



**AGENDA**  
**Preservation Commission**  
**Tuesday, July 12, 2022**  
**Lorraine H. Morton Civic Center 7:00 PM**

Page

**1. CALL TO ORDER/DECLARATION OF A QUORUM**

**2. OLD BUSINESS**

A. **1210 Maple Avenue - Ridge Historic District - 22PRES-0081** 3 - 44

Nathan Kipnis, architect, submits for a Certificate of Appropriateness to construct a new two-story single-family residence and detached single-story two-car garage on a proposed subdivision of the parcel commonly known as 1214 Maple Avenue.

**Applicable Standards:** Construction [1-11; 13, 14; and, 16]

**Continued from June 14, 2022**

- [0. 1210 Maple Staff Report](#)
- [1. 1210 Maple Application](#)
- [2. 1210 Maple Drawings](#)
- [3. 1210 Maple Standards Responses](#)
- [4. 1210 Maple Boundary and Topographic Survey](#)
- [5. 1210 Maple Plat of Survey](#)
- [6. 1210 Maple ZoningSummary](#)

**3. APPROVAL OF MEETING MINUTES**

A. **Minutes of June 14, 2022** 45 - 51  
[20220614\\_HPC\\_Minutes\\_DRAFT](#)

#### 4. DISCUSSION (NO VOTE WILL BE TAKEN)

##### A. Downtown Heritage Resource Survey

52 - 57

Staff has prepared a map of three survey routes (attached). Each route will be surveyed by teams of two to three Commissioners and City Staff. Staff will circulate a doodle poll for each survey team to determine timing. A draft survey sheet has also been prepared (attached) as well as a digital version.

[Proposed Survey Routes](#)

[Evanston Preservation Commission - Survey Form](#)

##### B. Commission Training

Staff proposes a Law-Department led training/discussion on the Open-Meetings Act, Roberts Rules (including meeting procedure and decorum), and ethics. The Law-Department has recently led similar trainings for other City Boards, Committees and Commissions.

##### C. Work Plan Subcommittee

The long-range work plan subcommittee met on July 7 to begin finalizing the implementation section. Staff will provide an update on the plan and next steps.

#### 5. 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](mailto: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](mailto:cruiz@cityofevanston.org) con 48 horas de anticipación para acomodar su pedido en lo posible

**1210 Maple Avenue – Ridge Historic District – 22PRES-0081**

Nathan Kipnis, architect, submits for a Certificate of Appropriateness to construct a new two-story single-family residence and detached single-story two-car garage on a proposed subdivision of the parcel commonly known as 1214 Maple Avenue.

**Continued from June 14, 2022**

**Applicable Standards:** Construction [1-11;13,14; and, 16.]



# STAFF REPORT

To: Members of the Preservation Commission  
From: Cade W. Sterling, City Planner  
Subject: 1210 Maple Avenue – 22PRES-0081  
Date: July 6, 2022

## Public Notice

### **1210 Maple Avenue – Ridge Historic District – 22PRES-0081**

Nathan Kipnis, architect, submits for a Certificate of Appropriateness to construct a new two-story single-family residence and detached single-story two-car garage on a proposed subdivision of the parcel commonly known as 1214 Maple Avenue.

**Applicable Standards:** Construction [1-11;13,14; and, 16.]

## Update:

This proposal was continued from the June 14, 2022 meeting to allow the applicant time to prepare revisions. At the 2022 meeting, the Commission encouraged revisions to the primary elevation/façade only. Standards of concern were identified and included:

- 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.
- 6. *Rhythm of entrance porches, storefront recesses and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related.
- 9. *Walls of continuity.* Facades and property and site structures, such as masonry walls, fences and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are visually related.

The Commission further requested responses to the applicable standards which the applicant has included, and additional documentation which show the physical relationships between the proposed structure and those to which it is most directly visually related, particularly the homes to its north and south in addition to those across the street to the east.

The subdivision previously proposed which creates the new lot at 1210 Maple from a double-lot commonly known as 1214 Maple was approved by City Council in late June.

Setting:

The proposed vacant lot subject to new construction is located in the east central portion of the Ridge Historic District on the west side of Maple Avenue between Dempster Street to the north and Crain Street to the south. Surrounding homes are an eclectic mix of high-style structures of various residential typologies and densities. The block was predominately constructed between the late 1800s and early 1900s and in whole has excellent integrity and contains a significant number of individually registered Landmarks and contributing structures with a high-degree of architectural integrity.

Proposal:

The applicant proposes construction of a new two-story single-family home and two-car detached garage. The applicant proposed Passive Home Certification. The proposal remains zoning compliant.

Although the predominant period of construction for the block is between the late 1800s and early 1900s, the standards for review are not intended to impose a specific architectural style or period of architecture, nor to discourage innovative design so long as the proposal is compatible with the properties to which it is visually related -- predominately by way of form, massing, rhythm, proportion, and materiality.

New construction should be designed in such a way that it can be understood as a compatible intervention and evolutionary aspect of the District rather than something so similar to its historic context that it could be confused as being within the Districts period of significance. In this way, new construction that is overtly similar or duplicative of its surroundings, as well as that which is in extreme contrast are both incompatible. The block has a high degree of integrity and represents design excellence from the late 1800s through the early 1900s. The proposal should build on that tradition, reflecting design excellence as we know it today -- being complementary to its surroundings and context while maintaining authenticity.

Public Comment

Staff received comments regarding the proposal and has included them as a separate addendum for review.

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 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.

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.

6. *Rhythm of entrance porches, storefront recesses and other projections.* The relationship of entrances and other projections to sidewalks 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.

9. *Walls of continuity.* Facades and property and site structures, such as masonry walls, fences and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are 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.

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.

16. *New Construction.* In considering applications for new construction, such as a new freestanding structure, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.

# 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](mailto: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].

<b>1) Property Address:</b> 1210 Maple Ave	<b>FOR STAFF USE ONLY</b> <b>Application Number:</b>					
<b>2) Owner's Name:</b> Margaret Stender	<b>Address:</b> 2113 N. Fremont St.					
<table style="width: 100%; border: none;"> <tr> <td style="width: 25%;"><b>City:</b> Chicago</td> <td style="width: 15%;"><b>State:</b> IL</td> <td style="width: 15%;"><b>Zip:</b> 60614</td> <td style="width: 20%;"><b>Phone:</b> (312) 636-2177</td> <td style="width: 25%;"><b>Email/Fax:</b> MStender@chicagosky.net</td> </tr> </table>	<b>City:</b> Chicago	<b>State:</b> IL	<b>Zip:</b> 60614	<b>Phone:</b> (312) 636-2177	<b>Email/Fax:</b> MStender@chicagosky.net	
<b>City:</b> Chicago	<b>State:</b> IL	<b>Zip:</b> 60614	<b>Phone:</b> (312) 636-2177	<b>Email/Fax:</b> MStender@chicagosky.net		
<b>3) Architect's Name:</b> Kipnis Architecture + Planning	<b>Address:</b> 1642 Payne St					
<table style="width: 100%; border: none;"> <tr> <td style="width: 25%;"><b>City:</b> Evanston</td> <td style="width: 15%;"><b>State:</b> IL</td> <td style="width: 15%;"><b>Zip:</b> 60201</td> <td style="width: 20%;"><b>Phone:</b> (847) 864-9650</td> <td style="width: 25%;"><b>Email/Fax:</b> nkipnis@kipnisarch.com</td> </tr> </table>	<b>City:</b> Evanston	<b>State:</b> IL	<b>Zip:</b> 60201	<b>Phone:</b> (847) 864-9650	<b>Email/Fax:</b> nkipnis@kipnisarch.com	
<b>City:</b> Evanston	<b>State:</b> IL	<b>Zip:</b> 60201	<b>Phone:</b> (847) 864-9650	<b>Email/Fax:</b> nkipnis@kipnisarch.com		
<b>4) Contractor's Name:</b>	<b>Address:</b>					
<table style="width: 100%; border: none;"> <tr> <td style="width: 25%;"><b>City:</b></td> <td style="width: 15%;"><b>State:</b></td> <td style="width: 15%;"><b>Zip:</b></td> <td style="width: 20%;"><b>Phone:</b></td> <td style="width: 25%;"><b>Email/Fax:</b></td> </tr> </table>	<b>City:</b>	<b>State:</b>	<b>Zip:</b>	<b>Phone:</b>	<b>Email/Fax:</b>	
<b>City:</b>	<b>State:</b>	<b>Zip:</b>	<b>Phone:</b>	<b>Email/Fax:</b>		
<b>5) Landmark:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   * Refer to the Supplemental Information for guidance on page (i) (fifth page below).						
<b>6) Within Local Historic District:</b> <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						
<b>7) Refer to the completed Zoning Analysis and check as applicable if project requires:</b> <input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> Fence Variance → <b>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.</b> <b>Check if your project requires:</b> <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Development → <b>Refer to Supplemental Information on page (i) below.</b>						

## 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.

New construction on a vacant lot for a modern two-story energy efficient Passive House certified single-family residence in the Ridge Historic District. While the design is modern, it is appropriate in a historic district that highlights key architectural styles from each decade. Architectural examples from each of the sixteen decades are found in the district. While this home is clearly modern in design, it does take architectural cues from the context of its neighbors in terms of the centering of elements, incorporating a two-story bay, having an offset covered entry and front covered porch, pitched roof forms, and proportions of the openings in the overall design that relate to the proportions found within the district. The home has a substantial solar PV array which is generally hidden from view as they are located on south facing roofs.

### 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 type="checkbox"/> Alteration <input type="checkbox"/> Restoration <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Front <input type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Garage: <input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Front <input type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Windows <input type="checkbox"/> Storm Windows <input checked="" type="checkbox"/> Doors <input type="checkbox"/> Storm Doors	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Style/Materials: <small>Prefinished Aluminum Clad Casement &amp; Fixed, Lift &amp; Slide, and Sliders</small>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Roof: <input checked="" type="checkbox"/> New <input type="checkbox"/> Re-roof	<input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fence / Gate: <input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Siding: <input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear Material: Off-white Stucco	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Sign <input type="checkbox"/> Awning	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Material:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Air Conditioning Unit	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> Relocation	New Address for Relocation:	

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

Existing	Proposed		Existing	Proposed		Existing	Proposed				
<input type="checkbox"/>	<input type="checkbox"/>	<b>Façades/Front Porch &amp; Rear Porch Material</b> Wood Frame Stone Brick Stucco Synthetic Stucco Wood Siding Aluminum Siding Vinyl Siding Shingle, Material: _____ Other: <input checked="" type="checkbox"/> Cement Fiberboard Panels	<input type="checkbox"/>	<input type="checkbox"/>	<b>Flashing Material</b> Copper Sheet Metal Other: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Fences</b> Wood Wrought Iron Aluminum Other: _____ Height: _____ Length: _____			
<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>		<b>Roofing Material</b> Wood Shingles Wood Shakes Slate Clay Tile Asphalt Shingles Metal Sheet Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<b>Fascias, Soffits, Rakeboards, Trim</b> Wood Metal Synthetic Material, Type: _____ Other: <input checked="" type="checkbox"/> Cement Fiberboard Panels	<input type="checkbox"/>	<input type="checkbox"/>	<b>Terraces, Patios, Decks</b> Wood Stone Brick Pavers Concrete Pavers Poured Concrete Other: _____		
<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>		<b>Chimney Material</b> Brick Stone Stucco Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<b>Door Material</b> Wood Metal Clad Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<b>Driveway Material</b> Asphalt Poured Concrete Brick Pavers Concrete Pavers Crushed Stone Other: _____		
<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<b>Gutters/Downspouts</b> Copper Aluminum Galvanized Sheet Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<b>Window Type</b> Double Hung Casement Other: <input checked="" type="checkbox"/> Fixed	<input type="checkbox"/>	<input type="checkbox"/>	<b>Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):</b>  <input checked="" type="checkbox"/> Air Conditioning Unit			
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		
<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>	<b>Muntins</b> Not existing True divided lights Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	<b>Window Material</b> Wood Aluminum Clad Steel Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<b>4) Applicant's Signature:</b> 						<b>Date:</b> April 12, 2021					
<b>Print Name:</b> Nathan Kipnis											

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

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

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

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

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

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

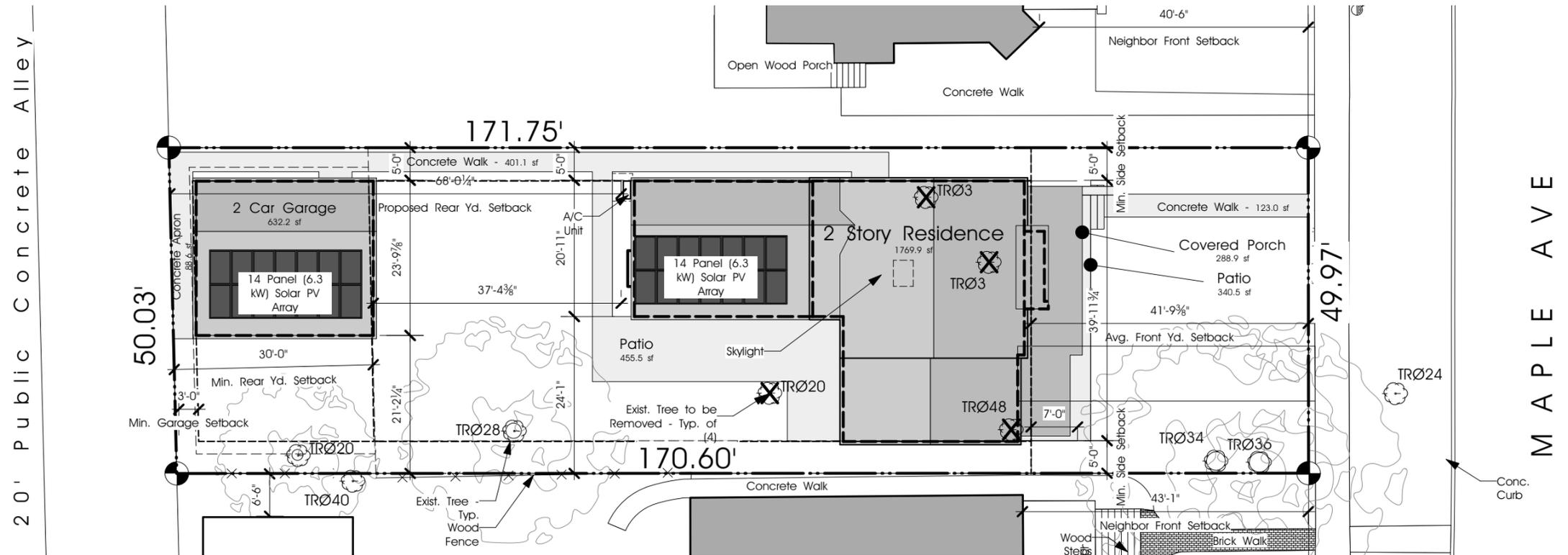
**4) Applicant's Signature:** \_\_\_\_\_  
**Print Name:**

