



AGENDA
Preservation Commission
Tuesday, November 8, 2022
Lorraine H. Morton Civic Center, Room 2800 7:00 PM

1. CALL TO ORDER/DECLARATION OF A QUORUM

2. OLD BUSINESS

A. 1215 Judson Avenue - Lakeshore Historic District - 22PRES-0187 3 - 35

Studio Talo Architects, applicant, submit for a Certificate of Appropriateness to construct a single-story addition and open deck at the rear-volume of the residence.

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

Continued from the October 11, 2022 meeting.

[0. Project Description](#)

[1. 1215 Judson HPC Memo DRAFT](#)

[2. 1215 Judson Application Documents](#)

[3. 1215 Judson Drawings](#)

[4. 1215 Judson Survey Sheet](#)

3. NEW BUSINESS

A. 1404 Asbury Avenue - Landmark - Ridge Hist. Dist. - 22PRES-0212 36 - 63

Shumaker Design + Build Associates, applicant and architect, requests a Certificate of Appropriateness to remove a rear-elevation first floor mudroom addition and stair, remove an ancillary chimney, alter the fenestration of the north, south, and west elevations, enclose a first floor rear covered porch, construct a new covered entry and stair, wood deck, stone patio, and stone walls in the rear-yard.

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

[0. Project Description](#)

[1. 1404 Asbury Staff Report DRAFT](#)

- [2. 1404 Asbury - COA](#)
- [3. 22ZONA-0196 1404 Asbury ZoningSummary](#)
- [4. 1404 Asbury - Drawings](#)
- [5. 1404 Asbury - Survey](#)
- [6. Statement of Significance](#)

B. 2211 Sherman Avenue - Northeast Historic District - 22PRES-0220 64 - 87

Foster Dale Architects, applicant, requests a Certificate of Appropriateness to alter the homes east, north, and south elevations fenestration, remove an existing rear covered entryway, and construct an overhead canopy above a new wood deck at the homes rear volume.

Applicable Standards: Alteration [1-10]; and Construction [1; 3-8; and, 10-13]

- [0. Project Description](#)
- [1. 2211 Sherman Staff Report](#)
- [2. 20221011 2211 Sherman Ave COA Application](#)
- [3. 20221011 2211 Sherman Ave COA Drawings](#)
- [4. 20221011 2211 Sherman Ave PlatOfSurvey](#)

4. APPROVAL OF MEETING MINUTES

A. Minutes of October 11, 2022 88 - 94
[20221011_HPC_Minutes_DRAFT](#)

5. STAFF REPORTS

A. Legacy Business Program 95 - 97

Staff shall provide an update on City's Legacy Business Pilot Program

[DRAFT Legacy Business - Working Document](#)

6. DISCUSSION (NO VOTE WILL BE TAKEN)

A. Preserve 2040 - Preservation Commission Long-Range Plan 98 - 146

Staff proposes additional review and discussion of the Preserve 2040 Plan.

[DRAFT Long-Range Plan](#)

7. ADJOURNMENT

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

**1215 Judson Avenue
Lakeshore Historic District – 22PRES-0187**

Studio Talo Architects, applicant, submit for a Certificate of Appropriateness to construct a single-story addition and open deck at the rear-volume of the residence.

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

Continued from October 11, 2022



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 1215 Judson Avenue – 22PRES-0187
Date: November 1, 2022

Public Notice

1215 Judson Avenue – Lakeshore Historic District – 22PRES-0187

Studio Talo Architects, applicant, submit for a Certificate of Appropriateness to construct a single-story addition and open deck at the rear-volume of the residence.

Applicable Standards: Alteration [1-10]; and Construction [1-5; 7-8; and, 10-15]
This case was continued from the October 11, 2022 meeting.

Construction Period:
1898

Style:
Colonial Revival

Architect of Record:
Charles R. Ayars

Condition:
Good

Integrity:
Excellent

Status:
Contributing; Landmark Eligible

Update:

The applicant has provided revisions meant to address the Commissions concerns with the following standards at the October 11, 2022 meeting. Standard for Construction #3 – Proportion of openings; Standard for Construction #4 Rhythm of solids to voids in a façade; and, Standard for Construction #7, Relationship of materials and textures.

The proposed revisions include:

1. Change in roofing material from standing seam metal to asphalt shingle
2. Inclusion of faux meeting rails on the additions casement windows to better simulate the predominant double hung operating style on the principle structure
3. Change in lite configuration of the additions basement windows
4. Revised railing system at the rear porch from a horizontal metal rail configuration to a vertical configuration made of wood to better compliment the front-porch condition
5. Additional mullions at the additions rear elevation to break down the scale and proportion of openings.

Setting:

Located in the central portion of the Lakeshore Historic District on east side of Judson Avenue between Hamilton Street to the south and Dempster Street to the North, 1215 Judson Avenue is a two story Colonial Revival styled home constructed in 1898. Surrounding homes on Judson Avenue are modest in size compared to the homes in close proximity along Forest Avenue to the east. Proximate homes are an eclectic mix of styles and residential densities with several double-houses and smaller multi-family buildings. The block was predominately developed in the mid to late 1890s with exceptions at 1242, and 1226 Judson built three decades prior. The block retains excellent integrity.

Significance:

The home is listed as being Landmark Eligible under criterion 3 and 4. The home retains excellent integrity with many extant historic features including its historic multi-lite wood windows, side-gable roof with pent enclosure, wood shingling under the gables, center front dormer with pent roof and flared ends, and off center front porch with triangular pediment pent roof.

The home was designed by native son of Evanston Charles R. Ayars, a prolific architect in the City who designed residential, institutional, educational, and religious commissions. Ayars designed 1217, 1221, and 1220 Judson (Landmark) to the north of 1215 Judson as well as 321 Hamilton Street around the corner. Ayars most notable Commissions in Evanston are the Annie May Swift Hall, one of the oldest remaining buildings on Northwesterns Campus, as well as the Women's Christian Temperance Union Administration Building, a National Historic Landmark. Ayars was classically trained and a highly competent designer who practiced in a variety of styles, scales, and forms between the mid-1880s and early 1900s. The home at 1215 Judson Avenue is an early and intriguing example of the Colonial Revival style and its modest size and proportions commanded a masterful approach to the application of its simple classical forms and spare ornamentation still evident today.

The Colonial Revival style (1880s to 1950s) is by far the most prevalent architectural style in communities across the country. The Colonial Revival style is believed to have started in 1876 at the Philadelphia Centennial Exhibition where a colonial kitchen, replete with spinning wheel was reconstructed. The New York firm of McKim, Mead, White, and

Bigelow are often considered the first important practitioners of the style with their Appleton House in Lennox, Massachusetts and the Taylor House in Newport, Rhode Island. The most common architectural features of Colonial Revival homes include columned entry porches; entry doors with transoms and sidelights, and elaborate surrounds; symmetrical building forms; hipped roofs; and, double-hung, multi-lite windows that are often extant in pairs. In Evanston, most Colonial Revival homes are large in size, being two to three stories in height and constructed in primarily brick masonry. These larger homes often have one or two story enclosed side or rear wings as well. What makes 1215 Judson so interesting are the selected materials, as well as its modest size and unique proportions for the style.

Proposal:

The applicant proposes modest alteration to the rear elevation to accommodate a single-story rear addition and open deck. The proposal has been revised from the October 11 presentation.

Public Comment

None.

Applicable Standards

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

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

Alteration

1. Every reasonable effort shall be made to adapt the property, structure, site or object in a manner that requires minimal alteration of the property, structure, site or object and its environment.
2. The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible except when retention represents a hazardous or dangerous condition.
3. All properties, structures, sites and objects shall be recognized as products of their own time. Alterations to sites, buildings, structures, or objects that have no historic basis shall be discouraged.
4. Changes that may have taken place in the course of time are evidence of the history and development of a property, structure, site or object and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features, materials, finishes, examples of skilled craftsmanship, or examples of distinctive construction techniques that characterize a property, structure, site or object shall be treated with sensitivity.

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

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

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

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

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

Construction

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

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

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

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

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

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

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

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

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

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

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

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

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

Application for Preservation Review of Certificate of Appropriateness (COA)



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

This application is required for exterior work affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when visible from the public way.

To process your application, submit the following via email to preservation@cityofevanston.org:

- one (1) pdf format copy of the fully completed application
- plat of survey
- site plan
- floor plans (recommended, not required)
- elevation drawings of the existing and proposed windows/doors
- 3D drawings of the proposed alteration/addition/construction (not to exceed 11" x 17" paper size)

The Preservation Commission meetings are on the **second Tuesday** of the month and the completed COA must be received **15 business days** prior to the meeting to allow time for staff review and feedback. All required materials must be to scale with dimensions, and in context with the principal structure and immediate/adjacent structures on the same street block. **Incomplete applications will not be accepted.**

For new construction, additions, major alterations, and demolition, a notice of the Preservation Commission meeting will be sent to the property owners within 250 feet of the subject property, 5 business days prior to the scheduled meeting. **Zoning Analysis must be completed** by the City of Evanston's Zoning staff **before or by no later than** the submission deadline of the completed COA application. Zoning staff requires at least **15 business days** to complete a zoning analysis. Review times by staff can vary depending on the season so please allow plenty of time.

Completed applications will be scheduled for review at the next available meeting, as long as all the required information is provided on the deadline. Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project.

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

1) Property Address: 1215 Judson Ave., Evanston, 60202	FOR STAFF USE ONLY Application Number:
2) Owner's Name: Stephen and Jennifer McComb	Address: 1215 Judson Ave., Evanston, 60202
City: Evanston State: IL Zip: 60202	Phone: 312.806.5416 Email/Fax: jsmccomb@gmail.com
3) Architect's Name: Studio Talo Architecture, Inc.	Address: 1234 Sherman Ave., Evanston, 60202
City: Evanston State: IL Zip: 60202	Phone: 847.733.7300 Email/Fax: thomas@studiotalo.com
4) Contractor's Name: TBD	Address: -
City: TBD State: Zip:	Phone: Email/Fax:
5) Landmark: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
6) Within Local Historic District: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No;	
If yes, <input checked="" type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources	
7) Refer to the completed Zoning Analysis and check as applicable if project requires: NA <input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> Fence Variance → If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require any Zoning Variance or Fence Variance or Special Use → Complete section B only. Check if your project requires: <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Development → Refer to Supplemental NA Information on page (i) below.	

Section B: Application for Certificate of Appropriateness

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

The proposed activity includes renovating the rear of the home's interior, and the construction of a one-story rear addition with basement, as well as plumbing, electrical, and hvac work. The reason for obtaining the Certificate of Appropriateness is that the addition is visible from a public way, the alley.

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

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

3) Checklist for Exterior Materials—Check all that apply.								
Existing	Proposed		Existing	Proposed		Existing	Proposed	
<input type="checkbox"/>	<input type="checkbox"/>	Façades/Front Porch & Rear Porch Material Wood Frame Stone Brick Stucco Synthetic Stucco Wood Siding Aluminum Siding Vinyl Siding Shingle, Material: _____ Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Flashing Material Copper Sheet Metal Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	Fences Wood Wrought Iron Aluminum Other: _____ Height: _____ Length: _____	<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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Fascias, Soffits, Rakeboards, Trim Wood Metal Synthetic Material, Type: _____ Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	Door Material Wood Metal Clad Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>		Roofing Material Wood Shingles Wood Shakes Slate Clay Tile Asphalt Shingles Metal Sheet (Standing seam) Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Window Type Double Hung Casement Other: <u>Awning</u>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	Chimney Material Brick Stone Stucco Other: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Window Material Wood Aluminum Steel Other: <u>Aluminum clad wood</u>	<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"/>	Gutters/Downspouts Copper Aluminum Galvanized Sheet Other: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Muntins Not existing True divided lights Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input 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"/>	
4) Applicant's Signature: <u>Thomas Ahleman</u>						Date: 9.20.22		
Print Name: Thomas Ahleman								
Proceed to Section C if you are requesting a zoning or fence variation and/or s special use . Refer to the Supplemental Information for guidance [page (i) below]. For Planned Development refer to Supplemental Information [page (i) below].								

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

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

N/A

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

N/A

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

N/A

4) Applicant's Signature: Thomas Ahleman

Print Name: Thomas Ahleman

Date:

9.20.22

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.).

SUPPLEMENTAL INFORMATION
COA Application Checklist

Submit one (1) digital copy in PDF format of the same as follows:

- APPLICATION FOR PRESERVATION REVIEW** - To process your application,
- ELEVATIONS/SITE PLANS/DRAWINGS** to scale including dimensions (not to exceed 11" x 17" paper size).
- CHANGES TO THE EXTERIOR INCLUDING CHANGES TO WINDOWS, DOORS, STORM WINDOWS AND STORM DOORS - SEE ADDITIONAL INFORMATION REQUIRED FOR WINDOW CHANGES (BELOW)**
Provide an **exterior elevation** of each façade involved, showing the existing and proposed appearance (preferably on the same sheet for each façade) with the new items/areas clearly identified.
 - Site plan with the existing footprint of the primary structure(s) clearly showing the side(s) being altered.
 - If the changes also include a **change in the footprint**, provide a **site plan** clearly showing the location of proposed change, setback dimensions, existing and proposed lot coverage, existing and proposed setbacks, location and height of existing and proposed fences, parking, and landscape design (if any).

ADDITIONS, NEW CONSTRUCTION/DEMOLITION

- If a major alteration, construction or demolition is planned, City staff will notify neighbors within 250 feet of the subject property at least five (5) business days prior to the Preservation Commission hearing to allow neighbors to comment on the proposal at the meeting. The applicant is responsible for providing to City staff the filled out Certification and Notice along with the updated list of names and addresses of current owners/taxpayers in Excel format. City staff will provide the initial list (Excel file) of names and addresses to the applicant with the instructions.
- **Exterior elevations**, showing building materials, height and width of proposed structure in the context of existing primary structure and/or the immediate surroundings.
- **Site Plan** clearly showing the location of proposed structure, existing and proposed lot coverage, proposed setbacks and their dimensions, location and height of proposed fences, parking, and landscape design (if any).
- **Roof Plans** - Provide roof plans to scale including dimensions.
- **3D drawings, models** (for new construction and substantial additions)
- **Photos of existing building, structure, site, fence or object in context with the immediate structures on the block.**

LAND-ALTERING ACTIVITY - Full **description and illustrations** including berming, re-grading, excavation, walkways, patios, and alteration of seawalls, etc.

FENCES - Site plan with fence location(s) clearly identified. Also, **illustration(s)** of existing and or proposed fence indicating the material, the height, and length (to scale). If zoning variance or fence variance is required, see section immediately below.

ZONING VARIANCE FOR ADDITIONS, NEW CONSTRUCTIONS, FENCE VARIANCE

- Fully completed Part C of the COA application
- Zoning Analysis Summary as prepared by the Zoning Division
- Fully completed Zoning or Fence Variation Application as submitted to the Zoning Division

SPECIAL USE - Special Use Application as submitted to the Zoning Division

PLANNED DEVELOPMENT - Planned Development Application as submitted to the Zoning Division, including: Zoning Analysis, General Information Form, Special Use Application, Executive Summary and Aerial Photograph, Zoning Comparison, Number of Units, Unit Mix and Description, Statement in Support of Proposal Survey, Development Plan, Preliminary Civil Engineering Plan and Preliminary Landscape Plan

SUPPORTING INFORMATION - Any information you feel would enhance your application (e.g., photos, letters of support from neighbors, scale models, material samples, etc.). Photos of elevations, proximity to neighbors and any other information must show significant detail and/or context to be replicated. Details must be visible on printouts of digital photos and black and white copies of photos.

ADDITIONAL INFORMATION REQUIRED FOR CHANGES TO WINDOWS, DOORS, STORM WINDOWS AND STORM DOORS (Use same example for windows found in the “sample of supplemental window drawings” document under additional resources on the Commission website.)

- Clear photographs of existing windows. When windows are boarded over, remove boards from typical windows in order to take photographs.
- Drawings showing the elevation and horizontal and vertical sections of existing historic windows. Include muntins, mullions, transoms, and other window components (see examples below). For historic steel industrial windows that contain operable units, drawings must include this feature.
- Drawings showing the elevation and horizontal and vertical sections of proposed replacement windows. In the case of a hung window, provide section drawings of both the upper and lower sash, including meeting rail. For replacement steel windows, include sections of both operable and fixed units. See note below regarding manufacturers’ standard cut sheets.
- Drawings should be at the same scale and large enough to clearly show construction details. Scale should be provided, measurements noted, and materials indicated for the main components of the window.
- Drawings of the existing historic window should be accurate, based on field measurements. Examples of window drawings are shown below. Add the dimensions of existing windows and proposed windows.
- Replacement windows must accurately replicate the appearance of existing historic windows. Manufacturers’ standard cut sheets usually are not an adequate substitute for detailed drawings since they are not drawn specifically for the proposed window replacement and do not show custom applications or installation details required for the project. In small projects where windows are being replaced and the historic or existing window is simple in design, manufacturers’ standard cut sheets may be substituted for actual section drawings of the proposed window provided there is sufficient detail for review.
- Window sections must show the profiles of muntins, meeting rails, sash, frames, moldings, and other features. Construction details must be apparent, including joinery. For all projects, the window’s relationship to the existing wall plane must also be provided for both the existing historic windows, when present, and the proposed replacement window

NOTE: The deadline for submission of Certificate of Appropriateness applications is the **no less than 15 business days** before the next scheduled Preservation Commission meeting. The Preservation Commission meets on the **second Tuesday** of the month (except when marked with * on Page v below). However, 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.).

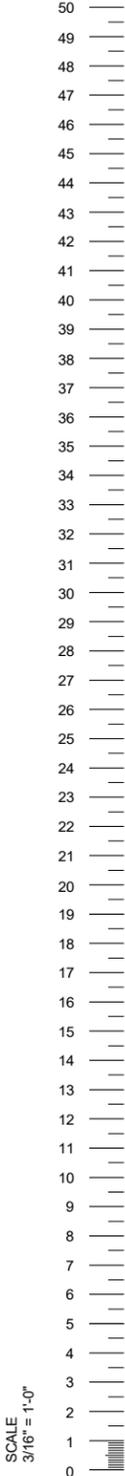
CERTIFICATE OF
APPROPRIATENESS
REVISION

MCCOMB RESIDENCE
1215 JUDSON AVENUE
EVANSTON, IL 60202

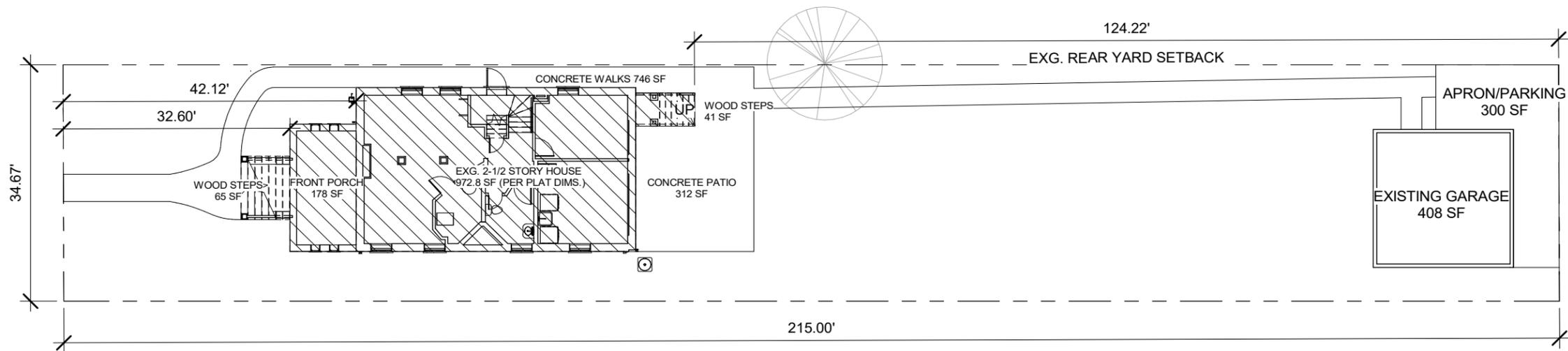
10/19/2022

studiotal architecture inc.

| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com | © 2022



ZONING ANALYSIS (R-1)	
LOT AREA	7,454 SF
BUILDING LOT COVERAGE	30% MAXIMUM / 2,236 SF
EXISTING BUILDING AREA	1,473 SF
ADDITION ALLOWED	763 SF
IMPERVIOUS COVERAGE	45% / 3,354 SF
EXISTING IMPERVIOUS	2,937 SF
ADDITIONAL IMP. ALLOWED	417 SF
MAXIMUM BUILDING HEIGHT	35 FT OR 2 1/2 STORIES
EXISTING BUILDING HEIGHT	39'-0"



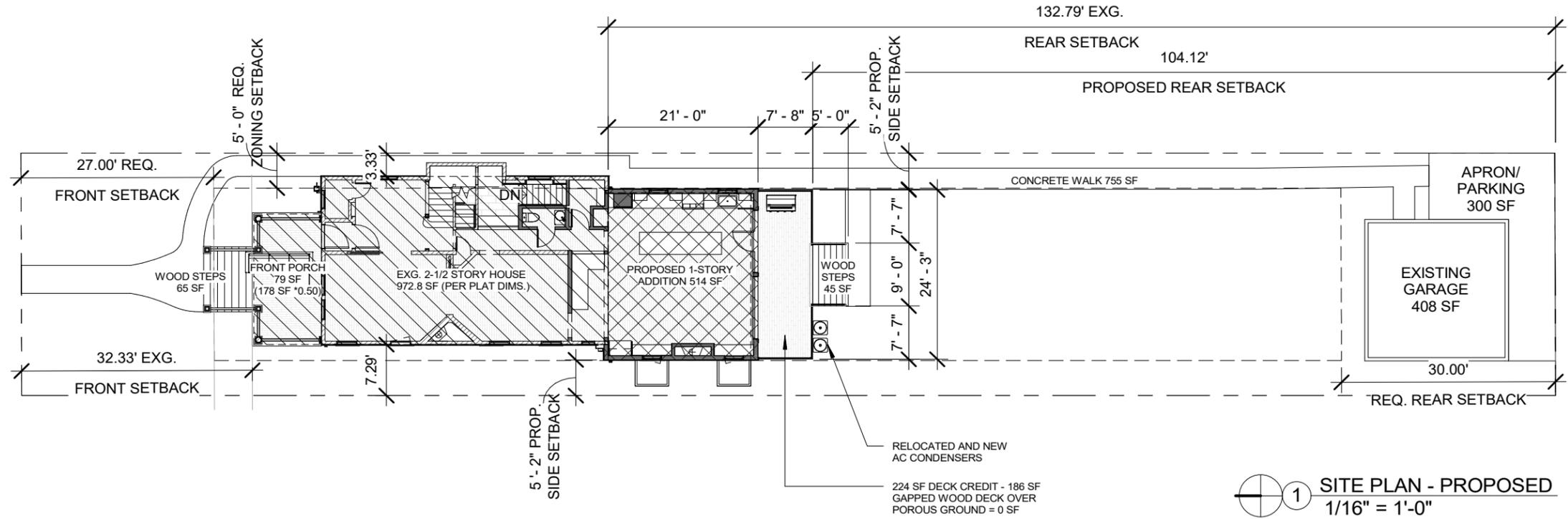
1 SITE PLAN - EXISTING
1/16" = 1'-0"

ZONING INFO- PROPOSED

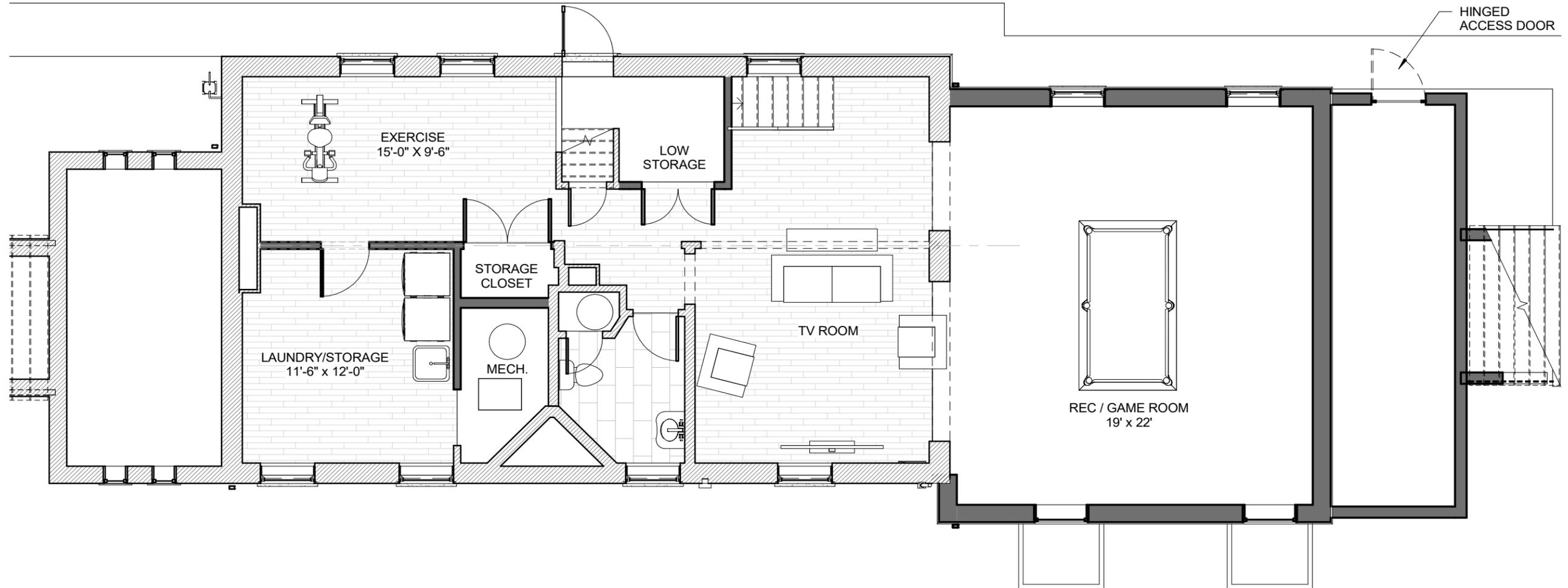
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	-	R-1	NO CHANGE
LOT AREA	7,200 SF MIN.	7,454 SF	NO CHANGE
FRONT SETBACK	27 FT	32.33 FT	NO CHANGE
SIDE SETBACK NORTH	5 FT	3.33 FT	5.10 FT
SIDE SETBACK SOUTH	5 FT	7.29 FT	5.10 FT
REAR SETBACK	30 FT	132.79 FT	104.12 FT
BUILDING HEIGHT	35 FT	39 FT	17.6 FT

BUILDING COVERAGE MAX 30% = 2,236.2 SF		
	EXISTING	PROPOSED
EXISTING PRINCIPAL BUILDING	972.8 SF	972.8 SF
GARAGE	408.0 SF	408.0 SF
ADDITION	-	513.8 SF
COVERED FRONT PORCH	79.0 SF	79.0 SF
TOTAL	1,459.8 SF (19.6%)	1,973.6 SF (26.5%)

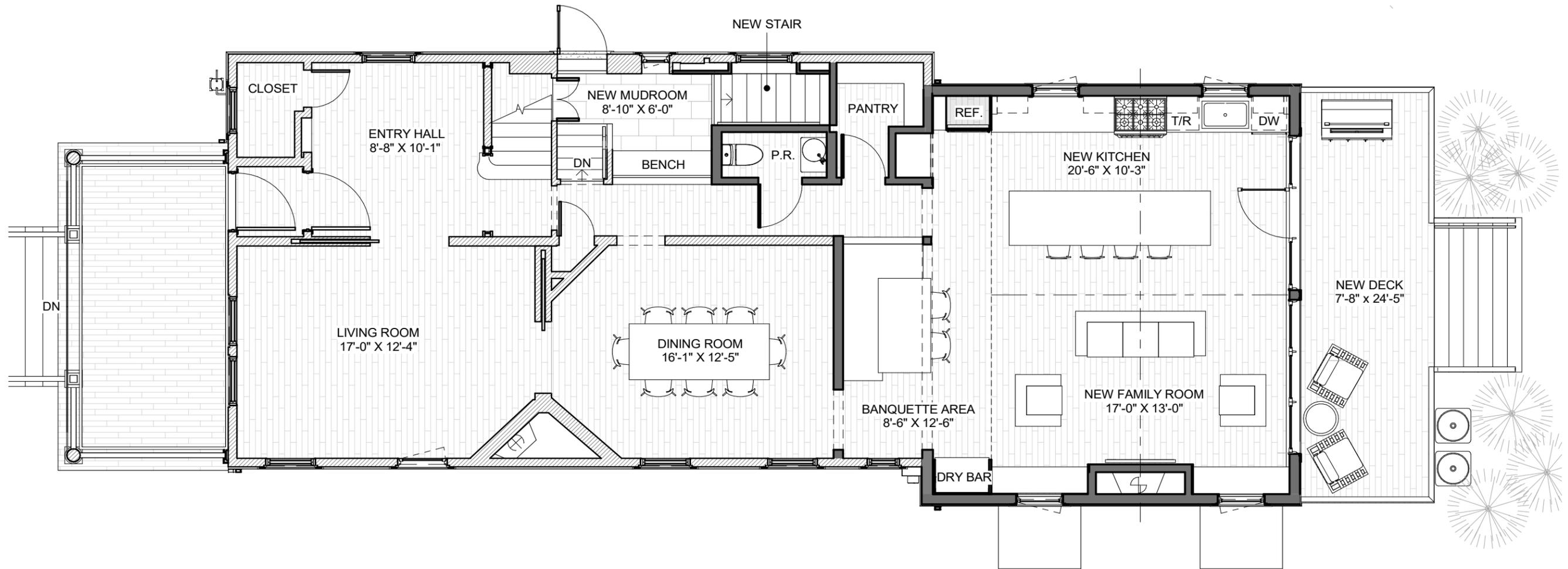
IMPERVIOUS SURFACE COVERAGE MAX 45% = 3,354.3 SF		
	EXISTING	PROPOSED
TOTAL BUILDING COVERAGE	1,459.8 SF	1,973.6 SF
WOOD STAIRS AND STOOPS	106.0 SF	110.0 SF
DRIVEWAYS AND APRONS	300.0 SF	300.0 SF
CONC. / STONE WALKWAYS, PADS, & STAIRS; RETAINING / PLANTER WALLS	1,058.0 SF	755.0 SF
GAPPED WOOD DECK OVER POROUS GROUND (7,454 SF * 0.03 = 223.6 SF DECK CREDIT)		223.6 SF - 186 SF = 0 SF
TOTAL	2,923.8 SF (39.2 %)	3,138.6 SF (42.1 %)



