



AGENDA
Preservation Commission
Tuesday, January 10, 2023
Lorraine H. Morton Civic Center, Room 2800 7:00 PM

Page

1. CALL TO ORDER/DECLARATION OF A QUORUM

2. OLD BUSINESS

A. 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]

Continued from November 8, 2022. The applicant requests this case be withdrawn pending resubmission at a date uncertain.

3. NEW BUSINESS

A. 1705 Lincoln Street - Landmark - 22PRES-0238

4 - 28

Shumaker Design + Build Associates, applicant and architect, requests a Certificate of Appropriateness to demolish a single-story addition and construct a new single-story addition at the homes rear (north) volume and minimally alter the homes fenestration.

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

[0. Project Description](#)

[1. 1705 Lincoln HPC Staff Report](#)

[2. 1705 Lincoln COA Application](#)

[3. Survey Sheet](#)

- B. **1713 Asbury Avenue – Ridge Historic District - 23PRES-0001** 29 - 76
- Chad Lefkowitz, applicant, requests a Certificate of Appropriateness to replace selected wood windows (double-hung, casement, and fixed) from the side north, the south, and the rear east facades. Replacement windows are Renewal by Andersen Fibrex windows, to closely match the size, style, and configuration of the windows to be replaced.
- Applicable Standards:** Alteration [1-10]
- [0. Project Description](#)
- [1. 1713 Asbury HPC Staff Report](#)
- [2. 1713 Asbury COA Application](#)
- C. **1720 Wesley Avenue - Ridge Historic District - 22PRES-0239** 77 - 104
- Paul Janicki, applicant and architect, requests a Certificate of Appropriateness to demolish a single-story addition and attached garage and construct a new two-story addition at the homes south volume.
- Applicable Standards:** Demolition [1-5]; Alteration [1-10]; and, Construction [1-15]
- [0. Project Description](#)
- [1. 1720 Wesley HPC Staff Report](#)
- [2. 1720 Wesley COA Application](#)
- D. **1940 Orrington Avenue - Northeast Historic District - 22PRES-0240** 105 - 130
- Jeanie Petrick, applicant and architect, requests a Certificate of Appropriateness to construct two dormer additions above the homes full second-story including a gable dormer at the front, east volume, and a shed dormer at the side, north volume, as well as alter the structures west, rear volume roof form.
- Applicable Standards:** Alteration [1-10]; and Construction [1-4, 7-8, and, 10-15]
- [0. Project Description](#)
- [1. 1940 Orrington HPC Staff Report](#)
- [2. 1940 Orrington COA Application](#)
- [3. MinorVariation Application](#)
- E. **Election of 2023 Officers** 131
- The Commission shall take a vote on the slate of electors for 2023 Officer positions.
- [Staff Memo](#)

4. APPROVAL OF MEETING MINUTES

- A. **Minutes of December 6, 2022** 132 - 135
[20221213 HPC Minutes DRAFT](#)

5. DISCUSSION (NO VOTE WILL BE TAKEN)

- A. **Rules and Procedures including Rules of Circumstance** 136 - 149

The Commission shall discuss potential changes to the Rules and Procedures including the Commissions Rules of Circumstance for Certificate of Appropriateness Reviews for certain types of work handled either administratively (minor work) or by Commission review (major work).

[Rules and Procedures](#)

- B. **Annual Work Plan Development** 150

Staff recommends review of the Commissions 2040 Long-Range Work Plan and identification of priority initiatives to undertake in the 2023 calendar year.

[Annual Work Plan Memo](#)

6. ADJOURNMENT

Order & Agenda Items are subject to change. Information about the Preservation Commission is available at: Preservation Commission Questions can be directed to Carlos Ruiz at 847-448-8687 or at cruiz@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

1705 Lincoln Street - Landmark - 22PRES-0238

Shumaker Design + Build Associates, applicant and architect, requests a Certificate of Appropriateness to demolish a single-story addition and construct a new single-story addition at the homes rear (north) volume and minimally alter the homes fenestration.

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



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 1705 Lincoln Street – 22PRES-0238
Date: January 3, 2023

Public Notice

1705 Lincoln Street - Landmark - 22PRES-0238

Shumaker Design + Build Associates, applicant and architect, requests a Certificate of Appropriateness to demolish a single-story addition and construct a new single-story addition at the homes rear (north) volume and minimally alter the homes fenestration.

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

Construction Period:
Circa 1870s

Style:
Italianate (highly altered)

Architect of Record:
Unknown

Condition:
Good

Integrity:
Poor

Status:
Landmark

Setting:

Located in North Evanston on northeast corner of Poplar Avenue and Lincoln Street, 1705 Lincoln Street e is a two-and-one-half story Italianate styled home that has been highly altered and displays non-original Queen Anne and Prairie Influences. The construction date is unknown although it likely dates from the 1870s. The subject property is located outside of a Historic District. Surrounding homes are predominately single-family homes of varying styles and significance from modest vernacular homes to higher-style neo-revivals.

Significance:

The home is in good condition and although eclectic and handsome in its own right, it retains poor integrity due to the number and severity of alterations that have occurred which diminish its ability to effectively communicate its past. These predominately include alteration of the front entrance, installation of non-original corner pilasters and applied ornamentation, replacement windows, alteration to roof forms, and addition of non-original dormers above the full second story and a non-sympathetic rear addition (proposed for removal).

The architect of record is unknown.

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.

Demolition

1. Whether the property, structure or object is of such historic, cultural, architectural or archaeological significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.
2. Whether the property, structure or object relates to the distinctive historic, cultural, architectural or archaeological character of the district as a whole and should be preserved for the benefit of the people of the City and the State.
3. Whether demolition of the property, structure or object would be contrary to the purpose and intent of this Chapter and to the objectives of the historic preservation for the applicable district.
4. Whether the property, structure or object is of such old, unusual or distinctive design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.
5. Whether the property, structure or object is of such physical condition that it represents a danger and imminent hazard condition to persons or property and that

retention, remediation, or repair are not physically possible or require great difficulty and/or expense.

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: 1705 Lincoln St., Evanston, IL 60201	FOR STAFF USE ONLY Application Number:
2) Owner's Name: Ben Briggs & Jessie Becker	Address: 1705 Lincoln St.
City: Evanston State: IL Zip: 60201	Phone: Email/Fax: bkbriggs@gmail.com & jabecky@gmail.com
3) Architect's Name: Shumaker Design Associates	Address: 705 Washington St.
City: Evanston State: IL Zip: 60202	Phone: (847) 864-0595 Email/Fax: gabe@shumakerdesignassociates.com
4) Contractor's Name:	Address:
City: State: Zip: Phone: Email/Fax:	
5) Landmark: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes * Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
6) Within Local Historic District: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes;	
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.

Removing existing addition on the back of the house, building a new addition to include a sunroom, mudroom, and staircase from the first floor to the basement. We will be removing four existing skylights (one being a part of the existing addition) and replacing two windows on the East side of the house with a more historically appropriate option. The side entrance on the West side of the house will be getting new double french doors.

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

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
<input checked="" type="checkbox"/> Construction	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Partial <input type="checkbox"/> Total	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Alteration <input type="checkbox"/> Restoration <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Landscaping	<input 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: Marvin Ultimate Series	<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:	<input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Stone	<input type="checkbox"/>	<input type="checkbox"/>	Sheet Metal	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Brick	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Stucco	<input type="checkbox"/>	<input type="checkbox"/>	Fascias, Soffits, Rakeboards, Trim	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Siding	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Material, Type: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Shingle, Material: <u>Wood</u>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Roofing Material	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Door Material	<input type="checkbox"/>	<input type="checkbox"/>
<input 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 type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Metal Sheet	<input type="checkbox"/>	<input type="checkbox"/>	Window Type	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Double Hung	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Chimney Material	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Brick	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: <u>Fixed</u>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Stone	<input type="checkbox"/>	<input type="checkbox"/>	Window Material	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>		<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 checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Copper	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	Muntins	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Galvanized Sheet	<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input checked="" type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>
4) Applicant's Signature: <u>Gabriel Adducci</u>						Date: 12/8/22	
Print Name: Gabriel Adducci							
Proceed to Section C if you are requesting a zoning or fence variation and/or s special use . Refer to the Supplemental Information for guidance [page (i) below]. For Planned Development refer to Supplemental Information [page (i) below].							



**Zoning Analysis
Summary**

Case Number:

Case Status/Determination:

22ZONA-0242 – 1705 Lincoln Street R1 Single-Family Residential District Landmark	Compliant
--	-----------

Proposal:

Addition to rear volume of residents; alteration to fenestration. Associated flat work
--

Zoning Section:

Comments:

6-8-2-5	The existing lot size is 12,280 where 7,200 feet is standard.
6-8-2-7	The proposed building lot coverage is 21% where 30% is the maximum permitted.
6-8-2-8	The proposed rear volume addition is ~11' from the east side-yard lot line and 23.58' from the west side-yard lot line where 5' is the minimum required, and 31.66' from the north rear-yard lot line where 30' is the minimum required.
6-8-2-9	The maximum building height is unchanged ~38' to the existing peak and ~14.5' to the top of the proposed rear addition.
6-8-2-10	The proposed impervious surface ratio is ~33% where 45% is the maximum permitted.