**Date:**

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

Zoning Data

Zoning District		R1: Single Family Residential		
	Req'd	Existing	Proposed	
Min. Lot Area	7,200 s.f.	8,557.5 s.f.	No Change	
Min. Lot Width	35'0"	50'	No Change	
Avg. Front Setback	41'9 3/8"		41'9 3/8"	
Min. Rear Setback	30'0"		68'0 1/4"	
Min. Side Yard Setback	5'0"		5'0"	
Max. Lot Coverage (30%)	2,567.2 s.f.		2,454.6 s.f.	
Max. Impervious Surface (45%)	3,850.9 s.f.		3,801.0 s.f.	
Max. Principal Bldg Hgt	35'0"/2.5 Stories		2 stories	
Accessory Building				
Min. Front Setback	27'0"		140'9"	
Min. Side Setback	5'0"		5'0"	
Min. Rear Setback	3'0"		3'0"	

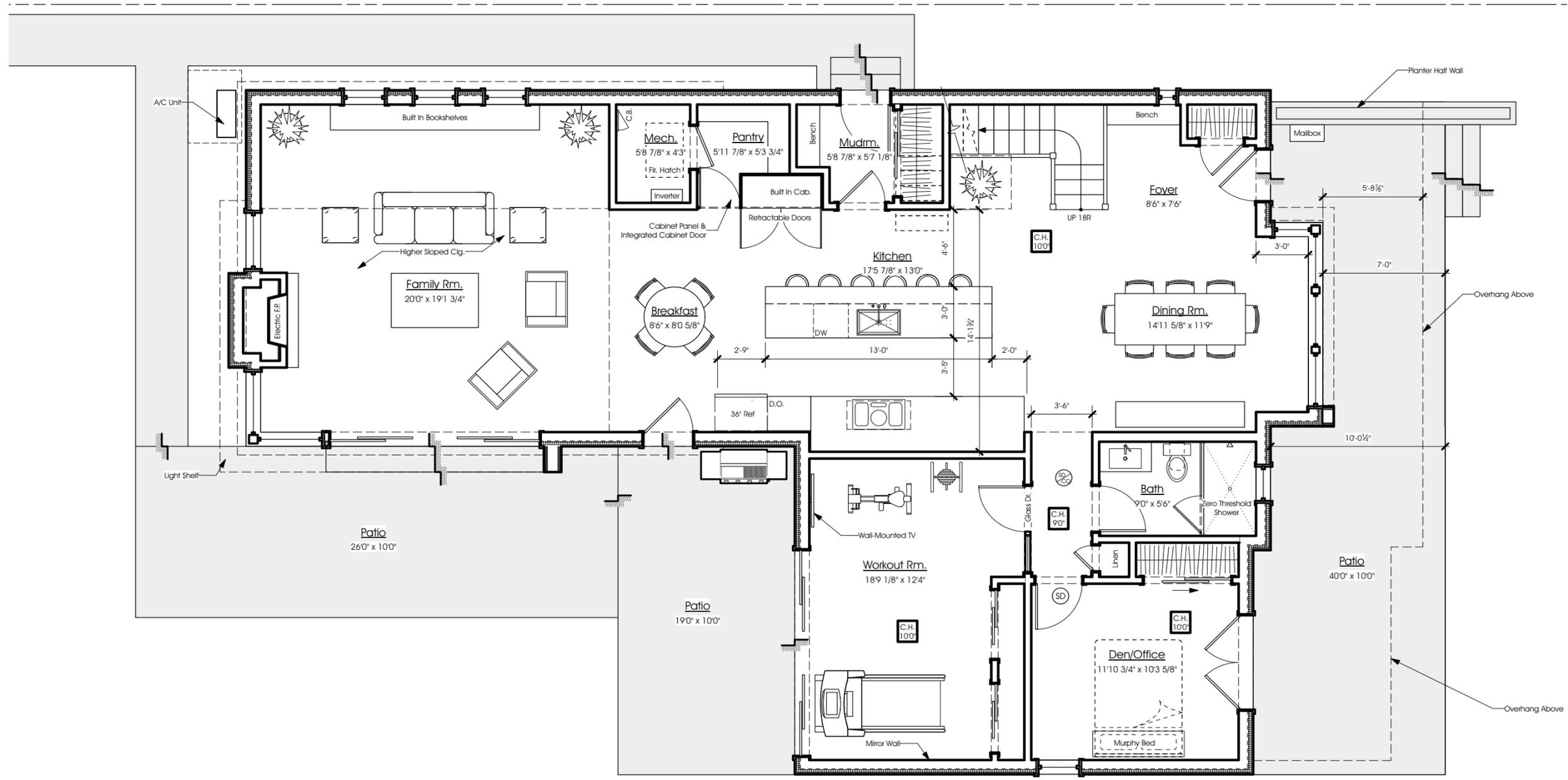


New Home for  
Margaret Stender  
1210 Maple Ave  
Evanston, IL

Site Plan  
Scale: 1/16" = 1'-0"  
July 12, 2022



1642 Payne Street | Evanston, IL 60201  
312.586.2818 | www.nexthausalliance.com



### 1st Flr - Proposed

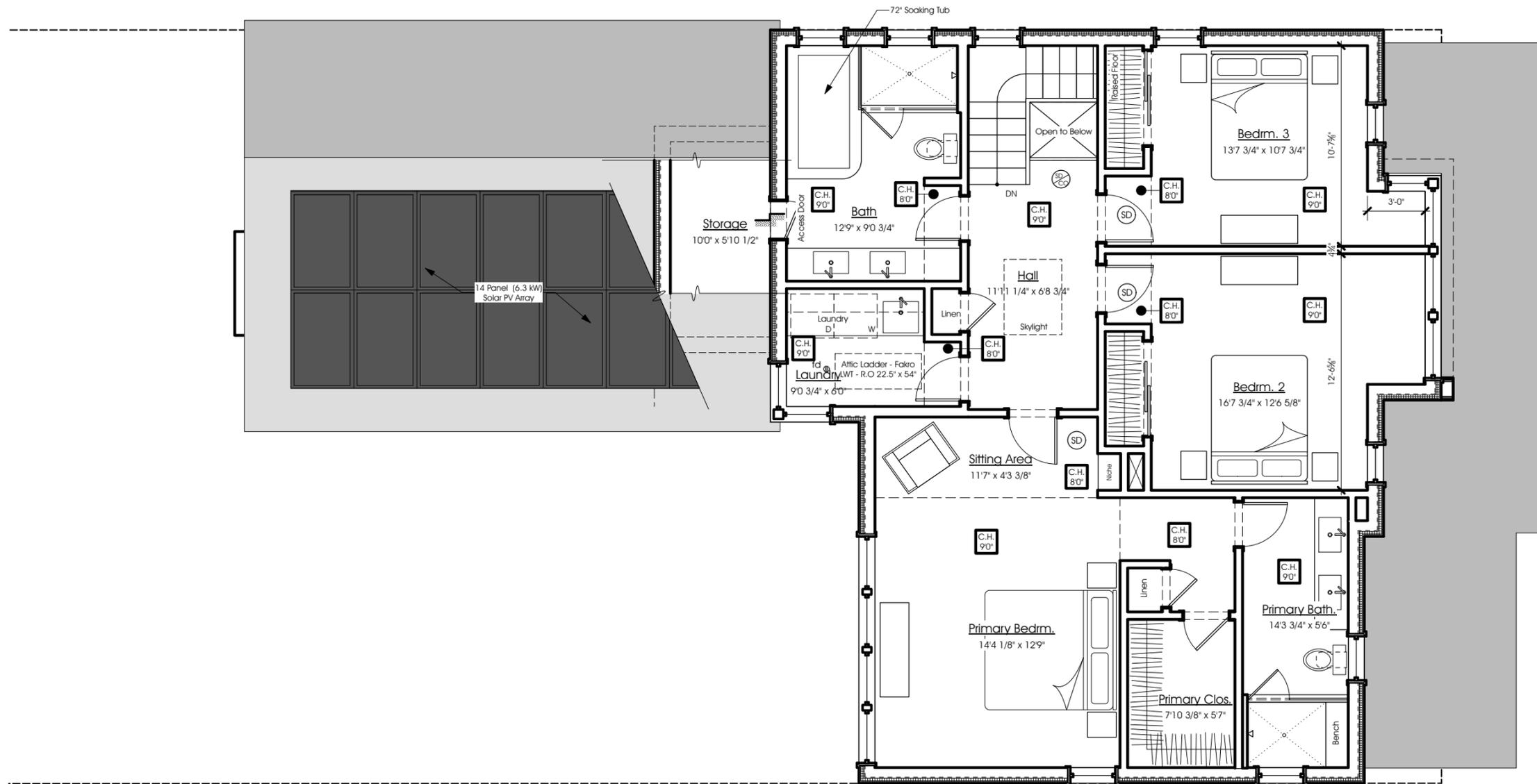
Scale: 3/16" = 1'-0"  
July 12, 2022



New Home for  
Margaret Stender  
1210 Maple Ave  
Evanston, IL



1642 Payne Street | Evanston, IL 60201  
312.586.2818 | www.nexthausalliance.com



### 2nd Flr - Proposed

Scale: 3/16" = 1'-0"

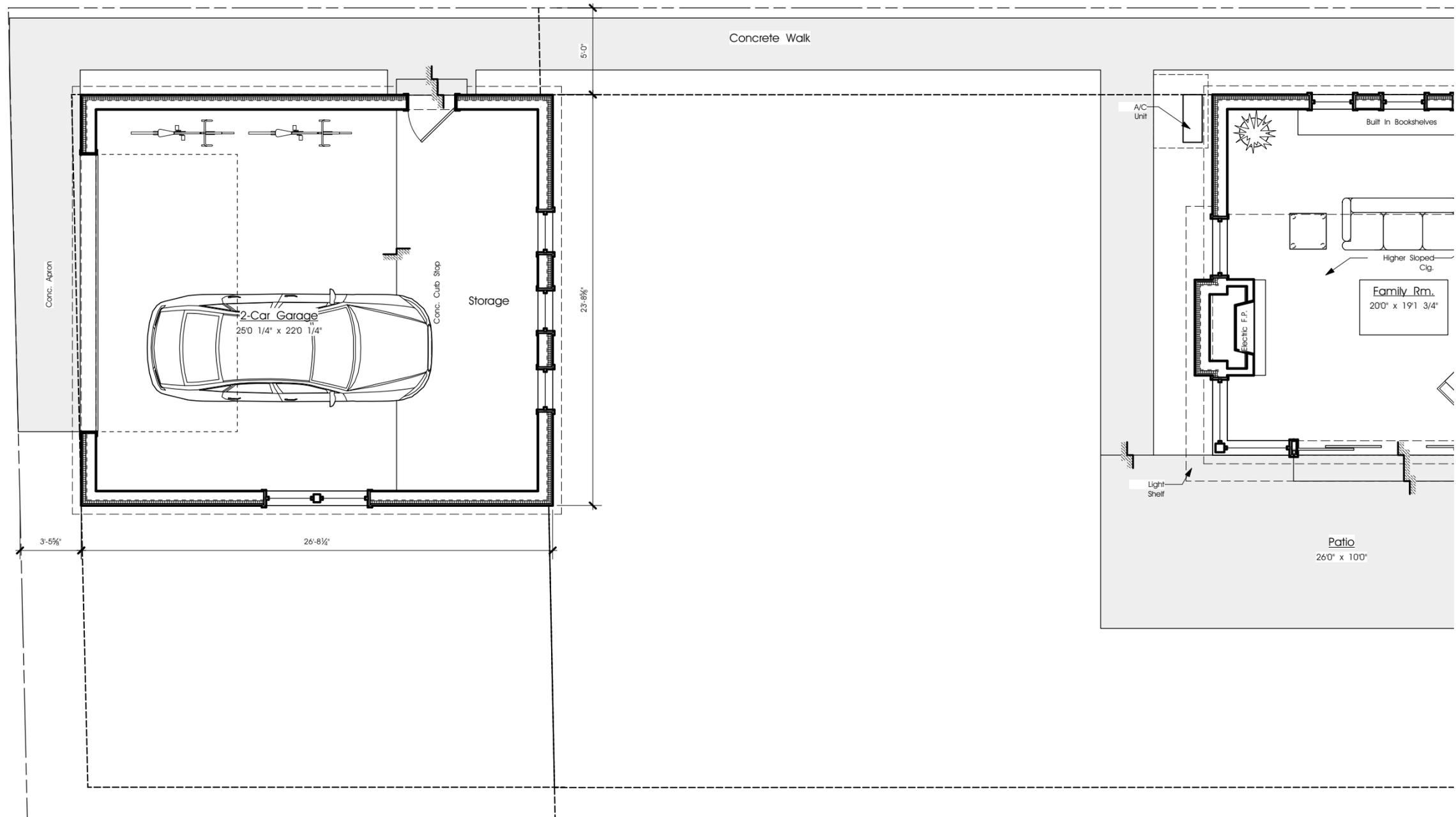
July 12, 2022



New Home for  
 Margaret Stender  
 1210 Maple Ave  
 Evanston, IL



1642 payne street | evanston, IL 60201  
 312.586.2818 | www.nexthausalliance.com



