome Margaret Stender to Evanston and to the 1200 block of Maple. We also welcome the addition of a home to the lot adjacent to our home. We find Ms. Stender's intention to build an environmentally sustainable passive to be an admirable one. We welcome new construction where appropriate in the Ridge Historic District, and note that there are several new construction homes in the immediate neighborhood that blend harmoniously with the historic district, including one on the 1200 block of Maple at 1241 Maple Ave. To address some of the concerns that have been raised regarding whether the proposed structure is compatible with the historic and visual character of the block, we would like to offer the following questions:

- 1) We appreciate that the plan proposal includes a proportion study identifying similarities in proportion between the proposed structure and the homes on the opposite side of the street. We would very much like to see a similar proportion study comparing the proposed structure to the two adjacent homes, our home at 1208 Maple, and the existing home at 1214 Maple. The proposed structure is most closely visually related to the two adjacent homes at 1208 Maple and at 1214 Maple. A proportion study comparing the proposed structure to these homes would allow for a more accurate assessment as to whether the proposed structure meets the following four standards outlined by the preservation committee, *Height, Proportion of facades, Proportion of openings, and Scale of a structure.*
- 2) We would appreciate the Commission members' opinions as to whether the proposed structure conforms to the standard regarding the *Rhythm of entrance porches, storefront recesses, and other projections.* The majority of the homes on the block do have raised, covered front porches that promote interaction between homeowners, neighbors, and the community. We would appreciate the Commission's opinion as to whether the proposed structure meets the standard that the "relationship of entrances and other projections to sidewalks shall be visually compatible with the properties, structures, sites, public ways, and objects and places to which it is visually related."
- 3) We did not see gutters and downspouts included in the architectural renderings. As the proposed structure closely abuts our existing home, we would be interested to see these to ensure that they would both be visually compatible and would drain appropriately to the front and back of the property and would not affect our home's risk of flooding from groundwater.
- 4) With regard to the *Roof shapes and roof mounted equipment* standard, we note that the proposed structure does not include any of the dormers and gables that are found on nearly every

other home on the block, and on the majority of homes in the historic district. We note with interest that the only other newer construction home on the block at 1241 Maple does include these features. We would ask that the Commission consider whether the addition of these architectural features to the proposed plan would make it more compatible to the properties with which it is visually related.

5) With regard to the *Relationship of materials and texture*, we would inquire whether the contemporary metal roof is necessary for passive house certification, or whether a more visually compatible shingle roof would meet the same goal. We would also inquire as to materials for windows, specifically whether they include wood trim, which would make them more visually compatible with the rest of the block and the rest of the historic district.

We appreciate the time and care you put into considering the proposals before you, and the work that you do to preserve the special character of the historic districts and of Evanston, while still allowing for progress and innovation. We again would like to reiterate that we welcome Margaret Stender to Evanston and to the 1200 block of Maple, and are confident the Commission can help provide guidance that will give her a home she loves that meets her laudable environmental goals, and a home that is visually compatible with the block and the historic district.

Best,

Jessica Cooksey  
Nishant Verma  
[1208 Maple Ave](#)  
[Evanston, IL 60202](#)



Cade Sterling &lt;csterling@cityofevanston.org&gt;

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**Re: More information on 1210 Maple and renderings**

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**Kuhn Michael** [REDACTED]  
To: Cade Sterling <csterling@cityofevanston.org>

Sun, Jun 12, 2022 at 10:05 PM

Mr. Sterling,

Thanks so much for all your hard work on this. And for the opportunity to voice our thoughts.

I, too, have concerns about the proposed house at 1210 Maple. We have lived on Maple for 15 years and enjoy the beauty of the street that is reflected in the architecture of generations long ago. When we looked to move from the city, we specifically sought out this area of Evanston for its beautiful old homes. However, I'm concerned that the house that Mr. Kipnis and his client are submitting for approval do not at all speak to any of the old beautiful homes that have occupied the block for 100+ years. It's a lovely street with some beautiful Victorians, Queen Anne's and farmhouse-style homes. I have heard people refer to it as the "street with all the painted ladies." Allowing a modern house to be built on the lot as requested would look sorely out of place and stick out in its out of placeness.

When we added on 7 years ago, we had to go through the rigors of the preservation board making sure the addition fit with our current home that was built in the 1870's. One would hope that this applies to new construction as well. After all, it is a historic district for a reason.

Thank you for your consideration on this very important matter.