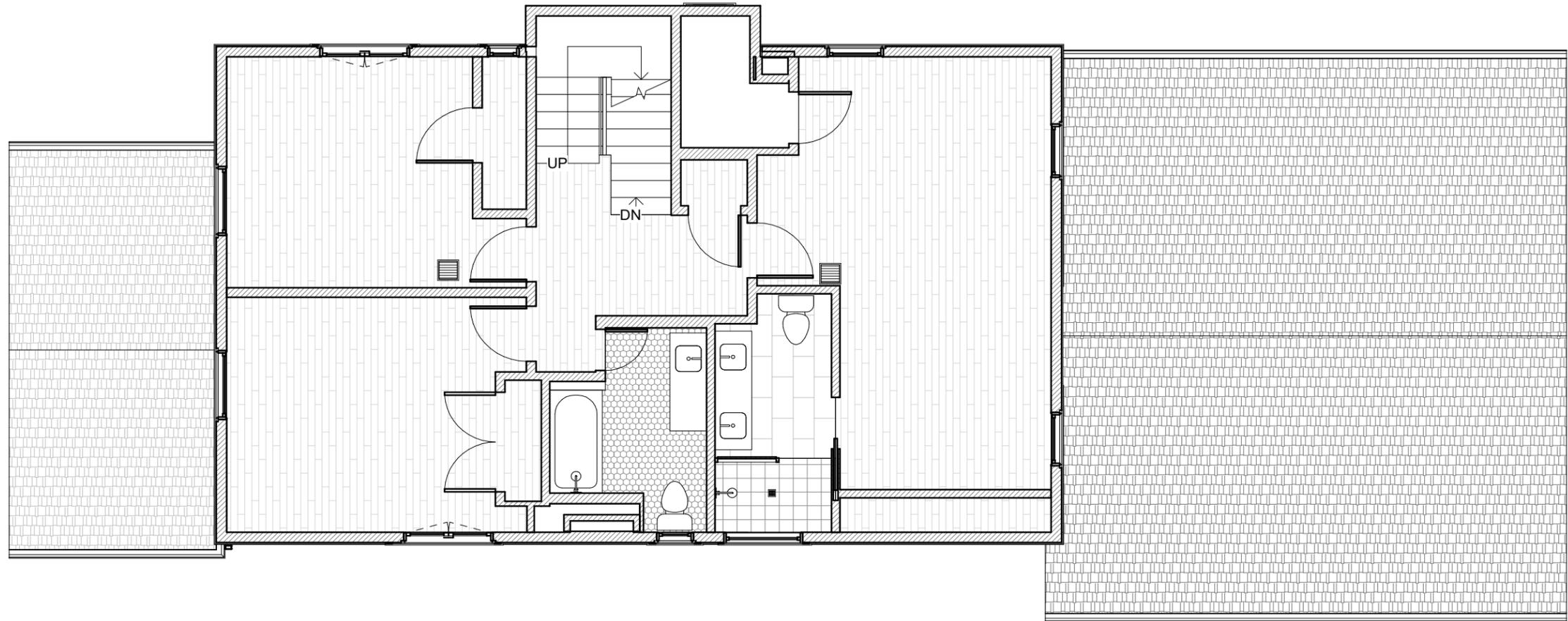
1 SITE PLAN - PROPOSED
1/16" = 1'-0"

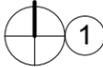


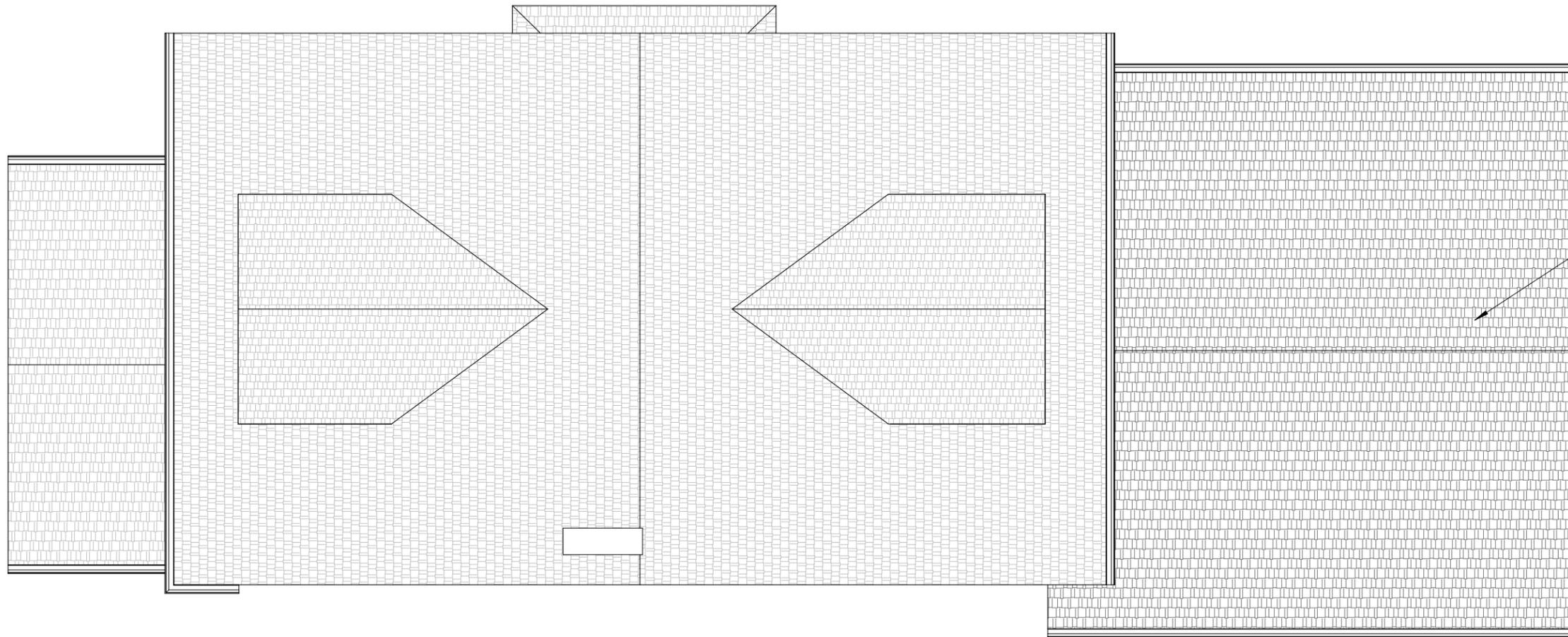
1 BASEMENT PLAN - PROPOSED
3/16" = 1'-0"



1 FIRST FLOOR - PROPOSED
 3/16" = 1'-0"




 1 SECOND FLOOR - PROPOSED
 3/16" = 1'-0"
 NO WORK



ASPHALT SHINGLE ROOF TO MATCH EXISTING

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



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



② WEST ELEVATION - PROPOSED
3/16" = 1'-0"



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



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

studi^o
tal^o architecture inc.
| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com | © 2022

MCCOMB RESIDENCE

Date: 10/19/2022

Project #2203

SD2.2



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



2-LITE TRANSOM

RAILING WITH WOOD
CAP, POSTS AND
BOTTOM RAIL; 1/2"
PAINTED STEEL ROD
PICKETS

② EAST ELEVATION - PROPOSED
3/16" = 1'-0"



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



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

studi©
tal© architecture inc.

| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com | © 2022

MCCOMB RESIDENCE

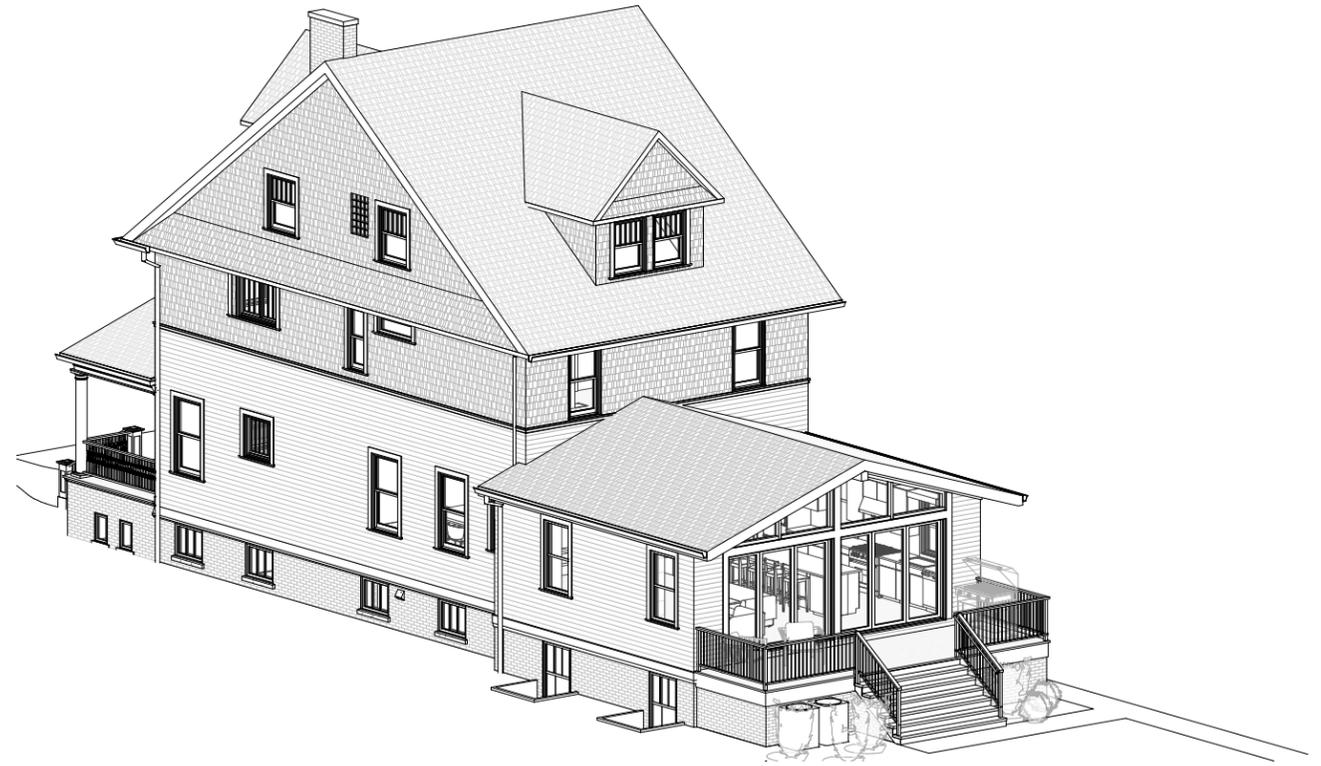
Date: 10/19/2022

Project #2203

SD2.5



1 BIRD'S-EYE VIEW FROM SE - EXISTING



2 BIRD'S-EYE VIEW FROM SE - PROPOSED

studiotalo architecture inc.

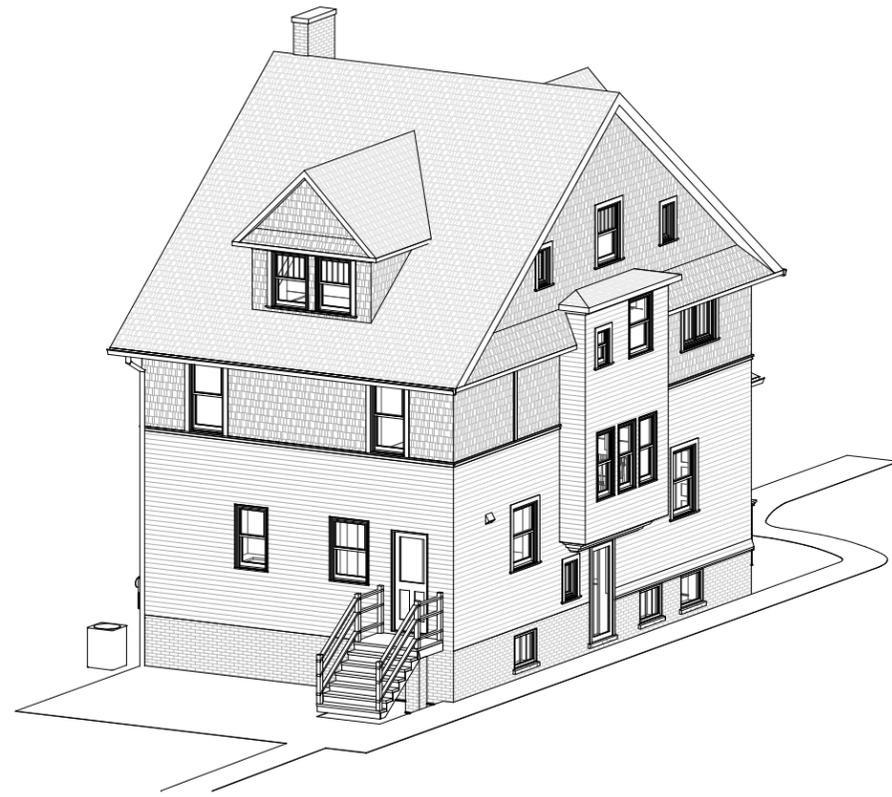
| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com | © 2022

MCCOMB RESIDENCE

Date: 10/19/2022

Project #2203

SD3.0



1 BIRD'S-EYE VIEW FROM NE - EXISTING



2 BIRD'S-EYE VIEW FROM NE - PROPOSED



① VIEW FROM SOUTHEAST



② VIEW FROM NORTHEAST

studi©
tal© architecture inc.

| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com | © 2022

MCCOMB RESIDENCE

Date: 10/19/2022

Project #2203

SD3.2

BEGINNING STREET #

END STREET #

STREET # SUFFIX

STREET NAME

SUFFIX

PIN



LOCAL

WITHIN LOCAL DISTRICT?

LOCAL DISTRICT CONTRIB/NON-CONTRIB?

LOCAL LANDMARK? YEAR

LOCAL LANDMARK ELIGIBLE?

CRITERIA:

NATIONAL REGISTER

WITHIN NR DISTRICT?

NR DISTRICT CONTRIB/NON-CONTRIB?

NR LANDMARK? YEAR

NR ELIGIBLE? CRITERIA

PHOTO ID

ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY CURRENT USE

CONDITION HISTORIC USE

INTEGRITY SECONDARY STRUCTURE

NRSECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Colonial Revival"/>	ROOF TYPE	<input type="text" value="Side gable"/>
DETAILS	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1898"/>	FOUNDATION	<input type="text" value="Brick"/>
OTHER YEAR	<input type="text"/>	PORCH	<input type="text" value="Front"/>
DATESOURCE	<input type="text" value="Building permit"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (current)	<input type="text" value="Wood"/>	WINDOW MATERIAL 2	<input type="text" value="Glass block"/>
WALL MATERIAL 2 (current)	<input type="text" value="Wood - shingle"/>	WINDOW TYPE	<input type="text" value="Double hung"/>
PLAN	<input type="text" value="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="1/1; Multi-light/1"/>
NO OF STORIES	<input type="text" value="2.5"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

1215 JUDSON AVENUE

ALTERATIONS

Glass block replacement window on 2nd story of south elevation; replacement porch railing.

HISTORIC INFORMATION

OLD ADDRESS
(city dir.year)

ORIGINAL OWNER

Heermans, T. W.

ORIGINAL ARCHITECT

Ayars, Charles R.

BUILDING MOVED? yes, 1-story garage

ARCHITECT SOURCE

BP1121

MOVED FROM

1211 Judson Ave.

BUILDER

Wigginton

ADDITIONAL PHOTOGRAPHS



PHOTO ID2 \Images\11-19-202-012-0000-2.jpg



PHOTO ID3 \Images\11-19-202-012-0000-3.jpg

OTHER PINS

SURVEYOR

Lara Ramsey

SURVEYOR ORGANIZATION

GRANACKI HISTORIC CONSULTANTS

SURVEY DATE

2/23/2012

Historic Info Compiler

aoe

SURVEYAREA

EVANSTON LAKESHORE PHASE II

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

1215 JUDSON AVENUE

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

DATE OF CONSTRUCTION 1898

MOVING INFORMATION

BUILDING MOVED? yes, 1-story garage

MOVING PERMIT # 266 **DATE** 1920.06.20

MOVED FROM 1211 Judson Ave.

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # 1121 **DATE** 1898.03.01

BUILDING PERMIT DESCRIPTION 2-story dwelling 24x40x39'h

COST \$3,000

ORIGINAL OWNER Heermans, T. W.

ORIGINAL OWNER OCCUPIED? no--lived across the street at 1216 Judson Av

ORIGINAL ARCHITECT Ayars, Charles R.

ARCHITECT SOURC BP1121

BUILDER Wigginton

EXTERIOR ALTERATION PERMITS

OTHER PERMIT INFO

BP14461, 1925.10.15, 2-car garage 20x20x12'h \$850, owner L. E. Oliphant, bldr Union Insulation Co. BP38069, 1967.04.05, replace garage on existing slab \$1125, owner George Fredrickson, bldr Danley Garage.

COA INFO

HISTORIC INFO

Architect Charles R. Ayars, who lived a block east, designed the trio of houses at 1215, 1217 & 1221 Judson Ave. for T. W. Heermans, who lived across the street at 1216 Judson Ave.

OTHER SOURCES

ELHD n/a. Photo at EHC: Evanston Review ad 1964.07.30 for 1217 Judson Ave. shows much of 1215 Judson Ave.

HISTORIC INFO COMPILER ace

City of EVANSTON
LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 1215

STREET JUDSON AVENUE

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

Side gable roof with pent enclosure; wood shingles on 2nd story and under gables; center front dormer with pent roof and flared corners; front porch with pent gable roof (triangular pediment) supported by round columns; paneled wood door; historic wood windows on front and side elevations; 2-story square bay on north elevation.

1404 Asbury Avenue
Landmark - Ridge Historic District - 22PRES-0212

Shumaker Design + Build Associates, applicant and architect, requests a Certificate of Appropriateness to remove a rear-elevation first floor mudroom addition and stair, remove an ancillary chimney, alter the fenestration of the north, south, and west elevations, enclose a first floor rear covered porch, construct a new covered entry and stair, wood deck, stone patio, and stone walls in the rear-yard.

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



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 1404 Asbury Avenue – 22PRES-0212
Date: November 2, 2022

Public Notice

1404 Asbury Avenue - Landmark - Ridge Historic District - 22PRES-0212

Shumaker Design + Build Associates, applicant and architect, requests a Certificate of Appropriateness to remove a rear-elevation first floor mudroom addition and stair, remove an ancillary chimney, alter the fenestration of the north, south, and west elevations, enclose a first floor rear covered porch, construct a new covered entry and stair, wood deck, stone patio, and stone walls in the rear-yard.

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

Construction Period:

1892 (1912 rear addition)

Style:

Queen Anne – Spindle work subtype
Square Plan

Architect of Record:

Stephen A. Jennings

Condition:

Good

Integrity:

Excellent

Status:

Landmark

Setting:

Located in the west central portion of the Ridge Historic District on northwest corner of Asbury Avenue and Greenwood Street, 1404 Asbury Avenue is a two-and-one-half story Queen Anne styled home constructed in 1892. Surrounding homes eclectic mix of styles, and vintages including many late Victorian and early Arts and Crafts influences on the west side of Asbury Avenue and post-war minimal traditional and ranch styled homes on the east side of Asbury Avenue. The block retains fair integrity of setting, especially if the post-war interventions are to be considered an evolutionary and contributing aspect of the District albeit outside the period of significance.

Significance:

The home is a representative design, albeit a less exuberant example, of important Evanston Architect Stephen A. Jennings work. The home has both architectural significance as well as historical significance. The structure is sheathed in thin clapboards, has a basic, square plan and is two stories in height. It is topped by a dentillated entablature and high attic story formed from a cross-pitched roof with shingled gables and prominent front gable. The gable covering the entire front constitutes an important element in the design, found in other Queen Anne Spindle Work subtypes as well as the rich edges around the tripartite window and flared base and crown. Side gables are treated similarly. Furthermore, the southern gable projects beyond the block of the house to cover a two-story projecting bay. Across the front runs a full-length shed roofed porch supported by three clusters of classical columns. The rear addition, the primary point of intervention with the proposal, was constructed in 1912 by unknown architect and builder.

1404 Asbury was built for Thomas Hempstead Beebe after he retired from a varied career. Among other things, Hempstead was involved in the steamboat business in St. Louis, lead smelting in Galena, and the lumber business in Chicago where is was also a member of the Board of Trade. Hempstead would lose his house and prominent lumber business in the Chicago fire and subsequently move to the suburb of Highland Park where he lived until 1876 serving as mayor in 1874. The site of the Beebe house at 1404 Asbury is also significant as the site of the Aldin G. Wilder house. Wilder, a prominent lumber merchant whose yards were once located at the northeast corner of Grove Street and Maple Avenue, moved to Evanston in 1858 and was one of its most influential early citizens. He advocated and lobbied avidly for a ship canal to be constructed from Wilmette Harbor to Chicago via the North Branch of the Chicago River and invested heavily in prairie and farm lands along the route to see this realized. He would later subdivide large sections of Evanston. Wilder Street is named for him and his associations with our City's early history and pioneering spirit.

Stephen A. Jennings (1857-1930):

Jennings was born in Chicago and educated at the University of Illinois. Jennings was a prolific architect of Queen Anne and other Victorian and Classical Revival-styled homes, flats, and other buildings in Evanston and throughout Chicago's neighborhoods during the latter half of the 19th century and early 20th century. His main body of work in Evanston which includes the notable Shingle-styled row houses at 1401-1407 Elmwood (1890) occurred between 1885 and 1897 before he left to start a new practice in Seattle. Jennings

would later move to Detroit to continue his work. Jennings most notable work in Evanston is likely St. Mary's Roman Catholic Church at 1012 Lake Street (1891). He would die in Gross Pointe, Michigan in 1930.

Queen Anne Style (1880s to 1900s):

Queen Anne prevailed perhaps as the most dominant late Victorian domestic architectural style during the last two decades of the 19th Century. Queen Anne homes, cottages and even commercial buildings are found in almost every state from the Atlantic to the Mississippi River, southward to Texas and west across the Rocky Mountain Region all the way to California. The style was first practiced during the mid to late 1800s by a group of English architects led by Richard Norman Shaw who borrowed heavily from earlier Medieval English and Elisabethan vernacular models of residential architecture, often incorporating design features such as half-timbering, projecting gables and massive chimneys. The first American interpretations of the Queen Anne style along the eastern seaboard were later popularized by the proliferation of pattern books and ready manufacture and distribution of pre-cut materials and architectural detailing.

In the Midwest, the majority of Queen Anne homes were constructed in wood clapboard on the first and second floors and wood shingles in the upper floors and gables. Wide wood bandboards or trim were used to mark the change in materials from wood clapboard to wood shingles. Patterned wood wall surfaces and gable trusses were also employed to mimic Medieval timbered cottages. In form, many Queen Anne homes were often asymmetrical with steeply pitched, cross-gabled roofs incorporating projecting gables ornamented in shingling patterns of gable trusses. Later Queen Anne homes were often build in a square plan form with cross gabled roofs. Other Queen Anne's have cylinder tower bays that rise through the roof line, recessed balconies and chimneys with corbelled masonry patterns. Perhaps one of the most notable features of Queen Anne residences is the elaborate porches that were constructed along with the house – often running the full length of the front elevation and included elaborate spindle work, balusters and pediments with stick or shingle work.

Public Comment

None.

Applicable Standards

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

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

Alteration

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

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

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

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

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

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

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

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

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

Construction

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

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

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

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

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

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.

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

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

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

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

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

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

Application for Preservation Review of Certificate of Appropriateness (COA)



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

This application is required for exterior work affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when visible from the public way.

To process your application, submit the following via email to preservation@cityofevanston.org:

- one (1) **pdf format copy** of the fully completed application
- plat of survey
- site plan
- floor plans (recommended, not required)
- elevation drawings of the existing and proposed windows/doors
- **3D drawings** of the proposed alteration/addition/construction (not to exceed 11" x 17" paper size)

The Preservation Commission meetings are on the **second Tuesday** of the month and the completed COA must be received **15 business days** prior to the meeting to allow time for staff review and feedback. All required materials must be to scale with dimensions, and in context with the principal structure and immediate/adjacent structures on the same street block. **Incomplete applications will not be accepted.**

For new construction, additions, major alterations, and demolition, a notice of the Preservation Commission meeting will be sent to the property owners within 250 feet of the subject property, 5 business days prior to the scheduled meeting. **Zoning Analysis must be completed** by the City of Evanston's Zoning staff **before or by no later than** the submission deadline of the completed COA application. Zoning staff requires at least **15 business days** to complete a zoning analysis. Review times by staff can vary depending on the season so please allow plenty of time.

Completed applications will be scheduled for review at the next available meeting, as long as all the required information is provided on the deadline. Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project.

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

1) Property Address: 1404 Asbury Ave., Evanston, IL 60201	FOR STAFF USE ONLY Application Number:
2) Owner's Name: George Efstathiou & Stacey Schulte	Address: 1404 Asbury Avenue
City: Evanston State: IL Zip: 60201	Phone: (312) 593-8706 Email/Fax:
3) Architect's Name: Shumaker Design + Build Associates, LLC	Address: 705 Washington Street
City: Evanston State: IL Zip: 60202	Phone: (847) 864-0595 Email/Fax: brian@shumakerdesignassociates.com
4) Contractor's Name:	Address:
City: State: Zip: Phone: Email/Fax:	
5) Landmark: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
6) Within Local Historic District: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No;	
If yes, <input type="checkbox"/> Lakeshore <input checked="" type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources	
7) Refer to the completed Zoning Analysis and check as applicable if project requires: <input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> Fence Variance → If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require any Zoning Variance or Fence Variance or Special Use → Complete section B only. Check if your project requires: <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Development → Refer to Supplemental Information on page (i) below.	

Section B: Application for Certificate of Appropriateness

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

Remove existing enclosed sleeping porch windows, 1st floor mudroom addition, open deck, stair and covered rear entry. Remove existing northside mechanical chimney and removal of (1) double hung window from existing north/west elevation infill with lap siding to match existing. Enclose 2nd floor sleeping porch and first floor open deck, construct new wood stair and covered entry. Install new landmark series Marvin windows as noted. Construct wood deck, stone patio, stone veneer garden walls and stone pathways as shown.

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

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

3) Checklist for Exterior Materials—Check all that apply.							
Existing	Proposed		Existing	Proposed		Existing	Proposed
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Façades/Front Porch & Rear Porch Material	<input type="checkbox"/>	<input type="checkbox"/>	Flashing Material	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Frame	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Copper	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Stone	<input type="checkbox"/>	<input type="checkbox"/>	Sheet Metal	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Brick	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Stucco	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Siding	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Fascias, Soffits, Rakeboards, Trim	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Shingle, Material: _____	<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Material, Type: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Roofing Material	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Door Material	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingles	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shakes	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Slate	<input type="checkbox"/>	<input type="checkbox"/>	Clad	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Clay Tile	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Asphalt Shingles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Window Type	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Metal Sheet	<input type="checkbox"/>	<input type="checkbox"/>	Double Hung	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Chimney Material	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Brick	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Window Material	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Stone	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Steel	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Gutters/Downspouts	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Copper	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Muntins	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Galvanized Sheet	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>
4) Applicant's Signature: <u>Brian J. Petrone</u> Print Name: Brian J. Petrone, Shumaker Design + Build Associates						Date: 14 October 2022	
Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed): <input type="checkbox"/> <input type="checkbox"/> Air Conditioning Unit <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>							
Proceed to Section C if you are requesting a zoning or fence variation and/or s special use . Refer to the Supplemental Information for guidance [page (i) below]. For Planned Development refer to Supplemental Information [page (i) below].							

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

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

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

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.).

SUPPORTING INFORMATION - Any information you feel would enhance your application (e.g., photos, letters of support from neighbors, scale models, material samples, etc.). Photos of elevations, proximity to neighbors and any other information must show significant detail and/or context to be replicated. Details must be visible on printouts of digital photos and black and white copies of photos.

ADDITIONAL INFORMATION REQUIRED FOR CHANGES TO WINDOWS, DOORS, STORM WINDOWS AND STORM DOORS (Use same example for windows found in the “sample of supplemental window drawings” document under additional resources on the Commission website.)

- Clear photographs of existing windows. When windows are boarded over, remove boards from typical windows in order to take photographs.
- Drawings showing the elevation and horizontal and vertical sections of existing historic windows. Include muntins, mullions, transoms, and other window components (see examples below). For historic steel industrial windows that contain operable units, drawings must include this feature.
- Drawings showing the elevation and horizontal and vertical sections of proposed replacement windows. In the case of a hung window, provide section drawings of both the upper and lower sash, including meeting rail. For replacement steel windows, include sections of both operable and fixed units. See note below regarding manufacturers’ standard cut sheets.
- Drawings should be at the same scale and large enough to clearly show construction details. Scale should be provided, measurements noted, and materials indicated for the main components of the window.
- Drawings of the existing historic window should be accurate, based on field measurements. Examples of window drawings are shown below. Add the dimensions of existing windows and proposed windows.
- Replacement windows must accurately replicate the appearance of existing historic windows. Manufacturers’ standard cut sheets usually are not an adequate substitute for detailed drawings since they are not drawn specifically for the proposed window replacement and do not show custom applications or installation details required for the project. In small projects where windows are being replaced and the historic or existing window is simple in design, manufacturers’ standard cut sheets may be substituted for actual section drawings of the proposed window provided there is sufficient detail for review.
- Window sections must show the profiles of muntins, meeting rails, sash, frames, moldings, and other features. Construction details must be apparent, including joinery. For all projects, the window’s relationship to the existing wall plane must also be provided for both the existing historic windows, when present, and the proposed replacement window

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



**Zoning Analysis
Summary**

Case Number:

Case Status/Determination:

22ZONA-0196 – 1404 Asbury Avenue R1 Single-Family Residential District Ridge Historic District Landmark	Compliant
---	-----------

Proposal:

Addition and renovation at rear volume of the residence; construction of new wood deck in rear-yard; associated flatwork.