Additional Comments:

- Review and issuance of Certificate of Appropriateness by the Preservation Commission is required.
- The proposed separation between the accessory and principle structure is 31.66' where 10' is the minimum required.



1 View From Backyard (Northwest)
SCALE: N/A

BECKER-BRIGGS RESIDENCE
1705 LINCOLN ST.

**SHUMAKER
DESIGN +
BUILD
ASSOCIATES**
705 WASHINGTON ST.
EVANSTON IL 60202
847.864.9595

11/29/2022 SHUMAKERDESIGNASSOCIATES.COM



1 View From Sideyard (West)
SCALE: N/A

BECKER-BRIGGS RESIDENCE
1705 LINCOLN ST.

**SHUMAKER
DESIGN +
BUILD
ASSOCIATES**
705 WASHINGTON ST.
EVANSTON IL 60202
847.864.9595

11/29/2022 SHUMAKERDESIGNASSOCIATES.COM



1 View From Backyard (Northeast)
SCALE: N/A

BECKER-BRIGGS RESIDENCE
1705 LINCOLN ST.

**SHUMAKER
DESIGN +
BUILD
ASSOCIATES**
705 WASHINGTON ST.
EVANSTON IL 60202
847.864.9595

11/29/2022 SHUMAKERDESIGNASSOCIATES.COM

EXISTING RESIDENCE DOCUMENTATION:

DATE BUILT: 1874, PER COOK COUNTY ASSESSOR

EXTERIOR MATERIALS:

CONSTRUCTION: WOOD FRAME
SIDING: WOOD
ROOFING: ASPHALT SHINGLE
TRIM: WOOD
WINDOW TYPE: DOUBLE HUNG
WINDOW MATERIAL: WOOD
MUNTINS: NONE
TRIM: WOOD

ZONING ANALYSIS:

ZONING: R1 (RESIDENTIAL SINGLE UNIT)

HISTORIC DISTRICT: No

LANDMARK STATUS: Yes

LOT AREA: 12,280 SF

REQUIRED SETBACKS:

FRONT YARD (NO CHANGE)
REQUIRED = 27'-0"
EXISTING = 29'-4"

SIDE YARD - WEST (NO CHANGE)
REQUIRED = 15'-0"
EXISTING = 23'-7"

SIDE YARD - EAST (NO CHANGE)
REQUIRED = 5'-0"
EXISTING = 9'-0"

REAR YARD:
REQUIRED = 30'-0"
EXISTING = 66'-6"
PROPOSED = 60'-2"

BUILDING LOT COVERAGE:

PRINCIPAL STRUCTURE:
EXISTING: 1,584 SF PROPOSED: 1,709 SF

DETACHED GARAGE FOOTPRINT:
EXISTING: 851 SF PROPOSED: NO CHANGE

ROOFED FRONT PORCH (INCLUDING 50% CREDIT):
EXISTING: 42 X .06 = 21 SF PROPOSED: NO CHANGE

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

TOTAL:
EXISTING: 2,456 SF PROPOSED: 2,581 SF
2,581 SF = 21.1% < 30% REQUIRED

IMPERVIOUS SURFACE COVERAGE:

PATIOS & TERRACES (20% CREDIT FOR BRICKWORK):
EXISTING: 1088 SF PROPOSED: 1020 SF

DRIVEWAYS:
EXISTING: 102 SF PROPOSED: NO CHANGE

SIDEWALKS (20% CREDIT FOR BRICKWORK):
EXISTING: 218 X 0.8 = 174 SF PROPOSED: NO CHANGE

DECKS:
EXISTING: 0 SF PROPOSED: 0 SF

STAIR / LANDINGS:
EXISTING: 139 SF PROPOSED: NO CHANGE

OTHER IMPERVIOUS AREAS:
EXISTING: 16 SF PROPOSED: NO CHANGE

TOTAL (INCLUDING BUILDING LOT COVERAGE):
EXISTING: 3,975 SF PROPOSED: 4,032 SF
4,032 SF = 32.89% < 45% REQUIRED



4 Proposed Rear Yard View
SCALE: N/A



3 Existing Rear Yard View
SCALE: N/A



2 Existing West Sideyard View
SCALE: N/A



1 Existing East View
SCALE: N/A

BECKER-BRIGGS RESIDENCE
1705 LINCOLN ST.

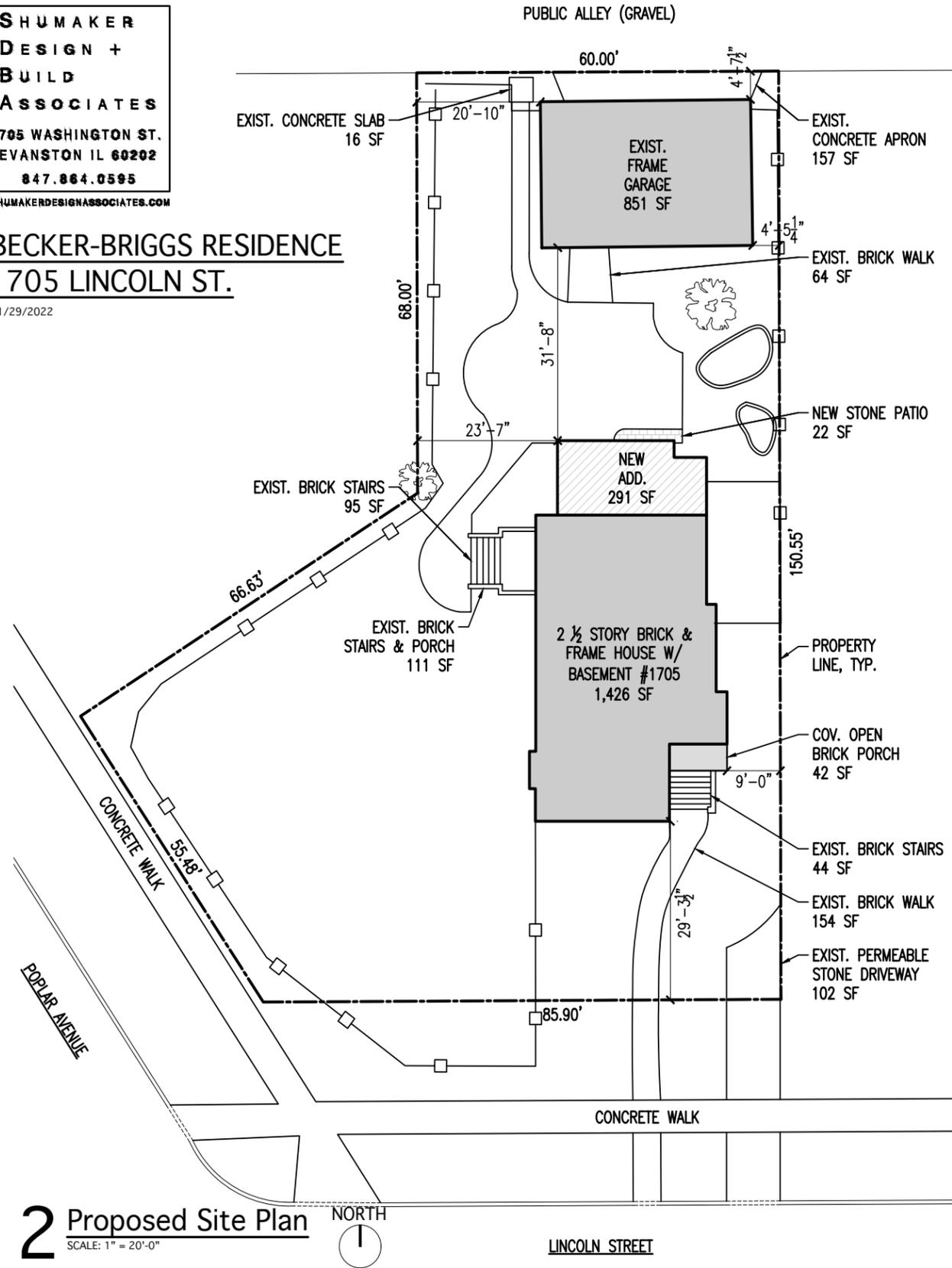
SHUMAKER
DESIGN +
BUILD
ASSOCIATES
705 WASHINGTON ST.
EVANSTON IL 60202
847.864.9595