Respectfully,  
Susan and Mike Kuhn

Sent from my iPhone

[REDACTED]

[Quoted text hidden]



Cade Sterling &lt;csterling@cityofevanston.org&gt;

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**1210 Maple Ave**

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**Mary Cox** [REDACTED]  
To: Cade Sterling <csterling@cityofevanston.org>

Mon, Jun 13, 2022 at 9:34 PM

Dear Preservation Commission,

First of all, I would like to make clear that I welcome a new home at 1210 Maple. I also appreciate that Margaret Stender, the new owner of 1210 Maple, has been transparent in the proposed design of the new home and I greatly applaud her desire to build a passive home that is friendly to the environment.

Where my hesitation lies is that the home doesn't compliment the homes on the 1100-1200 block of Maple Street, Oak, Ridge Avenue and Elmwood based on standards created by the commission for new construction and additions. Maple Ave is a historic block with homes spanning different ages, but all with a conducive theme and rhythm. I believe some changes to the design could easily address how 1210 Maple currently misses the mark on complimenting the surrounding homes.

The houses on this block of Maple and surrounding streets face the street with a peaked roof. All of the homes have a raised porch with the majority of them having room to sit and congregate. This sets up a rhythm which is an organizing element of the streetscape. The subject property does not show a peaked roof to the street nor does it have the porches entry so many others have. It does not look like it belongs with the building masses. The proposed design does not meet standards, #6, #8 and #11 and will end up not only complimenting the surrounding houses but drawing attention away from the harmony of the current streetscape.

Many thanks for your attention and consideration,

Mary Cox  
1207 Maple Ave



Cade Sterling &lt;csterling@cityofevanston.org&gt;

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**Re: More information on 1210 Maple and renderings**

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**Robert Marshall** [REDACTED]  
To: Cade Sterling <csterling@cityofevanston.org>

Tue, Jun 14, 2022 at 12:13 PM

Dear Mr. Sterling,

I reside at and own the home with the address [1224 Maple Avenue, Evanston 60202](#). My home would be three doors north of the proposed construction. My house was originally built in 1879. It is consistent and compatible with the surrounding houses. In particular, it has a front porch that is the width of the entire house and about 10 feet in depth. In addition, it has eaves that are decorative and consistent with houses on the block.

The proposed construction is not compatible with the surrounding houses. Importantly, it has only a very minimal porch on the exterior. This deficiency is important because the porches on the surrounding properties create a unique visual character of openness and an inviting style. In other words, the porches encourage other people to feel that they are part of the neighborhood and welcome. I believe that the design of unenclosed elements is important for these reasons, and I think the proposed design be rejected for this reason.

In addition, the proposed design does not contain any elements, such as eaves or other decorative components, which would help it be compatible with surrounding houses. These elements can be requested without demanding a particular period architecture or sacrificing the new owner's desire for innovative design. Neither this element nor an inviting porch would cause any burden to the new owner's intent to create a carbon free house with significant energy efficiency. In fact, the opposite is true -- a covered porch and eaves would decrease the energy needed to cool the home.

For these reasons, I am opposed to the design of 1210 Maple.

Sincerely,

Robert Marshall  
[REDACTED]

[Quoted text hidden]



Cade Sterling <csterling@cityofevanston.org>

## Preservation Commission Public Comment Sign Up Form

noreply@formstack.com <noreply@formstack.com>  
Reply-To: noreply@formstack.com  
To: csterling@cityofevanston.org, cruiz@cityofevanston.org

Tue, Jun 14, 2022 at 12:22 PM



### Formstack Submission For: **Preservation Commission Public Comment Sign Up Form**

Submitted at 06/14/22 12:22 PM

**Name:** Peter Siegal

**Address:** 1217 Maple Avnue

**Phone:** [REDACTED]

**Provide Written Comment Here:**

While I have no objection to the proposed subdivision given each lot would remain as conforming.  
However, The design of the house is so far from exhibiting any sympathy for it's proposed neighbors, it suggest it was picked from a plan catalog one might find in the check-out aisle at the local grocery. Please ask that they redesign the house to be more contextually sensitive.

I plan to offer further detailed public comment at this evening's hearing

**Agenda Item (or comment on item not on the agenda):**

#22PRES-0081

**Position on Agenda Item:**

Opposed



Cade Sterling <csterling@cityofevanston.org>

## Preservation Commission Public Comment Sign Up Form

noreply@formstack.com <noreply@formstack.com>  
Reply-To: noreply@formstack.com  
To: csterling@cityofevanston.org, cruiz@cityofevanston.org

Tue, Jun 14, 2022 at 12:29 PM



### Formstack Submission For: **Preservation Commission Public Comment Sign Up Form**

Submitted at 06/14/22 12:29 PM

**Name:** L J ELLUL

**Address:** 1217 MAPLE AVE - EVANSTON

**Phone:**

**Provide Written Comment Here:**

I am OPPOSED to the proposed design of a home that would be located at 1210 Maple Avenue. I WILL BE ATTENDING TONIGHT'S (6/14/2022) MEETING AND WILL MAKE MY COMMENTS IN PERSON.