Zoning Section:

Comments:

6-8-2-5	The existing lot size is 13,602 where 7,200 feet is standard.
6-8-2-7	The proposed building lot coverage is 17.5% where 30% is the maximum permitted.
6-8-2-8	The north side-yard setback is 8.16' where 8.16' is the existing condition and 5' is the minimum required; the rear-yard setback is 93.83' where 30' is the minimum required; the street side-yard setback is 31.083' where 15' is the minimum required. The proposed setback for the rear-yard deck is greater than the minimum required 3' from all rear-yard lot lines.
6-8-2-9	The maximum building height is unchanged ~40' to the existing peak and 22.75' to the top of the existing addition.
6-8-2-10	The proposed impervious surface ratio is 30.5% where 45% is the maximum permitted.
6-4-6-3 (B) Table 4-A	The proposed deck is permitted in the rear-yard.

Additional Comments:

- Review and issuance of Certificate of Appropriateness by the Preservation Commission is required.



1 View From Asbury Avenue
SCALE: N/A

EFSTATHIOU RESIDENCE
1404 ASBURY AVE.

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

10/14/2022 SHUMAKERDESIGNASSOCIATES.COM



1 View From Greenwood Street
SCALE: N/A

EFSTATHIOU RESIDENCE
1404 ASBURY AVE.

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

10/14/2022 SHUMAKERDESIGNASSOCIATES.COM



1 View From Rear Yard
SCALE: N/A

EFSTATHIOU RESIDENCE
1404 ASBURY AVE.

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

10/14/2022 SHUMAKERDESIGNASSOCIATES.COM

EXISTING RESIDENCE DOCUMENTATION:

DATE BUILT: 1893, PER COOK COUNTY ASSESSOR

EXTERIOR MATERIALS:

CONSTRUCTION: WOOD FRAME
 SIDING: WOOD
 ROOFING: ASPHALT SHINGLE
 TRIM: WOOD
 WINDOW TYPE: DBL. HUNG, FIXED
 WINDOW MATERIAL: WOOD
 MUNTINS: NONE

ZONING ANALYSIS:

ZONING: R1 (RESIDENTIAL SINGLE UNIT)

HISTORIC DISTRICT: Ridge

LANDMARK STATUS: No

LOT AREA: 13,602 SF

REQUIRED SETBACKS:

FRONT YARD - EAST: (NO CHANGE)
 REQUIRED = 27'-0"
 EXISTING = 29'-6"

FRONT YARD - SOUTH: (NO CHANGE)
 REQUIRED = 27'-0"
 EXISTING = 31'-1"

SIDE YARD: (NO CHANGE)
 REQUIRED = 5'-0"
 EXISTING = 7'-11"

REAR YARD:
 REQUIRED = 30'-0"
 EXISTING = 101'-3"
 PROPOSED = 93'-10"

BUILDING LOT COVERAGE:

PRINCIPAL STRUCTURE:
 EXISTING: 1,441 SF PROPOSED: 1,627 SF

DETACHED GARAGE FOOTPRINT:
 EXISTING: 620 SF PROPOSED: NO WORK

ROOFED FRONT PORCH (INCLUDING 50% CREDIT):
 EXISTING: 145 SF PROPOSED: NO WORK

OTHER ROOFED AREAS:
 EXISTING: 177 SF PROPOSED: 0 SF

TOTAL:
 EXISTING: 2,383 SF PROPOSED: 2,392 SF
 2,392 SF = 17.6% < 30% REQUIRED

IMPERVIOUS SURFACE COVERAGE:

PATIOS & TERRACES (20% CREDIT FOR BRICKWORK):
 EXISTING: 837 X 0.8 = 670 SF PROPOSED: 830 X 0.8 = 664 SF

DRIVEWAYS:
 EXISTING: 129 SF PROPOSED: 129 SF

SIDEWALKS (20% CREDIT FOR BRICKWORK):
 EXISTING: 343 X 0.8 = 274 SF PROPOSED: 224 X 0.8 = 179 SF

DECKS:
 EXISTING: 0 SF PROPOSED: 914 - (0.03 X 13,602) = 506 SF

STAIR / LANDINGS:
 EXISTING: 57 SF PROPOSED: 233 SF

OTHER IMPERVIOUS AREAS:
 EXISTING: 0 SF PROPOSED: 138 SF

TOTAL (INCLUDING BUILDING LOT COVERAGE):
 EXISTING: 3,513 SF PROPOSED: 4,241 SF
 4,241 SF = 31.18% < 45% REQUIRED



4 Proposed Rear Yard View
 SCALE: N/A



3 Existing Rear Yard View
 SCALE: N/A



2 Existing Southeast Street View
 SCALE: N/A

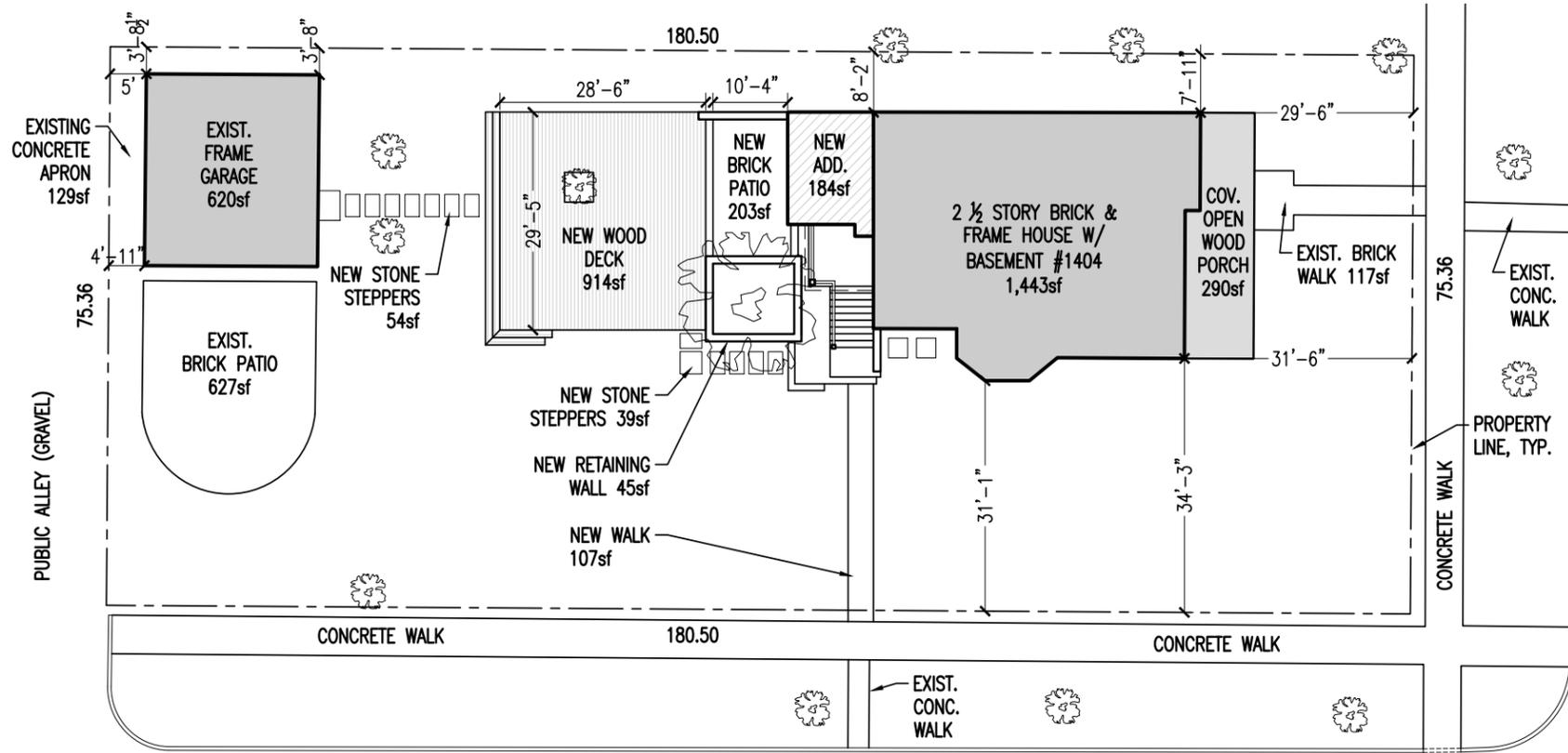


1 Existing East Street View
 SCALE: N/A

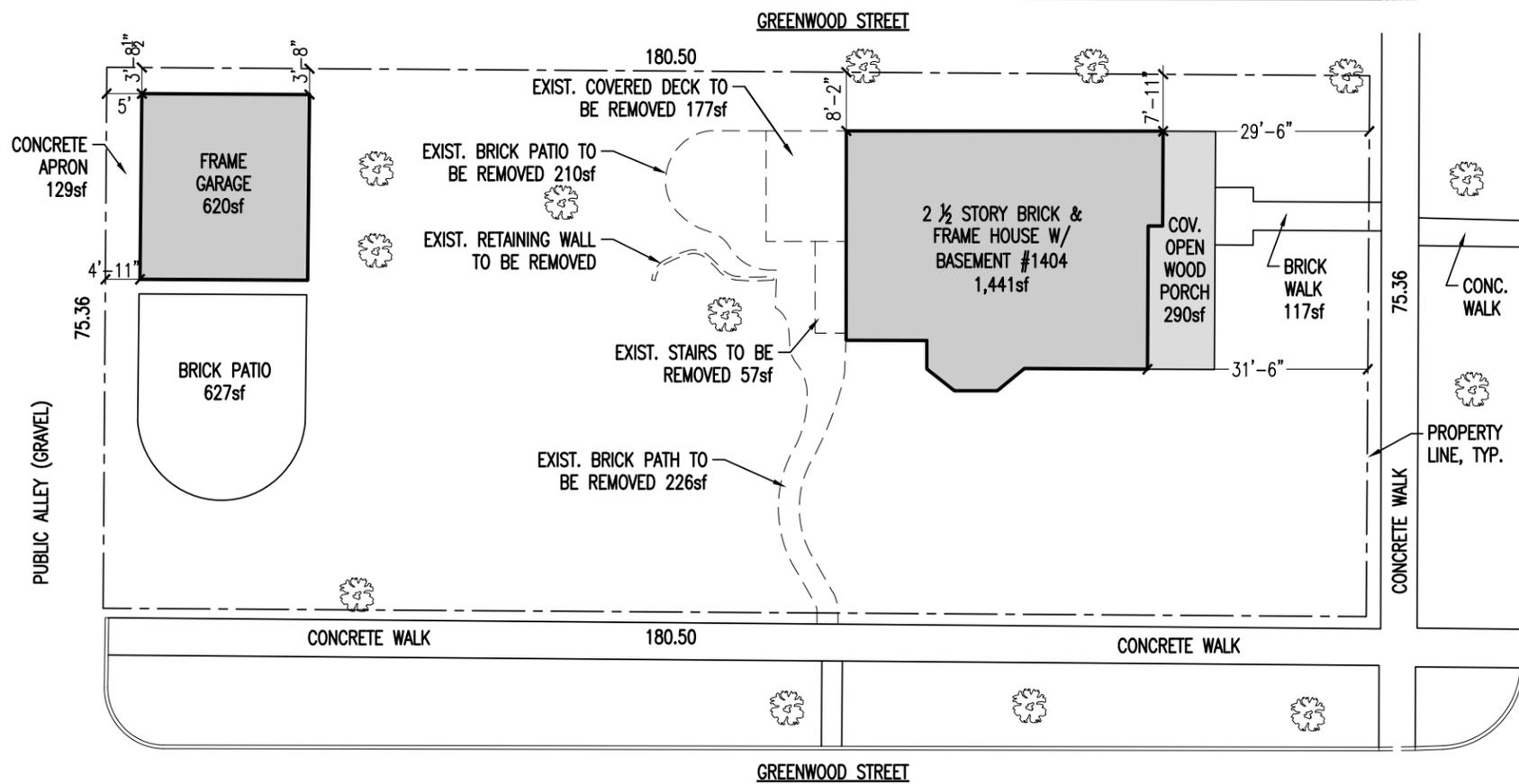
EFSTATHIOU RESIDENCE
1404 ASBURY AVE.

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

10/14/2022 SHUMAKERDESIGNASSOCIATES.COM



2 Proposed Site Plan NORTH
SCALE: 1" = 20'-0"



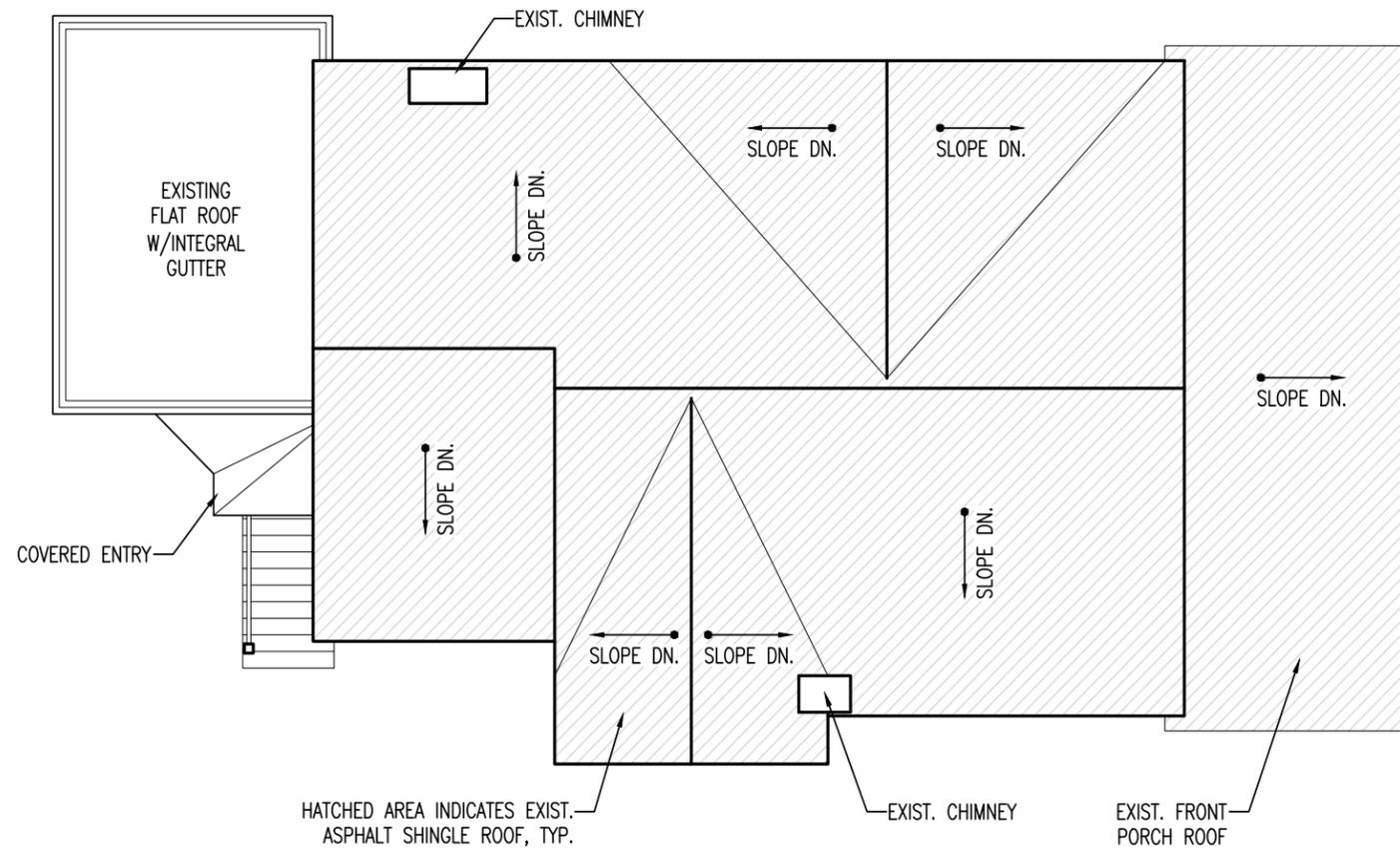
1 Existing Site Plan NORTH
SCALE: 1" = 20'-0"

EFSTATHIOU RESIDENCE
1404 ASBURY AVE.

10/14/2022

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

SHUMAKERDESIGNASSOCIATES.COM

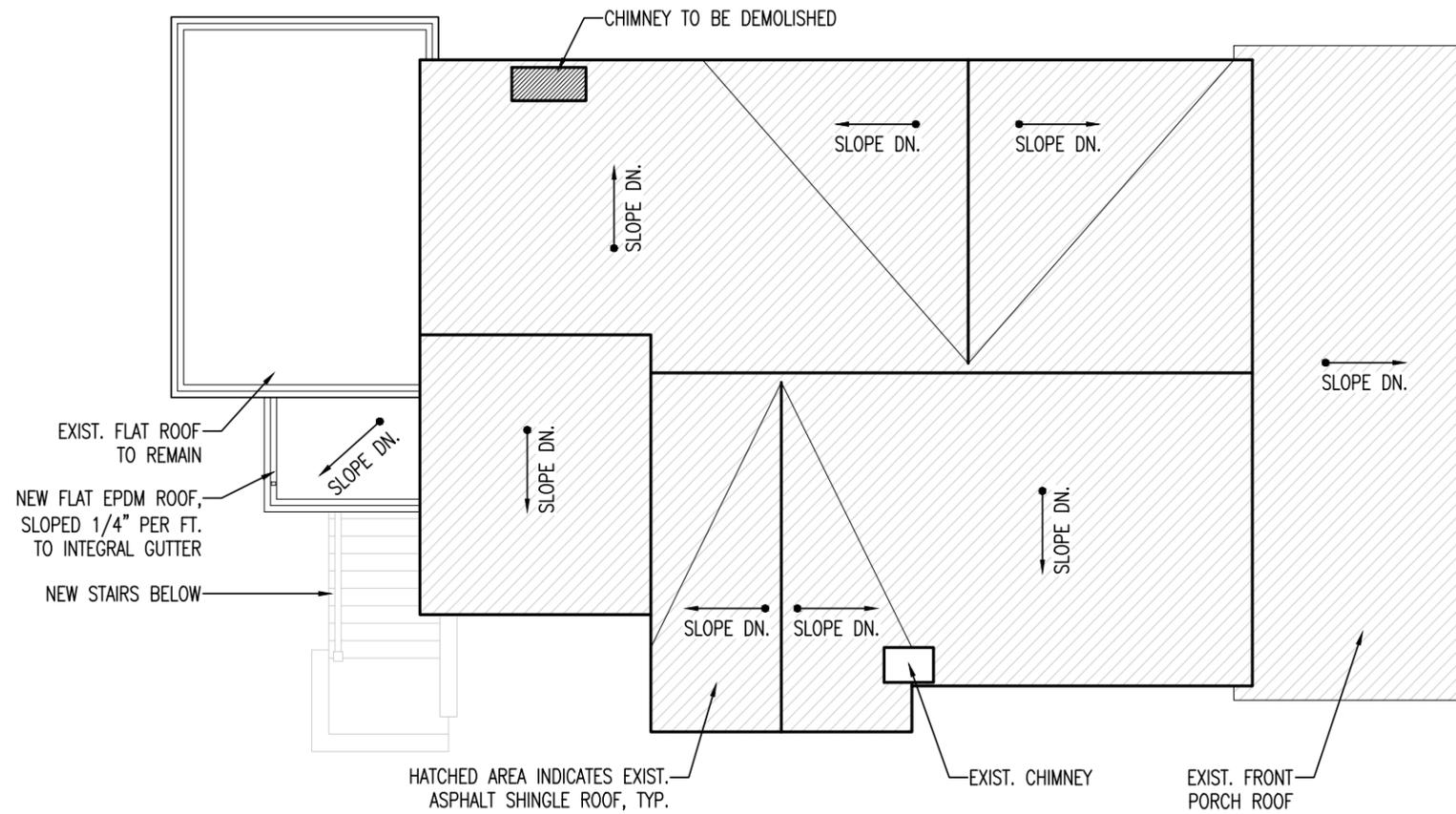


1 Existing Roof Plan
 SCALE: 1/8" = 1'-0"

EFSTATHIOU RESIDENCE
1404 ASBURY AVE.

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

10/14/2022 SHUMAKERDESIGNASSOCIATES.COM

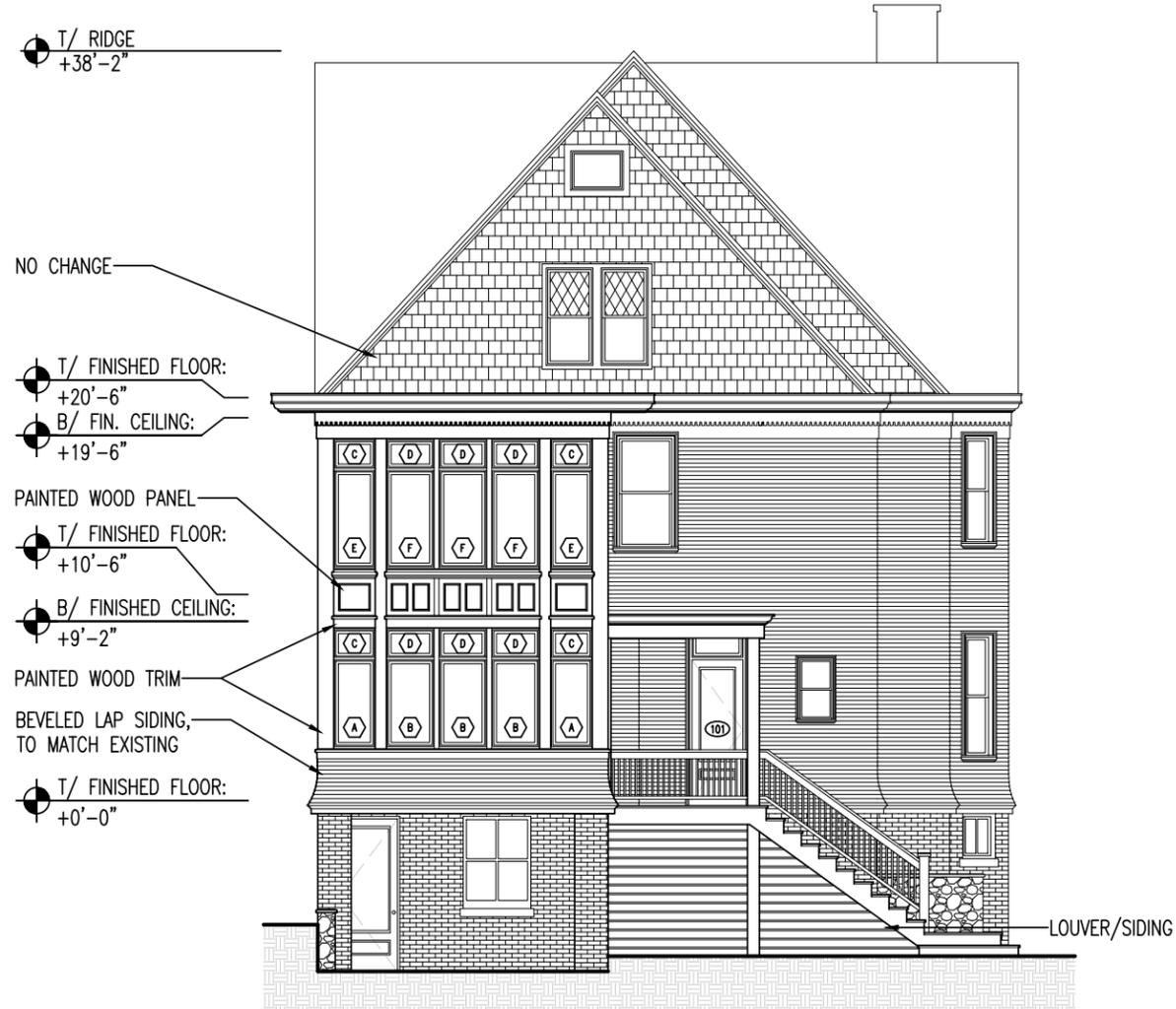


1 Proposed Roof Plan
 SCALE: 1/8" = 1'-0"

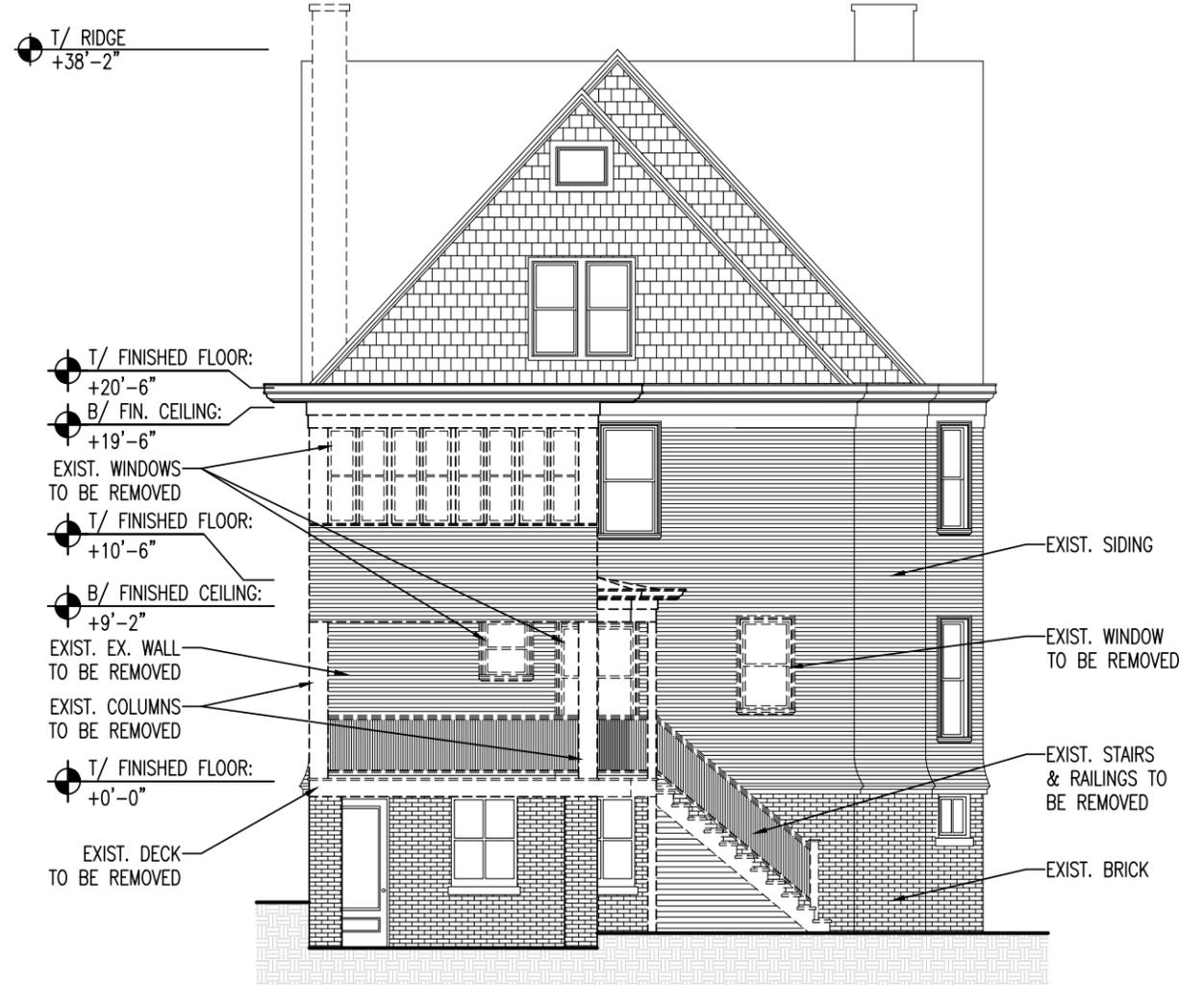
EFSTATHIOU RESIDENCE
1404 ASBURY AVE.