### Garage - Proposed

Scale: 3/16" = 1'-0"

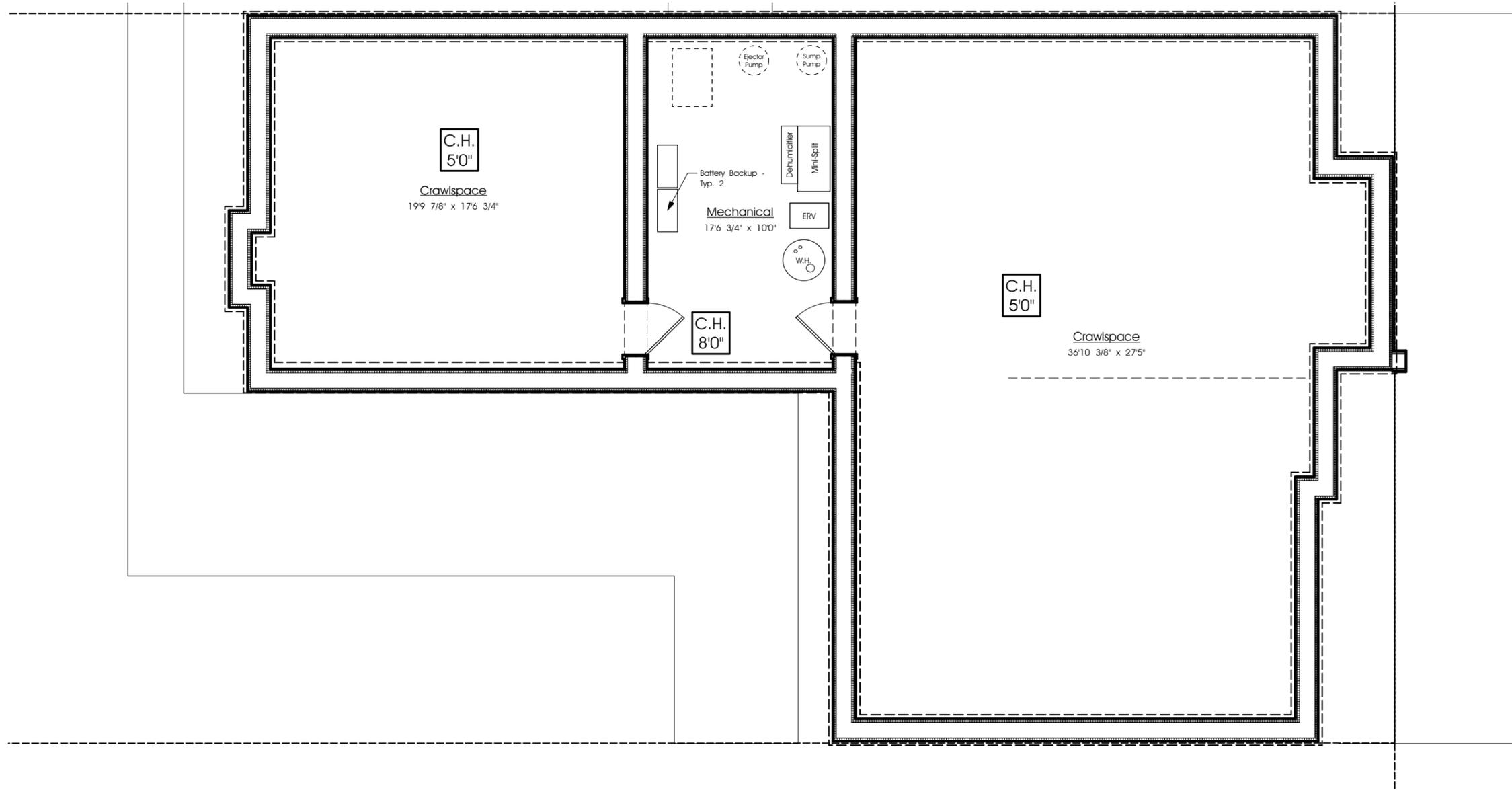
July 12, 2022



New Home for  
 Margaret Stender  
 1210 Maple Ave  
 Evanston, IL

**NextHaus** ALLIANCE<sup>®</sup>  
 High Design/Low Carbon™ - Under One Roof

1642 payne street | evanston, IL 60201  
 312.586.2818 | www.nexthausalliance.com



### Crawlspace - Proposed

Scale: 3/16" = 1'-0"

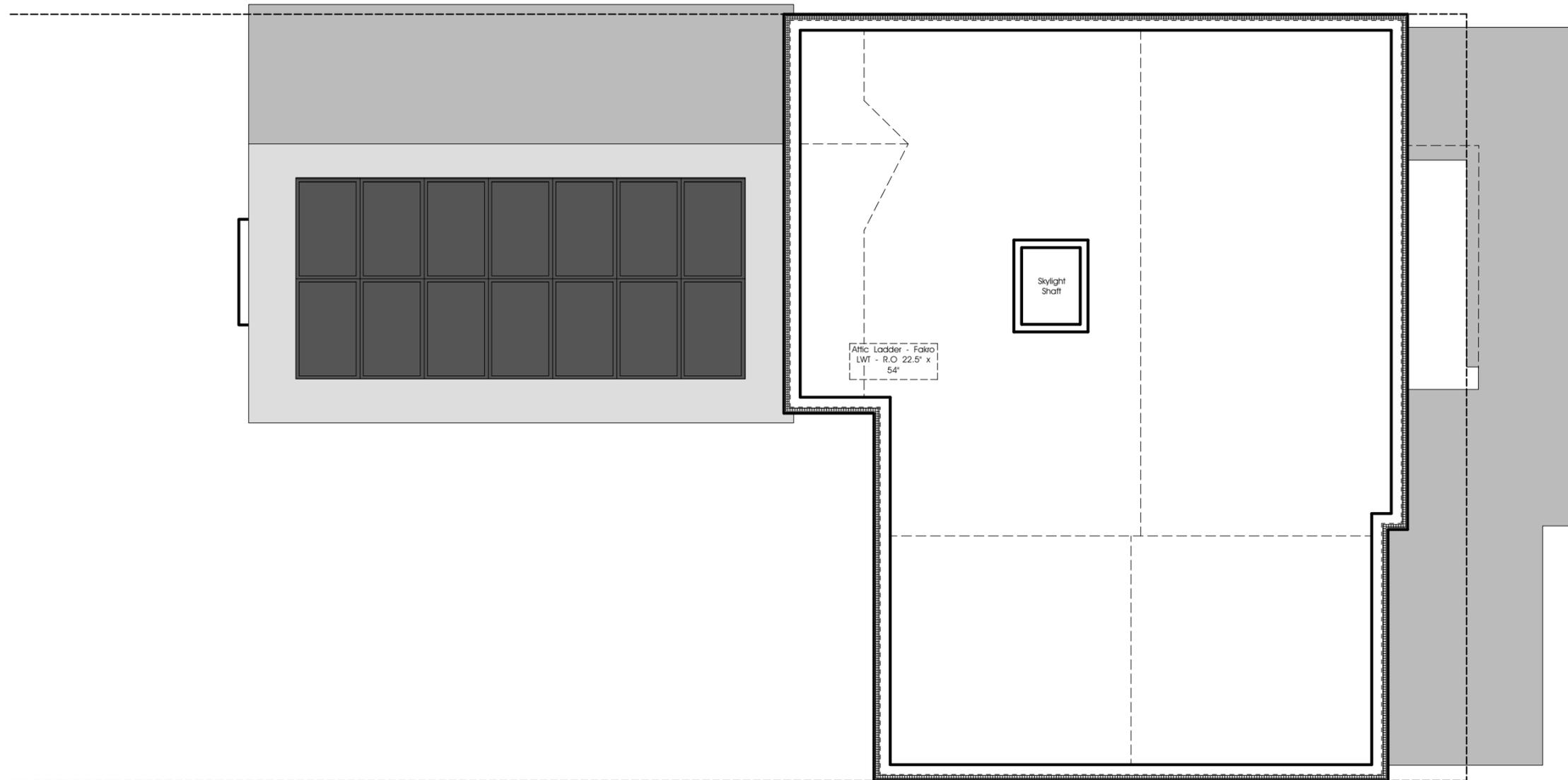
July 12, 2022



New Home for  
 Margaret Stender  
 1210 Maple Ave  
 Evanston, IL



1642 payne street | evanston, IL 60201  
 312.586.2818 | www.nexthausalliance.com



New Home for  
 Margaret Stender  
 1210 Maple Ave  
 Evanston, IL

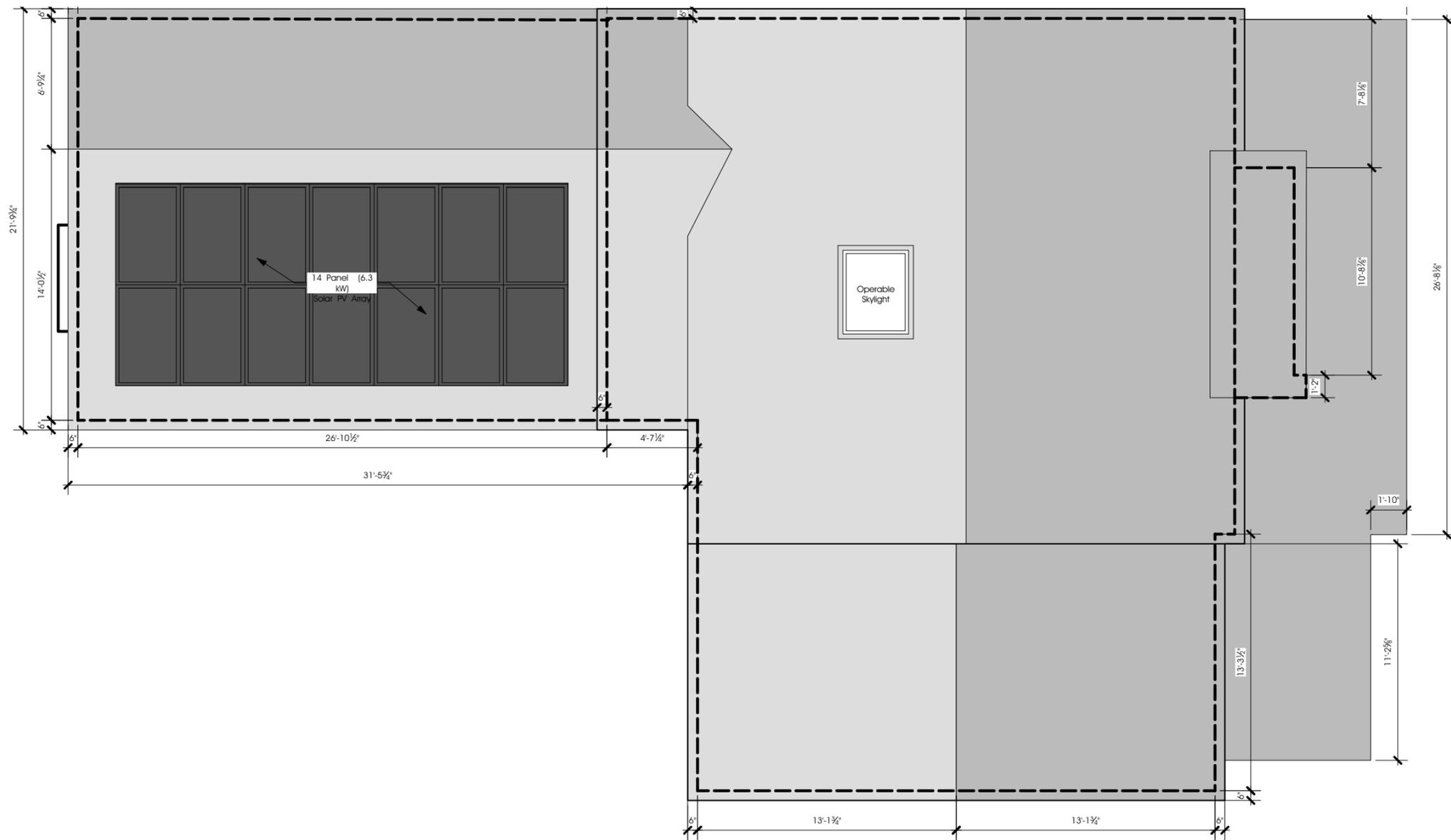
Attic - Proposed

Scale: 3/16" = 1'-0"

July 12, 2022



1642 payne street | evanston, IL 60201  
 312.586.2818 | www.nexthausalliance.com



### Roof - Proposed

Scale: 3/16" = 1'-0"

July 12, 2022



New Home for  
 Margaret Stender  
 1210 Maple Ave  
 Evanston, IL



1642 payne street | evanston, IL 60201  
 312.586.2818 | www.nexthausalliance.com



1208 Maple



1214 Maple

New Home for  
 Margaret Stender  
 1210 Maple Ave  
 Evanston, IL

Neighbors Photos

July 12, 2022



1642 payne street | evanston, IL 60201  
 312.586.2818 | www.nexthausalliance.com



New Home for  
Margaret Stender  
1210 Maple Ave  
Evanston, IL

## Neighbors Photos

July 12, 2022



1642 payne street | evanston, IL 60201  
312.586.2818 | www.nexthausalliance.com



Sugar Maple Tree - Half of the Tree has been ripped out. Remaining Half Crotch has Trunk Rot.



Mulberry Tree - Undesirable Species, Leaning Towards Sidewalk. It is possible this tree will fall and if it does, it will fall on the public sidewalk.



Mulberry Tree - Undesirable Species, Split Main Crotch.