11/29/2022 SHUMAKERDESIGNASSOCIATES.COM

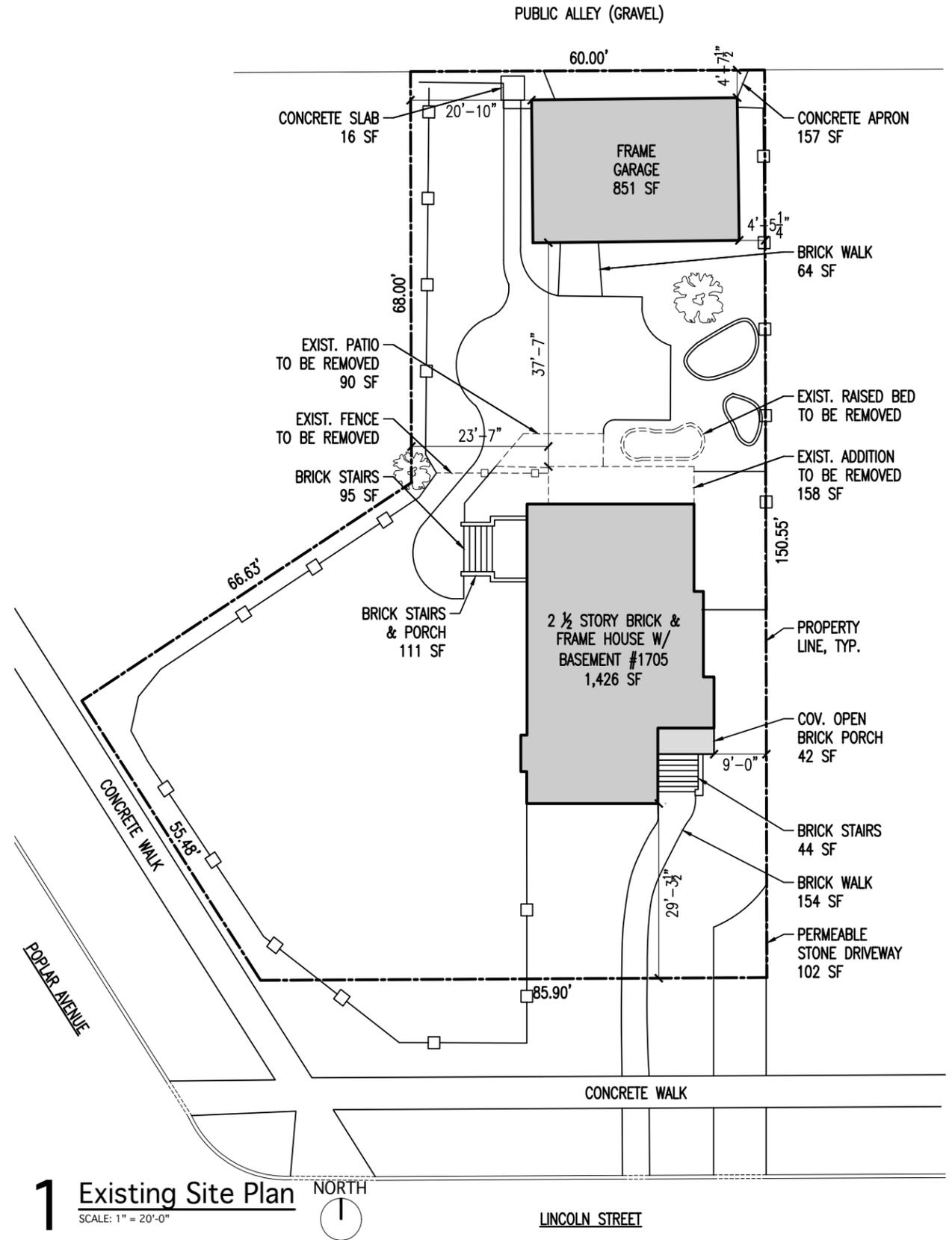
**SHUMAKER
DESIGN +
BUILD
ASSOCIATES**
705 WASHINGTON ST.
EVANSTON IL 60202
847.864.0595
SHUMAKERDESIGNASSOCIATES.COM