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

10/14/2022 SHUMAKERDESIGNASSOCIATES.COM



2 Proposed West Elevation
SCALE: 1/8" = 1'-0"

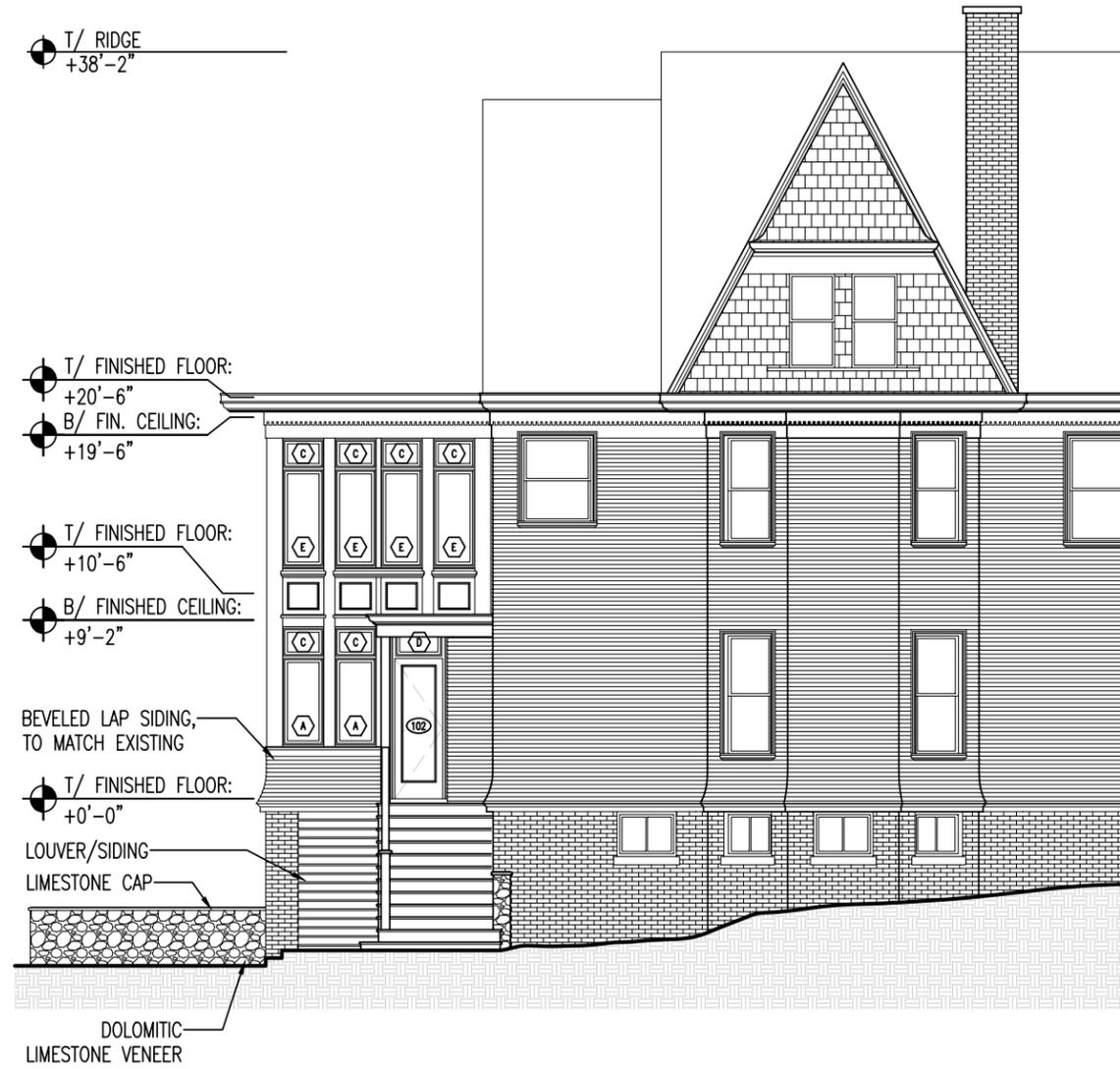


1 Existing West Elevation
SCALE: 1/8" = 1'-0"

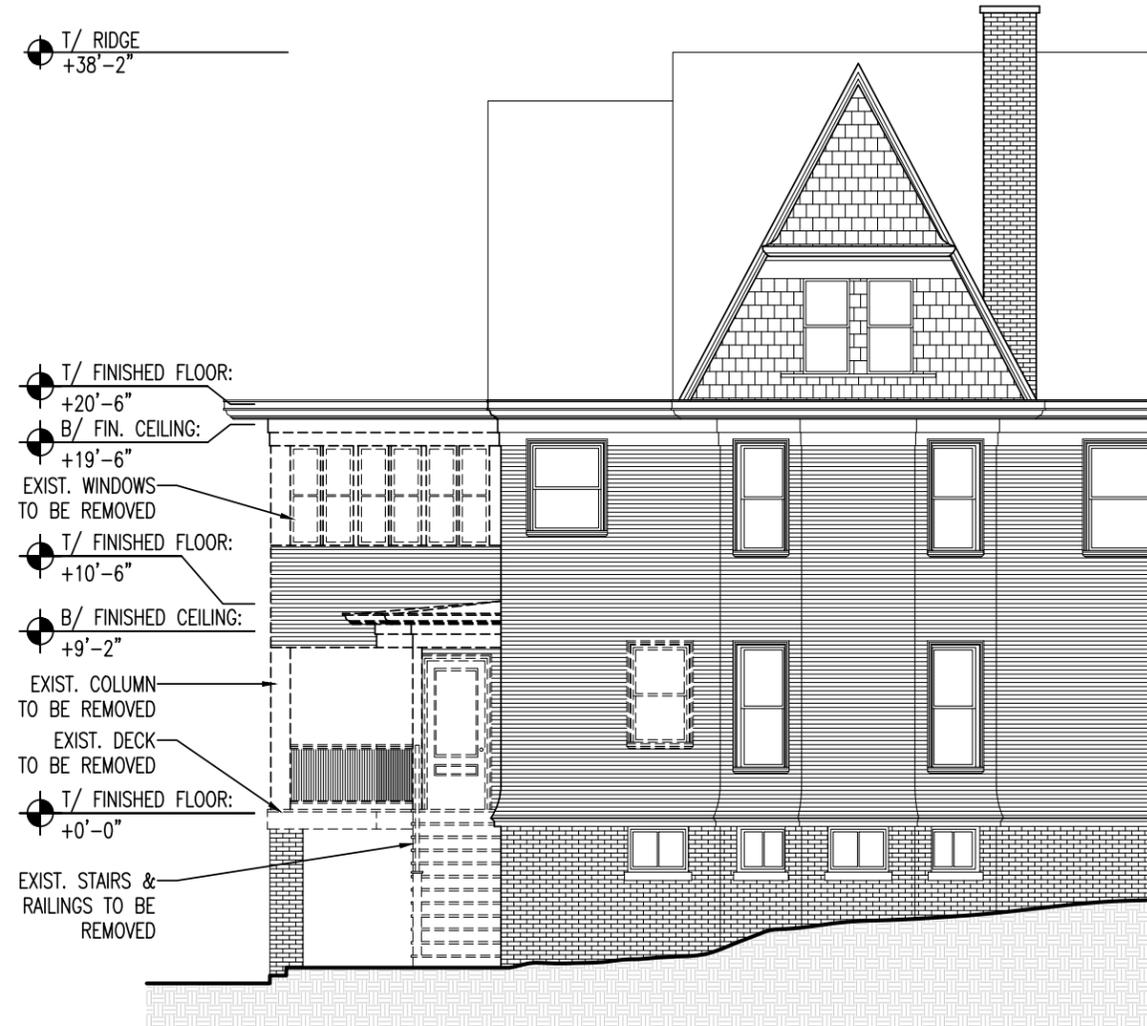
EFSTATHIOU RESIDENCE
1404 ASBURY AVE.

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

10/14/2022 SHUMAKERDESIGNASSOCIATES.COM



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

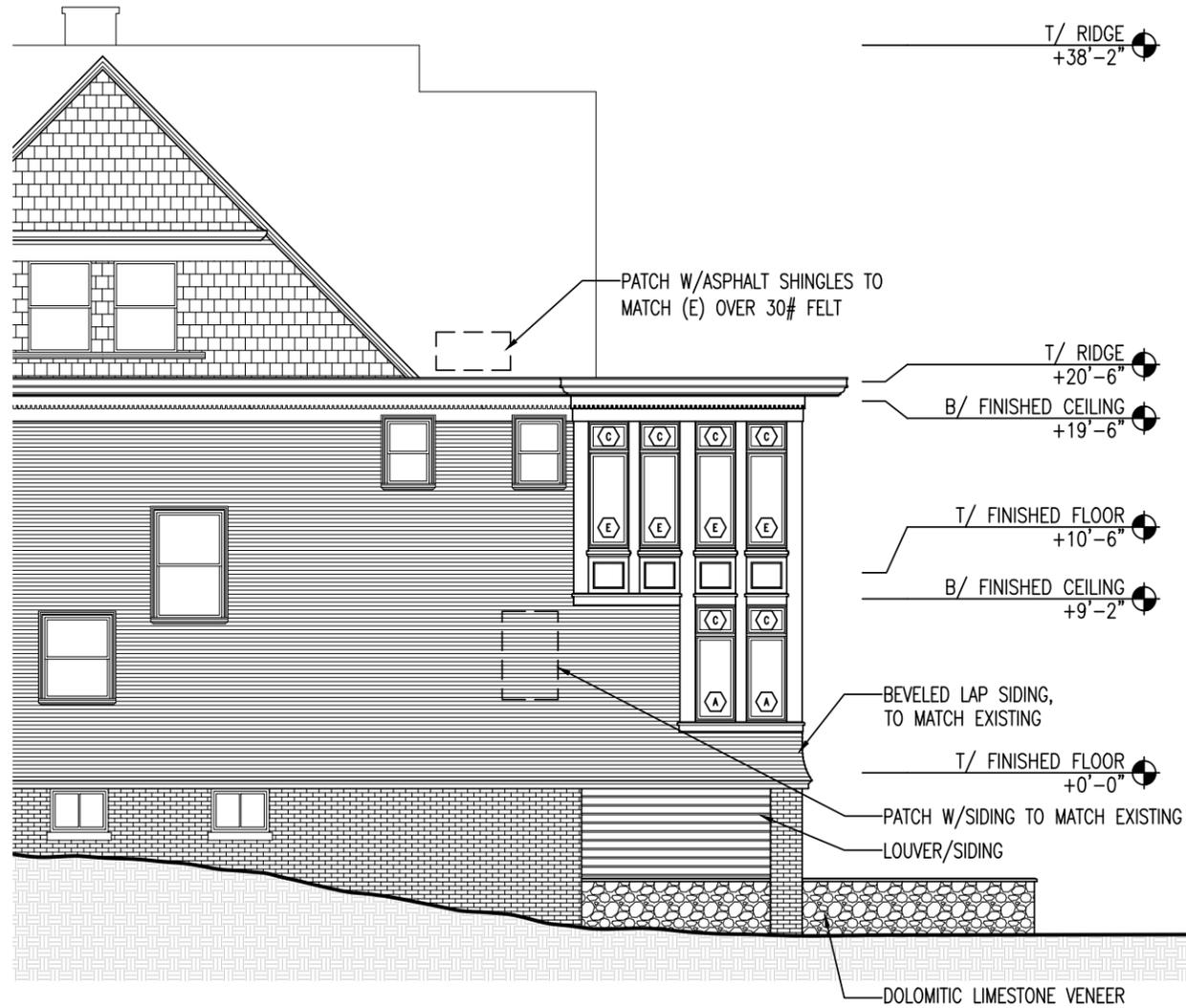


1 Existing South Elevation
SCALE: 1/8" = 1'-0"

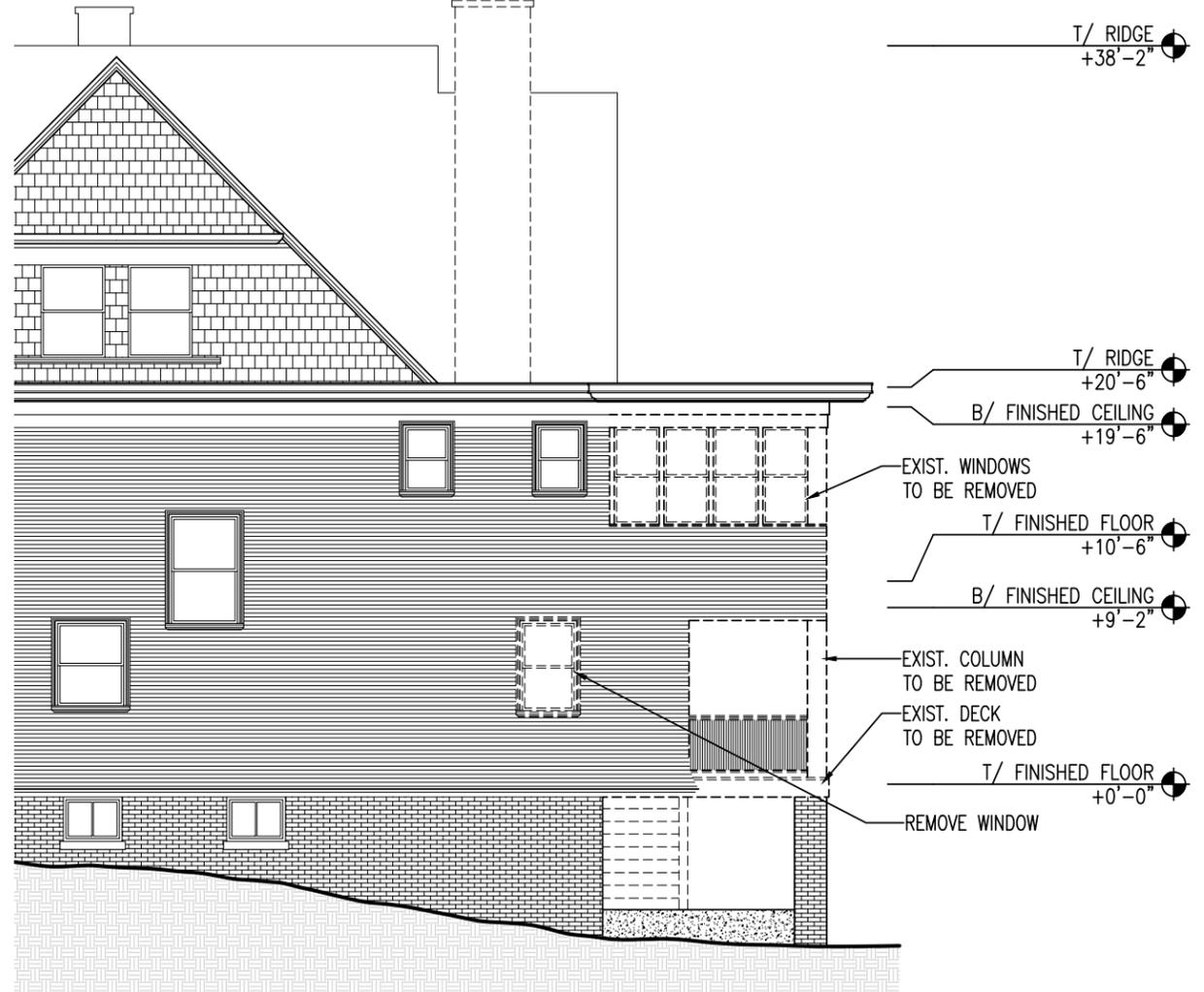
EFSTATHIOU RESIDENCE
1404 ASBURY AVE.

**SHUMAKER
DESIGN +
BUILD
ASSOCIATES**
705 WASHINGTON ST.
EVANSTON IL 60202
347.364.9595

10/14/2022 SHUMAKERDESIGNASSOCIATES.COM



2 Proposed North Elevation
SCALE: 1/8" = 1'-0"



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

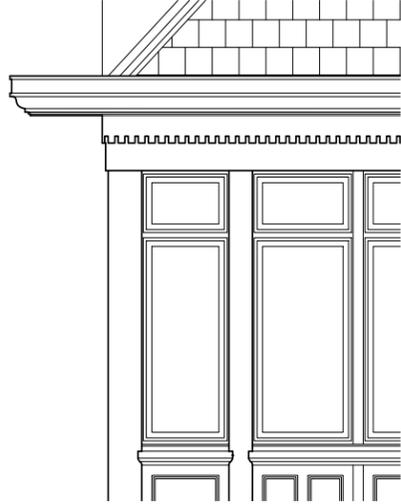
EFSTATHIOU RESIDENCE
1404 ASBURY AVE.

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

10/14/2022 SHUMAKERDESIGNASSOCIATES.COM



EXISTING ROOF OVERHANG

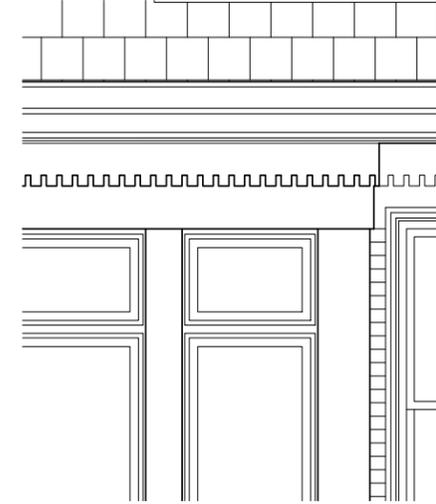


PROPOSED ROOF OVERHANG

4 ROOF PROFILE
SCALE: N/A



EXISTING DENTIL MOLDING @ SOUTH ELEVATION

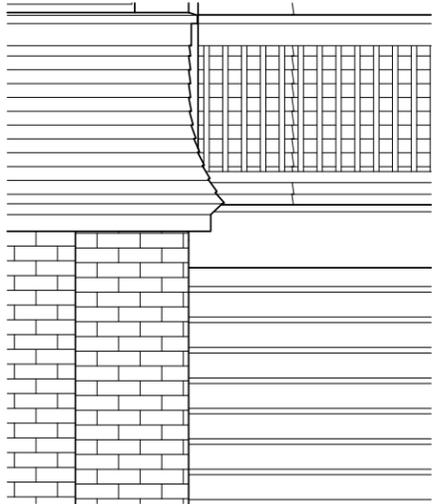


PROPOSED DENTIL MOLDING @ ADDITION

3 DENTIL MOLDING DETAIL
SCALE: N/A



EXISTING HOUSE CORNER



PROPOSED CORNER @ ADDITION

2 FLARED SIDING DETAIL
SCALE: N/A



EXISTING COLUMN BASE @ FRONT PORCH



PROPOSED SPANDREL PANEL @ ADDITION

1 PANEL DETAIL
SCALE: N/A

EFSTATHIOU RESIDENCE
1404 ASBURY AVE.

**SHUMAKER
DESIGN +
BUILD
ASSOCIATES**
705 WASHINGTON ST.
EVANSTON IL 60202
347.364.9595

10/14/2022 SHUMAKERDESIGNASSOCIATES.COM



ULTIMATE CASEMENT STYLES

Casement and Picture windows with Satin Nickel hardware

28

MARVIN SIGNATURE COLLECTION

MARVIN®

FULL FRAME OR NARROW FRAME

The Ultimate Casement and Ultimate Casement Narrow Frame windows are the most versatile and innovative casement windows ever produced. Featuring concealed multi-point locks, a patented Wash Mode, and durable hardware that operates smoothly even at the largest sizes.



ULTIMATE CASEMENT
A recessed sash for a traditional look, plus a full jamb offers design flexibility for new construction or full frame replacement.



ULTIMATE CASEMENT NARROW FRAME
A flush sash to the exterior and narrow jamb depth make this window an easy choice for frame-in-frame replacement or more contemporary new construction applications.



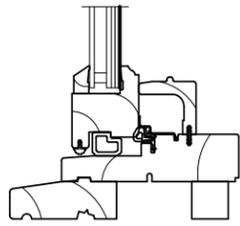
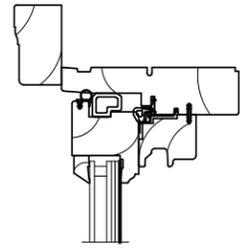
ULTIMATE CASEMENT EXTERIOR VIEW WITH 4 1/4" FULL JAMB



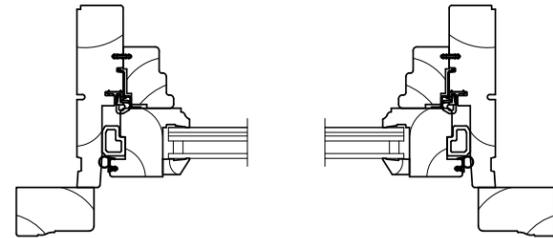
ULTIMATE CASEMENT NARROW FRAME EXTERIOR VIEW WITH 2 3/4" NARROW JAMB

JAMBS + PROFILES
The Ultimate Casement has a recessed sash for a traditional or historic look. The Ultimate Casement Narrow Frame has a flush-to-frame sash for a contemporary look.

29



HEAD & SILL



JAMB

1 PROPOSED WINDOW DETAILS
SCALE: 1" = 1'-0"

**SHUMAKER
DESIGN +
BUILD
ASSOCIATES**
705 WASHINGTON ST.
EVANSTON IL 60202
312.364.9595

EFSTATHIOU RESIDENCE
1404 ASBURY AVE.

10/14/2022 SHUMAKERDESIGNASSOCIATES.COM



STATEMENT OF SIGNIFICANCE

A representative design, this frame structure was done by an important Evanston architect. Sheathed in thin clapboards, it has a basic, square plan and is two stories high. It is topped by a dentillated entablature and high attic story formed from a cross-pitched roof with shingled gables. The gable covering the entire front constitutes an important element in the design, which is reflected in rich edges around the tripartite window and flared base and crown. Side gables are treated similarly. Furthermore, the southern one projects beyond the block of the house to cover a two-story projecting bay. Across the front runs a shed-roofed porch supported by three clusters of columns. The building has excellent integrity.

Deuce N. Duff

EVANSTON LANDMARK

ADDRESS: 1404 Asbury Avenue
 COMMON NAME: Same
 REAL ESTATE INDEX NUMBER:
 DATE OF CONSTRUCTION: 1892
 ARCHITECT OR BUILDER: S. A. Jennings
 ORIGINAL SITE MOVED
 SIGNIFICANCE:
 HISTORICAL H1 H2 H3
 ARCHITECTURAL A4 A5 A6
 A7 A8 A9

OTHER COMMENTS:



**2211 Sherman Avenue
Northeast Historic District - 22PRES-0220**

Foster Dale Architects, applicant, requests a Certificate of Appropriateness to alter the homes east, north, and south elevations fenestration, remove an existing rear covered entryway, and construct an overhead canopy above a new wood deck at the homes rear volume.

Applicable Standards: Alteration [1-10]; and Construction [1; 3-8; and, 10-13]



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 2211 Sherman Avenue – 22PRES-0220
Date: November 2, 2022

Public Notice

2211 Sherman Avenue – Northeast Historic District - 22PRES-0220

Foster Dale Architects, applicant, requests a Certificate of Appropriateness to alter the homes east, north, and south elevations fenestration, remove an existing rear covered entryway, and construct an overhead canopy above a new wood deck at the homes rear volume.

Applicable Standards: Alteration [1-10]; and Construction [1; 3-8; and, 10-13]

Construction Period:

1901

Style:

Vernacular Gable Front

Architect of Record:

James C. Tait

Condition:

Good

Integrity:

Excellent

Status:

Contributing

Setting:

Located in the west central portion of the Northeast Historic District on east side of Sherman Avenue between Noyes Street to the North and Simpson Street to the south, 2211 Sherman Avenue is a vernacular masonry Gable Front home constructed in 1901. Surrounding structures are an eclectic mix of vernacular single-family homes and multi-family apartment buildings built between the late 1890s and early 1900s.

Significance:

Single-family residential housing and speculation from developers would drive north into the District directly following installation of the City's electric streetcar system in the late 1880s which ran along Sherman Avenue. Many of the surrounding single-family homes, including 2211 Sherman were constructed by developers and the land along Sherman Avenue was seen as less desirable due to its proximity to the train line, creating more affordability and resulting in more vernacular construction as compared to the high-style commissions which predominate elsewhere in the District. 2211 Sherman is one of many homes which contribute directly to the character and evolutionary aspects of not only the District but the City at-large as it pioneered northward and consumed areas once occupied by farmland. The associated residential styles similarly follow trends of the period and transition from late Victorian to early Arts-and-Crafts and Period Revivals, a diversion from the City's Ridge and Lakeshore Historic Districts.

In the mid 1910s, Evanston would enact many "Restricted Residential Districts", which forbade construction of multi-family buildings if two-thirds of residents opposed such construction. This practice would run rampant until a sound Zoning Ordinance, the first in Illinois, was crafted in the early 1920s. The result was creation of multi-family residential districts, often located in areas deemed less desirable, including the area along Sherman Avenue south of Colfax Street and north of Simpson Street. 2211 Sherman is located immediately south of two such examples, the Rookwood Gardens Co-Op and east of the Castle Tower apartments, both significant structures listed in the National Register and representative of the rapid population growth and changing residential typologies and land-use patterns that would occur between the early 1920s and 1930 as a result of the Zoning Ordinance. Unlike multi-family units being constructed in south Evanston much earlier, those in the now Northeast Historic District were predominately built on either vacant land which was cheaper than the rapidly rising costs elsewhere in the City, or by demolishing more vernacular homes with less community opposition. The compatible relationship between these apartment buildings and adjoining single-family homes is an important character defining aspect of the District and Evanstons built record generally which provides examples of mixed densities and land uses that are not only compatible but assets to neighborhood vibrancy.

The home retains excellent integrity including its brickwork, brick quoin corners, leaded glass ornamental windows, cedar shingle side gable dormers, and full front porch supported by brick piers. The home is one of many properties developed and sold by James C. Tait, including the homes twin to the south.

Gable Front:

Gable Front houses span a wide range of time and early 20th Century and late 19th Century examples are often simplified examples of the Greek Revival. The type was popularized by the second quarter of the Nineteenth Century. Many stand two stories and are three bays wide, but lack the ornamentation of those houses more clearly definable by style. All Gable Front houses share simple rectangular massing. Gable Front houses were readily available from catalogues between the early 1900s through the 1920s making them popular with developers.

James C. Tait

Tait built houses all over Evanston. He was active in northeast Evanston between 1898 and 1915 and although not formally trained he listed himself as the architect on all permits. Tait exhibited sensitivity in design not usually associated with developers. He would build many homes in a variety of styles including Queen Anne, Dutch Colonial Revival, American Foursquare, and the vernacular Gable Front. His greatest works are considered the homes at 2237, and 2233 Sherman Avenue.

Public Comment

None.

Applicable Standards

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

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

Alteration

1. Every reasonable effort shall be made to adapt the property, structure, site or object in a manner that requires minimal alteration of the property, structure, site or object and its environment.
2. The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible except when retention represents a hazardous or dangerous condition.
3. All properties, structures, sites and objects shall be recognized as products of their own time. Alterations to sites, buildings, structures, or objects that have no historic basis shall be discouraged.
4. Changes that may have taken place in the course of time are evidence of the history and development of a property, structure, site or object and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features, materials, finishes, examples of skilled craftsmanship, or examples of distinctive construction techniques that characterize a property, structure, site or object shall be treated with sensitivity.

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

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

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

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

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

Construction

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

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.

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

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

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

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

Application for Preservation Review of Certificate of Appropriateness (COA)



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

This application is required for exterior work affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when visible from the public way.

To process your application, submit the following via email to preservation@cityofevanston.org:

- one (1) pdf format copy of the fully completed application
- plat of survey
- site plan
- floor plans (recommended, not required)
- elevation drawings of the existing and proposed windows/doors
- 3D drawings of the proposed alteration/addition/construction (not to exceed 11" x 17" paper size)

The Preservation Commission meetings are on the **second Tuesday** of the month and the completed COA must be received **15 business days** prior to the meeting to allow time for staff review and feedback. All required materials must be to scale with dimensions, and in context with the principal structure and immediate/adjacent structures on the same street block. **Incomplete applications will not be accepted.**

For new construction, additions, major alterations, and demolition, a notice of the Preservation Commission meeting will be sent to the property owners within 250 feet of the subject property, 5 business days prior to the scheduled meeting. **Zoning Analysis must be completed** by the City of Evanston's Zoning staff **before or by no later than** the submission deadline of the completed COA application. Zoning staff requires at least **15 business days** to complete a zoning analysis. Review times by staff can vary depending on the season so please allow plenty of time.

Completed applications will be scheduled for review at the next available meeting, as long as all the required information is provided on the deadline. Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project.

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

1) Property Address: 2211 Sherman Avenue	FOR STAFF USE ONLY Application Number:
2) Owner's Name: Orly Henry & Ezra Hilton	Address: 2211 Sherman Avenue
City: Evanston State: IL Zip: 60201	Phone: 847-274-9727 Email/Fax: ezra.hilton@gmail.com
3) Architect's Name: Foster Dale Architects, Inc.	Address: 3717 North Ravenswood Suite 111
City: Chicago State: IL Zip: 60613	Phone: 773 327 1000 Email/Fax: foster@fosterdalearchitects.com
4) Contractor's Name: TBD	Address:
City: State: Zip: Phone: Email/Fax:	
5) Landmark: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
6) Within Local Historic District: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No;	
If yes, <input type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input checked="" type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources	
7) Refer to the completed Zoning Analysis and check as applicable if project requires: N/A	
<input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> Fence Variance → If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require any Zoning Variance or Fence Variance or Special Use → Complete section B only.	
Check if your project requires: <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Development → Refer to Supplemental Information on page (i) below.	

Section B: Application for Certificate of Appropriateness

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

The project is an interior renovation to an existing brick 2-1/2 story single family residence (no additional square footage proposed). The project will include new window openings on the side and rear elevations, a rear canopy addition, and a rear deck addition. This work is visible from the Alley (public way) and will require a Certificate of Appropriateness. No work is proposed on the primary street facing facade.

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

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

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

Existing	Proposed		Existing	Proposed		Existing	Proposed			
<input type="checkbox"/>	<input type="checkbox"/>	Façades/Front Porch & Rear Porch Material Wood Frame Stone Brick Stucco Synthetic Stucco Wood Siding Aluminum Siding Vinyl Siding Shingle, Material: _____ Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Flashing Material Copper Sheet Metal Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fences Wood Wrought Iron Aluminum Other: _____ Height: _____ Length: _____		
<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	Fascias, Soffits, Rakeboards, Trim Wood (Stained cedar soffit at rear canopy) Metal Synthetic Material, Type: <u>Painted Fiber Cement Fascia</u> Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Terraces, Patios, Decks Wood (Addition of rear deck and stair) Stone Brick Pavers Concrete Pavers Poured Concrete Other: _____	
<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>		Roofing Material Wood Shingles Wood Shakes Slate Clay Tile Asphalt Shingles Metal Sheet Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Door Material Wood Metal Clad Other: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Driveway Material Asphalt Poured Concrete Brick Pavers Concrete Pavers Crushed Stone Other: _____	
<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 checked="" 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Chimney Material Brick Stone Stucco Other: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window Type Double Hung Typical Casement (For Egress) Other: <u>Picture</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed): <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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>	Gutters/Downspouts Copper Aluminum Galvanized Sheet Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Window Material Wood Aluminum Steel Other: <u>Clad Wood</u>	<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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Muntins Not existing True divided lights Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>			
4) Applicant's Signature: <u>Foster Dale</u>						Date: 10/11/2022				
Print Name: Foster Dale										
Proceed to Section C if you are requesting a zoning or fence variation and/or s special use . Refer to the Supplemental Information for guidance [page (i) below]. For Planned Development refer to Supplemental Information [page (i) below].										