Norway Maple Tree - Weed Species

New Home for  
Margaret Stender  
1210 Maple Ave  
Evanston, IL

## Trees Proposed to be Removed

July 12, 2022



1642 payne street | evanston, IL 60201  
312.586.2818 | www.nexthausalliance.com

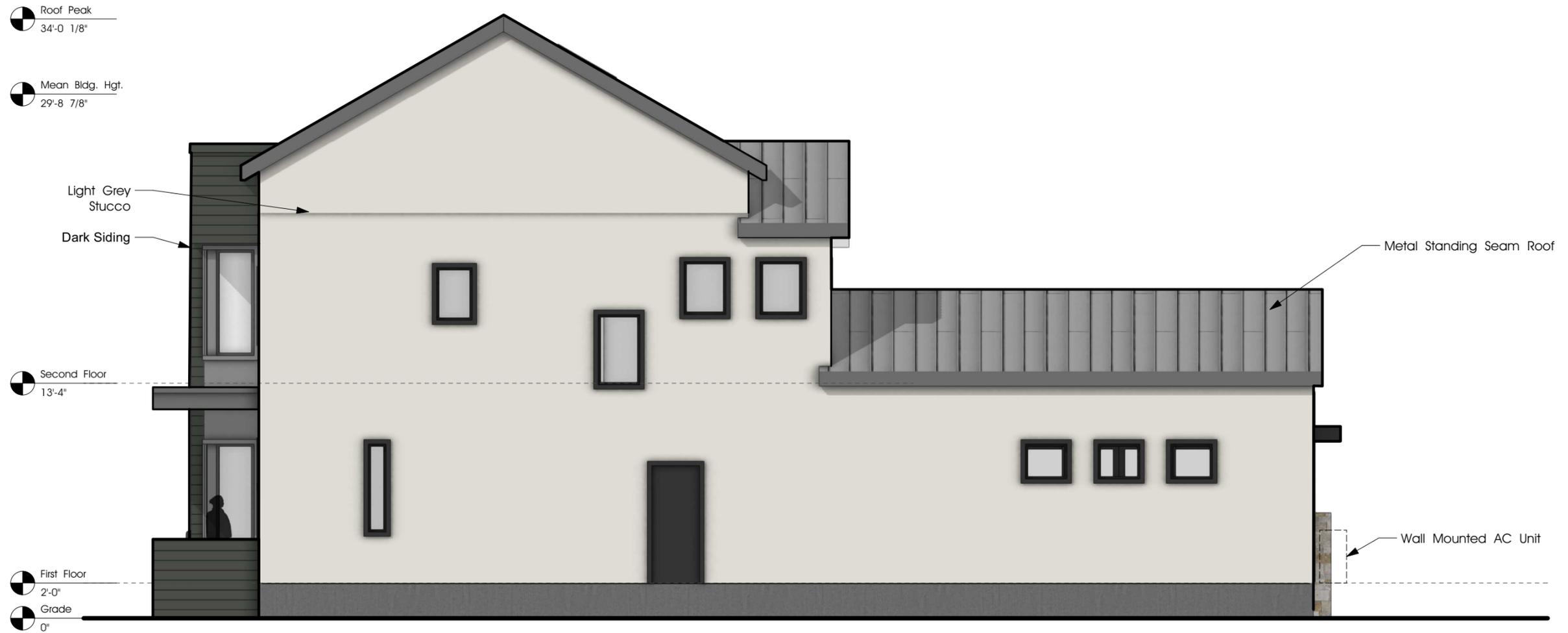


New Home for  
Margaret Stender  
1210 Maple Ave  
Evanston, IL

East Elevation  
Scale: 3/16" = 1'0"  
July 12, 2022

**NextHaus** ALLIANCE<sup>®</sup>  
*High Design/Low Carbon™ - Under One Roof*

1642 payne street | evanston, IL 60201  
312.586.2818 | www.nexthausalliance.com



New Home for  
 Margaret Stender  
 1210 Maple Ave  
 Evanston, IL

North Elevation  
 Scale: 3/16" = 1'0"  
 July 12, 2022



1642 payne street | evanston, IL 60201  
 312.586.2818 | www.nexthausalliance.com



New Home for  
 Margaret Stender  
 1210 Maple Ave  
 Evanston, IL

**South Elevation**  
 Scale: 3/16" = 1'0"  
 July 12, 2022

**NextHaus** ALLIANCE<sup>®</sup>  
*High Design/Low Carbon™ - Under One Roof*

1642 payne street | evanston, IL 60201  
 312.586.2818 | www.nexthausalliance.com



New Home for  
 Margaret Stender  
 1210 Maple Ave  
 Evanston, IL

West Elevation  
 Scale: 3/16" = 1'0"  
 July 12, 2022

**NextHaus** ALLIANCE<sup>®</sup>  
 High Design/Low Carbon™ - Under One Roof

1642 payne street | evanston, IL 60201  
 312.586.2818 | www.nexthausalliance.com

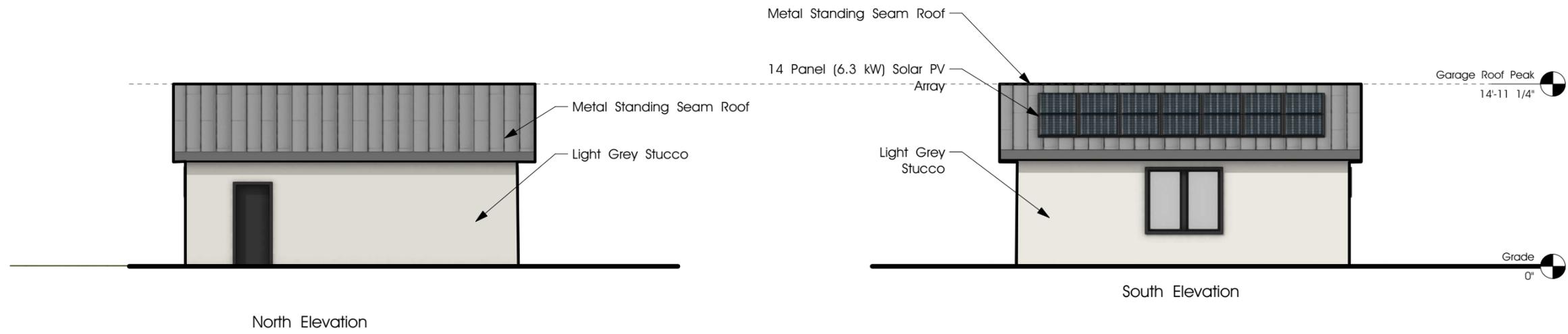


New Home for  
Margaret Stender  
1210 Maple Ave  
Evanston, IL

Site Elevation  
Scale: 3/16" = 1'0"  
July 12, 2022

**NextHaus** ALLIANCE®  
*High Design/Low Carbon™ - Under One Roof*

1642 payne street | evanston, IL 60201  
312.586.2818 | www.nexthausalliance.com



New Home for  
 Margaret Stender  
 1210 Maple Ave  
 Evanston, IL

**Garage Elevations**  
 Scale: 1/8" = 1'0"  
 July 12, 2022



1642 payne street | evanston, IL 60201  
 312.586.2818 | www.nexthausalliance.com



New Home for  
Margaret Stender  
1210 Maple Ave  
Evanston, IL

3D Rendering - Front

July 12, 2022



1642 payne street | evanston, IL 60201  
312.586.2818 | www.nexthausalliance.com



New Home for  
Margaret Stender  
1210 Maple Ave  
Evanston, IL

3D Rendering - Front w/ Landscape

July 12, 2022

**NextHaus** ALLIANCE<sup>®</sup>  
*High Design/Low Carbon™ - Under One Roof*

1642 payne street | evanston, IL 60201  
312.586.2818 | www.nexthausalliance.com



New Home for  
Margaret Stender  
1210 Maple Ave  
Evanston, IL

3D Rendering - Rear

July 12, 2022



1642 payne street | evanston, IL 60201  
312.586.2818 | www.nexthausalliance.com



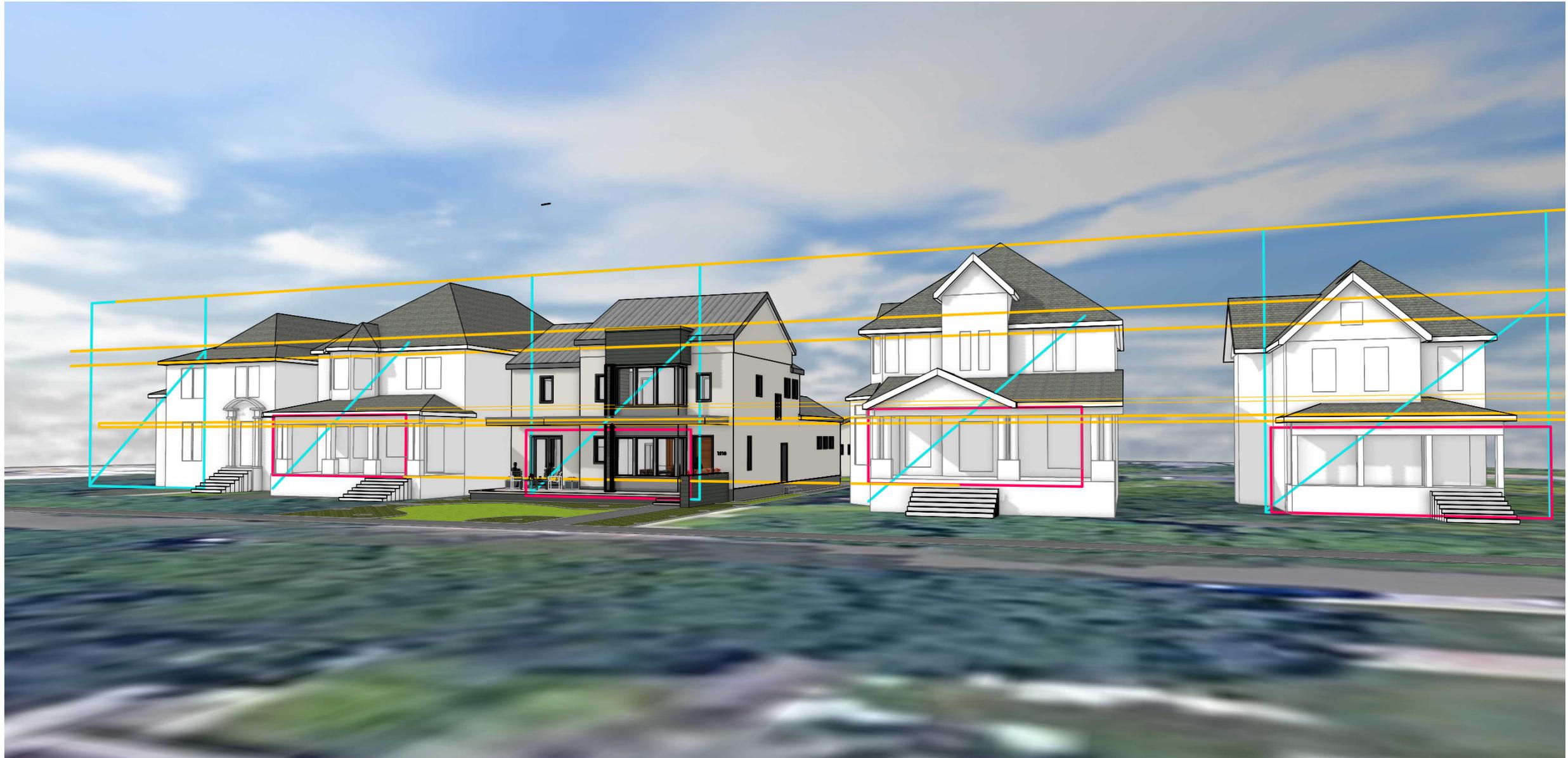
New Home for  
Margaret Stender  
1210 Maple Ave  
Evanston, IL

3D Rendering - Sidewalk View

July 12, 2022



1642 payne street | evanston, IL 60201  
312.586.2818 | www.nexthausalliance.com



New Home for  
Margaret Stender  
1210 Maple Ave  
Evanston, IL

### 3D Rendering - Neighborhood

July 12, 2022



1642 payne street | evanston, IL 60201  
312.586.2818 | www.nexthausalliance.com



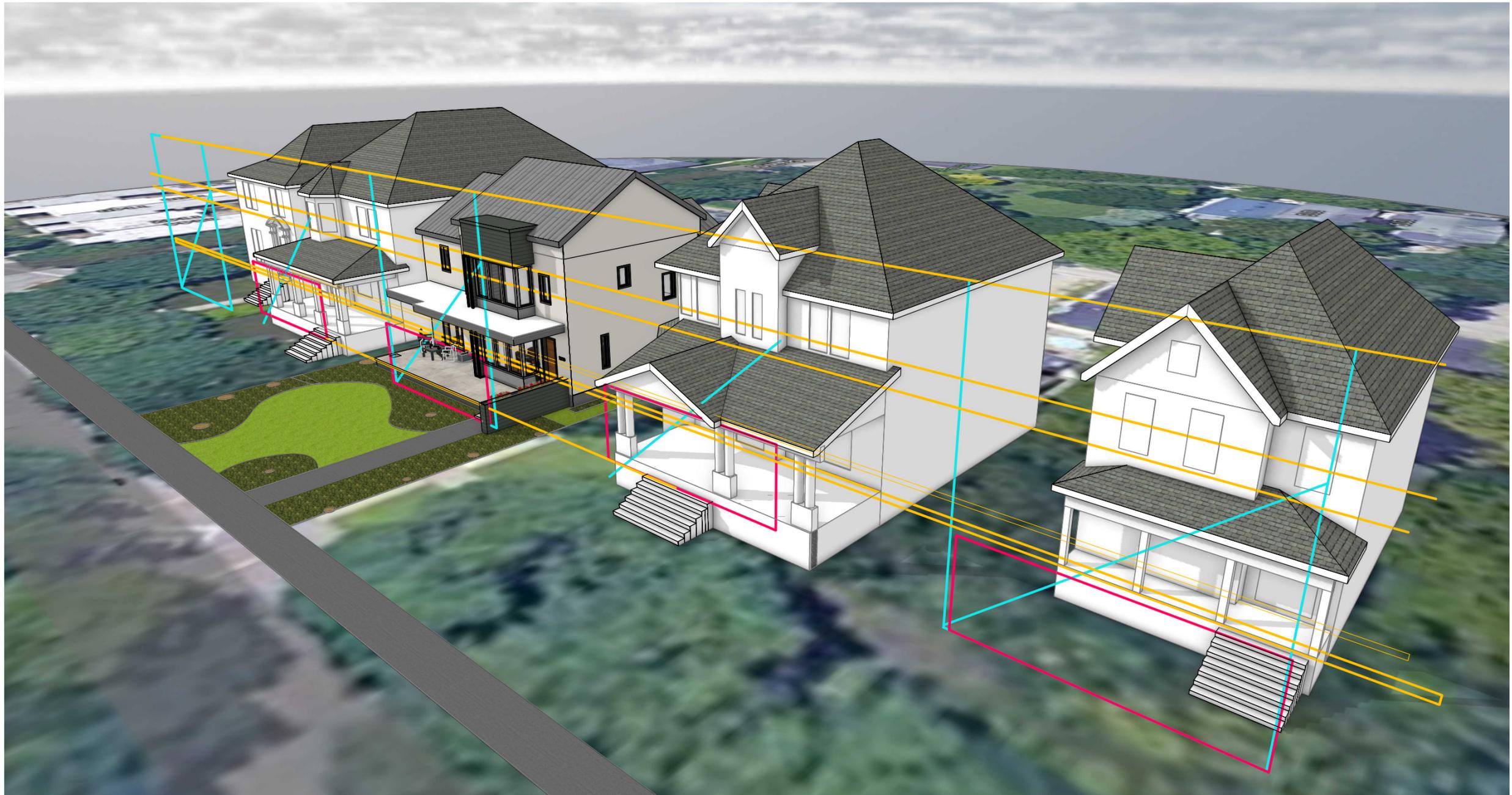
New Home for  
Margaret Stender  
1210 Maple Ave  
Evanston, IL