**BECKER-BRIGGS RESIDENCE
1705 LINCOLN ST.**

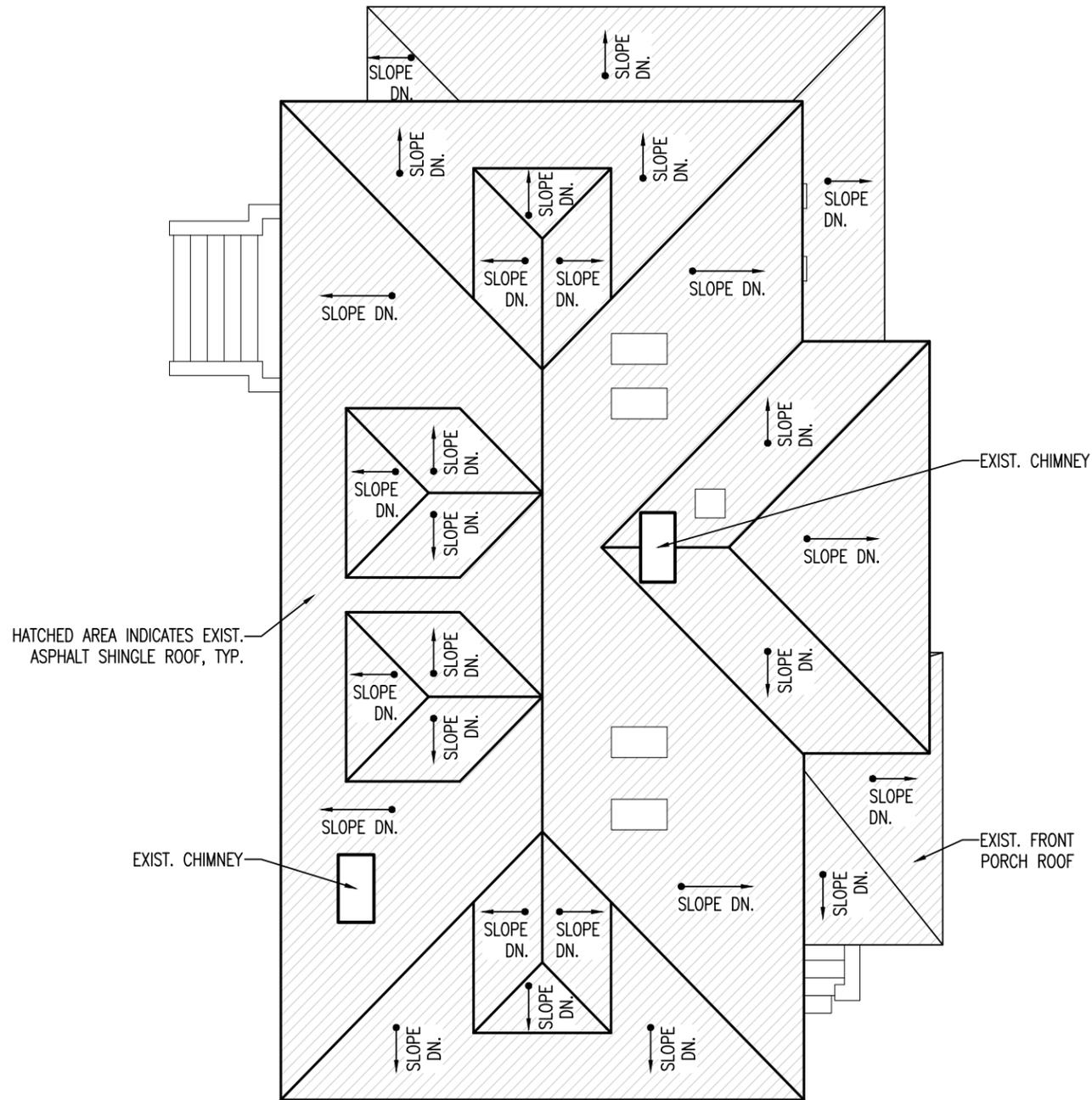
11/29/2022



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



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

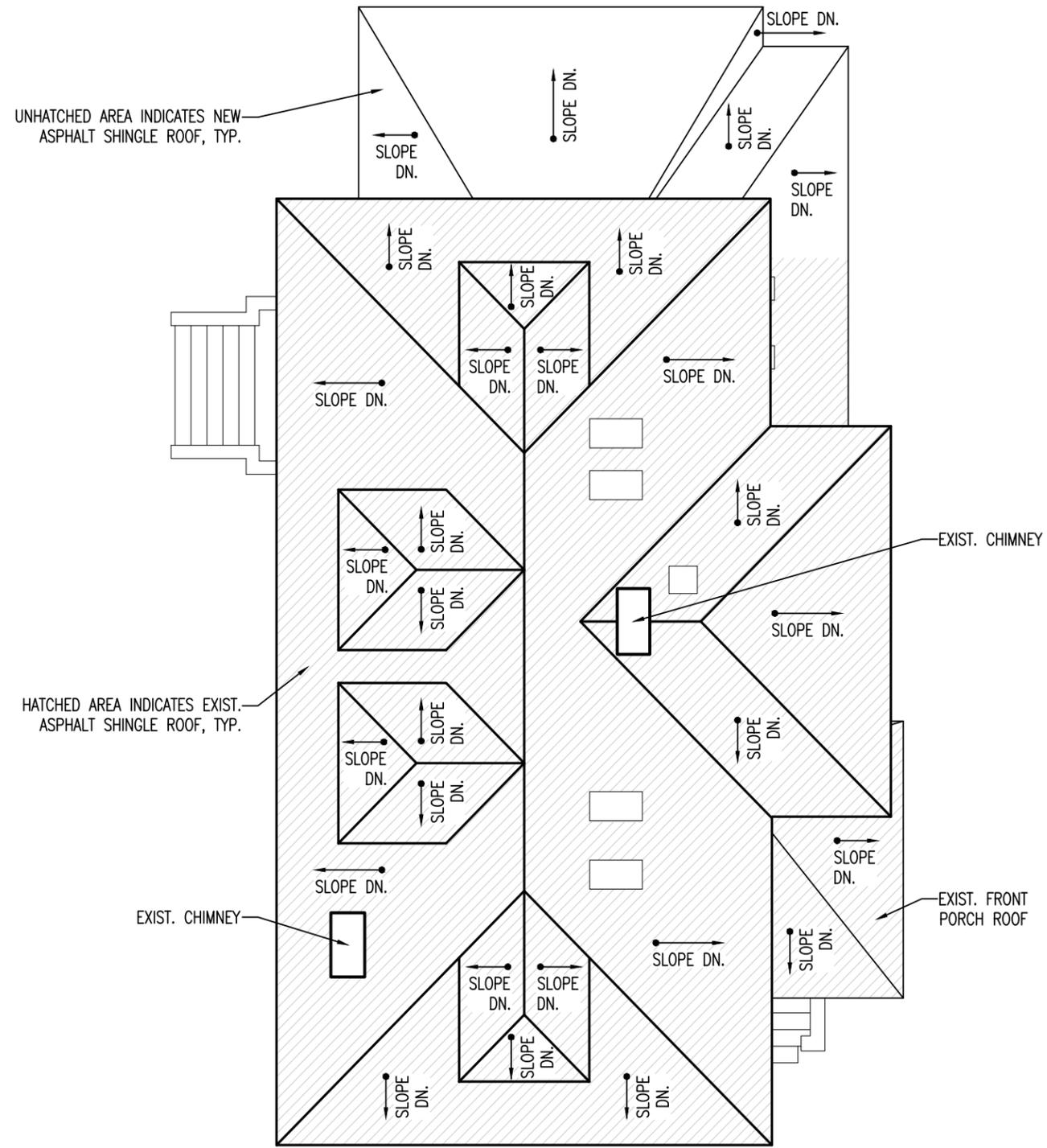


1 Existing Roof Plan
 SCALE: 1/8" = 1'-0"

BECKER-BRIGGS RESIDENCE
1705 LINCOLN ST.

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

11/29/2022 SHUMAKERDESIGNASSOCIATES.COM

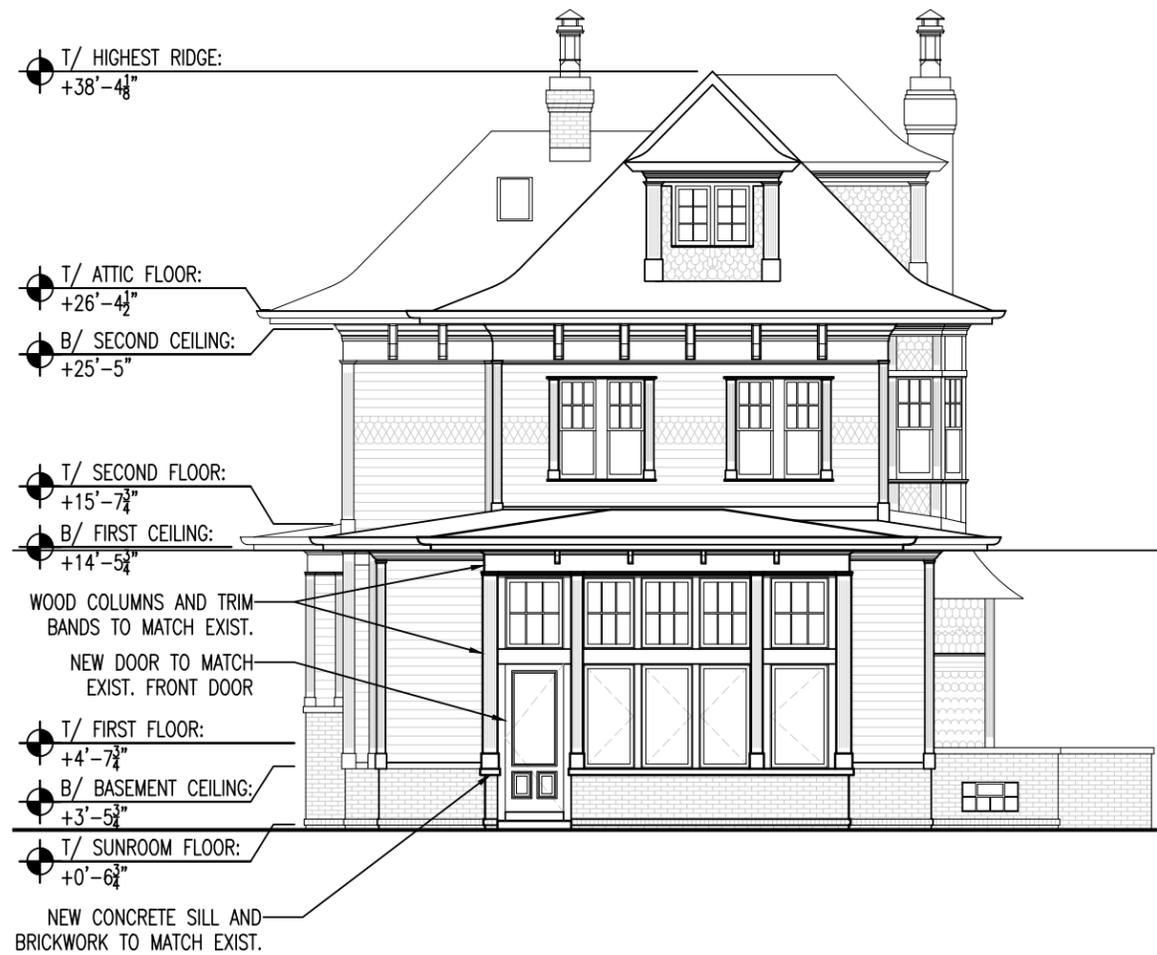


1 Proposed Roof Plan
 SCALE: 1/8" = 1'-0"

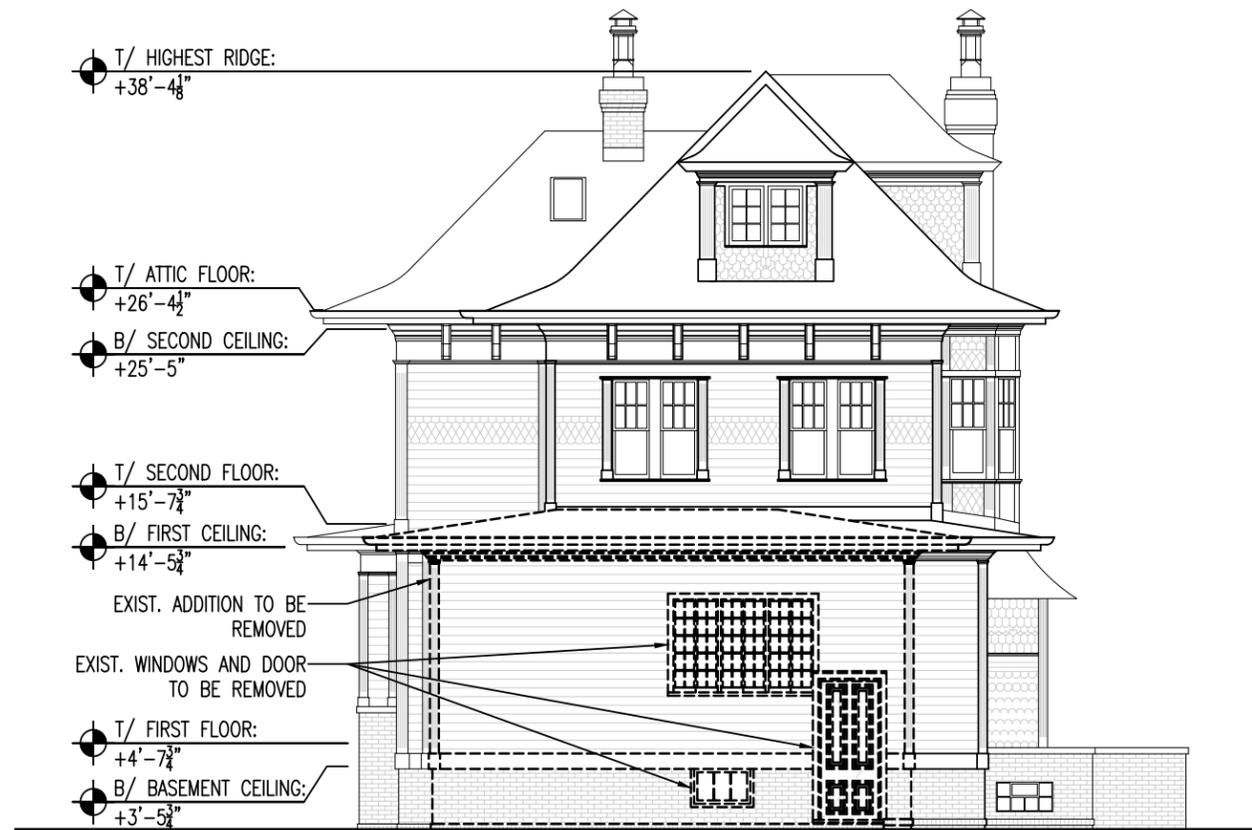
BECKER-BRIGGS RESIDENCE
1705 LINCOLN ST.