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

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

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

N/A

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

N/A

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

N/A

4) Applicant's Signature: Foster Dale

Print Name: Foster Dale

Date: 10/11/2022

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

Adopted October 19, 2004/Updated March 30, 2021

Page 4 of 4

SUPPLEMENTAL INFORMATION
COA Application Checklist

Submit one (1) digital copy in PDF format of the same as follows:

- APPLICATION FOR PRESERVATION REVIEW** - To process your application,
- ELEVATIONS/SITE PLANS/DRAWINGS** to scale including dimensions (not to exceed 11" x 17" paper size).
- CHANGES TO THE EXTERIOR INCLUDING CHANGES TO WINDOWS, DOORS, STORM WINDOWS AND STORM DOORS - SEE ADDITIONAL INFORMATION REQUIRED FOR WINDOW CHANGES (BELOW)**

Provide an **exterior elevation** of each façade involved, showing the existing and proposed appearance (preferably on the same sheet for each façade) with the new items/areas clearly identified.

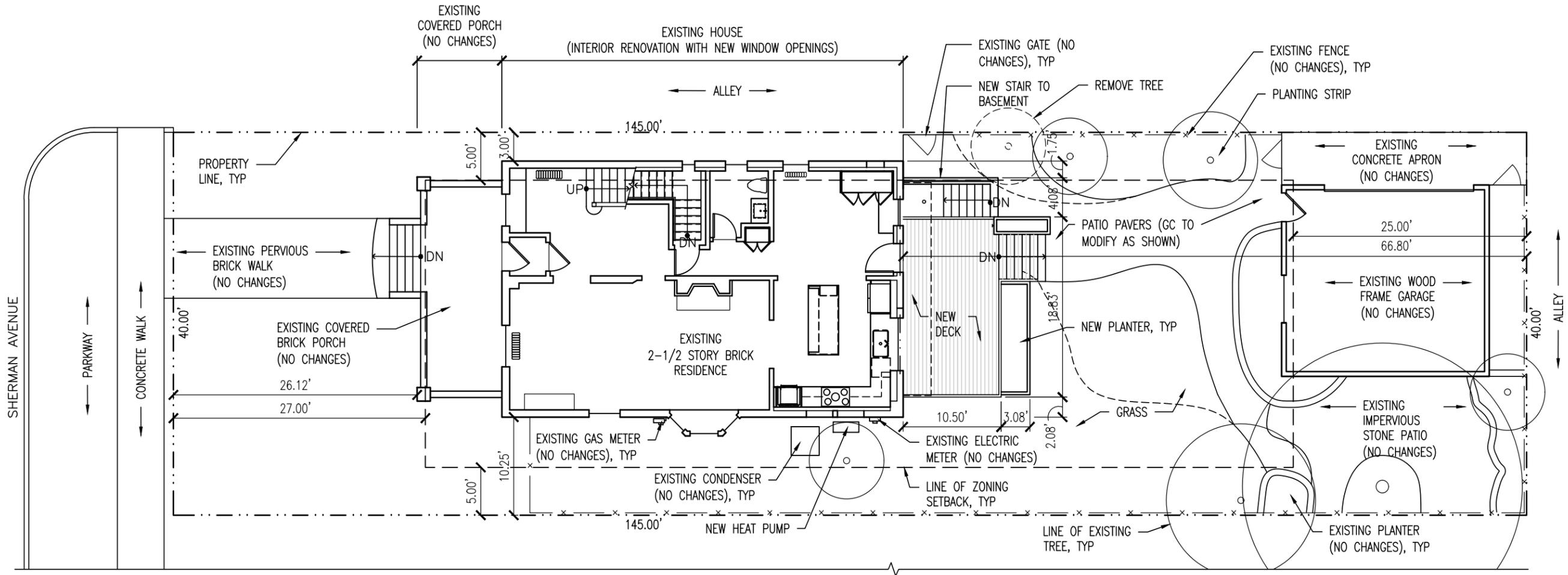
 - Site plan with the existing footprint of the primary structure(s) clearly showing the side(s) being altered.
 - If the changes also include a **change in the footprint**, provide a **site plan** clearly showing the location of proposed change, setback dimensions, existing and proposed lot coverage, existing and proposed setbacks, location and height of existing and proposed fences, parking, and landscape design (if any).
- ADDITIONS, NEW CONSTRUCTION/DEMOLITION**
 - If a major alteration, construction or demolition is planned, City staff will notify neighbors within 250 feet of the subject property at least five (5) business days prior to the Preservation Commission hearing to allow neighbors to comment on the proposal at the meeting. The applicant is responsible for providing to City staff the filled out Certification and Notice along with the updated list of names and addresses of current owners/taxpayers in Excel format. City staff will provide the initial list (Excel file) of names and addresses to the applicant with the instructions.
 - **Exterior elevations**, showing building materials, height and width of proposed structure in the context of existing primary structure and/or the immediate surroundings.
 - **Site Plan** clearly showing the location of proposed structure, existing and proposed lot coverage, proposed setbacks and their dimensions, location and height of proposed fences, parking, and landscape design (if any).
 - **Roof Plans** - Provide roof plans to scale including dimensions.
 - **3D drawings, models** (for new construction and substantial additions)
 - **Photos of existing building, structure, site, fence or object in context with the immediate structures on the block.**
- LAND-ALTERING ACTIVITY** - Full **description and illustrations** including berming, re-grading, excavation, walkways, patios, and alteration of seawalls, etc.
- FENCES - Site plan** with fence location(s) clearly identified. Also, **illustration(s)** of existing and or proposed fence indicating the material, the height, and length (to scale). If zoning variance or fence variance is required, see section immediately below.
- ZONING VARIANCE FOR ADDITIONS, NEW CONSTRUCTIONS, FENCE VARIANCE**
 - Fully completed Part C of the COA application
 - Zoning Analysis Summary as prepared by the Zoning Division
 - Fully completed Zoning or Fence Variation Application as submitted to the Zoning Division
- SPECIAL USE** - Special Use Application as submitted to the Zoning Division
- PLANNED DEVELOPMENT** - Planned Development Application as submitted to the Zoning Division, including: Zoning Analysis, General Information Form, Special Use Application, Executive Summary and Aerial Photograph, Zoning Comparison, Number of Units, Unit Mix and Description, Statement in Support of Proposal Survey, Development Plan, Preliminary Civil Engineering Plan and Preliminary Landscape Plan

SUPPORTING INFORMATION - Any information you feel would enhance your application (e.g., photos, letters of support from neighbors, scale models, material samples, etc.). Photos of elevations, proximity to neighbors and any other information must show significant detail and/or context to be replicated. Details must be visible on printouts of digital photos and black and white copies of photos.

ADDITIONAL INFORMATION REQUIRED FOR CHANGES TO WINDOWS, DOORS, STORM WINDOWS AND STORM DOORS (Use same example for windows found in the “sample of supplemental window drawings” document under additional resources on the Commission website.)

- Clear photographs of existing windows. When windows are boarded over, remove boards from typical windows in order to take photographs.
- Drawings showing the elevation and horizontal and vertical sections of existing historic windows. Include muntins, mullions, transoms, and other window components (see examples below). For historic steel industrial windows that contain operable units, drawings must include this feature.
- Drawings showing the elevation and horizontal and vertical sections of proposed replacement windows. In the case of a hung window, provide section drawings of both the upper and lower sash, including meeting rail. For replacement steel windows, include sections of both operable and fixed units. See note below regarding manufacturers’ standard cut sheets.
- Drawings should be at the same scale and large enough to clearly show construction details. Scale should be provided, measurements noted, and materials indicated for the main components of the window.
- Drawings of the existing historic window should be accurate, based on field measurements. Examples of window drawings are shown below. Add the dimensions of existing windows and proposed windows.
- Replacement windows must accurately replicate the appearance of existing historic windows. Manufacturers’ standard cut sheets usually are not an adequate substitute for detailed drawings since they are not drawn specifically for the proposed window replacement and do not show custom applications or installation details required for the project. In small projects where windows are being replaced and the historic or existing window is simple in design, manufacturers’ standard cut sheets may be substituted for actual section drawings of the proposed window provided there is sufficient detail for review.
- Window sections must show the profiles of muntins, meeting rails, sash, frames, moldings, and other features. Construction details must be apparent, including joinery. For all projects, the window’s relationship to the existing wall plane must also be provided for both the existing historic windows, when present, and the proposed replacement window

NOTE: The deadline for submission of Certificate of Appropriateness applications is the **no less than 15 business days** before the next scheduled Preservation Commission meeting. The Preservation Commission meets on the **second Tuesday** of the month (except when marked with * on Page v below). However, 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.).



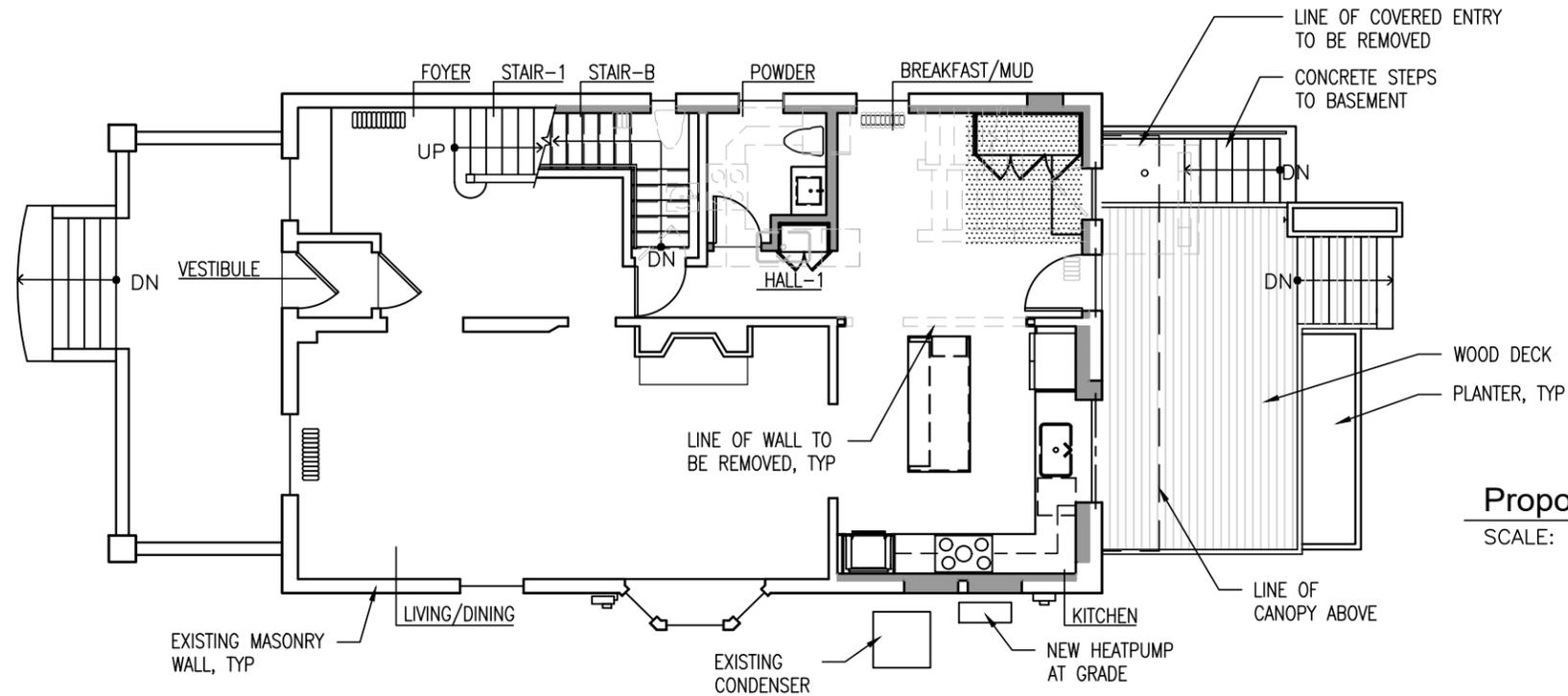
Site Plan
 SCALE: 1"=10'-0"
 NORTH
 0 2.5 5 10
 SCALE: 1" = 10'-0"



3717 North Ravenswood Suite 111
 Chicago, Illinois 60613
 773.327.1000

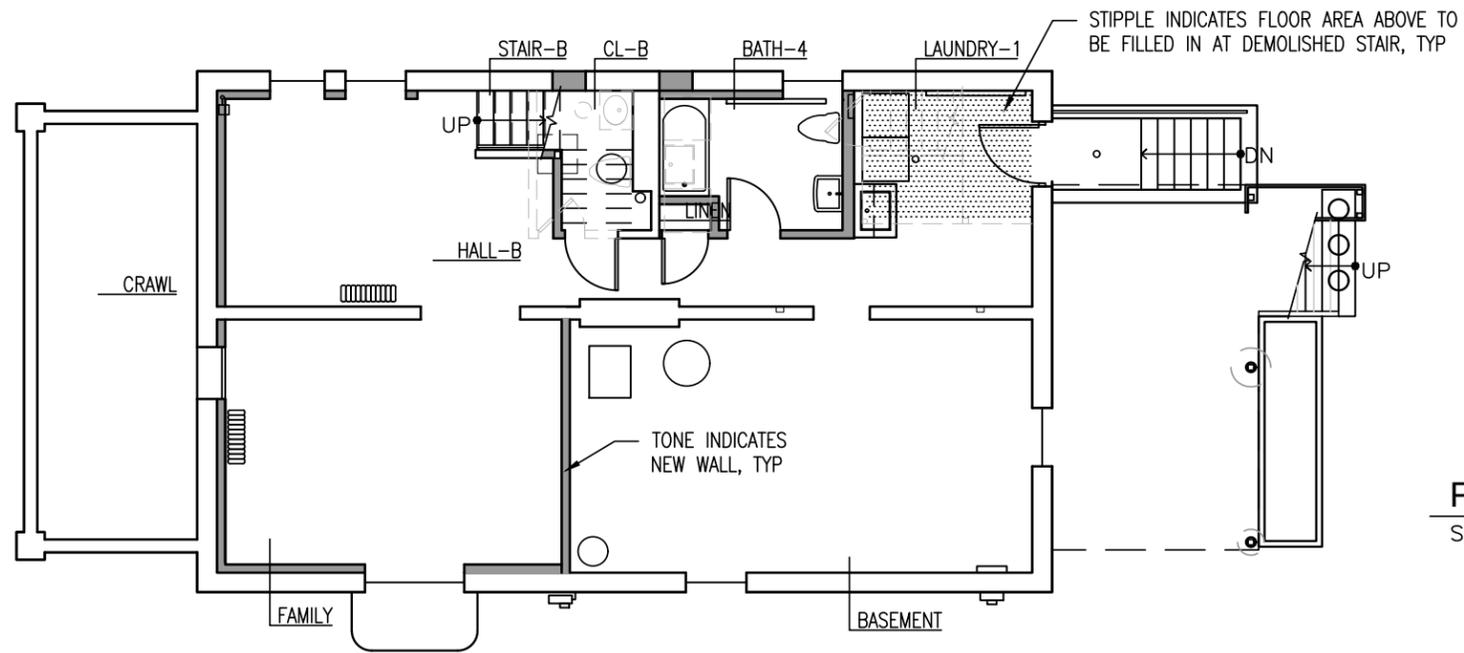
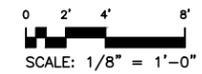
COA Submittal
 10/11/2022
 Not for Construction

Renovation of the
 Henry/Hilton Residence
 2211 Sherman Avenue
 Evanston, IL 60201



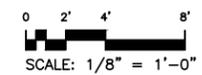
Proposed First Floor Plan

SCALE: 1/8"=1'-0"



Proposed Basement Plan

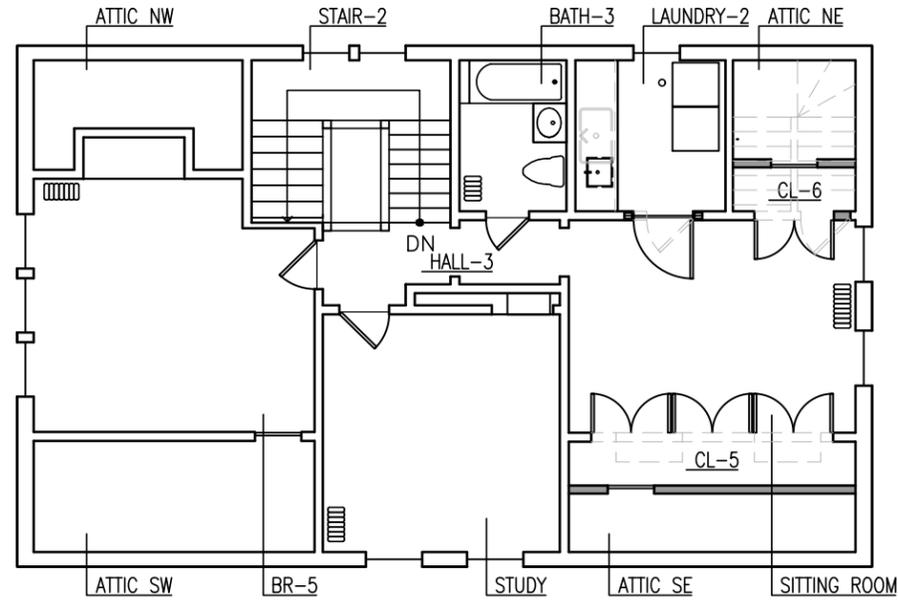
SCALE: 1/8"=1'-0"



3717 North Ravenswood
 Suite 111
 Chicago, Illinois 60613
 773.327.1000

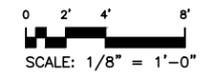
COA Submittal
 10/11/2022
 Not for Construction

Renovation of the
 Henry/Hilton Residence
 2211 Sherman Avenue
 Evanston, IL 60201

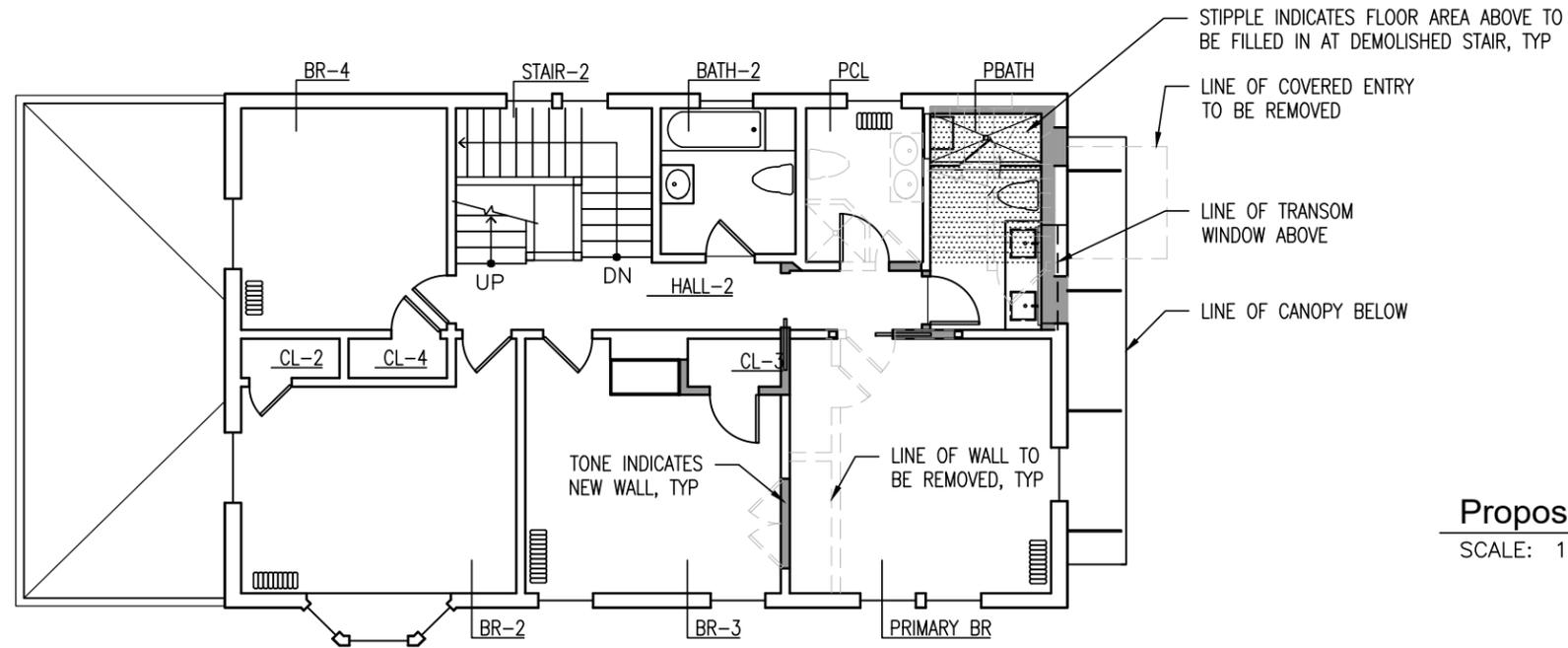


Proposed Third Floor Plan

SCALE: 1/8"=1'-0"

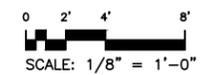


SCALE: 1/8" = 1'-0"



Proposed Second Floor Plan

SCALE: 1/8"=1'-0"



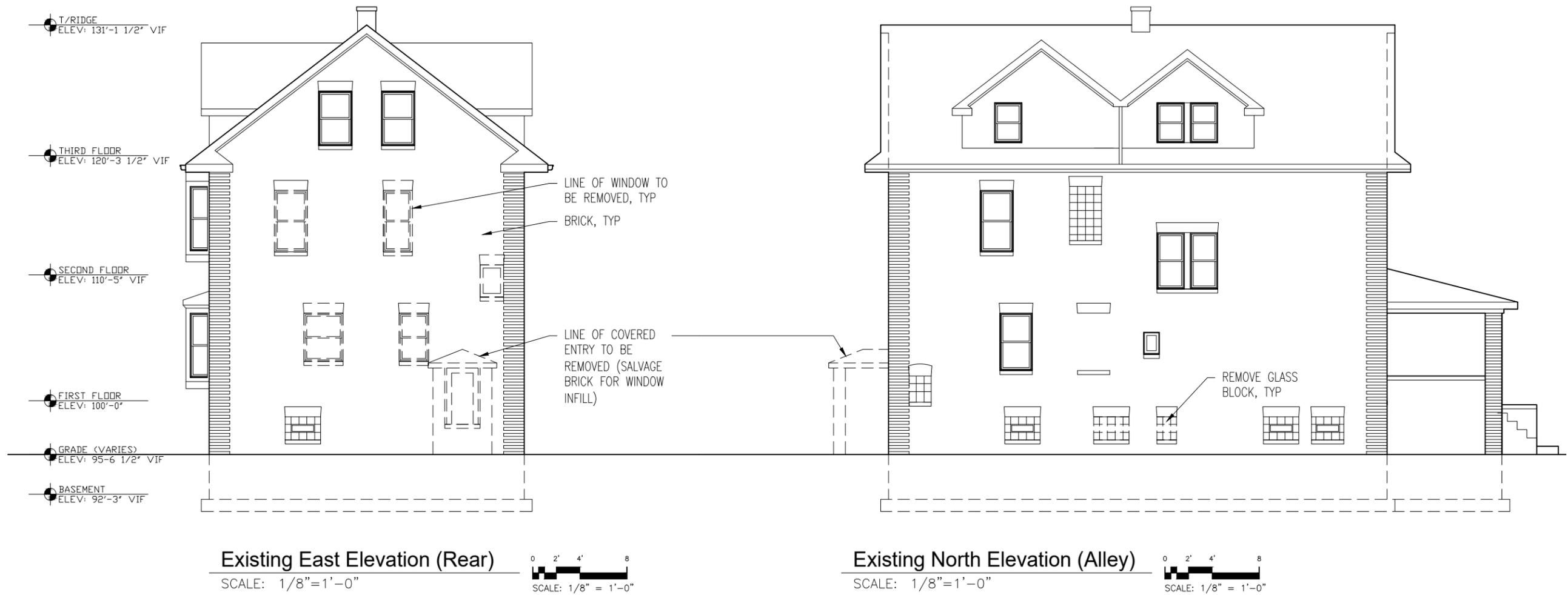
SCALE: 1/8" = 1'-0"



3717 North Ravenswood
 Suite 111
 Chicago, Illinois 60613
 773.327.1000

COA Submittal
 10/11/2022
 Not for Construction

Renovation of the
 Henry/Hilton Residence
 2211 Sherman Avenue
 Evanston, IL 60201

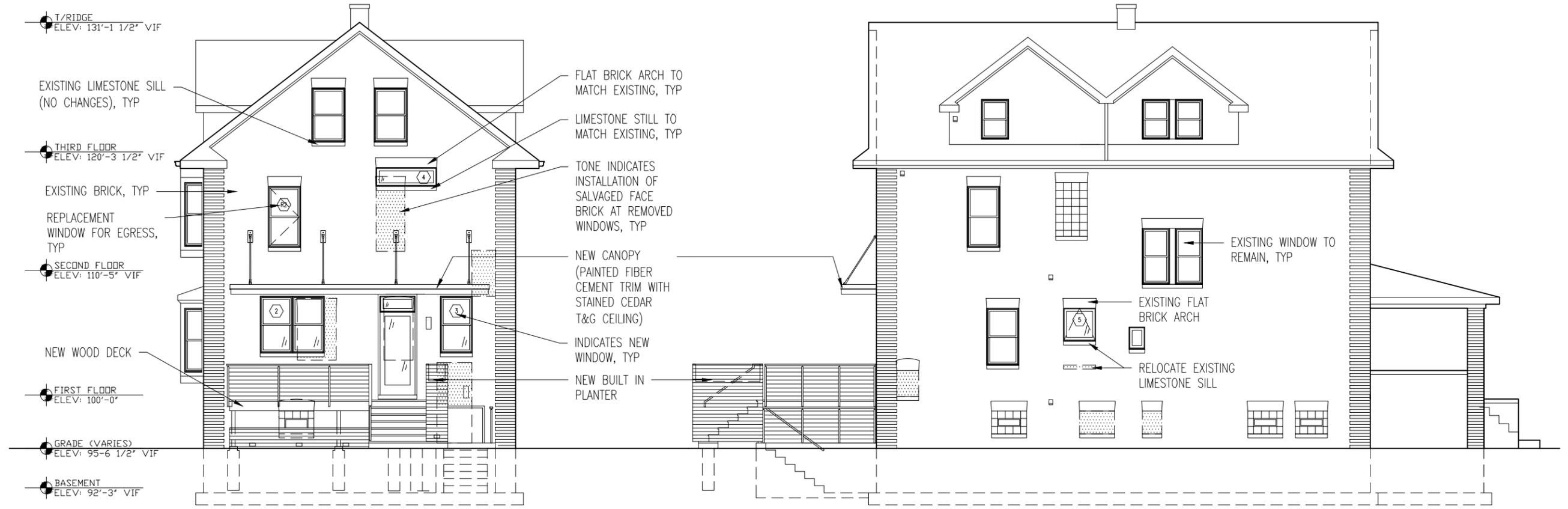


3717 North Ravenswood
 Suite 111
 Chicago, Illinois 60613
 773.327.1000

FOSTER DALE
 ARCHITECTS

COA Submittal
 10/11/2022
 Not for Construction

Renovation of the
 Henry/Hilton Residence
 2211 Sherman Avenue
 Evanston, IL 60201



Proposed East Elevation (Rear)
 SCALE: 1/8" = 1'-0"
 SCALE: 1/8" = 1'-0"

Proposed North Elevation (Alley)
 SCALE: 1/8" = 1'-0"
 SCALE: 1/8" = 1'-0"



3717 North Ravenswood
 Suite 111
 Chicago, Illinois 60613
 773.327.1000

FOSTER DALE
 ARCHITECTS

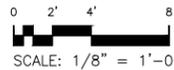
COA Submittal
 10/11/2022
 Not for Construction

Renovation of the
 Henry/Hilton Residence
 2211 Sherman Avenue
 Evanston, IL 60201



Existing South Elevation (Side)

SCALE: 1/8" = 1'-0"



3717 North Ravenswood
 Suite 111
 Chicago, Illinois 60613
 773.327.1000

FOSTER DALE
 ARCHITECTS

COA Submittal
 10/11/2022
 Not for Construction

Renovation of the
 Henry/Hilton Residence
 2211 Sherman Avenue
 Evanston, IL 60201



Proposed South Elevation (Side)

SCALE: 1/8" = 1'-0"

0 2' 4' 8'

SCALE: 1/8" = 1'-0"



3717 North Ravenswood
 Suite 111
 Chicago, Illinois 60613
 773.327.1000

FOSTER DALE
 ARCHITECTS

COA Submittal
 10/11/2022
 Not for Construction

Renovation of the
 Henry/Hilton Residence
 2211 Sherman Avenue
 Evanston, IL 60201



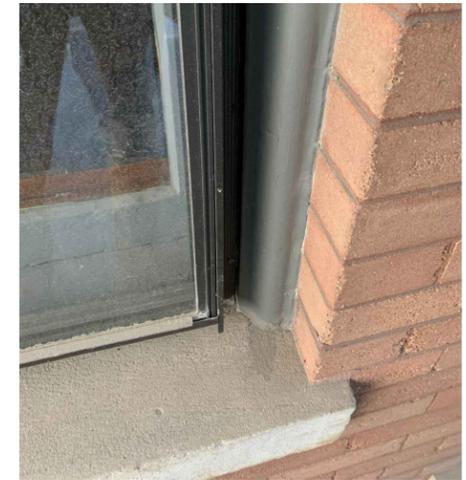
View from Street (Looking East)