3D Rendering - Neighborhood

July 12, 2022



1642 payne street | evanston, IL 60201  
312.586.2818 | www.nexthausalliance.com



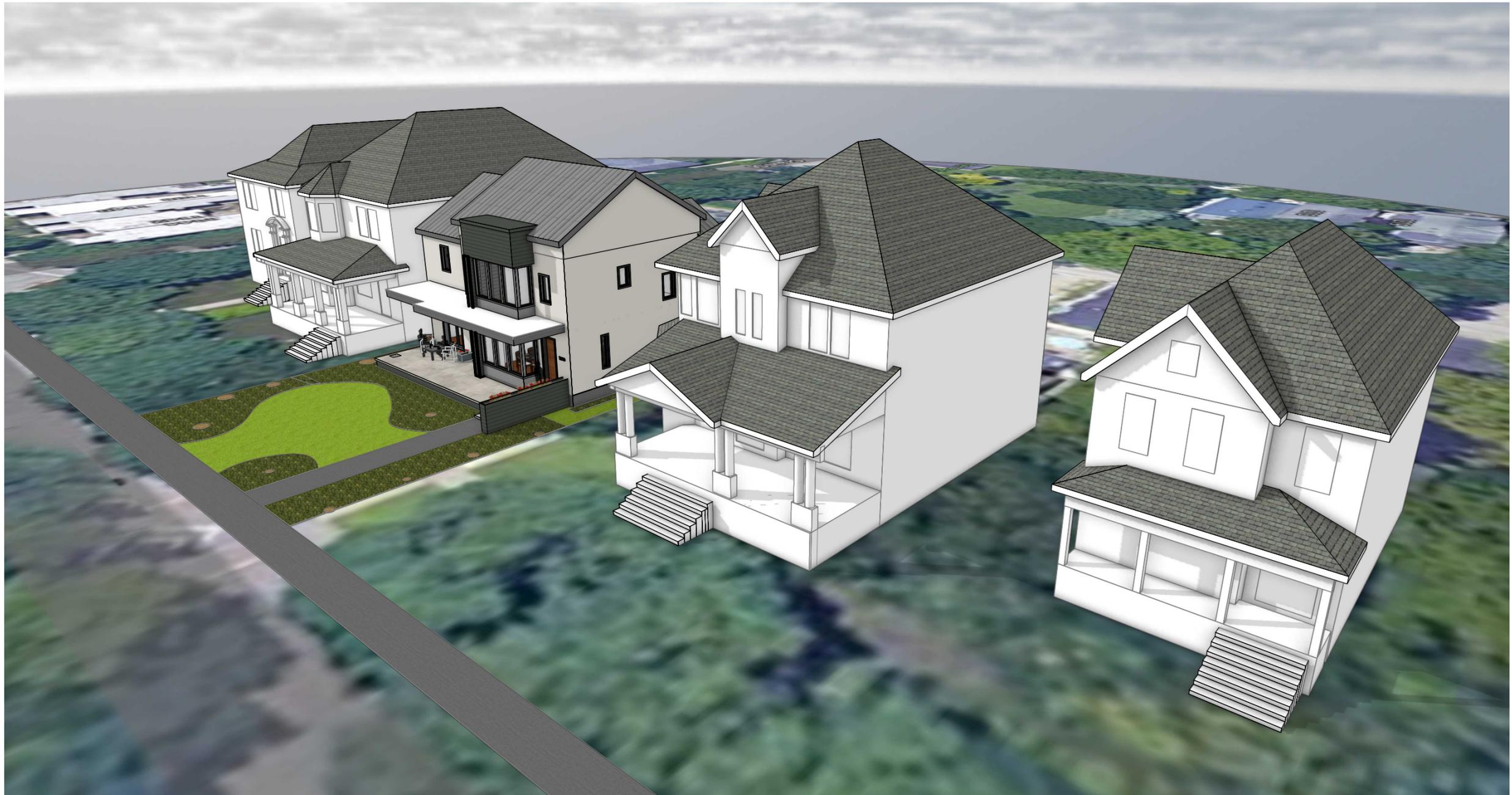
New Home for  
Margaret Stender  
1210 Maple Ave  
Evanston, IL

### 3D Rendering - Neighborhood

July 12, 2022



1642 payne street | evanston, IL 60201  
312.586.2818 | www.nexthausalliance.com



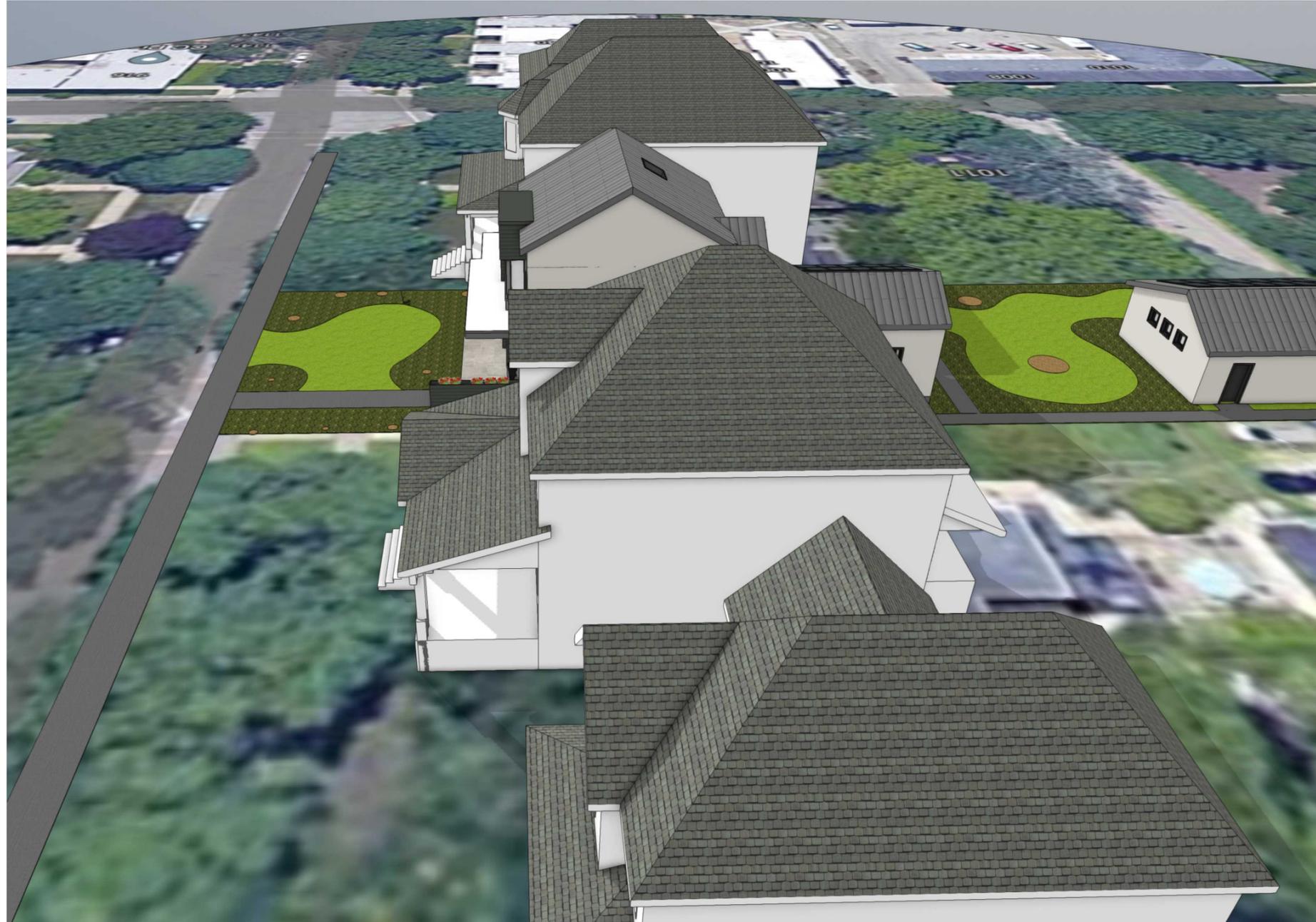
New Home for  
Margaret Stender  
1210 Maple Ave  
Evanston, IL

3D Rendering - Neighborhood

July 12, 2022



1642 payne street | evanston, IL 60201  
312.586.2818 | www.nexthausalliance.com



New Home for  
Margaret Stender  
1210 Maple Ave  
Evanston, IL

3D Rendering - Neighborhood Aerial

July 12, 2022



1642 payne street | evanston, IL 60201  
312.586.2818 | www.nexthausalliance.com



Porch View North



Porch View South

New Home for  
 Margaret Stender  
 1210 Maple Ave  
 Evanston, IL

3D Rendering - Porch Views

July 12, 2022



1642 payne street | evanston, IL 60201  
 312.586.2818 | www.nexthausalliance.com

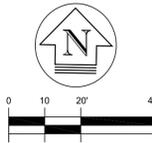
## 1210 Maple - Standards for Review of Construction

July 12, 2022

1. **Height.** *Height shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.*
  - The 34' roof height, which is 1' less than allowed by the zoning code, aligns with the roof peak of the home two to the south and two to the north, the dormer roof peak of the home immediately to the north, and the roof eave aligns with the homes immediately to the north and to the south.
  - The first floor ceiling height is 10' and this was done to allow hot air to rise up above the occupants, similar to why high ceiling heights were used in homes in the historic district prior to mechanical air conditioning.
2. **Proportion of facades.** *Relationship of the width:height of the facades shall be visually compatible with properties, structures, sites, public ways, objects & places to which it is visually related.*
  - The proportion of the facade and its massing was carefully designed to have its proportions relate to the adjacent structures. Refer to the attached gridline relationship study that shows this.
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.*
  - The homes to the north and south have a wide range of window opening proportions. The proportions of the proposed home's windows and doors are within the range of the proportions of the adjacent structures.
  - Many homes in the historic district feature prominent bay window elements. The proposed home implements a similar bay element with eight windows.
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.*
  - The homes two to the north and two to the south have a lower window to wall ratio, while the homes immediately to the north and south have a higher window to wall ratio. The proposed home has a window to wall ratio within that range.
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.*
  - Infilling this lot significantly improves the rhythm of spacing on the street. The urban fabric on the block is now complete.
  - The facade is broken down with two distinct masses along with a projected bay that relates to other homes in the neighborhood, which also feature a major mass next to a minor mass and projecting bays on the majority of the homes on the block.

- The building aligns the front facade with the neighboring homes.
  - Due to specific circumstances at 1214 Maple, that home has a side yard setback which is clearly wider than normal. Otherwise, the spacing between the homes is essentially similar to the rest of the homes on the block.
6. ***Rhythm of entrance porches, storefront recesses and other projections.*** *The relationship of entrances and other projections to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related.*
- The entry to this house is offset to the north, as are the vast majority of the other homes on the block. The entry is covered, which is typical of these homes as well.
  - This house prominently features a full covered porch similar to many other homes on the block.
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.*
- The homes in the historic district generally have either siding or stucco cladding. This home will be clad with real stucco with its bay and planter wall clad in shiplap siding.
  - The stucco will be a light warm gray tone.
  - The roof is a medium gray standing seam metal roof made from recycled metal.
  - The home features pre-finished aluminum clad wood windows. Where windows are ganged up, a 3 1/2" clad mull is used, which is similar in proportion to other mull windows on the block.
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.*
- The primary roof form is a pair of end gabled roofs.
  - The home's bay projects above the roof line and in effect becomes a simplified roof element.
  - Solar panels are on the rear lower roof and the garage roof, which are not visible from public right of way.
9. ***Walls of continuity.*** *Facades and property and site structures, such as masonry walls, fences and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are visually related.*
- The front facade's setback aligns with the adjacent homes, thereby creating a wall of continuity.
  - The building has a similar sized front facade to its immediate neighbors.
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.*
- The massing of the home is similar to the adjacent homes in that the front facade has a major massing, a smaller minor massing, a two story bay, and an offset entry.
  - The home also has a prominent covered front porch.
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.*
- The home has a horizontal bias with its major massing, minor mass, and offset entry, similar to many other homes in the neighborhood.