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

11/29/2022 SHUMAKERDESIGNASSOCIATES.COM



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

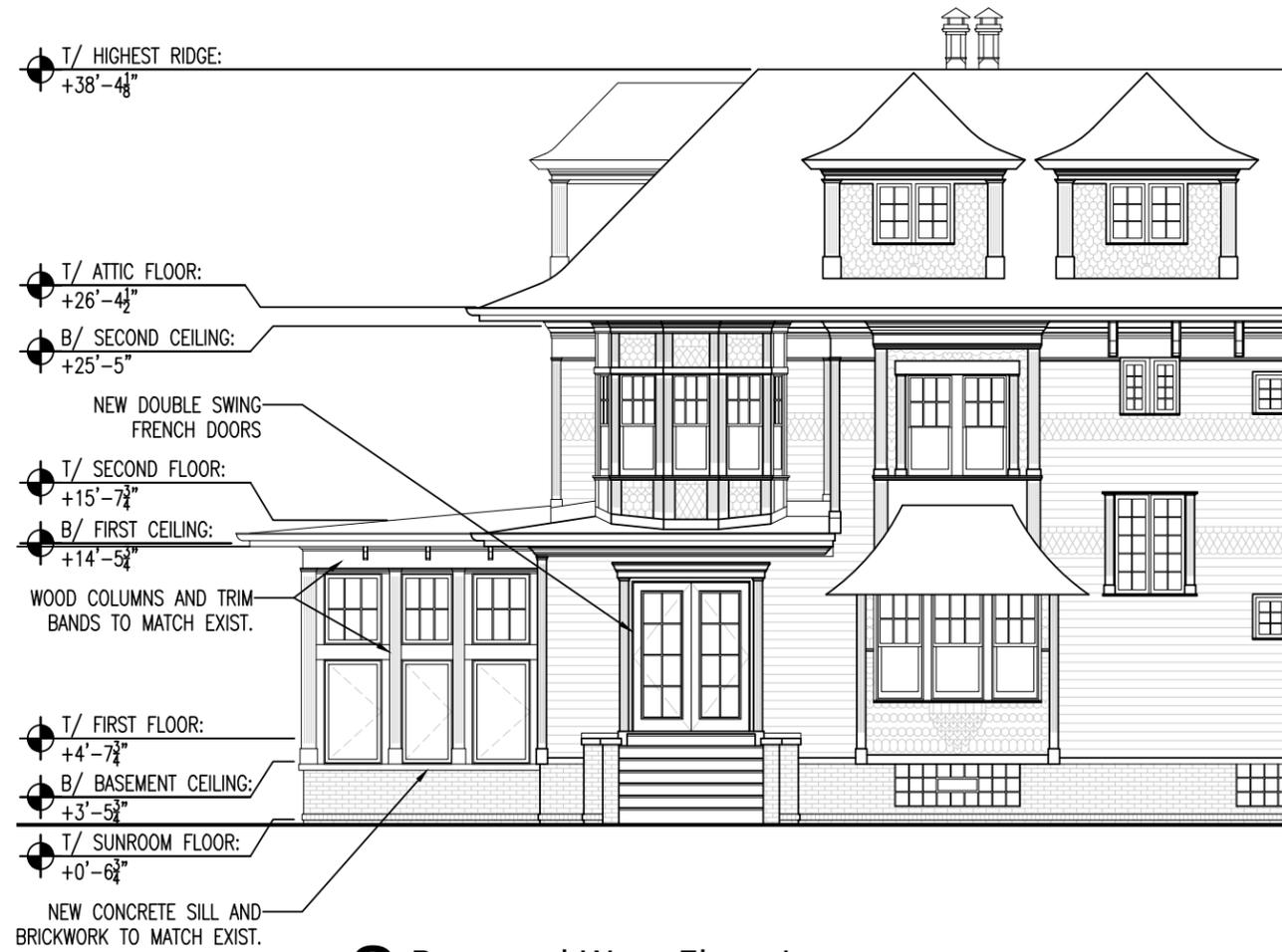


1 Existing North Elevation
SCALE: 1/8" = 1'-0"

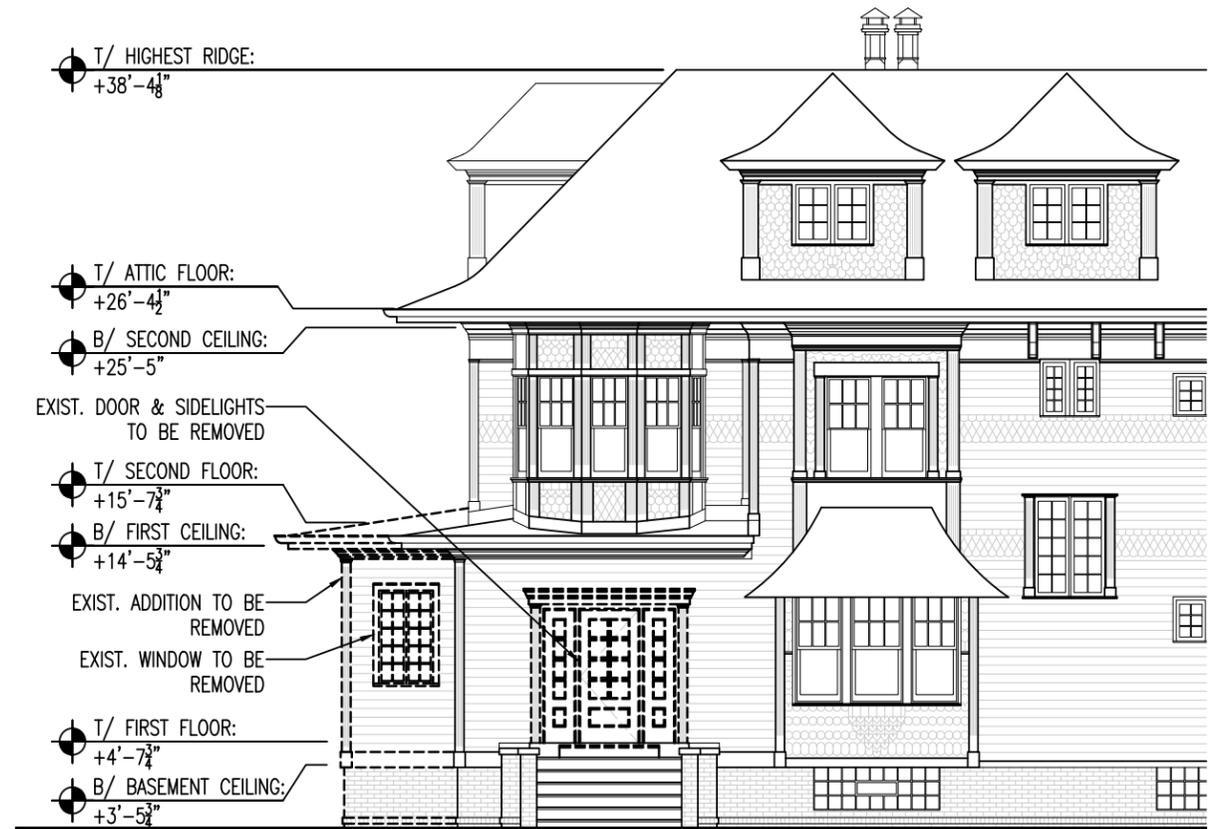
BECKER-BRIGGS RESIDENCE
1705 LINCOLN ST.