SCALE:



View from Rear Yard (Looking West)

SCALE:



Typical Window Brickmould

SCALE:

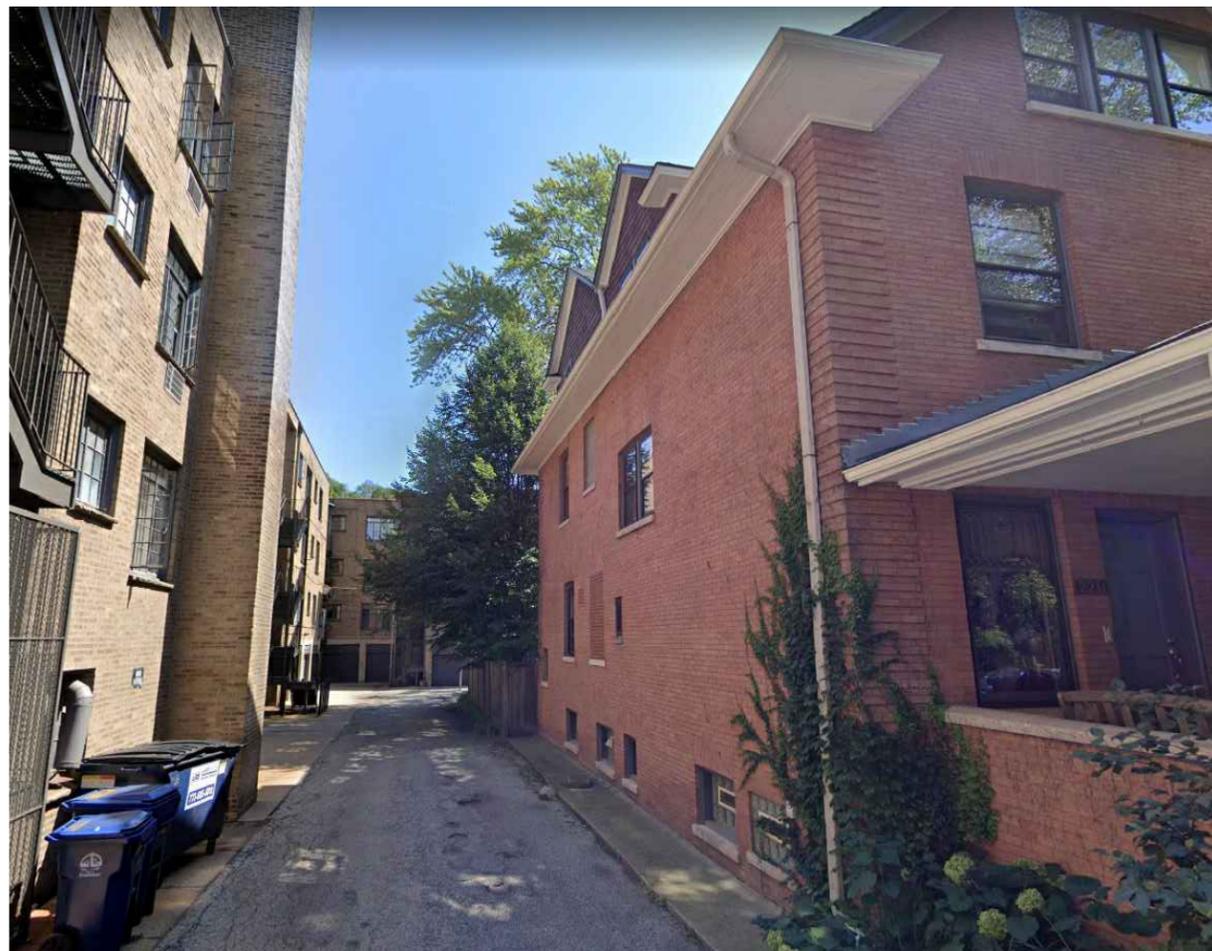


3717 North Ravenswood
Suite 111
Chicago, Illinois 60613
773.327.1000

FOSTER DALE
ARCHITECTS

COA Submittal
10/11/2022
Not for Construction

Renovation of the
Henry/Hilton Residence
2211 Sherman Avenue
Evanston, IL 60201



View from Alley (Looking East)

SCALE:



View from Alley (Looking West)

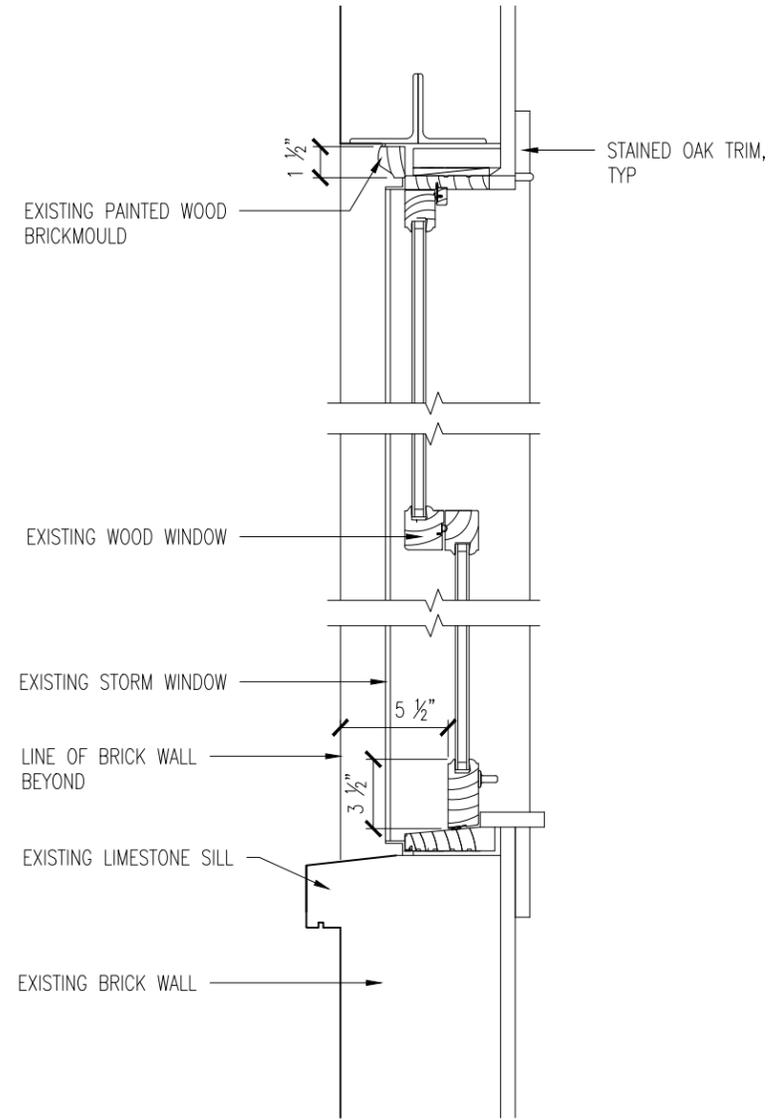
SCALE:



3717 North Ravenswood
 Suite 111
 Chicago, Illinois 60613
 773.327.1000

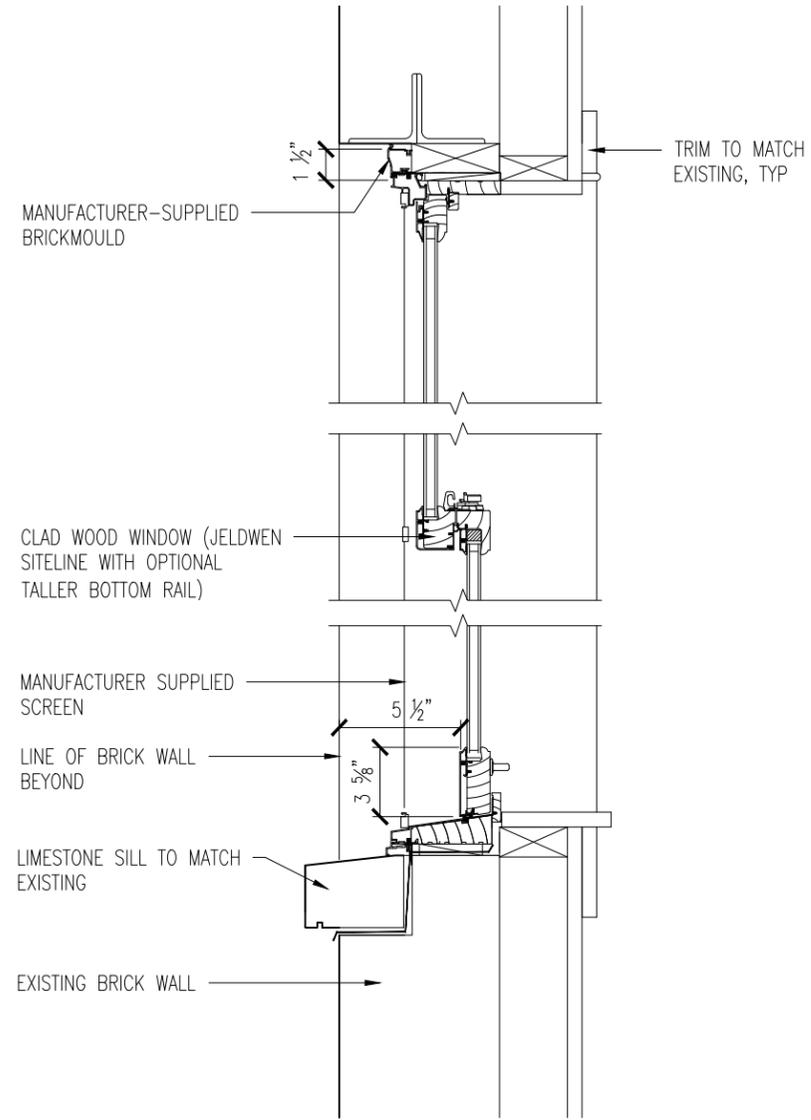
COA Submittal
 10/11/2022
 Not for Construction

Renovation of the
 Henry/Hilton Residence
 2211 Sherman Avenue
 Evanston, IL 60201



Existing Window Section

SCALE: 1 1/2"=1'-0"



Proposed Window Section

SCALE: 1 1/2"=1'-0"



3717 North Ravenswood
 Suite 111
 Chicago, Illinois 60613
 773.327.1000

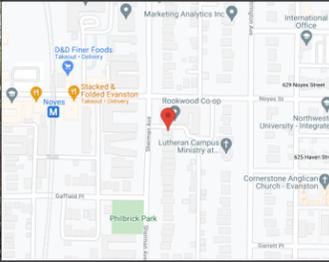
FOSTER DALE
 ARCHITECTS

COA Submittal
 10/11/2022
 Not for Construction

Renovation of the
 Henry/Hilton Residence
 2211 Sherman Avenue
 Evanston, IL 60201



www.exactalands.com | office: 773.305.4011



PROPERTY ADDRESS:
2211 SHERMAN AVENUE, EVANSTON, ILLINOIS 60201

SURVEY NUMBER: 2107.5075

DATE OF SURVEY: 08/19/21 **FIELD WORK DATE:** 8/19/2021

REVISION DATE(S):
(REV.0 8/19/2021)

POINTS OF INTEREST
NONE VISIBLE

STATE OF ILLINOIS } SS
COUNTY OF LASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

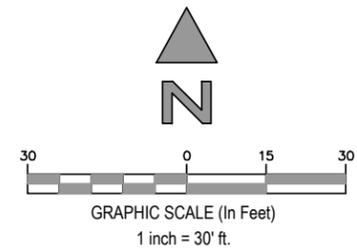
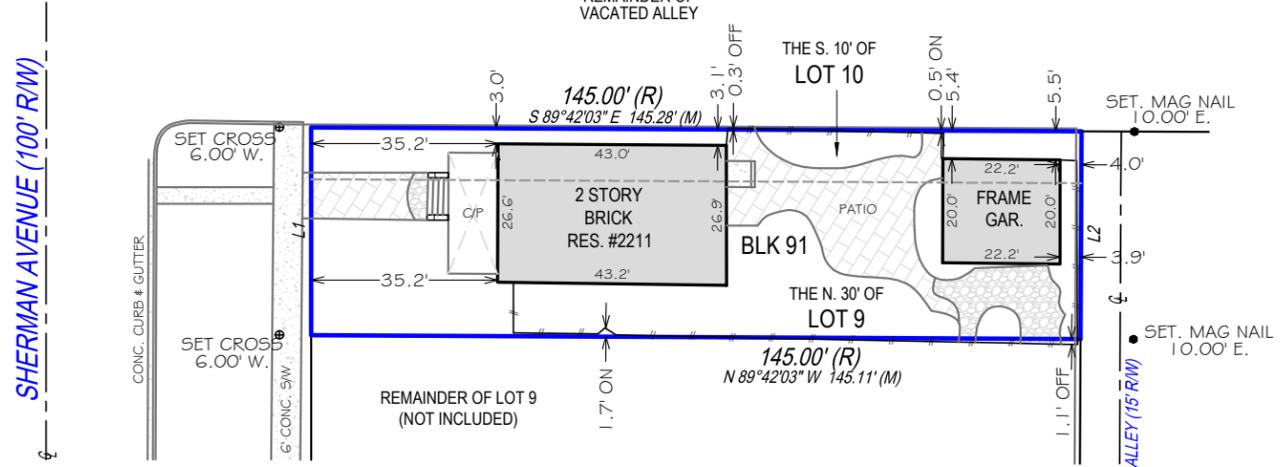


Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



2107.5075
BOUNDARY SURVEY
COOK COUNTY

LINE TABLE:
L1 N 0°01'38" E 40.00' (R&C)
L2 S 0°16'04" W 40.00' (R&C)
TOTAL AREA OF PROPERTY SURVEYED 5808 SQ.FT.±



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 2211 SHERMAN AVENUE, EVANSTON, ILLINOIS 60201	
SURVEY NUMBER: 2107.5075	
CERTIFIED TO: BAIRD AND WARNER TITLE SERVICES, INC	
DATE OF SURVEY: 08/19/21	
BUYER:	
LENDER:	
TITLE COMPANY: BAIRD AND WARNER TITLE SERVICES, INC	
TITLE COMMITMENT:	CLIENT FILE NO:
LEGAL DESCRIPTION: THE NORTH 30 FEET OF LOT 9 AND THE SOUTH 10 FEET OF LOT 10 IN BLOCK 91 IN NORTHWESTERN UNIVERSITY SUBDIVISION OF NORTH HALF OF SOUTH HALF OF SOUTH WEST QUARTER LYING EAST OF SHERMAN AVENUE AND OF A STRIP 251 FEET IN LENGTH EAST AND WEST LYING WEST OF AND ADJOINING THE NORTH HALF OF ABOVE-DESCRIBED LAND OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.	
FLOOD ZONE INFORMATION:	
JOB SPECIFIC SURVEYOR NOTES:	

GENERAL SURVEYORS NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SET" indicates a set iron rebar, 5/8 inch in diameter and eighteen inches long.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Due to varying construction standards, house dimensions are approximate and are not intended to be used for new construction or planning.
- Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
- THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYORS LEGEND:			
LINETYPES	ABBREVIATIONS	FIPC - Found Iron Pipe & Cap	PSM - Professional Surveyor & Mapper
Boundary Line	(C) - Calculated	FIR - Found Iron Rod	PT - Point of Tangency
Center Line	(D) - Deed	FIRC - Found Iron Rod & Cap	PUE - Public Utility Easement
Chain Link or Wire Fence	(F) - Field	FN - Found Nail	R - Radius or Radial
Easement	(M) - Measured	FN&D - Found Nail & Disc	R/W - Right of Way
Edge of Water	(P) - Plat	FRRSFK - Found Rail Road Spike	RES - Residential
Iron Fence	(S) - Survey	GAR - Garage	RGE - Range
Overhead Lines	A/C - Air Conditioning	GM - Gas Meter	ROE - Roof Overhang Easement
Structure	AE - Access Easement	ID - Identification	RP - Radius Point
Survey Tie Line	ANE - Anchor Easement	IE/EE - Ingress/Egress Easement	S/W - Sidewalk
Vinyl Fence	ASBL - Accessory Setback Line	ILL - Illegible	SBL - Setback Line
Wall or Party Wall	B/W - Bay/Box Window	INST - Instrument	SCL - Survey Closure Line
Wood Fence	BC - Block Corner	INT - Intersection	SCR - Screen
SURFACE TYPES	BFP - Backflow Preventer	IRRE - Irrigation Easement	SEC - Section
Asphalt	BLDG - Building	L - Length	SEP - Septic Tank
Brick or Tile	BLK - Block	LAE - Limited Access Easement	SEW - Sewer
Concrete	BM - Benchmark	LB# - License No. (Business)	SIRC - Set Iron Rod & Cap
Covered Area	BR - Bearing Reference	LBE - Limited Buffer Easement	SMWE - Storm Water Management Easement
Water	BRL - Building Restriction Line	LE - Landscape Easement	SN&D - Set Nail and Disc
Wood	BSMT - Basement	LME - Lake/Landscape Maintenance Easement	SQFT - Square Feet
SYMBOLS	C - Curve	LS# - License No. (Surveyor)	STL - Survey Tie Line
Benchmark	C/L - Center Line	MB - Map Book	STY - Story
Center Line	C/P - Covered Porch	ME - Maintenance Easement	SV - Sewer Valve
Central Angle or Delta	C/S - Concrete Slab	MES - Mitered End Section	SWE - Sidewalk Easement
Common Ownership	CATV - Cable TV Riser	MF - Metal Fence	TBM - Temporary Bench Mark
Control Point	CB - Concrete Block	MH - Manhole	TEL - Telephone Facilities
Catch Basin	CH - Chord Bearing	NR - Non-Radial	TOB - Top of Bank
Elevation	CHIM - Chimney	NTS - Not to Scale	TUE - Technological Utility Easement
Fire Hydrant	CLF - Chain Link Fence	NAVD88 - North American Vertical Datum 1988	TWP - Township
Find or Set Monument	CME - Canal Maintenance Easement	NGVD29 - National Geodetic Vertical Datum 1929	TX - Transformer
Guywire or Anchor	CO - Clean Out	OG - On Ground	TYP - Typical
Manhole	CONC - Concrete	ORB - Official Records Book	UE - Utility Easement
Tree	COR - Corner	ORV - Official Record Volume	UG - Underground
Utility or Light Pole	CS/W - Concrete Sidewalk	O/A - Overall	UP - Utility Pole
Well	CUE - Control Utility Easement	O/S - Offset	UR - Utility Riser
	CVG - Concrete Valley Gutter	OFF - Outside Subject Property	VF - Vinyl Fence
	D/W - Driveway	OH - Overhang	W/C - Witness Corner
	DE - Drainage Easement	OHL - Overhead Utility Lines	W/F - Water Filter
	DF - Drain Field	ON - Inside Subject Property	WF - Wood Fence
	DH - Drill Hole	P/E - Pool Equipment	WM - Water Meter/Valve Box
	DUE - Drainage & Utility Easement	PB - Plat Book	WV - Water valve
	ELEV - Elevation	PC - Point of Curvature	
	EM - Electric Meter	PCC - Point of Compound Curvature	
	ENCL - Enclosure	PCP - Permanent Control Point	
	ENT - Entrance	PI - Point of Intersection	
	EOP - Edge of Pavement	PLS - Professional Land Surveyor	
	EOW - Edge of Water	PLT - Planter	
	ESMT - Easement	POB - Point of Beginning	
	EUB - Electric Utility Box	POC - Point of Commencement	
	F/DH - Found Drill Hole	PRC - Point of Reverse Curvature	
	FCM - Found Concrete Monument	PRM - Permanent Reference Monument	
	FF - Finished Floor		
	FIP - Found Iron Pipe		



Exacta Land Surveyors, LLC
 PLS# 184008059
 o: 773.305.4011
 316 East Jackson Street | Morris, IL 60450

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
 PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



DRAFT

MEETING MINUTES

PRESERVATION COMMISSION

Tuesday October 11, 2022

7:00 P.M.

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

Members Absent: Sarah Dreller, Aleca Sullivan

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

Presiding Member: Suzi Reinhold, Chair

Notes Taken by: Cade W. Sterling

Agenda

1. CALL TO ORDER/DECLARATION OF A QUORUM

2. NEW BUSINESS

A. 1334 Asbury Avenue – Landmark - Ridge Historic District – 22PRES-0189

Paul Dovydaitis, owner and applicant, submits for a Certificate of Appropriateness to alter the homes fenestration at the north and west elevations; remove an ancillary chimney to the roofline; infill the partially enclosed recessed porch at the homes west elevation, and construct a wood-frame deck at the homes rear-volume.

Applicable Standards: Alteration [1-10]; Construction [1-5; 7, 10, and 12-13]

- Douglas Hammen, architect for the owner, presented a brief overview of the proposal which was intended to accommodate interior alterations as well as alter aspects of the circa 1990 rear addition to be more sympathetic to the homes original design vocabulary.
- Commissioners asked the architect about the decision to propose divided lite windows rather than simple one-over-one windows which would better mimic the predominant condition on the rest of the home.
- Mr. Hammen explained that the windows being replaced, at the kitchen as well as the new enclosed porch area replicated the windows that existed originally, and that were divided lite. These exist elsewhere on the home as well.
- Commissioners asked if they were also replacing the glass block in the 1990 addition and what type of window those would be.
- Mr. Hammen stated that they were replacing them. They will either be

fixed windows, or casement windows. Due to their interior location there is no need for them to be operational but they feel this alteration is more sympathetic than the existing glass block.

- A motion to approve the project as presented was seconded and carried on a unanimous voice vote.

B. **1215 Judson Avenue – Lakeshore Historic District – 22PRES-0187**

Studio Talo Architects, applicant, submit for a Certificate of Appropriateness to construct a single-story addition and open deck at the rear-volume of the residence.

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

- Thomas Ahleman, architect for the owner, submitted a brief overview of the proposed rear addition as well as the alternations to the spare rear volume of the home. The addition is simple in form and modest in size and mass with intentional divergence from the remaining homes materiality while remaining complimentary. The addition was revised many times from a previous more contemporary solution and best meets the needs and desires of the client.
- Mr. Ruiz asked the architect to address the standards for construction and alteration and how the design meets these.
- Mr. Ahleman reviewed the standards which applied.
- Mr. Sterling asked the architect to address why the addition does not align with the rear volume of the home and extends beyond its existing side-wall position.
- Commissioners were split on whether this condition bothered them or not with some noting that many additions are out of plane with the principle structure while others noted the best practice and guidelines are to inset an addition to help it read as non-original.
- Mr. Ahleman explained it was driven by the clients desires for interior layout. The indentation to the north was not driven by the standards for review but rather the setback requirements.
- Commissioners expressed concern with Standards for construction 3, 4, and 7. Specifically, the operating style of the windows, being casement with no lite division, the material of the roof being standing seam metal where no precedent for that material exists elsewhere, and the proportion of the openings at the rear elevation as well as the orientation and material of the decks railing system.
- Mr. Ahleman explained that the decisions were meant to contrast the home in a modest way while fulfilling the wants of his client. The openings at the rear of the home are intended to maximize light and views of the rear-yard.
- Mr. Ahleman expressed dissatisfaction with the commissions comments noting a similar design was approved with revisions at a previous meeting. He wondered where the consistency was.
- Commissioners stated that this was part of the problem. A solution for one home and one design vocabulary does not necessarily translate to a different home and design vocabulary. The homes are inherently different as should be the approach.
- Commissioners offered some suggestions including revising the railing system to better mimic the front elevation, revising the operating style

of the windows, and reducing the scale of openings at the rear elevation which reads as a mid-century intervention as drafted while the remaining home is a circa 1890s Colonial Revival with a drastically divergent rhythm of solids to voids in its facades.

- Commissioners made clear that their job was to react to what was proposed, not to re-design the addition for the applicant. They encouraged studying alternatives to what was proposed.
- Mr. Ahleman consulted with his client and offered to make the changes to the roof material as well as include faux meeting rails on the casement windows.
- Commissioners stated there were many issues and concerns that could not be addressed without seeing how they relate to each other holistically.
- A motion to continue the case to the November 8 meeting was seconded and carried unanimously.

C. **1453 Maple Avenue – Landmark – 22PRES-0173**

Myefski Architects, applicant, submit for a Certificate of Appropriateness to alter the structures south, north, and east elevations fenestration, construct a single-story trash enclosure at the east elevation, construct an accessible lift at the west elevation, and install rooftop mechanicals on the northeast corners rear-most 30’.

The applicant requests the following Major Zoning Variations to complete adaptive use to multi-family residential: 24 dwelling units where 14 are permitted (Zoning Code Section 6-8-8-4); a rear-yard setback of 0’ where 25’ is required and 7.5’ is the existing legally non-conforming condition (Zoning Code Section 6-8-8-7); and, 10 leased off-street parking spaces or a parking ratio of .275 per bed where 19 spaces or a parking ratio of .55 per bed is required (Zoning Code Section 6-16-3-5, Table 16-B).

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

- Commissioner Jacobs recused himself from the case due to a conflict of interest (prior employment).
- Adam Breaux and Mike Karkowski, architects for the owner, presented a detailed overview of the proposed alterations to the exterior of the building as well as the interior alterations to accommodate adaptation to multi-family residential.
- Mr. Sterling noted one correction in the presentation – that the north elevation was not only visible but highly visible from Maple Avenue.
- Mr. Sterling asked the architects to also address the necessary zoning relief since the Commission was empowered to make a recommendation on their appropriateness if desired.
- The architects reviewed the proposed variations including the internal density, off-street parking, and rear-yard setback.
- Commissioners asked the architect about the north elevations fenestration, specifically with concern regarding standard for construction 3 and 4. This elevation does not seem to relate to the other three.
- The architects explained the positioning of windows as well as operating style was dictated primarily by a desire to provide as much

light and vent into the units as possible. They are limited with the significance and higher visibility of the remaining elevations and it was an opportunity to be more sensitive elsewhere while being more functional here. The majority of the units are fixed due to the fire setback and zero lot line condition. The recessed balconies meet the fire setback and allow for fresh air.

- Commissioner acknowledged that was a clever solution. Commissioners debated the elevation with some wanting to see a more compatible solution while others noted that often buildings have a more functional and vernacular elevation and that it did provide an opportunity to speak independently and focus on utility.
- Commissioners agreed that the treatment to the south and east elevations were highly sensitive, and applauded the architect for retaining the classical positioning of openings – although some noted that it does limit the potential light and vent for the southern units as well as not provide points of egress for the mezzanine levels and lofted spaced, although they also noted that wasn't technically required.
- Commissioners expressed concern with the size of the interior units as well as the limited light and vent for the southern units.
- The architects stated the spaces would have natural light and vent although they acknowledged it was a challenge when converting to multi-family. Commissioners acknowledged this as well, noting it was a difficult task to convert spaces of assembly to individual dwelling units.
- The architects stated the units are intentionally small to fill a market need which is supported by the structures location and proximity to mass and alternative transit options. This further allows for lower rent structures and providing on-site affordable units. If the units get larger, it doesn't equate to an alternative approach to the interior spaces, but it would increase the overall unit rent structures and create more luxury apartments.
- Commissioners discussed the proposed accessible lift including its positioning, viable alternatives that were explored such as a ramp, the ability to maintain it in the winter, and options to better screen it from view. They did acknowledge the alternative at the rear of the building would not be acceptable or dignified.
- The architects explained that they studied it many times and many ways and this was the most sensitive solution which allowed those with accessible needs to use the same entrance as everyone else. A ramp would have to be placed at the south elevation and would be ~80' long and would be harder to maintain and result in those with accessible needs entering the building through the basement which was not deemed equal.
- Commissioners asked if there were options to better screen the lift or restore balance and symmetry to the front façade by incorporating a similar screen on both sides.
- The architects stated they would continue to explore this
- The Commissioners deliberated on their power to provide a recommendation on the proposed zoning relief if desired. Some members preferred to make a recommendation since they could do so while others did not see a connection between the alterations under their purview and the requested relief.

- Specifically, the parking and density questions were outside their purview and limited powers. The rear setback to facilitate the garbage enclosure could fall within their purview, but the enclosure was likely not necessary in the interest of historic conservation or adaptation of the building, rather it was simply a nice amenity to have although alternatives exist.
- Mr. Sterling stated that the discussion about internal units or parking should relate to some aspects of the standards that are within their purview. For example, if the number of units was concerning or inappropriate, that could relate to the necessary changes in fenestration which may be deemed non sympathetic or adverse to the structures integrity.
- Mr. Sterling stated they could perhaps make a recommendation on the unit density if they felt it was necessary for the adaptive uses pro-forma.
- Commissioners stated they had no way to know if that was the case or not.
- Mr. Sterling stated they could request that information.
- The Commissioners did not feel comfortable with that and would prefer those discussions to occur at the Land Use Commission who is well versed at those types of conversations and decisions.
- The Commissioners did not see a material connection between the window openings and the internal unit mix except at the north elevation, which most agreed met the standards and was already appropriate.
- Commissioners asked if they were obligated to provide a recommendation.
- Mr. Sterling stated that they were not, just that they had the power to do so.
- Commissioners asked if a formal motion was necessary to decline to make a recommendation. Or if this would be preferred.
- Mr. Sterling stated they did not and there was no preference as the decision would be adequately reflected in the report to the Land Use Commission and recorded in the minutes.
- The Commission declined to make a recommendation on the proposed zoning relief, determining that the Land Use Commission.

Public Comment

- Two members of the public, Jack Weiss and Len Koroski spoke in opposition to the proposed project noting that the use was not compatible with retention of the structures interior architectural integrity. They acknowledged agreement with the Commission that the exterior alterations were appropriate and sensitive and that they should be applauded. They further agreed with the treatment of the north elevations fenestration, but encouraged the applicant to find a more compatible use that would preserve the interior spaces which are highly significant and rare in their integrity.
- The architects noted that many alternative uses were marketed and explored but were not viable in current conditions. They noted that although some of the interior integrity would be lost, that was common for adaptive use projects which have to balance the ability to finance the necessary and appropriate exterior alterations that allow the building to retain its exterior integrity and ability to tell its story, while

adapting and giving new life to the interior. The outcome is a balancing act that results in the continued life of a significant building that would otherwise be very threatened and could face demolition in the future. This building has been vacant for some time and left in a state of disrepair internally due to diminishing membership. At its peak the lodge had over 2,000 members. When it was sold they had close to 20 +/-.