- The bay is asymmetrical with front facing windows and windows wrapping around the north, and siding on the south side which also caps the top of the bay.
12. **Original qualities.** *For additions to existing structures, the distinguishing original qualities or character of a property, site or object and its environment should be preserved. The alteration of any historic material or distinctive architectural features should be avoided when possible.*
- Not Applicable
13. **Archaeological resources.** *Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.*
- Not Applicable
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.*
- The home is planned to be Evanston's first certified Passive House. This implies a highly insulated and tight perimeter shell with mechanically controlled, efficient ventilation systems.
  - It is designed to be a net-zero building, meaning it produces more energy than it uses on an annual basis.
  - It will be all-electric to decarbonize its operation energy use and has on site electric car charging.
  - As far as we are aware, this home will have Evanston's first carbon-free water vapor fireplace.
  - The family room has an integrated light shelf system which shades the room from direct sun in the summer while redirecting sunlight deep into the space for enhanced natural daylighting.
  - Similar to classic homes, natural ventilation is enhanced through strategically placed windows and an operable skylight at the top of the stairwell.
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.*
- Not Applicable
16. **New construction.** *In considering new construction such as a new free standing structure, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.*
- The design is clearly modern but has integrated many design elements and characteristics that relate to the neighborhood and adjacent structures. The proportioning of the main building and its fenestrations, the use of the two story bay, having two different massings of the structure and integrating a front covered porch all acknowledge the context where the home is located.
17. **Signs.** *Any sign that is readily visible from a public street shall not be incongruous to the historic character of the landmark or the district. Recommendations regarding signs are advisory only and may be referred to DAPR.*
- Not Applicable



**UNITED SURVEY SERVICE, LLC**  
 CONSTRUCTION AND LAND SURVEYORS  
 7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305  
 TEL.: (847) 299-1010 FAX: (847) 299-5887  
 E-MAIL: USURVEY@USANDCS.COM

# BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 2 IN HERRICK RESUBDIVISION OF LOTS 8 AND 9 IN BLOCK 1 IN CRAIN'S SUBDIVISION OF THE NORTH HALF OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **1214 MAPLE AVENUE, EVANSTON, ILLINOIS**

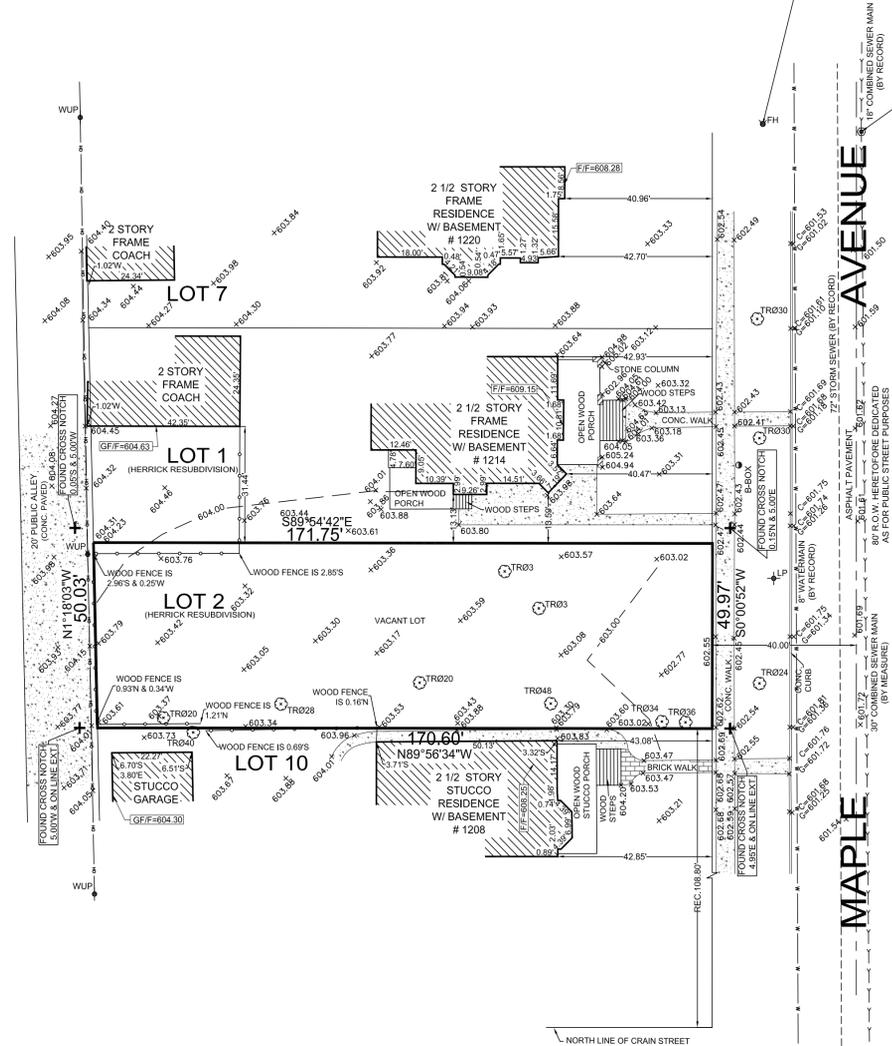
PERMANENT INDEX NUMBER: 11 - 19 - 102 - 019 - 0000 (PART OF)

AREA= 8,559 SQ. FT. OR 0.196 ACRE

SET BENCH MARK:  
 NORTH BOLT OF FIRE HYDRANT  
 EL.=603.06 ( NAVD 1988)

SANITARY MANHOLE  
 RIM=601.34  
 INV.=594.84

SANITARY MANHOLE  
 RIM=601.72  
 INV.=592.52



**PUBLIC UTILITY NOTE:**  
 LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

**CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, SEWER AND WATER, ETC.) PRIOR TO COMMENCING ANY CONSTRUCTION.**

THESE COMPANIES WILL LOCATE ON THE GROUND THE LOCATION OF ALL CONDUIT, DUCTS, UNDERGROUND PIPING, ETC., ADJOINING AND CROSSING PROPOSED CONSTRUCTION.

STATE OF ILLINOIS )  
 ) S.S.  
 COUNTY OF COOK )

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

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

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

RIVER FOREST, ILLINOIS, MARCH 18, A.D. 2022.

BY: *Roy G. Lawniczak*  
 ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290  
 LICENSE EXPIRES: NOVEMBER 30, 2022  
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
 LICENSE EXPIRES: APRIL 30, 2023



LEGEND	ABBREVIATIONS
	SAN-MH SANITARY MANHOLE
	LP LIGHT POLE
	WUP WOOD UTILITY POLE
	FH FIRE HYDRANT
	TREE
	C=TOP OF CURB
	G=GUTTER
	FF=FINISH FLOOR
	T/F=TOP FOUNDATION
	GFF=GARAGE FINISH FLOOR

NOTE:  
 ELEVATION DETERMINATED BY GPS METHOD

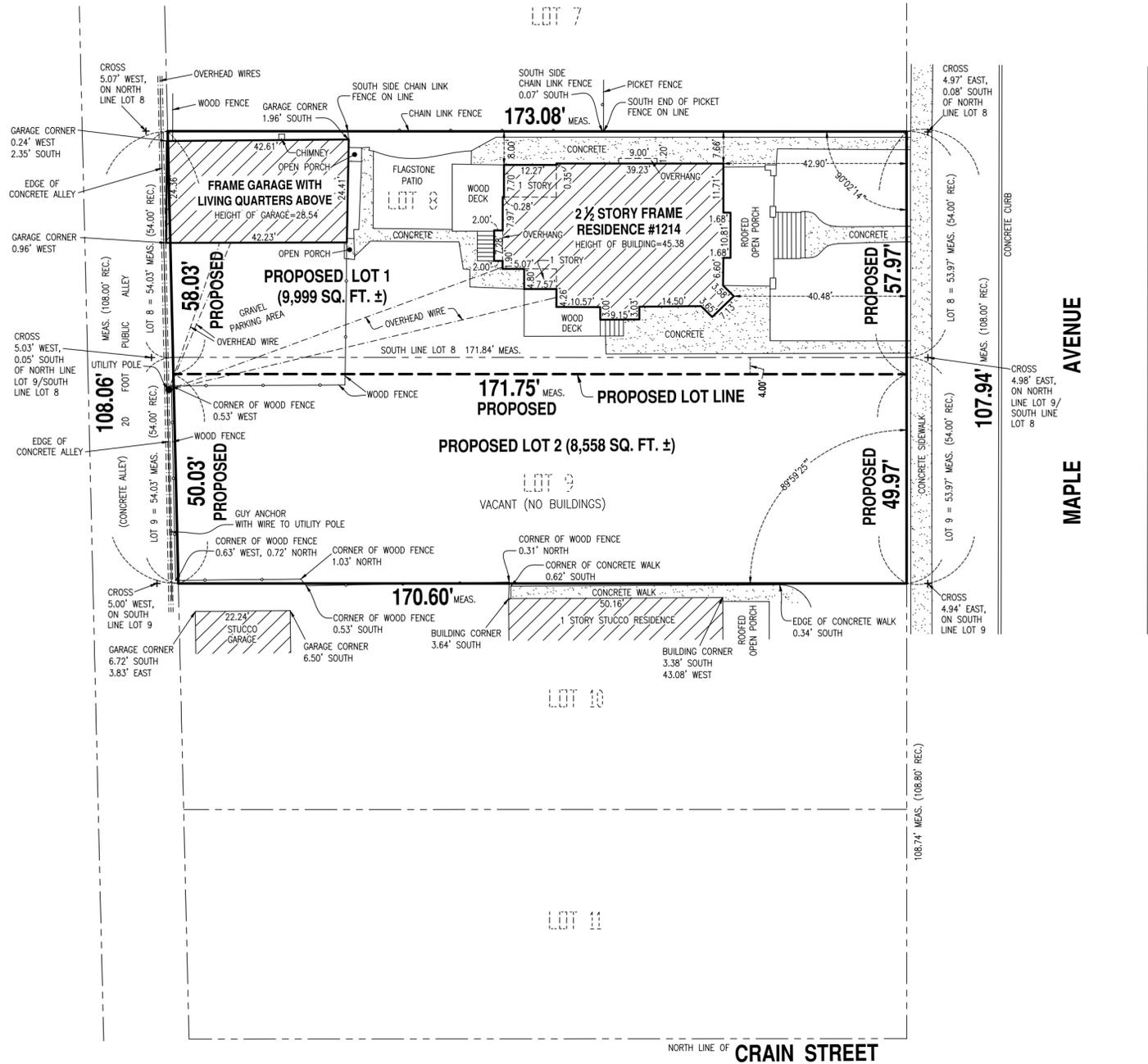
ORDERED BY: KIPNIS ARCHITECTURE		
SCALE : 1" = 20'		
DATE : MARCH 18, 2022		
FILE No.:		
2022 - 29958	DATE	REVISION

# PLAT of SURVEY

LEGAL DESCRIPTION OF SURVEYED PROPERTY:  
 LOTS 8 AND 9 IN BLOCK 1 IN CRAIN'S SUBDIVISION OF THE NORTH HALF OF THE NORTH WEST QUARTER OF THE NORTH WEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1214 MAPLE AVENUE, EVANSTON, ILLINOIS.

PROPOSED:  
 LOTS 1 AND 2 IN HERRICK RESUBDIVISION OF LOTS 8 AND 9 IN BLOCK 1 IN CRAIN'S SUBDIVISION OF THE NORTH HALF OF THE NORTH WEST QUARTER OF THE NORTH WEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



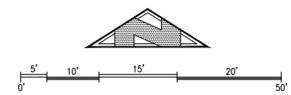
**GENERAL NOTES:**

All information provided to the surveyor is shown or noted hereon.  
 The legal description on this plat was provided to us by the client or obtained from public records and should be compared to your Deed, Abstract or Certificate of Title.  
 This plat and the legal description shown hereon does not determine, imply or guarantee ownership.  
 Prior to excavation call J.U.L.I.E. at 811 or 800-892-0123  
 All building restrictions, building lines and easements may or may not be shown. Check your Deed, Abstract, Title Report, and local ordinances. No responsibility is assumed by the surveyor.  
 Compare all points before building by same and report any discrepancy at once.  
 Dimensions are shown in feet and decimal parts thereof. No dimension is to be assumed by scaling.

**SITE NOTES:**

Area of Lot 8 = ±9,312 sq. ft.  
 Area of Lot 9 = ±9,245 sq. ft.  
 Area of surveyed property (Lots 8 & 9) = ±18,557 sq. ft.  
 Area of main building footprint = ±1,757 sq. ft.  
 Area of garage footprint (within boundary of Lot 8) = ±1,024 sq. ft.  
 Area of roofed open porch (excluding wood steps) = ±323 sq. ft.  
 Area of concrete = ±1,477 sq. ft.  
 Area of flagstone patio = ±334 sq. ft.

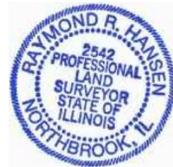
Note: Height of buildings shown hereon is to the roof peak.



GRAPHIC SCALE  
 SCALE, 1" = 20 FT.  
 ABBREVIATIONS  
 MEAS. = MEASURED  
 REC. = RECORD DIMENSION

<b>B.H. SUHR &amp; COMPANY, INC.</b>	
SURVEYORS ESTABLISHED 1911 450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062 TEL. (847) 864-6315 / FAX (847) 864-9341 E-MAIL: SURVEYOR@BHSUHR.COM	Professional Design Firm License No. 184.008027-0008
LOCATION <u>1214 MAPLE AVENUE</u>	SURVEY DATE, <u>JANUARY 7</u> 20 <u>22</u>
ORDER No. <u>21-251</u>	ORDERED BY: <u>DEVON AND HANA HERRICK</u>
RB/FC © 2022 B. H. Suhr & Company, Inc. All rights reserved.	