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

11/29/2022 SHUMAKERDESIGNASSOCIATES.COM



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

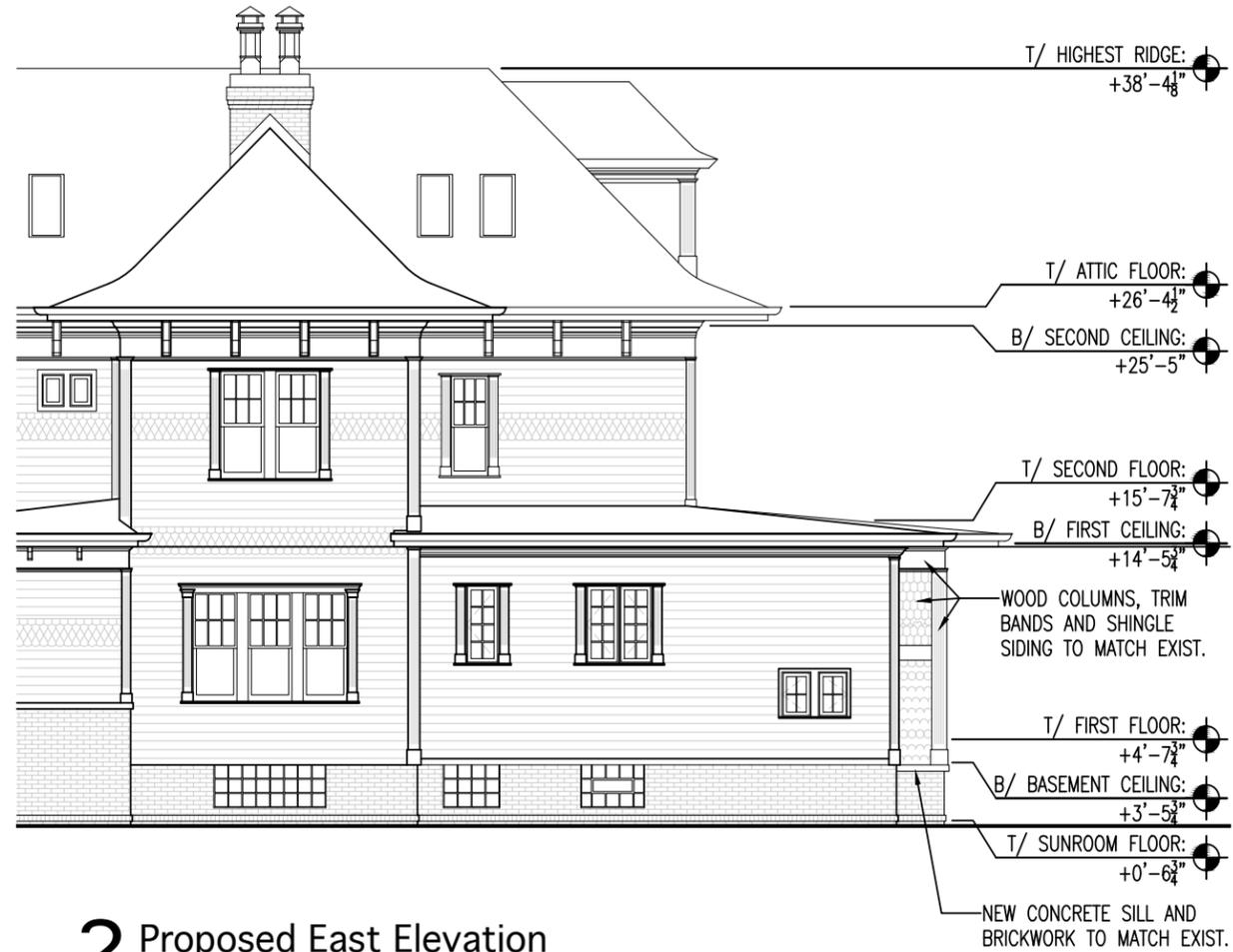


1 Existing West Elevation
SCALE: 1/8" = 1'-0"

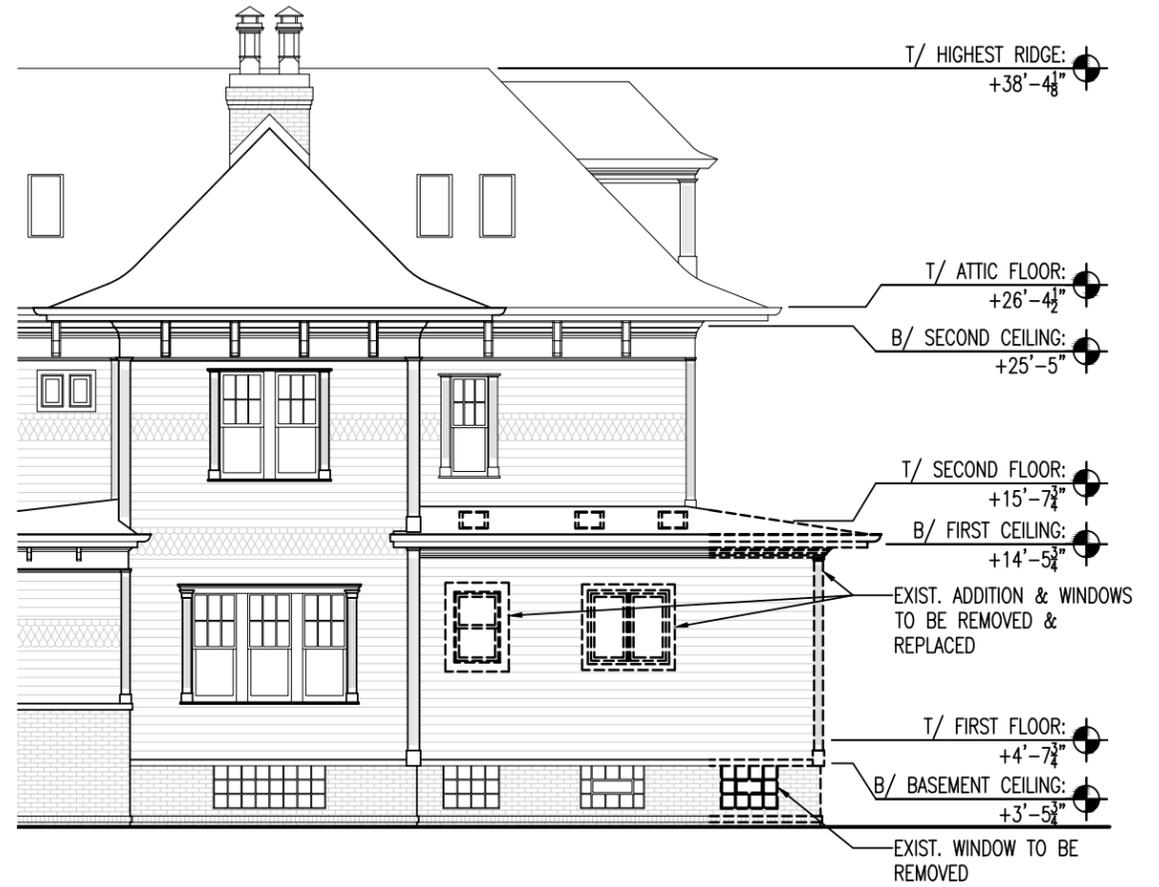
BECKER-BRIGGS RESIDENCE
1705 LINCOLN ST.

**SHUMAKER
DESIGN +
BUILD
ASSOCIATES**
705 WASHINGTON ST.
EVANSTON IL 60202
847.864.0585

11/29/2022 SHUMAKERDESIGNASSOCIATES.COM



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



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

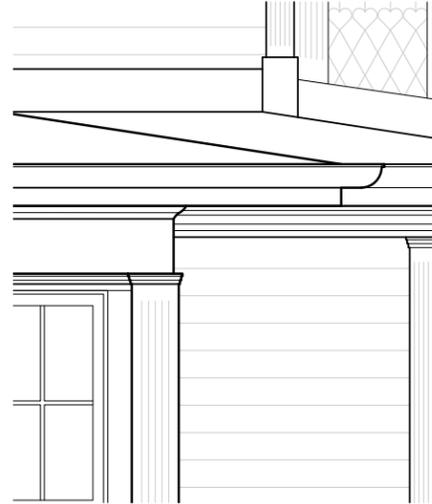
BECKER-BRIGGS RESIDENCE
1705 LINCOLN ST.

**SHUMAKER
DESIGN +
BUILD
ASSOCIATES**
705 WASHINGTON ST.
EVANSTON IL 60202
847.864.8595

11/29/2022 SHUMAKERDESIGNASSOCIATES.COM



EXISTING ROOF OVERHANG AND MOLDING

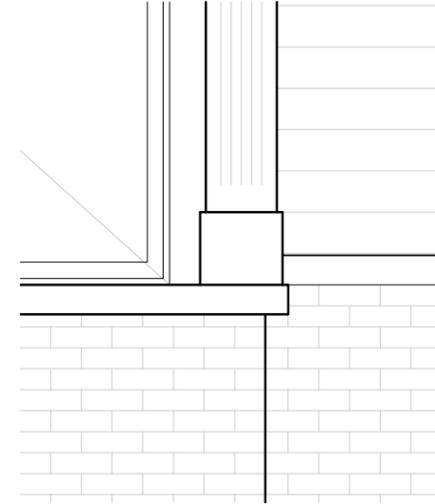


PROPOSED ROOF OVERHANG AND MOLDING

2 ROOF PROFILE
SCALE: N/A



EXISTING CONCRETE SILL AND COLUMN



PROPOSED CONCRETE SILL AND COLUMN

1 CONCRETE SILL ON BRICK
SCALE: N/A

BECKER-BRIGGS RESIDENCE
1705 LINCOLN ST.

11/29/2022

S	H	U	M	A	K	E
D	E	S	I	G	N	+
B	U	I	L	D		
A	S	S	O	C	I	A
A	T	E	S			
7	0	5	W	A	S	H
E	V	A	N	S	T	O
6	0	2	O	2		
8	4	7	.	8	6	4
8	5	9	5			
						SHUMAKERDESIGNASSOCIATES.COM



ULTIMATE CASEMENT STYLES

Casement and Picture windows with Satin Nickel hardware

28 MARVIN SIGNATURE COLLECTION

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.