Deliberation

- Commissioners deliberated the proposed scope of work and how to best move forward.
- Commissioners noted the loss of interior integrity was unfortunate and akin to saving a patient's life while leaving them handicapped. Unfortunately the interior was outside the Commissions purview, and the proposed use was permitted in the District. Even if the number of units was lower or the use was changed altogether, there would still be no way to control how the interior was handled.
- The Commissioners agreed that the proposal met the standards for review and applauded the architects on their presentation and approach to the building's exterior.
- A motion to approve as presented with two conditions was seconded and carried unanimously with one abstention (Jacobs). Conditions included: continue to study the accessible lift and alternative which screen it from view and restore balance to the façade; and, to remove, salvage, and repurpose or donate the stone wreath in frieze details at the south elevation.

3. APPROVAL OF MEETING MINUTES

A. **Minutes of September 13, 2022**

- The minutes were approved as presented on a 7-0 vote with 1 abstention (Morris).

4. STAFF REPORTS

A. **Legacy Business Program**

Staff shall provide an update on the City's Legacy Business Pilot Program.

- Staff provided an update on progress to date with the goal of program launch in early spring 2023. Current next steps are finalizing the financial incentive framework as well as program administration.
- The RFP for web and design services closes November 1.

B. **Downtown Heritage Resource Survey**

Staff shall provide an update on the Downtown Heritage Resource Survey and outline next steps.

- Staff noted the intent to provide a document for review at the Commissions December meeting.

5. DISCUSSION

A. **Preserve 2040 - Preservation Commission Long-Range Work Plan**

Staff proposes additional review and discussion of the Preserve 2040 Work Plan.

- Staff provided information on additional individuals and organizations that have provided comment including close to 20 former Commissioners, Landmarks Illinois, and the State Historic Preservation Agency. Staff stated an intent to bring a revised version to the November meeting.
- Commissioners asked to review the draft a week prior to the packet being released to give more time to review and provide critical feedback.
- Staff agreed.

B. **Heritage Resource Design Manual**

Staff shall provide a presentation and overview of the draft Heritage Resource Design Manual.

- Mr. Ruiz provided information on the design manuals new direction based on feedback given by the subcommittee many months prior. The new document is intended as a resource for homeowners, not the Commission. Staff will revise and provide a document for the subcommittee to review in November and bring it back to the full body when the subcommittee was comfortable with its approach and content.

Adjournment:

The meeting was adjourned at 10:05pm

DRAFT

Legacy Business Pilot Program

Purpose Statement

Evanston's heritage resources are vitally important, bind its residents to their physical environment, and define the City's unique character and identity. However, Evanston's living heritage remains largely underrepresented and vulnerable from threats such as improper alterations, increasing rent structures, changes in the market economy, and corresponding development pressures. The purpose of the Legacy Business Program is to celebrate, advocate for, and retain Evanston's living heritage as embodied through the legendary businesses which contribute significantly to the City's historic, cultural, economic, or social identity.

Goals

1. Strengthen the local economy and the capacity to build resiliency within Evanston's business districts
2. Preserve and celebrate the City's unique character and living heritage
3. Foster civic pride and promote the health, wellbeing, and general welfare of Evanston residents
4. Be a tool for providing educational, promotional, and financial assistance to Legacy Businesses to support their continued viability and success.

Program Administration

Legacy Business Working Group

The Legacy Business Program shall be administered by the Legacy Business Working Group, a permanent subcommittee of the Economic Development Committee. The Working Group shall report directly to the Economic Development Committee and provide it with regular reports. The Working Group shall have regularly scheduled meetings quarterly and as needed in instances of urgency or unforeseen circumstance.

Composition

The Legacy Business Working Group shall be comprised of the following members:

- (2) Members from the Economic Development Committee
- (2) Members of the Preservation Commission
- (1) Staff member from the Planning and Zoning Division
- (1) Staff member from the Economic Development Division
- (1) At-Large Member

Nominations

Nominations for the Legacy Business Registry shall be submitted to the Legacy Business Working Group who, on a quarterly basis, shall make a recommendation to the Economic Development Committee and provide findings of fact related to the associated eligibility of the proposed nomination(s). The Economic Development Committee shall review the Working Groups findings and make a determination to approve or deny the nomination(s). Approved

nominations shall have a statement of significance and list of character defining features prepared by the Working Group to be uploaded to the Legacy Business registry and online website.

Evaluation Criteria

To be considered for the Legacy Business Registry, a business or non-profit organization must meet the following three criteria and provide a substantive written narrative describing the businesses history, unique characteristics, and contribution to the City's living heritage. Criteria include:

1. The business or non-profit has operated in Evanston for a minimum of twenty years.
2. The business or non-profit has demonstrated a significant historic, economic, cultural, or social contribution to a population or community, neighborhood, or the City. Examples include the following:
 - a. Its identification with a family, person, or persons who significantly contributed to the cultural, economic, or social development of the City;
 - b. Its exemplification of an associated trade or artform distinguished by authenticity, innovation, rarity, uniqueness, or overall quality of experience or product;
 - c. Its association and contribution toward important cultural, social, or economic aspects or events in the history of a population, neighborhood, community, or the City at-large;
 - d. Its unique location, distinctive physical appearance, or general presence represents an established and familiar feature of a neighborhood, community, or the City and contributes to the visual and social interest of its environment, or;
 - e. Other (please describe).
3. The business or non-profit commits to retaining its identified distinctive physical characteristics and business traditions which contribute to its identity.

Incentives and Support

Need based financial assistance administered annual during a scheduled grant cycle are available and limited to the following activities:

1. Restoration, repair, and maintenance of distinctive physical characteristics as identified in the businesses Statement of Significance.
2. Promotion, marketing, advertising, general business planning, relocation expenses, and rent stabilization, and immediate needs as determined on a case-by-case basis.
 - a. Rent stabilization and lease negotiations subject to the following guidelines:
 - i. The landlord and business owner shall not be related either directly or indirectly by ownership or other financial stake in one-another outside of the terms of their lease.
 - ii. The landlord and tenant shall enter into, or renew, a lease agreement no shorter than **five**-years in length.
3. Grant amounts shall not exceed **\$5.00** per square foot of retail space up to a maximum of **3,000** square feet. Rental assistance shall be limited to the above criteria per month.

Requests for financial assistance during the annual grant cycle should demonstrate a significant need or threat which if unresolved could harm retention or viability of the business and its tradition, culture, or the authenticity of its goods, services, and physical identity. Requests for financial assistance shall be reviewed by the Legacy Business Working group who shall provide a recommendation to the City's Economic Development Committee.

In emergency and situations of unforeseen circumstance, a business may request emergency financial assistance outside the annual grant cycle.

In addition to need based financial assistance, the City shall offer the following to all Legacy Businesses regardless of need:

1. Purchase and installation of a Legacy Business Plaque and other identification or promotional materials
2. Technical and design related assistance
3. Lease negotiations

DRAFT

PRESERVE 2040

Preservation Commission Long-Range Work Plan

City of Evanston
Historic Preservation Program
Division of Planning & Zoning
November, 2022

This page intentionally left blank

Acknowledgments

Evanston Preservation Commission

Susan Reinhold, Chair
Stuart Cohen, Vice-Chair
Beth Bodan, Secretary
Sarah M. Dreller
John Jacobs
Carl Klein
Jamie Morris
Mark Simon, Chair Emeritus
Amanda Ziehm
Aleca Sullivan

Special Acknowledgments

Mary McWilliams, Associate Commissioner
Dino Robinson, Shorefront Legacy Center
Eden Juron Pearlman, Evanston History Center
Lori Osborne, Frances Willard House Museum and Archives
Sarah Chodera, Resident
Jeanne Lindwall, Resident and former Preservation Coordinator
Sally Riessen Hunt, Resident and former Commissioner
Diane Williams, Chair Emeritus
Kendra Parzen, Landmarks Illinois Advocacy Manager
Jack Weiss, Design Evanston and former Commissioner

City of Evanston

Elizabeth Williams, Planning Manager
Cade W. Sterling, Planner
Carlos D. Ruiz, Planner



Why plan?

The long-range work plan shall be viewed as the Commission's principal policy document regarding the identification, documentation and stewardship of Evanston's significant heritage resources -- buildings, sites, structures, people, stories and objects -- and a guide for the oversight and administration of the community's historic preservation program, principally facilitated through the City's Planning & Zoning Division with support from the Preservation Commission as well as other partner organizations.

Evanston's historic resources are vitally important and define Evanston's built character and identity. However, additional resources neither landmarked nor within districts but contributing to Evanston's heritage and vibrancy are consistently under threat from improper alterations, neglect, and demolition. To preserve these resources while accommodating the City's growth, economic development, and revitalization, a clear, forward-thinking understanding of Evanston's preservation priorities needs to be established. This document outlines specific goals, policies, and strategies for the Preservation Commission to follow to achieve short and long-term community heritage preservation goals across the next 20 years.

Utilization

The Preservation Commission, and Evanston's preservation partners and advocates, will utilize this long-term work plan to guide future preservation efforts outside of resource management and binding design review activities. This plan should also be used to monitor and create accountable benchmarks for the implementation of short and long-term preservation initiatives, advocate for adjusting municipal preservation policy when needed and warranted, and integrate preservation policies and strategies into other plans and studies the City may undertake in the future.



Key Objectives

1. **Educate:** Review previous preservation-based education and advocacy efforts and propose an engaging and ongoing program of outreach, education and advocacy efforts that builds community awareness and stewardship.
2. **Prioritize:** Determine future survey and documentation priorities in order to safeguard Evanston's evolving cultural identity and values embodied in its built environment..
3. **Include:** Consider historic and cultural contexts and their associated heritage resources. Include and prioritize Evanston's settlement by different ethnic and racial groups.
4. **Review:** Assess the effectiveness of the Preservation Ordinance as well as Commission operations and administration, and the viability of partner organizations by evaluating the type and frequency of poor outcomes and capacity for implementation.
5. **Align:** Explore opportunities for developing and integrating preservation-based policies and initiatives within the City's Climate Action and Resilience Plan, Affordable Housing Program, and Economic Development goals.
6. **Incentivize:** Determine the barriers to implementing effective preservation programs and explore the creation of incentives for both residents and developers.
7. **Engage:** Create new organizational approaches to facilitating preservation - approaches that build local capacity and involve private and community stakeholder participation.
8. **Organize:** Create an action-oriented work plan that prioritizes specific initiatives, identifies potential partners, as well as funding sources if applicable.

Mission

To enhance the quality of life for all Evanston residents and visitors through the ongoing work and benefits of historic preservation.

Vision

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

“In 2040 Evanston, Illinois is one of Midwestern America’s most vibrant places - a city known for its **rich historic, cultural, architectural, and environmental legacy**.

The Evanston Preservation Commission and community at-large has fostered that legacy through **careful planning and stewardship** of Evanston’s historic, cultural, architectural, and environmental resources, by **engaging a diverse group of residents, local stakeholders, and policy makers** on the benefits of historic preservation.

In turn, these efforts have **enhanced sustainability and accessibility**, identified endangered resources - and registered new resources especially those not previously acknowledged as significant; **celebrated and stabilized neighborhood character**; solidified **preservation as an economic development tool**; and promoted the increased appreciation of Evanston’s **diverse cultural heritage**.

The Evanston Preservation Commission, City of Evanston, School Districts, Northwestern University, and other private-sector and nonprofit organizations **maintain ongoing partnerships** through meaningful advocacy efforts, preservation planning initiatives and **expanded educational resources and financial incentives.**”

Values

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

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



Plan Organization

A successful preservation program, and this work plan, is organized around four key elements.

1. Survey and Documentation;
2. Program Administration and Resource Management;
3. Community Revitalization, and;
4. Education and Advocacy

Survey and Documentation

Survey and documentation efforts require in-field assessment and background research into the historical, cultural, and architectural significance of Evanston's buildings, sites, structures, and objects as well as their eligibility as Landmarks or as part of a Local District. These efforts include preparation of survey reports, Local District and Landmark nominations, undertaking local history projects, and creating interpretive exhibits. Maintaining an active program in survey and documentation forms the foundation for effective community preservation planning. Effective survey and documentation provides the basis for identifying and understanding the community's historic resources, what resources are high value and significant as well as what resources are threatened.

Goal #1: Identify and Preserve Resources Significant to Evanston's Identity, Heritage, and Vibrancy.

Policy 1.1: Support initiatives that continue to identify and document Evanston's heritage resources.

Initiative 1.1: Re-Survey the Ridge Historic District

First listed in the National Register of Historic Places in 1984, the Ridge Historic District has not been re-surveyed since. A re-survey initiative should be undertaken at an intensive-level, documenting architectural styles and building forms, exterior conditions and features, building alterations, accessory structures, building permit

data, and any historical background information. Best practice dictates re-survey every 10 years in order to understand the existing integrity of all buildings and whether they contribute to the significance of the district as it has evolved since the mid 1980s. A re-survey should also include an online portal and database similar to the Lakeshore Historic District.

Initiative 1.2: Re-Survey the Northeast Historic District

First listed in the National Register of Historic Places in 1999, the Northeast Historic District has not been re-surveyed since. A re-survey initiative should be undertaken at an intensive-level similar to the description above for the Ridge Historic District. The Northeast Historic District re-survey should encompass the entire Federally designated district and have special emphasis on the portions not designed locally to understand the impact on integrity and condition of buildings which do not fall under binding review.

Initiative 1.3: Prioritize new areas in Evanston for survey and documentation

Future survey areas should include residential neighborhoods to the west and southwest which include many 1920s and post-World War II resources, and the northwest which include many late Victorian and early 20th Century resources.

Initiative 1.4: Conduct a citywide reconnaissance survey of Evanston's historic downtown and neighborhood business district resources

Evanston's heritage has always been defined in-part by its commercial resources and the businesses housed within them. However, in the past five to six decades, there has been a significant loss of built fabric and integrity of these resources, particularly within the Downtown and along the Chicago Avenue corridor. Identifying and documenting Evanston's historic and contributing commercial resources, as places significant to Evanston's heritage and as opportunities for community and economic development, should be a high preservation planning priority.

Initiative 1.5: Conduct a cultural landscape survey of Evanston including its park system

Evanston's park system, including its lakefront, have long been of historic, social, and cultural importance. An intensive-level survey is recommended to determine what aspects of these resources should be documented and preserved for future

generations as areas of shared collective memory. Data and research should influence future planning and design decisions by the Parks Department and Public Works Agency.

Initiative 1.6: Conduct a citywide survey of Evanston's post-war resources

Evanston has a proud history of documenting and registering Landmarks and Districts. However, the majority of these resources identified were Late Victorian and early 20th Century resources that fell within the fifty-year threshold at the time. As this threshold marches on, and new best practices place emphasis on post-war, mid-century, and other contemporary resources, a citywide survey should be conducted to understand what resources exist and what their significance and contribution to our heritage and identity is.

Initiative 1.7: Document and include the built resources that identify and embody historic, social, and cultural periods and events, and the groups and people who have contributed to Evanston's unique character and identity. Prioritize resources associated with identity groups not adequately represented currently

Like many communities, past documentation efforts often focused on the more significant architectural resources present in the community – the high-style residential property types and some vernacular structures representative of Evanston's broad built history. However, the resources that often reflect Evanston's working-class, minority, and ethnic population groups were not identified or registered to the same level. Specific ethnic, racial, and gender groups should be identified and subject to further research and documentation.

Initiative 1.8: Integrate survey and documentation efforts as part of future City planning efforts

Over the last several decades, the City has conducted several planning studies. Depending on available resources, future planning efforts should incorporate a survey element to document historic resources and identify eligible buildings, sites, and structures as Local Landmarks and Districts. Missed opportunities to integrate this in the recent past include the Central Street Master Plan, the Green Bay Road Corridor Study, the Chicago Avenue Corridor Study, the West Evanston Master Plan, and others.



Policy 1.2: Support designation of significant resources as Landmarks and Historic Districts as recommended through survey and documentation activities

Initiative 1.9: Advocate for designation of the Oakton National Register District as a Local Historic or Conservation District

The Oakton District was first established as a National Register District in 2004. A local designation was not adopted, and the resources within the District do not fall under the Ordinances binding design review procedures. Thus, the designation is honorary only with no regulatory framework to protect integrity and condition nor manage change. As a result, resources within the District have seen diminishment to their integrity and ability to communicate their past effectively. Staff routinely fields calls from residents within the District who are unhappy with alterations and construction occurring. Without a local designation, integrity and condition will likely continue to decline and the significance of the District could come into question. Due to these factors as well as the uniqueness and significance of the District, a local designation is recommended.

Initiative 1.10: Nominate Evanston's historic downtown resources and other business district resources to the National Register as a multi-property thematic resource listing

Evanston's downtown and other commercial resources may not have sufficient integrity or cohesion of built fabric and location to justify a traditional historic district. However, these resources may be eligible as a theme or pattern of development. A similar process was followed for Evanston's Thematic Apartments listed in the National Register. Listing in the National Register places no burden on existing property owners, but provides recognition and allows access to significant incentives which would help spur preservation-based economic development and adaptive use.

Initiative 1.11: Prepare an annual study list of eligible resources in Evanston

An annually updated study list of potential landmarks should be published which includes those properties identified during ongoing survey and documentation efforts. The study list would promote a better community-wide understanding of

what resources are identified as worthy of preservation in Evanston and help partner organizations and residents with nomination of such resources.

Initiative 1.12: Advocate for expansion of the boundaries of the Northeast Historic District to overlay its National Register Counterpart

The Northeast National Register Historic District extends north of Lincoln Street, the boundary of the Local District, to the border of Evanston and Wilmette. Best planning practices dictate that a Local District overlay a National Register District to effectively manage change and preserve and retain the condition and integrity of the District as a whole. Currently binding design review only exists for the southern half of the National Register District, leaving the northern half vulnerable to non-sympathetic new construction, alteration, and demolition. A first step would be to re-survey the Federal District to understand what loss of integrity, if any, has occurred over the past 20+ years.

Initiative 1.13: Prepare Neighborhood Conservation District Plans and support neighborhood planning efforts in areas where residents have expressed interest in enhancing and stabilizing neighborhood character, identity, and affordability

Conservation Districts must have a cohesive land pattern and identifiable physical characteristics and features. They can be as small as one block and are intended to represent a distinguishable collection of historic, cultural, social, or architectural importance, or areas that possess distinctive exterior elements the neighborhood wishes to preserve. NCD's are often managed through a separate neighborhood planning process and neighborhood plan where the community being protected determines what elements are of importance and how they would like them to be managed moving forward. NCD's have the ability to not only preserve character, but maintain affordability as well.



Program Administration and Resource Management

Program Administration includes the operations and management of the preservation program at the City level, principally the mechanisms for designating Landmarks and Local Districts as well as conducting resource management or design review over those resources already registered both administratively and by the Preservation Commission. The regulatory frameworks are primarily outlined in the Preservation Ordinance but also the Commission's Rules and Procedures, Design Guidelines, and the Comprehensive General Plan.

Goal #2: Enhance the ability to protect and promote significant heritage and cultural resources through updated ordinances and additional preservation-based tools.

Policy 2.1: Maintain an up-to-date Preservation Ordinance which reflects nationwide best practices.

Initiative 2.1: Review and update the Historic Preservation Ordinance and consider the following changes

1. Include designation criteria and design review procedures for future cultural resource designations.
2. Eliminate criteria for integrity when reviewing nominations as cultural resource designations.
3. Include a section on procedures for establishing Neighborhood or Commercial Conservation Districts.
4. Include standards and processes outlined in Section 6-15-11-5 for providing recommendations on proposed zoning relief.
5. Amend the standards for new construction to include retention of landscape features which contribute to a Landmark or Districts setting.
6. Advocate for appeals of the Commission's decisions to be determined in Circuit Court to align with other Boards and Commissions.
7. Require rescission of Landmark designation prior to proposed demolition.

8. Require testimony by a representative of the Commission or the Commissions Administrative Officer for all matters sent before the Planning and Development Committee and/or City Council.
9. Incorporate the ability for the Commission to initiative demolition delay proceedings for threatened resources identified but not registered.
10. Make reference to maintaining a full-time historic preservation planner position. The Commissions workload and body of resources under its charge supports the need for a full-time preservation planner. This is especially true as the Commission is charged with additional responsibilities. A full-time preservation planner should also coordinate various preservation-based economic development, climate resilience, and education and advocacy initiatives with other City departments and partner organizations.

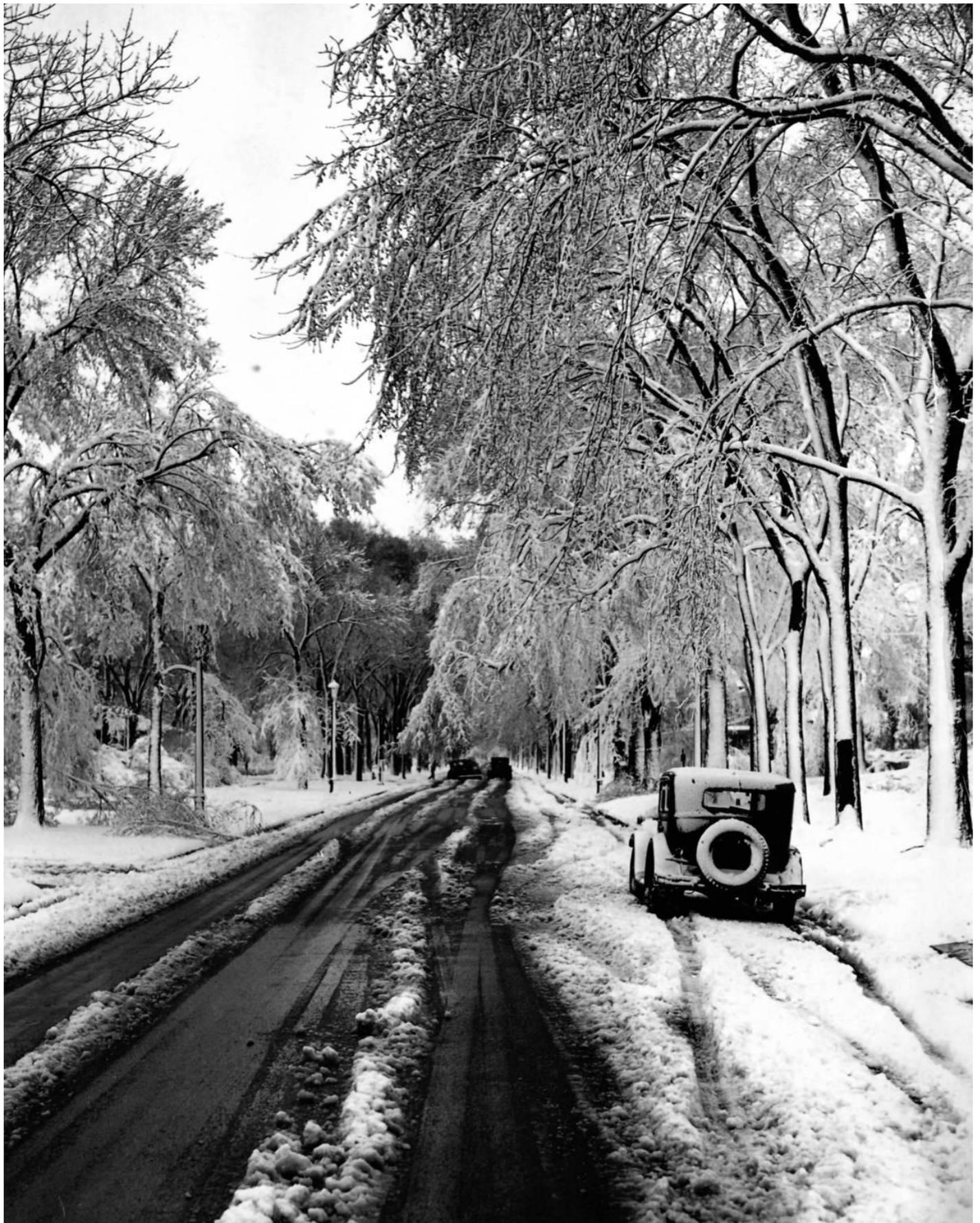
Initiative 2.2: Prepare and formally adopt a set of design guidelines or guiding principles for facilitating binding design review activities

A comprehensive set of guidelines which educate historic property owners and design professions and address specific preservation treatment procedures, should be created to set clear expectations as well as provide information on appropriate treatments that fall outside binding design review authority, such as routine maintenance and restoration which do not require a permit.

Policy 2.2: Adopt new preservation tools and incentives.

Initiative 2.3: Work with the Building and Inspection Services Division to create a framework for permit fee waivers if recommended by the Commission

The preservation program currently has very few financial incentives to offer, and no locally based financial incentive. Building permit fee waivers are a common and effective financial incentive that should be considered for the programs more modestly-valued or vernacular Landmark properties where the appropriate alterations or new construction are cost prohibitive as a percentage of the homes overall value. Providing permit fee waivers as a trade for more sympathetic and appropriate alteration and construction would have a positive community impact and ensure retention of the structures character defining features.



Initiative 2.4: Work with the Planning and Zoning Division to amend the zoning code to include an adaptive use section.

Adaptive use ordinances aim at facilitating the reuse of properties, most often buildings of assembly, or institutional or industrial properties. The ordinance should study barriers to adaptive use including the potential for additional permitted uses, relaxed or eliminated parking requirements, and increased density for proposed residential uses to help offset rehabilitation costs as well as a series of incentives such as fee waivers, grants, or expedited project reviews and entitlement processes. Adaptive use is a central tenet of preservation planning. It achieves climate resilience goals through the reuse of significant structures rather than their demolition, it achieves affordability and housing goals through diversified housing typologies and stock, and retains the built fabric associated with Evanston's identity and its residents' collective memories of place.

Initiative 2.5: Explore implementation of form-based zoning overlays in areas of significant redevelopment potential adjacent to historic districts or where high concentrations of Landmarks exist

Areas of significant redevelopment potential, particularly in Transit Oriented Development Corridors adjacent to Local Districts, such as the Chicago Avenue Corridor, represent a potential threat to integrity of setting. Form based overlays should be explored which identify approaches which enable more sensitive transitions in height, bulk, and form as a new development approaches a District's boundary.

Initiative 2.6: Advocate for creation of and donation into a preservation-based fund as a public benefit for Planned Developments

As a legislative process, Planned Developments that request development increases above the base zoning maximums should provide public benefits commensurate to the increase requested. However, in the past several decades, many planned developments, particularly in the downtown, have eroded character defining, and human-centered aspects of the built environment without commensurate public benefit to offset that loss. Future Planned Developments should be encouraged to pay into a preservation-based fund used to enable retention of existing character

defining and historic resources as well as fund financial incentives and other programmatic functions of the Commission aimed at retaining human-centered environments.

Initiative 2.7: Reinstate incentive programs for maintaining the character defining features of commercial historic or legacy buildings and businesses

The Commission should work with the City to re-establish a Commercial Building Facade Grant Program. The program could provide matching funds to property owners, up to a certain value, seeking to rehabilitate their commercial buildings, facades, or storefronts. In turn, the owners would go through a binding design review process to ensure the proposal was compatible with the structures existing design vocabulary as well as adjacent vocabularies, or to restore previously degraded storefronts to a condition more sympathetic to its original design.

Initiative 2.8: Work with the Economic Development Division to enact a legacy or heritage business program

Evanston's heritage resources are vitally important, bind its residents to their physical environment, and define the City's unique character and identity. However, Evanston's living heritage remains largely underrepresented and vulnerable from threats such as improper alterations, increasing rent structures, changes in the market economy, and corresponding development pressures. The purpose of a Legacy Business Program is to celebrate, advocate for, and retain Evanston's living heritage as embodied through the legendary businesses which contribute significantly to the City's historic, cultural, economic, or social identity.

Initiative 2.9: Establish a Neighborhood Conservation District Program

Neighborhood Conservation Districts are an alternative tool to historic districts used by cities and communities to preserve historic resources in neighborhoods and areas not eligible for National or Local designation due to integrity issues but merit some level of resource management due to the neighborhoods overall visual character and continuity. This tool could prove important to preserving character and affordability in Evanston's west and southwest neighborhoods which may not have sufficient integrity or meet the eligibility criteria for a Local Landmark District designation.