FIELD MEASUREMENTS COMPLETED JANUARY 7 20 22  
 STATE OF ILLINOIS } ss.  
 COUNTY OF COOK }  
 This professional service conforms to the current Illinois Minimum Standards for a boundary survey.  
 By Raymond R. Hansen Dated JANUARY 21 20 22  
 Raymond R. Hansen  
 Illinois Professional Land Surveyor No. 035-002542  
 License Expiration Date 11/30/22





**Zoning Analysis  
Summary**

**April 14, 2022  
22ZONA-0059**

**Determination:**

1210 Maple Avenue R1 Single-Family Residential District   Ridge Historic District	Compliant
---	-----------

**Proposal:**

New Single-Family Residence and Detached Two-Car Garage.
--

<b>Zoning Section:</b>	<b>Comments:</b>
6-8-2-5	The lot size is 8,557.5 sq.ft. where 7,200 square feet is the minimum required.
6-8-2-6	The lot width is 50' where 35' is the minimum required.
6-8-2-7	The proposed building lot coverage is 28.50% where 30% is the maximum permitted.
6-8-2-8 (A) 1.	The required front-yard setback is determined by the block average, resulting in ~41.75'. The proposed front-yard setback is 41.75' where 41.75' is required.
6-8-2-8 (A) 3.	The proposed side-yard setback is 5' where 5' is required.
6-8-2-8 (A) 4.	The proposed rear-yard setback is 67.33' where 30' is required.
6-8-2-8 (C) 4.	The proposed rear-yard setback for the detached accessory structure is 3' where 3' is required (at the west lot line), and 5' at the north lot line. The proposal has two accessory uses, both at-grade-terraces, one located in the side-yard with a 5' side-yard setback where 5' is required, and the other in the front-yard with a ~36' setback where 27' is required.
6-8-2-9	The proposed building height is two-stories and 34' where the lesser of 35' or 2 stories is the maximum permitted.
6-8-2-10	The proposed impervious surface ratio is 44.25% where 45% is the maximum permitted.
6-8-2-12	Access to on-site parking (detached garage) does not cross the front lot line and is achieved through alley-access.
6-4-6-4	The height of the proposed detached garage is undetermined, but may not exceed 28' in height.
6-4-1-9 (B)	The eaves of the principle structure do not encroach on more than 10% of the required side, front, and rear yards. The eaves for the proposed detached accessory structure are undetermined but

	would be limited to 6" in depth at the west lot line.
6-4-6-8	The proposed solar array complies with the solar regulations

**Additional Comments:**

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



**DRAFT**

## **MEETING MINUTES**

### **PRESERVATION COMMISSION**

Tuesday June 14, 2022

7:00 P.M.

Via Virtual Meeting

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

Members Absent: Sarah M. Dreller

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

Presiding Member: Suzi Reinhold, Chair

Notes Taken by: Cade W. Sterling

---

## **Agenda**

### **New Business**

#### **A. 713/715 Sheridan Road - Lakeshore Historic District - 22PRES-0084**

Catherine Flanagan, owner, submits for advisory review of a proposed subdivision/land swap between the properties at 713 Sheridan Road and 715 Sheridan Road (Landmark). The Commission provides a recommendation to City Council, the determining body for this case.

- The applicant provided a brief overview of the proposal noting that the re-subdivision formalizes an agreement made several years ago with the primary intent of simplifying the lot line to be more easily legible.
- The proposal is an equal land-swap between properties in a location not visible from the public way.
- The applicant indicated that no construction is planned as a result of the re-subdivision although the property to the south had preliminary but unrelated plans for a small non-visible addition.
- A motion to provide a positive recommendation to City Council was approved unanimously without discussion.

#### **B. 1214 Maple Avenue - Ridge Historic District - 22PRES-0085**

Devon Herrick, owner, submits for advisory review for a proposed subdivision of 1214 Maple Avenue. The Commission provides a recommendation to City Council, the determining body for this case.

- Scott Collier, agent for the applicant, provided a detailed summary of the proposed subdivision.
- Mr. Collier addressed the predominant lot size on the block, indicating that the proposed lot was similar to all but one additional double lot located to the north. The lot width was also similar to proximate lots.
- Mr. Collier addressed the standards for review nothing the comparable lot size, claiming a new home in this location would strengthen the block in whole, and noting that the sellers were not proposing construction although the contract purchaser would present plans concurrently for review. The proposed setbacks as well as the location of new construction being proposed by the contract purchaser would not block any elevations of the home at 1214 Maple.
- Mr. Collier explained that the home at 1214 Maple was also under contract contingent on approval of the subdivision. The heirs of the home would have liked to stay, but the cost of maintaining the home and double lot, as well as requirements to live in the City of Chicago for employment purposes, led to this decision.
- Mr. Collier claimed the lot met all City requirements after some back and forth with the Zoning Office.
- Commissioners asked Mr. Collier about these requirements and the decision to divide the lot as proposed.
  - Mr. Collier explained that the home and surrounding improvements at 1214 Maple create a high percentage of impervious surfaces. Rather than removing some of this, the lot was divided in its proposed location to be compliant with the impervious surface and setback requirements.
- A motion to provide a positive recommendation to City Council was approved unanimously without further discussion.

**C. 1210 Maple Avenue - Ridge Historic District - 22PRES-0081**

Nathan Kipnis, architect, submits for a Certificate of Appropriateness to construct a new two-story single-family residence and detached single-story two-car garage on a proposed subdivision of the parcel commonly known as 1214 Maple Avenue.

- Nate Kipnis, applicant, introduced the contract purchaser, his client, Margaret Stender, who provided a statement about her background, previous ownership of Landmark Properties in Chicago, desire to live in a historic neighborhood, and her reasons for hiring Mr. Kipnis, as a leader in low carbon, sustainable construction as well as a proven record of preservation-based design and design which compliments a historic context – including designing the first and still only LEED Platinum home in Evanston.
- Nate Kipnis, provided an introductory statement about the project as well as his background and credentials in addition to successful projects he's brought before the Commission in the past.
- Mr. Kipnis addressed the proposed design of the home as well as some of the letters of opposition that he reviewed. Mr. Kipnis stated that the home is certainly different than its neighbors, but argued that it should be divergent as it represents a new intervention. Directly mimicking the neighboring homes, or attempting to design a 1890s Queen Anne, would be inappropriate, akin to Disneyland.

- Mr. Kipnis compared the homes front elevation to the homes located across the street by way of a proportion study. He further explained the attempts to make the home look taller than it would feel internally, also noting that the majority of the homes on the block exceed the current zoning requirements for bulk and height.
- Mr. Kipnis addressed the lack of grade change between the sidewalk and front-door, noting the home has no basement due in-part to the reduce the amount of concrete used which has adverse environmental impacts, as well as create a home which can transition easily and allow its occupants to age in-place.
- Mr. Kipnis addressed the homes materiality, being predominately real stucco, a standing seam metal roof, and metal entrance canopy. Fenestration was also addressed, noting casement windows for their energy efficiency. The home will be a certified passive home. The highest certification of its kind and a first in Evanston. The home is believed to complement its surroundings, be authentic in its contemporary architectural expression, and meet the demands for new construction which aligns and contributes positively with climate resilience goals.
- Mr. Kipnis showed the Commission a 3D model of the proposal, addressing each elevation as well as relating the design decisions to its context.
- Commissioners addressed the idea of innovative design with some members agreeing that this kind of proposal was what the Commission had in mind when the standard regarding innovative design was written. Other members acknowledged the importance of this type of construction, and although it is not commonly implemented, aspects of it were not necessarily novel or innovative. Commissioners ultimately agreed that whatever was proposed, innovative or not, still had to be complimentary to its surroundings and meet the standards for review of construction.
- As such, Commissioners asked Mr. Kipnis to address each of the standards for construction, something they would have liked to see included in the packet.
  - Mr. Kipnis addressed each of the standards and how the home, in his opinion, independently met these. The standards were considered throughout the design process.
- Commissioners stated that the standards, in instances of new construction relate not only to the individual structure, but more predominately how it relates to the properties to which it is visually related. Commissioners did not see documentation provided which enables them to make this determination, and asked Mr. Kipnis to provide additional documentation and testimony which relates his design decisions to the homes is visually related to, more predominately to the homes it is adjacent to, but also the block in whole, not just the building across the street.
  - There are many aspects of the proposal which are admirable and make sense independently, and what is proposed is a fine home in its own right, but it's not clear with the information given, how the home relates to its surroundings. Commissioners acknowledged that it was a difficult challenge and balance.

**Public Comment:**

- John Tuzson (1220 Maple), Peter Siegal and L.J. Ellul (1217 Maple), and Ginny Holbert (1800 Ridge), provided public comment. The majority of residents was opposed to the new construction as proposed, and did not understand how it related to its surroundings and homes on the block. Residents stated the prominence and integrity of the block as a whole. Residents did not object to new construction on the lot, and welcomed a new neighbor, but asked that the architect take more time balancing his client's desire for a passive home, with the requirements of the preservation ordinance. Considerable comment focused on the homes front elevation, the two-story metal canopy, and lack of a covered front-porch.
- Ginny Holbert, the agent for Ms. Stender, spoke in favor of the proposal and her belief that it would be a beautiful home that would blend with the neighborhood.
- Mr. Kipnis was asked if he wanted to rebut any of the public comment that was made. Mr. Kipnis declined to do so, but stated that he and his client were committed to and believed in this process. His goal is to create something that he, his client, the neighborhood, and the Commission are proud of and he is confident he can accomplish that.

**Deliberation:**

- Commissioners deliberated and discussed the merits of the proposal in relation to the standards. Commissioners agreed that the secondary and rear elevations of the home met the standards for review and suggested that revisions focus on only the front-facing elevation.
- Commissioners stated the following standards as those of concern.
  - Standard #6 – Rhythm of entrance porches and other projections
  - Standard #9 – Walls of continuity
  - Standard #4 – Rhythm of solids to voids in a façade
- Commissioners reiterated that compatibility and being able to understand how it is compatible, are essential. This is referenced in Standard 14, specifically as size, scale, color, material, and character.
- Commissioners stated that Standard #2 – Proportion of facades, was not necessarily met, but they lacked information to make this determination and would like to see the revised design in context with its surroundings.
- Commissioners stated a preference for continuing the case, noting that the process, for this type of proposal, nearly always takes two meetings. No one, including the neighbors, has objected to a new home in this location, and there are many aspects of the design which meet the standards and are admirable.
- Commissioners asked the applicant to provide testimony and further documentation for the next meeting which relates the proposal to the standards as well as its context, providing more analytical data on how the aspects of the new construction relate to and are compatible with the structures to which it is visually related.
- A motion to continue the case to the July 12 meeting was carried unanimously.

**D. 650 Forest Avenue - Lakeshore Historic District - 22PRES-0080**

Garry Shumaker, architect, submits for a Certificate of Appropriateness to demolish an existing two-story rear addition; construct a new two-story addition and open wood deck at the residences rear volume; and, replace the existing front porch windows.

- Mr. Shumaker provided a detailed overview of the proposed addition at the rear of the home as well as the window replacement at the enclosed front-porch.
- Mr. Shumaker showed additional documentation of the front-porch windows, the windows are non-original, simple fixed glass inserts, which make the room non-habitable for much of the year for lack of airflow and intense heat during the summer months.
- Mr. Shumaker described the partial demolition of the rear existing, non-original addition, and construction of a new two-story and single-story addition that incorporates aspects of the homes Craftsman detailing while remaining subordinate and visually separate from the original structure. These include primarily differentiation in cladding material and the second-story bring below the rear gable.
- Commissioners asked the applicant about the decision to incorporate wood clapboard siding rather than continue the stucco present on the original home.
  - The applicant explained the principle reason was to provide visual differentiation between the addition and the original structure.
- Commissioners asked for clarification on the proposed cladding which appears as stucco in the rendering.
  - Applicant explained it is a drafting error in the rendering.
- A motion to issue a Certificate of Appropriateness for the proposal as presented was carried unanimously.

**E. 701 Forest Avenue - LHD - Landmark - 22PRES-0066**

Garry Shumaker, architect, submits for a Certificate of Appropriateness to construct a second-story addition, and rear two-story addition, to an existing detached garage.

- Mr. Shumaker provided a presentation on the proposal noting the significant work already done on the principle structure, as well as the uniqueness of the principle structure as one of the finest examples of Italianate Architecture with significant in-tact detailing.
- Mr. Shumaker described the partial demolition of the accessory structure, retention of the first-floor brick, construction of a small horizontal addition to accommodate an internal stair, and a large two-story addition atop the existing. The proposed second-story addition takes many queues from the principle structure including bracketing and fenestration detailing such as detailed window hoods, and oriel window. These more elaborate features face the principle structure, while the secondary elevations fronting the alley are more spare.
- Commissioners debated the appropriateness of aspects of the proposal which had the potential to create a false history for the structure. Debate centered around guidance given from the Secretary of the Interior Standards which dictate a more spare and authentic expression for new construction vs the appropriateness of taking visual and design queues from the existing vocabulary of the principle structure and applying those to create visual compatibility.

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

**F. 1223 Oak Avenue - Ridge Historic District - 22PRES-0082**

Diane Zabich, architect, submits for a Certificate of Appropriateness to construct a single-story entry addition at the north elevation of the residence; demolish the existing detached circa 1980s two-car frame garage; and, construct a new two-car frame garage with ground-floor workshop and storage area.