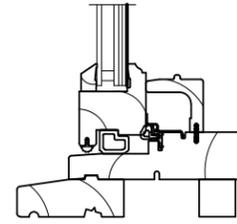
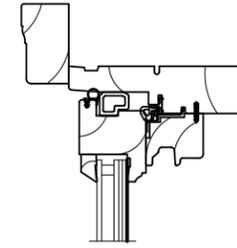


ULTIMATE CASEMENT EXTERIOR VIEW WITH 4 1/2" FULL JAMB

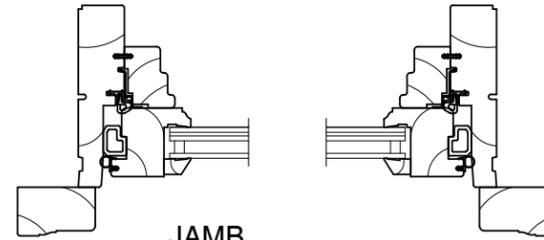
JAMBS + PROFILES
The Ultimate Casement has a recessed sash for a traditional or historic look. The Ultimate Casement Narrow Frame has a flush-to-frame sash for a contemporary look.



ULTIMATE CASEMENT NARROW FRAME EXTERIOR VIEW WITH 2 3/8" NARROW JAMB



HEAD & SILL



JAMB

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

BECKER-BRIGGS RESIDENCE
1705 LINCOLN ST.

SHUMAKER
DESIGN +
BUILD
ASSOCIATES
705 WASHINGTON ST.
EVANSTON IL 60202
847.864.9595

11/29/2022

SHUMAKERDESIGNASSOCIATES.COM



City of EVANSTON

1705 LINCOLN STREET

BEGINNING STREET NUMBER
END STREET NUMBER
STREET #
SUFFIX
STREET NAME
PIN

LOCAL

WITHIN LOCAL DISTRICT?
LOCAL DIST CONTRIB/NON-CONTRIB?
LOCAL LANDMARK?
YEAR
LOCAL LANDMARK ELIGIBLE?
CRITERIA



PHOTO ID:

NATIONAL REGISTER

NR DISTRICT CONTRIB/NON-CONTRIB
WITHIN DISTRICT? NR LANDMARK? YEAR
NR ELIGIBLE? CRITERIA ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY CONDITION
INTEGRITY CURRENT USE
HISTORIC USE
SECONDARY STRUCTURE NR SECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION
DETAILS
CONSTRUCTION YEAR OTHER YEAR
DATE SOURCE WALL MATERIAL (CURRENT)
WALL MATERIAL 2 (CURRENT) PLAN
NO OF STORIES ROOF TYPE
ROOF MATERIAL FOUNDATION
PORCH
WINDOW MATERIAL
WINDOW MATERIAL 2 WINDOW TYPE
WINDOW CONFIGURATION SIGNIFICANCE
HISTORIC FEATURES
ALTERATIONS

ADDITIONAL PHOTOGRAPHS



PHOTO ID:

10-12-202-011-0000-02.jpg

HISTORIC INFORMATION

OLD ADDRESS (CITY DIR.YEAR) BUILDING MOVED? BUILDER SURVEYOR
MOVED FROM ORIGINAL OWNER SURVEYOR ORGANIZATION
ORIGINAL ARCHITECT ARCHITECT SOURCE SURVEY DATE SURVEY AREA

PERMIT/HISTORIC INFORMATION

PERMIT MOVING INFORMATION

CURRENT ADDRESS OLD ADDRESS DATE OF CONSTRUCTION MOVING PERMIT # DATE MOVED

ORIGINAL PERMIT INFORMATION

BUILDING PERMIT # DATE

BUILDING PERMIT DESCRIPTION COST

ORIGINAL OWNER OCCUPIED?

EXTERIOR ALTERATION PERMITS

OTHER PERMIT INFORMATION

COA INFO

HISTORIC INFO OTHER SOURCES

HISTORIC INFO COMPILER VOLUNTEER

1713 Asbury Avenue – Ridge Historic District - 23PRES-0001

Chad Lefkowitz, applicant, requests a Certificate of Appropriateness to replace selected wood windows (double-hung, casement, and fixed) from the side north, south, and the rear east facades. Replacement windows are Renewal by Andersen Fibrex windows, to closely match the size, style, and configuration of the windows to be replaced.

Applicable Standards: Alteration [1-10]



STAFF REPORT

To: Members of the Preservation Commission
From: Carlos D. Ruiz, Planner
Subject: 1713 Asbury Avenue – 23PRES-0001
Date: January 4, 2023

Project Description

1713 Asbury Avenue – Ridge Historic District - 23PRES-0001

Chad Lefkowitz, applicant, requests a Certificate of Appropriateness to replace selected wood windows (double-hung, casement, and fixed) on the north, south, and east facades. Replacement windows are Renewal by Andersen Fibrex windows, to closely match the size, style, and configuration of the windows to be replaced.

Applicable Standards: Alteration [1-10]

Construction Period:
1881-82

Style:
Eclectic

Architect of Record:
Unknown

Condition:
Good

Integrity:
Good

Status:
Contributing

Setting:

1713 Asbury Avenue is a two and a half story Eclectic-Colonial Revival home built in 1881-82. Located in the northeast portion of the Ridge Historic District, on the east side of Asbury Avenue, between Lyons Street and Church Street. The house is in good condition and is listed as contributing to the Ridge District. The National Register Ridge Historic District nomination indicates that the house was remodeled in 1907. The permit record from 1907 describes a two-story basement and attic frame alteration.

Contextually, the house is compatible with the surrounding houses on the block, such as height, roof line, exterior materials and scale. Other contributing structures on the same block are 1700, 1719, and 1735 Asbury Avenue. Architectural significant structures include 1710, 1714, 1720, 1723, 1724, 1733, 1734, and 1742 Asbury Avenue.

Significance:

The home has a stucco exterior finish, an open front porch with a low roof, double-hung, casement, and fixed windows, and an arch double-hung window. The window muntin patterns vary, from full to partial muntin pattern. The additions include a two-story addition at the rear of the house with stucco finish and an addition to the attic towards the back of the roof with wood siding finish.

Another significant alteration to the house is the first floor interior being remodeled at some time in the prairie style.

Public Comment

None.

Zoning Compliance

N/A

Applicable Standards

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

Staff may provide a professional opinion 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.

1713 Asbury Ave
Evanston, IL 60201

Table of Contents

Application for Preservation Review (COA)	Page 2-3
Window Chart	Page 4
Introduction to Fibrex	Page 5-8
Floor plan	Page 9-11
Exterior Views with Window Replacement Types Labeled	Page 12-19
Window Type A - Sketch, Photos, Mock-Ups	Page 20-22
Window Type B - Sketch, Photos, Mock-Ups	Page 23-25
Window Type C - Sketch, Photos, Mock-Ups	Page 26-28
Window Type D - Sketch, Photos, Mock-Ups	Page 29-34
Window Type E - Sketch, Photos, Mock-Ups	Page 35-37
Window Type F - Sketch, Photos, Mock-Ups	Page 38-40
Window Type G - Sketch, Photos, Mock-Ups	Page 41-43

**Application for
Preservation Review of
Certificate of Appropriateness (COA)**



Window & DOOR Replacement

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 street or 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
- interior and exterior photos of existing windows documenting current condition
- if replacing original or historic wood windows, provide information on viability of restoration
- site plan with location of new or altered windows/doors identified
- elevation drawings or photos of impacted elevations with location of new or altered windows/doors identified
- floor plans (not required but highly recommended)
- elevation and detail drawings of the existing and proposed windows/doors (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.**

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. Dates are listed in the document below.

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

1) Property Address: 1713 Asbury Ave Evanston, IL 60201			FOR STAFF USE ONLY Application Number:	
2) Owner's Name: Dennis & Elizabeth Berbow			Address: 1713 Asbury Ave	
City: Evanston	State: IL	Zip: 60201	Phone: 815-806-9434	Email/Fax: denis.berbow@bcgpld.net
3) Architect's Name:			Address:	
City:	State:	Zip:	Phone:	Email/Fax:
4) Contractor's Name: Renovl by Andersen			Address: 2300 Ridge Dr.	
City: Glenview	State: IL	Zip: 6025	Phone: 630-596-3712	Email/Fax: chsd.letkavitz@andersoncorp.com
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				

SECTION B. Checklist for Window/DOOR Materials/Style/Components/Features—Check all that apply.