Initiative 2.10: Organize a Preservation Consortium or Preservation Advisory Sub-Committee to support and help implement aspects of this plan

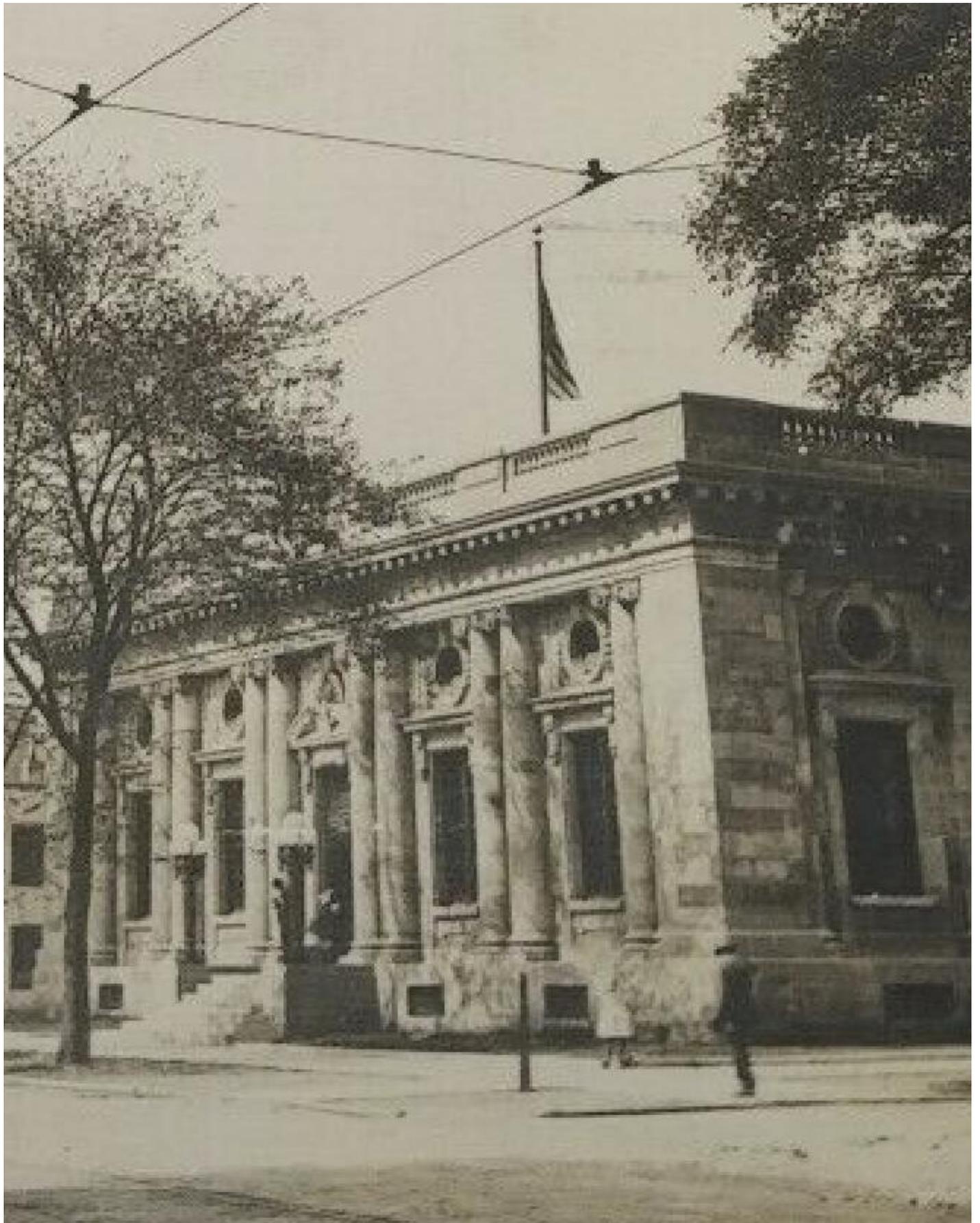
Re-activating partner organizations and engaging with and delegating tasks to other City Departments is critical to this plans success and the ability to implement its initiatives effectively. Monthly or quarterly meetings should be considered to discuss priorities, delegate tasks, and discuss progress. Consider including members from the City’s Parks and Recreation Department, Public Works Agency, Evanston History Center, Preservation League of Evanston, Mitchell Museum, Shorefront Legacy Center, Design Evanston, Frances Willard House Museum, Landmarks Illinois, Northwestern University, and Districts 65 and 202.

Initiative 2.11: Benchmark Commission accomplishments and performance trends in an annual public report given to the Planning and Development Committee

On an annual basis, the Preservation Commission and lead City staff members should review operations, collect statistics, and establish benchmarks to measure the success of the program and implementation of this plan. Benchmark or performance indicators that could be tracked include the number of COA’s reviewed, the number of resources surveyed, private capital leveraged through rehabilitation or adaptive use projects, leveraged financial or volunteer resources, the number of education and advocacy efforts conducted, and the number of projects applied for, reviewed administratively, reviewed by the Commission, the number of projects approved, the number denied, and common standards of concern or routine issues with treatment approaches.

Initiative 2.12: Actively recruit and solicit potential candidates for future Commissioners with a focus on building a membership reflective of Evanstons diverse demographics

Active recruitment of future commissions is essential to maintaining the viability of the Commissions programmatic and binding design review functions as well as maintaining a full membership to ease the burden of the Commissioners as volunteers. An emphasis should be made to recruit members reflective of Evanston’s demographics, location of residence, as well as diversity in background to provide diverse perspectives on projects and human capital for volunteer opportunities.



Community Revitalization

Preservation in Evanston should extend to more than its registered Landmarks and Local Districts. For example, historic buildings provide affordable housing and lower rent structures for local and start-up businesses, maintain housing opportunities for working and young families, and can help revitalize business districts and stabilize older neighborhoods threatened by development pressure. Additionally, historic buildings contain significant embodied energy and help to achieve the City's Climate Action and Resilience goals. At the local level, community development and revitalization initiatives should integrate preservation policies and initiatives that work to attract investment, generate jobs, enhance sustainability, and maintain affordable rent and ownership structures. Some initiatives may include preservation based economic development, neighborhood planning, and incentive programs to attract investor interest in adaptive use projects or facade rehabilitation.

Goal #3: Encourage adaptive use and rehabilitation projects which spur preservation-based economic development and retain vibrant and contextual built fabric.

Policy 3.1: Support planning and development that advance preservation and community revitalization priorities.

Initiative 3.1: Explore creation of a downtown revolving loan or venture fund

The City has no programs currently to encourage preservation-based economic development in the downtown, although retention of the downtown's remaining character-defining resources is routinely discussed as a community priority. A private-sector financed venture fund that focuses on business development activities and new retail start-ups could help reduce ground floor vacancies, stabilize rent structures, and generate a critical mass of pedestrian traffic in the downtown. The private financing could come in-part through donations to the preservation-based public benefit fund or other downtown corporate donations.

Initiative 3.2: Collaborate with Evanston Special Service Areas, Chamber of Commerce, and broader business community to identify and advance preservation priorities

The City and Commission should explore opportunities to partner with Evanston's various SSA's and Chamber of Commerce to advance preservation planning objectives including advocating for new incentive programs, creating commercial and business district design guidelines, and providing technical assistance and workshops to property owners on the benefits of preservation-based economic development.

Initiative 3.3: Collaborate with the Economic Development Division to assist in marketing and buyer recruitment for historic commercial, industrial, and institutional properties

The Commission and City's Planning staff should collaborate with the Economic Development Division to identify significant and vacant or underutilized buildings extant in the City. A survey should be conducted which provides a baseline of information on the number of buildings that are candidates for adaptive use. The City could then catalog those properties for future planning initiatives, as well as developer recruitment and marketing efforts.

Initiative 3.4: Target Community Development Block Grant (CDBG) funds in areas of newly created Neighborhood Conservation Districts

Community Development Block Grant funds are used to facilitate rehabilitation of housing stock in areas throughout Evanston. The CDBG program is administered by the City's Housing and Grants Program within the Community Development Department. Future use of CDBG funds could be targeted in conservation areas to achieve improvements in overall neighborhood character. The use of CDBG funds for preservation-based programs is allowed and has been done sparingly in the past.

Policy 3.2: Coordinate and expand heritage tourism activities and programming.

Initiative 3.5: Support the creation of a heritage tourism advisory group

Support creation of an advisory group amongst Evanston's heritage tourism related partner organizations. The advisory group should create an inventory of existing and potential heritage tourism assets, identify each assets potential as a tourism attraction, and develop strategies for their enhancement and marketability. An end product should be recommendations for strategic investments and programmatic development related to heritage tourism in Evanston by way of a Heritage Tourism Plan.

Policy 3.3: Integrate and expand preservation priorities which align with Climate Action and Resilience goals

Initiative 3.6: Advocate for adoption of a citywide deconstruction ordinance

Deconstruction ordinances require the deconstruction of a building rather than its demolition. The materials are sorted and salvaged for re-use and can be donated or sold, with the goal of diverting materials commonly sent to a landfill while creating a cache of cheaper/affordable and often higher-quality building materials for future rehabilitation, restoration, or new construction projects. Deconstruction supports affordability, job growth, as well as a reduction in overall carbon footprint. Consider partnerships with the Evanston Rebuilding Exchange.

Initiative 3.7: Incentivize historic property owners to salvage materials that contain significant embodied energy or high craftsmanship

Utilize incentives, persuasive arguments, and the standards for alteration to retain rather than replace historic building materials that contain significant embodied energy. If these materials cannot be reused on-site, they should be stored for reuse, or salvaged and donated to a rebuilding exchange rather than enter the landfill.



Initiative 3.8: Conduct annual reconnaissance surveys of historic properties to identify materials and finishes in poor condition before replacement is necessary and provide technical assistance for their proper repair

Identifying materials and finishes in poor condition before replacement is necessary is a cost effective solution for homeowners which retains the resources integrity, original and high quality building materials, and avoids unnecessary landfill waste and new material consumption.

Initiative 3.9: Invite professionals to speak on the appropriateness of various composite and synthetic materials which accurately mimic historic building materials that are either non-sustainable or cost prohibitive

New composite or synthetic building materials are constantly being developed and refined in order to better mimic their historical counterparts. These materials can be less expensive, or more expensive, but often have longer life cycles than traditional materials sourced today. These materials may be cost-effective or more environmentally conscious choices that could be considered as in-kind replacements so long as they are non-tactile and no change in general appearance would result.

Initiative 3.10: Support the retention of significant landscape features which offer citywide environmental and cultural benefits

Retention of significant environmental features such as heritage trees should be considered integral to the collective integrity of setting for a district. These distinguishing original features, many predating the architectural resources themselves, should not be destroyed due to their cultural, social and environmental benefit to the health and general welfare of the citizenry. The Commission could further advocate for and support a citywide Tree Preservation Ordinance.

DAVIS ST. FROM CHICAGO. ST., EVANSTON, ILL.



Education and Advocacy

Proactive educational and advocacy efforts are critical to maintaining stakeholder participation and support for heritage preservation. Evanston's community stakeholders, homeowners, merchants, and investors and developers need to understand the tools and resources available to participate in our preservation program and help rehabilitate, adapt, and protect the City's historic resources. Elected leaders need to understand the role preservation plays in maintaining Evanston's vibrancy and sense of place, in neighborhood stabilization, and the economic impact and rate of return on its investments and participation in City-supported preservation initiatives as well as heritage tourism activities. Often education and advocacy is most effective as part of an established and nurtured institutional framework between the Commission, neighborhood leaders, preservation thought leaders (architects, planners, designers) the City, and partner organizations such as the Preservation League, and Evanston History Center.

Goal #4: Advocate for the power of preservation and its ability to sustain and enhance a high quality of life for all Evanston residents.

Policy 4.1: Create new educational tools that inform design professionals, contractors, developers, residents, and civic leaders on the benefits of preserving and adapting historic structures.

Initiative 4.1: Reinstate a quarterly preservation and design oriented newsletter and make it available online and on social media

A quarterly newsletter should be the foundation for the Commissions education and advocacy programmatic functions and should include variety in content and content contributors and be cross promotional with similar outreach provided by partner organizations. A newsletter can increase transparency in, and support for, the preservation program and a general preservation ethic.

Initiative 4.2: Prepare additional educational publications and videos

Initiatives should include materials describing incentive programs, proper routine and seasonal maintenance and other treatment procedures, nomination and designation procedures, and the overall benefit of preservation to the Evanston community. These should be made available online to enhance public access to information.

Initiative 4.3: Support an annual endangered properties list

An endangered historic properties list can be a significant tool to help raise public awareness of properties threatened with demolition due to neglect or imminent redevelopment. The list should be created by a partner organization with an advocacy arm, but can be promoted and supported by the Commission.

Initiative 4.4: Prepare a preservation training publication and offer one-on-one orientations for elected officials

City staff and the Commission should provide initial and on-going training and orientation services to incoming elected officials describing the history and impact of the program, the design review and nomination processes, as well as Council members roles and responsibilities associated with the program including determination of appeals and nominations.

Initiative 4.5: Support the creation of a network of current Landmark owners and a welcome program for new homeowners

Current and prospective owners play an indispensable role in shaping and maintaining the character and condition of the resource they occupy. A support network of Landmark property owners can help new owners navigate unforeseen or complex challenges, seek assistance from qualified restoration or repair professionals, insurance and real-estate agents, preservation-oriented architects and contractors, and in navigating the COA and permit processes. Welcome letters help new owners understand what resources are available, where to access information, and who to contact at the City with questions or concerns.

Initiative 4.6: Develop a pipeline for bringing youth into the local preservation community

Finding ways to reinvigorate partner organizations, increase membership, and instill a preservation ethic in a younger generation is a challenge across the country. The Commission should consider initiatives such as inviting groups of ETHS students to Commission meetings, an internship program for regional college students, and teacher professional development and curriculum opportunities with District 65 and ETHS in order to engage a new generation of preservationists.

Initiative 4.7: Compile and publish a list of restoration professionals who perform work in Evanston.

The Commission and City staff should create a list or registry of restoration professionals, contractors, and architects who have successfully completed preservation-based projects in Evanston, are familiar with the application requirements, and who understand the standards for review and framework for binding design review at an administrative or Commission level. This registry will be a valuable resource for homeowners when seeking and selecting design professionals by trade.

Policy 4.2: Continue to disseminate and publicize educational content utilizing the internet and other digital platforms

Initiative 4.8: Expand outreach to the City’s various social media platforms

To improve access and reach a wider and younger audience, consider expanding education and advocacy efforts to digital and social media platforms as well as connect with various Evanston based social media influencers who already provide regular preservation-based content.

Initiative 4.9: Digitize and make available early publications of the Commission

The archived files and databases created by the Commission and City in its early years should be digitized and incorporated in a website that permits online access to researchers and other interested citizens. These include statements of significance, survey notes and inventories, and various education and advocacy materials as well as printed technical assistance brochures.

Initiative 4.10: Update existing heritage tourism publications, such as the early Commissions self-guided walking tours, and make them available online

Existing heritage tourism marketing formats are outdated. Moving forward, these materials should be re-designed and re-formatted for print, as well as smartphone and tablet technology so visitors can easily access information. Examples include the sampler of self-guided historic district tours, the Evanston Past and Present booklet, and the historic Evanston Architecture walking tour brochures as well as others.

Policy 4.3: Conduct annual fundraising events, educational programs, and training opportunities

Initiative 4.11: Support partner organizations in the creation of preservation oriented lectures and/or workshops

The Commission and City should support partner organizations such as Design Evanston, the Preservation League, History Center, Frances Willard House and Museum, and the Shorefront Legacy Center, to organize and host an annual lecture or workshop series on important preservation topics.

Initiative 4.12: Provide annual preservation-based training for local realtors and financial professionals and consider a certification program

Realtors and bankers are key intermediaries in the disposition of historic properties. Certification should be offered to individuals who complete a City program that educates realtors and financial professionals on the City's preservation program including its Landmarks, historic districts, preservation procedures, incentives, and the benefit of historic preservation.

Initiative 4.13: Facilitate additional regular historic district guided and app-based walking tours

Although tours of Evanston historic districts and other neighborhoods occur during select events and certain times of the year, there are not regular or frequent tours hosted by any partner organizations. To further promote Evanston's heritage resources and make widely available the rich architectural history of Evanston and its neighborhoods, regular tours should be hosted and supported by the Commission.

These should be conducted by trained volunteers and docents and occur by fee-based admission. Consider a free virtual tour inventory.

Initiative 4.14: Establish an annual program of brief guest lectures at the start of monthly Commission meetings

It is often difficult for volunteers to attend conferences, workshops and other training due to time and financial constraints. To remain diligent in the Commissioners continuing education, the City should invite guest speakers to provide information on a variety of topics at the start of each meeting or every other meeting. A schedule of lectures and speakers should be published at the start of each calendar year and made available to residents and design professionals alike to encourage attendance.

Initiative 4.15: Stop the annual Design Awards Program, and support a new Awards Program.

The existing Design Awards Program has come under scrutiny as elitist and a marketing tool for local design professionals. A new, more diverse program should be considered and administered by a larger consortium of preservation, cultural, social, and design oriented partner organizations to reach a wider audience, expand categories for consideration, and elevate publicity and visibility of the event by way of an annual symposium.

Initiative 4.16: Create new fundraising events and opportunities to promote and facilitate preservation-based programmatic functions

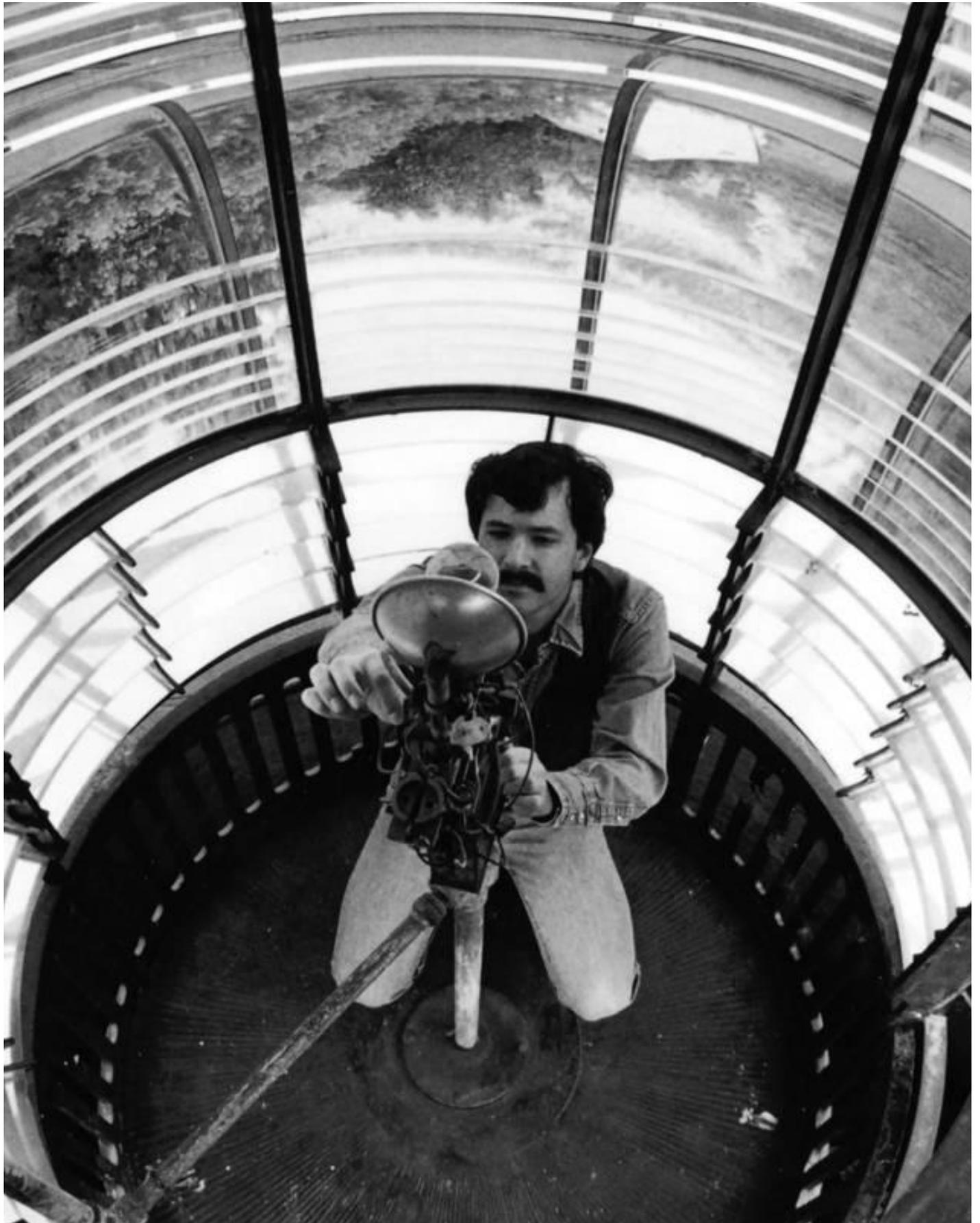
The Commission and City should support and help implement annual fundraising mechanisms and social events in collaboration with various preservation partners to advocate and gain support for future preservation initiatives. Initially, these events do not need to be elaborate but should be effectively programmed and promoted to gain future interest and support. As support builds, the Commission, City, and partner organizations should look at additional larger-scale events such as a preservation symposium or annual historic homeowners fair.

Initiative 4.17: Support ongoing oral history projects

Both the History Center, Art Institute, and the Shorefront Legacy Center have active oral history projects. The Commission and City can support these efforts by recommending individuals to interview, consider creation of a crowd sourced oral history project, or suggest themes for new oral histories such as a compliment to the Legacy Business Program.

Initiative 4.18: Create and promote a citywide Century Home program for homes that may not meet the eligibility criteria but are 100 years or older

Many residents in Evanston who are not within a historic district or designated as a Landmark have an interest in their home's history and are dedicated to proper restoration and rehabilitation efforts that maintain their value and character defining attributes. Many of these homes may not be eligible for Landmark designation, but may be deserving of recognition as part of a Century Home Registry. Owners of homes 100 years or older could purchase a Century Home plaque as a way of recognition and promotion. The proceeds of the program would be used to finance additional preservation-based programmatic functions and initiatives.



Implementation

Survey and Documentation

Goal #1: Identify and Preserve Resources Significant to Evanston’s Identity, Heritage, and Vibrancy.

Policy 1.1: Support initiatives that continue to identify and document Evanston’s heritage resources.

Initiative	Ongoing	1-3	3-5	5-10	10+	Responsible Party	Priority
HPC: Historic Preservation Commission; COE: City of Evanston; CON: Consultant; POR: Partner Organizations; VOL: Volunteers							
1.1: Re-Survey the Ridge Historic District						CON; COE	Medium
1.2: Re-Survey the Northeast Historic District						CON; COE	Medium
1.3: Prioritize new areas in Evanston for surveys.						CON; COE	High
1.4: Conduct a city-wide survey of Evanston’s downtown and neighborhood business district resources.						COE; HPC	High
1.5: Conduct a cultural landscape survey of Evanston.						CON; COE; HPC	Low
1.6: Conduct a citywide survey of Evanston’s post-war resources.						COE; HPC	Medium
1.7: Document and include the built resources that embody historic, social, and cultural periods and events, and the groups and people who have contributed to Evanston’s unique character and identity.						HPC; POR	Pressing
1.8: Integrate preservation survey and documentation as part of future City planning efforts.						COE	High

Policy 1.2: Support designation of significant resources as Landmarks and Historic Districts as recommended through survey and documentation activities

Initiative	Ongoing	1-3	3-5	5-10	10+	Responsible Party	Priority
HPC: Historic Preservation Commission; COE: City of Evanston; CON: Consultant; POR: Partner Organizations; VOL: Volunteers							
1.9: Advocate for designation of the Oakton National Register District as a Local Historic or Neighborhood Conservation District						HPC; POR	High
1.10: Nominate Evanston’s historic downtown resources and other business district resources to the National Register as a multi-property thematic resource listing. Provide access to tax credits for income producing properties.						POR	High
1.11: Prepare an annual study list of eligible resources in Evanston.						POR; HPC	Medium
1.12: Advocate for expansion of the boundaries of the Northeast Historic District to overlay its National Register Counterpart						HPC; POR	Low
1.13: Prepare Neighborhood Conservation District plans and support neighborhood planning efforts in areas where residents have expressed interest in enhancing and stabilizing neighborhood character, identity, and affordability.						CON; HPC; COE	Medium



Program Administration and Resource Management

Goal #2: Enhance the ability to protect and promote significant heritage and cultural resources through updated ordinances and additional preservation-based tools.

Policy 2.1: Maintain an up-to-date Preservation Ordinance which reflects nationwide best practices.

Initiative	Ongoing	1-3	3-5	5-10	10+	Responsible Party	Priority
HPC: Historic Preservation Commission; COE: City of Evanston; CON: Consultant; POR: Partner Organizations; VOL: Volunteers							
2.1: Review and update the Historic Preservation Ordinance						HPC; COE	High
2.2: Prepare and formally adopt a set of design guidelines or guiding principles for facilitating binding design review activities.						CON; COE	Low

Policy 2.2: Adopt new preservation tools and incentives.

Initiative	Ongoing	1-3	3-5	5-10	10+	Responsible Party	Priority
HPC: Historic Preservation Commission; COE: City of Evanston; CON: Consultant; POR: Partner Organizations; VOL: Volunteers							
2.3: Work with the Building and Inspection Services Division to create a framework for permit fee waivers if recommended by the Commission.						COE	High
2.4: Work with the Planning and Zoning Division to amend the zoning code to include a section for the adaptive use.						COE	Medium
2.5: Explore implementation of form-based overlays in areas of significant redevelopment potential adjacent to historic districts.						COE	Low

Initiative	Ongoing	1-3	3-5	5-10	10+	Responsible Party	Priority
HPC: Historic Preservation Commission; COE: City of Evanston; CON: Consultant; POR: Partner Organizations; VOL: Volunteers							
2.6: Advocate for creation of and donation into a preservation based fund as a public benefit for Planned Developments.						HPC; COE	Medium
2.7: Reinstate incentive programs for maintaining the character defining features of commercial historic or legacy buildings and businesses						COE	High
2.8: Work with the Economic Development Division to enact a legacy or heritage business program.						COE	Pressing
2.9: Establish a Neighborhood Conservation District Program						COE; HPC	High
2.10: Organize a Preservation Consortium or Preservation Advisory Sub-Committee						COE	Pressing
2.11: Benchmark Commission accomplishments and performance trends in an annual public report						COE	Pressing
2.12: Actively recruit future Commissioners with a focus on building a membership reflective of Evanstons diverse demographics.						COE; HPC	High



Community Revitalization

Goal #3: Encourage adaptive use and rehabilitation projects which spur preservation-based economic development and retain vibrant and contextual built fabric.

Policy 3.1: Support planning and development that advance preservation and community revitalization priorities.

Initiative	Ongoing	1-3	3-5	5-10	10+	Responsible Party	Priority
HPC: Historic Preservation Commission; COE: City of Evanston; CON: Consultant; POR: Partner Organizations; VOL: Volunteers							
3.1: Explore creation of a downtown revolving loan or venture fund.						COE; HPC; POR	High
3.2: Collaborate with Evanston Special Service Areas, Chamber of Commerce, and broader business community to identify and advance preservation priorities.						COE	High
3.3: Collaborate with the Economic Development Division to assist in marketing and buyer recruitment for historic commercial, industrial, and institutional properties.						COE	Medium
3.4: Target Community Development Block Grant (CDBG) funds in areas of newly created Neighborhood Conservation Districts.						COE	High

Policy 3.2: Coordinate and expand heritage tourism activities and programming.

Initiative	Ongoing	1-3	3-5	5-10	10+	Responsible Party	Priority
HPC: Historic Preservation Commission; COE: City of Evanston; CON: Consultant; POR: Partner Organizations; VOL: Volunteers							
3.5: Support the creation of a heritage tourism advisory group.						POR; VOL	Low

Policy 3.3: Integrate and expand preservation priorities which align with Climate Action and Resilience goals

Initiative	Ongoing	1-3	3-5	5-10	10+	Responsible Party	Priority
3.6: Advocate for adoption of a citywide deconstruction ordinance.						HPC; COE	Pressing
3.7: Incentivize historic property owners to salvage materials that contain significant embodied energy or high craftsmanship.						HPC; COE	High
3.8: Conduct annual reconnaissance of historic properties to identify materials and finishes in poor condition before replacement is necessary and provide technical assistance for their proper repair.						COE	Medium
3.9: Invite professionals to speak on the appropriateness of various composite and synthetic materials which accurately mimic historic building materials that are non-sustainable.						COE; HPC	High
3.10: Support the retention of significant landscape features which offer citywide environmental benefits						HPC	High



Education and Advocacy

Goal #4: Advocate for the power of preservation and its ability to sustain and enhance a high quality of life for all Evanston residents.

Policy 4.1: Create new educational tools that inform design professionals, contractors, developers, residents, and civic leaders on the benefits of preserving and adapting historic structures.

Initiative	Ongoing	1-3	3-5	5-10	10+	Responsible Party	Priority
HPC: Historic Preservation Commission; COE: City of Evanston; CON: Consultant; POR: Partner Organizations; VOL: Volunteers							
4.1: Reinstate a quarterly preservation and design oriented newsletter and make it available on social media.						COE	Pressing
4.2: Prepare additional educational publications.						COE; HPC	Medium
4.3: Support an annual endangered properties list						POR; HPC	Low
4.4: Prepare a preservation training publication and one-on-one orientation for elected officials.						COE; HPC	Pressing
4.5: Support the creation of a network of current Landmark owners and a welcome program for new homeowners.						POR; VOL	Medium
4.6: Develop a pipeline for bringing youth into the local preservation community.						COE; HPC; POR	Medium
4.7: Compile and publish a list of restoration professionals who perform work in Evanston.						COE	Pressing

Policy 4.2: Continue to disseminate and publicize educational content utilizing the internet and other digital platforms

Initiative	Ongoing	1-3	3-5	5-10	10+	Responsible Party	Priority
HPC: Historic Preservation Commission; COE: City of Evanston; CON: Consultant; POR: Partner Organizations; VOL: Volunteers							
4.8: Expand outreach to the City's various social media platforms						COE	Low
4.9: Continue to digitize and make available early publications of the Commission.						COE	Medium
4.10: Update existing heritage tourism publications and make them available online.						COE	Medium

Policy 4.3: Conduct annual fundraising events, educational programs, and training opportunities

Initiative	Ongoing	1-3	3-5	5-10	10+	Responsible Party	Priority
HPC: Historic Preservation Commission; COE: City of Evanston; CON: Consultant; POR: Partner Organizations; VOL: Volunteers							
4.11: Support partner organizations in the creation of preservation oriented lectures and/or workshops						POR; VOL; COE; EPC	Medium
4.12: Continue annual training for local realtors, insurance, and financial professionals.						POR; COE	Medium
4.13: Establish brief guest lectures at monthly Commission meetings						COE; POR; HPC	High
4.14: Support additional regular historic district guided and app-based walking tours						POR	Low
4.15: Stop the annual Design Awards Program, and support a new Design Awards Program.						POR; COE	Low
4.16: Create new fundraising events and opportunities						POR; HPC	Low

4.17: Support ongoing oral history projects						POR	Medium
4.18: Create and promote a citywide Century Home program						COE; HPC	Medium

Implementation by year by responsible party