- The homeowner provided a detailed overview of the proposed project.
- First, the homeowner described the intent for the small side addition to primarily accommodate a mudroom and act as the homes principle entry for the family. This addition mimics previous not historic additions on the homes alternate secondary elevation.
  - Commissioners asked the applicant to consider a window in the proposed entry addition. The applicant explained it was considered but left little room for desired storage.
- The applicant provided information on the proposed new detached garage, which mimics not the homes materiality, but proximate accessory structures in the block which are highly vernacular and utilitarian. The block contains some historic barn structures with board and batten construction. The size of the garage was largely dictated by storage needs for the family and limited storage in the principle structure for bikes, outdoor furniture, etc.
- Commissioners debated the materiality of the proposed accessory structure and asked for additional photos from proximate structures. The applicant provided this information.
- Commissioners asked for clarification on the proposed ground floor window material.
  - The applicant explained it was a light filtering (not opaque nor transparent), hard plastic material which was more resistant to damage or break ins than a typical glass window. The homeowner acknowledged that burglary was a concern and this allowed for light to enter the structure while maintaining security.
  - The applicant provided a sample for review by the Commission.
- A motion to approve the proposal as presented was carried unanimously.

**G. 2241 Sherman Avenue - Northeast Historic District - 22PRES-0079**

Jennifer Parker Holtz, architect, submits for a Certificate of Appropriateness to demolish an existing rear sunroom and wood deck; and construct a new two-story frame addition with screen porch and wood deck.

- Thomas Ahleman provided an overview of the proposal which incorporates a large two-story addition as well as a small single-story sunroom and open deck at the rear of the property.
- Mr. Ahleman explained the desire for additional living space as well as a need to maintain already improved habitable space at the half-story above the full second story. The proposed roof form was largely determined by the existing form, with limited compatible alternatives.

- Mr. Ahleman reviewed the proposed fenestration which in-part mimics the amalgam of window sizes and locations which existing on the homes secondary elevations.
- Mr. Ruiz asked the applicant about the scale of the proposed addition as well as the decision not to increase the setback slightly to incorporate delineation between existing and proposed structures.
  - The applicant explained that these decisions were guided by the homeowner's direction and internal floor areas but he believed the result was compatible.
- Mr. Sterling asked about the south elevations fenestration, particularly the small awning windows proposed which seemed out of character.
  - Commissioners agreed this elevations fenestration was uncomfortable and asked for clarification on the internal space.
- Mr. Ahleman explained this space was the kitchen, and the awning windows were located above the cabinets to top light the room while providing for the most storage and counter space.
- Commissioners agreed the alternatives were limited due to the internal function of the space. Alternatives were suggested but not required. Commissioners believed this secondary elevation to be minimally visible as seen from the street.
- Commissioners applauded the project and noted the design decisions were sound based on the homes existing vocabulary and form.
- A motion to approve was carried unanimously.

**Approval of Meeting Minutes**

**A. Minutes of May 10, 2022**

A motion to approve the May 10 minutes with revisions sent to Mr. Sterling via email was carried unanimously with two abstentions (Morris and Sullivan).

**Discussion**

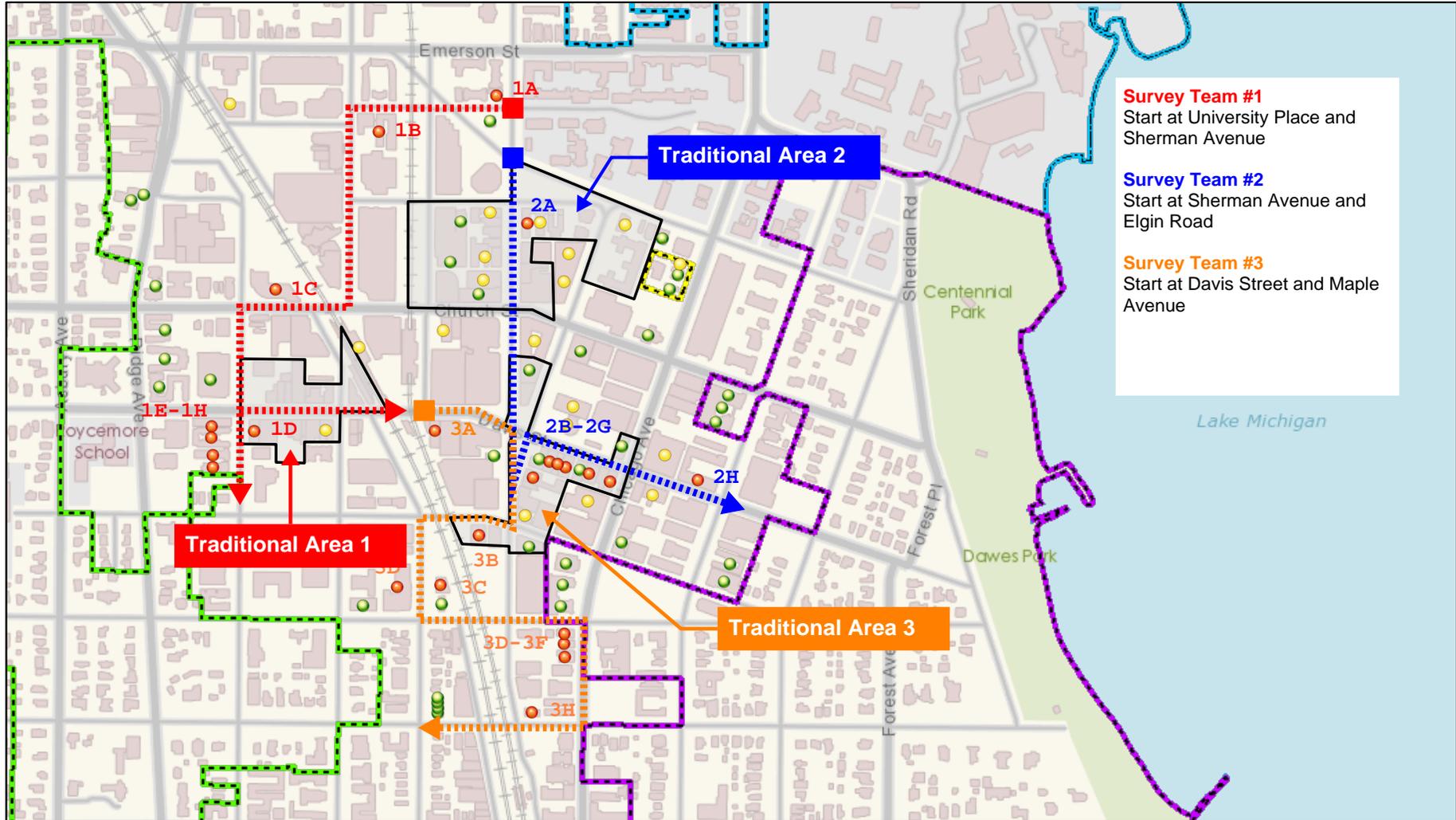
**A. Downtown Heritage Resource Survey**

Mr. Sterling provided an update on the proposed downtown survey and the desire by the City to have the Commission phase the report starting with documentation of the additional structures identified on the potential downtown resources list (2019) as well as a focus on the three Traditional Zones identified in the 2008 plan.

**Adjournment:**

The meeting was adjourned at 9:45pm

# ArcGIS Web Map



3/30/2022, 12:03:51 PM

Local Historic Districts

Northeast

Woman's Christian Temperance Union

Ridge

Lakeshore

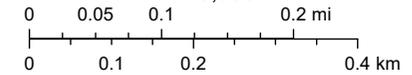
City Boundary

Existing Landmark

Eligible/Significant (2007 Downtown Survey)

Contributing/Requires Further Consideration

1:8,000





## Downtown Heritage Resource Survey Form

For City Use Only	Staff Concurrence?: Y / N	Resource Number:
Survey Date	Recorded By	

### 1. Property Type

Building <input type="checkbox"/>	Area <input type="checkbox"/>	Object <input type="checkbox"/>	Landscape <input type="checkbox"/>
-----------------------------------	-------------------------------	---------------------------------	------------------------------------

### 2. Property Overview and Location

Street Address			
Assessor's Parcel #			
Use	Institutional <input type="checkbox"/>	Commercial <input type="checkbox"/>	Residential <input type="checkbox"/>
	<input type="checkbox"/> Office	<input type="checkbox"/> Multiple <input type="checkbox"/>	
Within Traditional Zone?		Yes <input type="checkbox"/>	No <input type="checkbox"/>
Zoning Classification			

### 3. Architectural Information

*Primary Photograph*

Construction Date	
Architectural Style	
Architect of Record	
Character Defining Features:	
Accessory Resources?	Yes <input type="checkbox"/> No <input type="checkbox"/>

Condition of Resource(s)?		
Excellent <input type="checkbox"/>	Good <input type="checkbox"/>	Poor <input type="checkbox"/>
Explanation:		
Integrity of Resource(s)?		
Excellent <input type="checkbox"/>	Good <input type="checkbox"/>	Poor <input type="checkbox"/>
Explanation:		

### 4. Landmark Eligibility

Is the property Landmark Eligible?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	If yes, provide:	Eligibility Criteria
Is the property Character Giving or Contributing to the downtown?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Explanation:	

Resource #:

2022

**5. Continuation Sheet**

*Provide any additional information or recommendations below. Include distinctive materials, detailing, forms and features etc...*

**6. Additional Photographs**

*Include as many photographs as needed to accurately depict the resource.*



Elevation:

Direction facing:

Photographer:

Date:



Elevation:

Direction facing:

Photographer:

Date:

## Survey Methodology

### Assessing Architectural Integrity

Historic integrity is the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period. Qualities of historic and architectural integrity include:

**Location:** Integrity of location refers to the place where the historic property was constructed or the place a historic event occurred.

**Design:** Integrity of design refers to the consistency and composition of design elements and original and cohesive design vocabulary which together formulate the basis for the structures historic identity. These elements are manifested in form, plan, space, structure, and style.

**Setting:** Integrity of setting refers to the physical environmental features that taken together create compositional sense of place. Setting includes both the lot of record, as well as the surrounding built and natural environment.

**Materials:** Integrity of materials refers to the physical characteristics combined in a purposeful pattern or configuration which form the historic property.

**Workmanship:** Integrity of workmanship refers to the physical evidence of the crafts of a particular culture, trade or combination of trades which existed during the property's historic period.

**Feeling:** Feeling is a property's expression of the aesthetic or historic sense of a particular time or cultural movement.

**Association:** Association is the direct link between an important historic event or person and a historic property.

Historic integrity enables a property to illustrate significant aspects of the past. All seven qualities above are important to understand a building's integrity but they need not all be present. The following rating system is proposed:

**Excellent** – a high degree of integrity is exhibited if the property retains all or most of its architectural features, detailing and ornamentation, with no historic building materials covered or removed, and with no large unsympathetic additions. Exceptions to be considered include minor alterations to detailing and other character-defining features.

**Good** – a good degree of integrity is exhibited if the building retains a majority of its architectural features by may have alterations to materials and wall surfaces, and detailing and ornamentation. The building must maintain its major features including its roof shape, porch location, window types and location, and original location on its lot. Additions must be sympathetic to a building's overall architecture, materials, and form.

**Poor** – a poor degree of integrity is exhibited if the building's materials and details are missing or completely covered, or have unsympathetic, irreversible alterations and additions that greatly compromise the building's character. Poor integrity may also be measured by missing original character defining features.

### Assessing Condition

A buildings condition is assessed by evaluating the collective state of its individual physical parts. Note that a buildings integrity and condition are separate considerations and are not directly associated. A building for example that was extensively and irreversibly altered may have poor integrity, but said alterations may be in excellent working order. The following rating system is proposed to assess and evaluate a buildings condition:

**Excellent** – the buildings physical attributes, structural components, materials, and detailing are in good working order with no or minimal repair or restoration needs beyond routine maintenance.

**Good** – the buildings physical attributes, structural components, materials, and detailing are in good working order but may require minimal repair or select replacement in addition to routine maintenance.

**Poor** – the buildings physical attributes, materials, and detailing are in a state of disrepair which precludes repair or restoration and requires pressing replacement to prevent further damage.

Assessing Contributing vs Non-Contributing

Downtown Evanston contains rich diversity of architectural resources – resources that are representative of distinctive styles and building forms, as well as the different time periods in which the Downtown area grew and developed. Buildings and Areas in Evanston’s Downtown should be evaluated in terms of their peers. Broad considerations of style, date of construction and historic periods and associations should be used to reveal the overall quality of the built environment and whether the individual resources under consideration contribute to that historic environment. The rating categories used for this survey assignment include:

**Contributing or Character Giving** – A building, site, or structure contributes to Evanston’s architectural and historical integrity or more broadly to the Downtown’s sense of place and emotive quality. A contributing building must possess a good to high degree of integrity, and retain a majority of its architectural features and elements. It may be vernacular and have no particular architectural distinction as compared to others of its style and building type, but rather contributes more broadly by way of form, scale, orientation, and human-scale.

**Non-Contributing or Non-Character Giving** – A building, site, or structure that has poor integrity with most or all historic materials and details missing or completely covered, has alterations that are not reversible, or has significant changes or deviations in massing, scale, form, and human-scaled qualities from those properties to which it is visually related. The building is incompatible with its surroundings.

Landmark Eligibility Criteria

1. Its location as a site of an event or activity that is significant to the broad patterns of history of the City, State, Midwest region, or the United States, which may or may not have taken place within or involved the use of any existing improvements on the property;
2. Its identification with a person or persons who significantly contributed to the historic, cultural, architectural, archaeological or related aspect of the development of the City, State, Midwest region or the United States;
3. Its exemplification of an architectural type, style, design, or type of construction distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;
4. Its identification as the work of an architect, designer, engineer, developer, or builder whose individual work is significant in the history or development of the City, the State, the Midwest region or the United States;
5. Its exemplification of important planning and urban design techniques distinguished by innovation, rarity, uniqueness or overall quality of design or detail;
6. Its association with important cultural, social, political, or economic aspects or events in the history of the City, the State, the Midwest region or the United States;
7. Its location as a site of an important historic or prehistoric archaeological resource;
8. Its representation of an historic, cultural, architectural, archaeological or related theme expressed through distinctive districts, sites, buildings, districts, structures, or objects that may or may not be contiguous;
9. Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the City;
10. Its exemplification of a pattern of neighborhood development or settlement significant to the cultural history or traditions of the City, whose components may lack individual distinction.