1 - The design is contrary to all of the homes on this block and features nothing that would make the home fit into a historic district.

2 - The drawings fail to indicate water drainage features (in the form of gutters or downspouts).

3 - The "comparison" of the design to the landmarked rowhouses across the street fails to take into account the window type, grade, roof arches, among other things.

4 - The grade of the proposed house is too low compared to the other homes on the block, and its roof arches are inconsistent with the other homes.

5 - There is no front porch in the design that almost all of the other homes have on this block.

L J Ellul

**Agenda Item (or comment on**

NEW BUSINESS - 1210 Maple Avenue - Ridge Historic District - 22PRES-0081

**item not on the  
agenda):**

**Position on  
Agenda Item:**

Opposed

[Quoted text hidden]

Sarah Utley  
1231 Maple Avenue  
Evanston, IL 60202  
14 June 2022

Hello,

I am writing in response to the proposed new residential structure designed for 1210 Maple Avenue, Evanston, IL 60202. Like many of my neighbors, I look forward to meeting Ms. Stender and welcoming her to our wonderful, historic block. I appreciate her desire to build a passive house with a solar array, and I also greatly appreciate that Ms. Stender's design is not overwhelming in size and scale. I do, however, have a few thoughts about the proposed structure (according to the plans that were shared with the neighborhood).

I have concerns that the design, as currently developed, will not integrate well into the historically significant homes of the neighborhood. The following statements (the underlining is my own emphasis) were found in the 'Standards for Review of Applications for Certificates or Appropriateness' located on [www.cityofevanston.org](http://www.cityofevanston.org):

14. "Innovative design for new construction...shall not be discouraged when such new construction is compatible with the size, scale, color, material and character of the ... neighborhood."

16. "In considering new construction such as a new free-standing structure, the Commission ... may impose a requirement for compatibility."

The home being proposed at 1210 Maple Avenue has some compatibility concerns. Though some historical homes from this period are stucco, the metal clad roof is not at all consistent with the other homes in the neighborhood. In addition, the window height and porch design (both visible from Maple Avenue) are significantly varied from the current homes on the street.

Again, I welcome Ms. Stender to our neighborhood and I look forward to a modified design that integrates more cleanly and clearly into the other homes in this wonderful historic district.

Thank you,  
Sarah Utley  
1231 Maple Avenue  
Evanston, IL 60202

# Stephen W. Littell

1217 Oak Avenue • Evanston, IL 60202 • [REDACTED]  
[REDACTED]



June 5, 2022

City of Evanston

Dear Zoning Committee:

I am writing in support of the division and the development of 1214 Maple Avenue, my neighbors across the alley. I am eager to see a family move into 1214, as well as for new neighbors to build what I am sure will be a beautiful structure on the empty lot at 1210 Maple. Of course, we have enjoyed the open space at 1210, but the opportunity to add an appropriate new house should not be missed. Since our whole neighborhood is an historic district, I am confident that the committee will approve a design that fits the aesthetics of the surrounding blocks. I look forward to seeing the sale, as well as construction completed as soon as possible. I also look forward to welcoming new residents, who will add to the vibrancy of our wonderful central Evanston neighborhood.

Sincerely yours,

Stephen W. Littell

June 13, 2022

To Whom It May Concern,

As a resident of the 1200 block of Maple Ave., I fully support the subdivision proposed by the owners of 1214 Maple Ave. to create a new lot at 1210 Maple Ave. Although I regret the loss of yet, in effect, another green conservancy, I appreciate the necessity for this zoning to facilitate the sale of the 1214 property. Unfortunately, that wonderful historic property has remained vacant for more than two years, creating both a security and aesthetic concern for the entire block. I was excited to learn that there are prospective buyers who are planning to build a new house on the proposed 1210 lot.

I welcome the opportunity to have new neighbors to share in our enjoyment of this historical landmark community as long as the new construction plans conform to the preservation committee's criteria for assessing new building proposals. Many resident owners on the block have gladly complied with those preservation criteria when undertaking significant remodeling projects, sometimes requiring additional expense, because we all appreciate the importance of protecting the architectural heritage our block represents.

I look forward to new neighbors and the addition of a new house at 1210 Maple Ave. that is consistent with the block's historical status.

Sincerely,  
Larry Rehage  
1211 Maple Ave