Existing	Proposed	FRONT FAÇADE	Existing	Proposed	SIDE FAÇADE (L/R)	Existing	Proposed	REAR FAÇADE
		Window Type			Window Type			Window Type
<input type="checkbox"/>	<input type="checkbox"/>	Double Hung	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Double Hung	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Double Hung
<input type="checkbox"/>	<input type="checkbox"/>	Casement	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Casement	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Casement
<input type="checkbox"/>	<input type="checkbox"/>	Awning	<input type="checkbox"/>	<input type="checkbox"/>	Awning	<input type="checkbox"/>	<input type="checkbox"/>	Awning
<input type="checkbox"/>	<input type="checkbox"/>	Hopper	<input type="checkbox"/>	<input type="checkbox"/>	Hopper	<input type="checkbox"/>	<input type="checkbox"/>	Hopper
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		Window Material			Window Material			Window Material
<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum
<input type="checkbox"/>	<input type="checkbox"/>	Steel	<input type="checkbox"/>	<input type="checkbox"/>	Steel	<input type="checkbox"/>	<input type="checkbox"/>	Steel
<input type="checkbox"/>	<input type="checkbox"/>	Clad wood	<input type="checkbox"/>	<input type="checkbox"/>	Clad wood	<input type="checkbox"/>	<input type="checkbox"/>	Clad wood
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl	<input type="checkbox"/>	<input type="checkbox"/>	Vinyl	<input type="checkbox"/>	<input type="checkbox"/>	Vinyl
<input type="checkbox"/>	<input type="checkbox"/>	Composite	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Composite	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Composite
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		Window Muntins			Window Muntins			Window Muntins
<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	Not existing
<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	True divided lights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	True divided lights
<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights
<input type="checkbox"/>	<input type="checkbox"/>	Grid	<input type="checkbox"/>	<input type="checkbox"/>	Grid	<input type="checkbox"/>	<input type="checkbox"/>	Grid
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		DOOR Type			DOOR Type			DOOR Type
<input type="checkbox"/>	<input type="checkbox"/>	Single	<input type="checkbox"/>	<input type="checkbox"/>	Single	<input type="checkbox"/>	<input type="checkbox"/>	Single
<input type="checkbox"/>	<input type="checkbox"/>	French	<input type="checkbox"/>	<input type="checkbox"/>	French	<input type="checkbox"/>	<input type="checkbox"/>	French
<input type="checkbox"/>	<input type="checkbox"/>	Sliding	<input type="checkbox"/>	<input type="checkbox"/>	Sliding	<input type="checkbox"/>	<input type="checkbox"/>	Sliding
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		DOOR Material			DOOR Material			DOOR Material
<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Wood
<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Metal
<input type="checkbox"/>	<input type="checkbox"/>	Clad	<input type="checkbox"/>	<input type="checkbox"/>	Clad	<input type="checkbox"/>	<input type="checkbox"/>	Clad
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		DOOR Muntins			DOOR Muntins			DOOR Muntins
<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	Not existing
<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights
<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights
<input type="checkbox"/>	<input type="checkbox"/>	Grid	<input type="checkbox"/>	<input type="checkbox"/>	Grid	<input type="checkbox"/>	<input type="checkbox"/>	Grid
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:

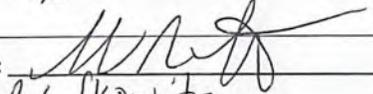
Section C: Application for Certificate of Appropriateness

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

We are replacing a number of windows located towards the rear of the home, current windows are single pane and extremely inefficient. Installation will be performed as inserts into existing framing, & will have matching FDL grille patterns & aluminum coil casing on the exterior.

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"/> Windows <input type="checkbox"/> Storm Windows <input type="checkbox"/> DOORS <input type="checkbox"/> Storm DOORS	<input type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Barely</i>
<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Window Style/Materials: <i>Composite Fibrex</i> DOOR Style/Materials: <i>N/A</i> Storm Window Style/Materials: <i>N/A</i> Storm DOOR Style/Materials: <i>N/A</i>		

3) Applicant's Signature:  Date: *1/5/2023*
 Print Name: *Chad Letkowitz*

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.).

Window Chart

Window Type	Style	Muntins - 3/4 Inch Thickness	Location	Facing Direction
A	Double Hung	Top Sash Only	Basement	South
B	Double Hung	Top and Bottom Sash	2nd Floor	East, North
C	Single Casement	3 X 3 Full Divided Light	2nd Floor	South, East
D	Single Casement	Short Fractional Customer Sized 3 X 2	3rd Floor	South, East
E	Single Casement	None	3rd Floor	South, North
F	Double Casement	None	3rd Floor	North
G	Fixed Window	3 X 2 Muntins Between Glass	Garage	North

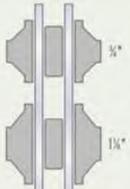
All windows are installed as Pocket (Insert Windows) in Standard White Interior and Exterior.

All windows are manufactured with Fibrex Composite.

All windows will have Black Exterior Aluminum Coil Capping.

All windows will have FDL Grilles (Muntins) with 3/4" Thickness (matches existing size)

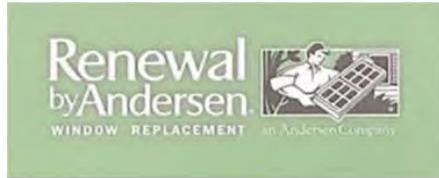




Full Divided Light Grilles

Full divided light grilles provide a visual representation of true divided glass. The option consists of a permanently applied exterior Fibrex® material grille, an aluminum spacer between the glass, and a removable or permanently applied interior grille. Available in two widths and an array of colors.

Introduction to Fibrex



FIBREX® MATERIAL: A BETTER ALTERNATIVE, A BETTER WINDOW

Reinventing the window

Innovation has been a hallmark of Andersen Corporation since its founding in 1903. From implementing “mass production” techniques in 1904 (nine years before Henry Ford), to producing the first completely assembled window unit in the industry (1926), to becoming the world’s largest specialized window frame factory in 1929, our guiding principle has always been to “make a product that is different and better.” Each step of the way we have incorporated the latest technologies, fine precision, and high standards in our quest to be better.

Introducing Fibrex® material

One of our most innovative ideas is Fibrex material. This revolutionary composite combines the strength and stability of wood with the low-maintenance features of vinyl. In fact, you might say it’s an evolutionary product—Andersen scientists developed the first hollow vinyl window in the U.S. in 1959, and engineered composite window materials in the 1960s and 1970s. In 1992, Andersen perfected composite window technology, and patented Fibrex material. Today, Fibrex material is the perfect choice for your new replacement windows.

	Fibrex® Material	Other Materials
Strength	Because Fibrex® material is strong, we can make our sash and frames narrower. Narrower frames mean more glass, more view.	Vinyl frames are known to have a higher expansion/contraction rate and can bow, breaking the glass seal.
Insulation	Fibrex material has superior thermal insulating properties. Combined with Andersen® High-Performance™ Low-E4® glass, this helps your home stay warmer in winter and cooler in summer. You can save money on your energy bills. Your home feels more comfortable.	Aluminum window frames conduct heat and cold. Heat leaks out of your house in the winter and into your house in the summer.
Low Maintenance	Fibrex material never needs scraping or painting. It won’t rot, decay or mold.*	Fiberglass frames are painted and may need regular maintenance.
Beauty	Renewal by Andersen replacement windows preserve the architectural beauty of your home. Frame and sash design reflect the shape and lines of your original windows. The unique extruded Fibrex material can be made into any kind of window—including curved specialty windows.	Most replacement windows have square profiles that may look artificial in your home. Vinyl frame material is often thicker, reducing glass area. Fiberglass can only be made into straight lineals.
Environmental Responsibility	40% of the raw material by weight used to make Fibrex material is clean, reclaimed wood fiber. Reclaimed materials in the manufacturing process can also be reground and reused. Renewal by Andersen® windows meet Green Seal’s science-based environmental certification standards as well as being ENERGY STAR® qualified for meeting strict energy efficiency criteria set by the U.S. Department of Energy.	Andersen windows are the only windows with Green Seal certification. Fiberglass is a thermoset material and cannot be reformed into new profiles.
Warranty	A window is not just glass and some framing material. It’s a precise combination of glass, frame and quality installation. We back it all with a Product and Installation Limited Warranty* that is one of the best in the business.	More than half of all remodeling firms have been in business less than four years.** Installation is rarely covered in the written warranty.

*For a copy of the Renewal by Andersen® Products and Installation Transferable Limited Warranty, contact a sales representative. **Small Business Administration Website, www.sba.gov

Fibrex® Material: A Better Material, A Better Performance

Andersen Corporation was founded in 1903 and soon revolutionized the way windows were installed by pre-cutting materials for carpenters to assemble on the building site.

Over the years, Andersen proudly introduced other industry milestones, including new technologies and methods that made windows and doors last longer, look better, and function as intended for many years. By the 1950s, Andersen's research and development efforts were laying the groundwork for Fibrex® material and a brand new way to provide homeowners with beautiful, high quality, and efficient replacement windows.

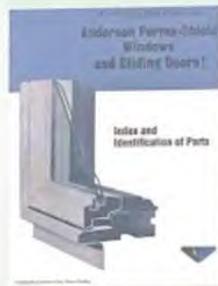
1958 Aluminum rejected as a framing material due to high conduction of heat and cold.

1959 Andersen is the first company to develop a hollow vinyl window in the U.S. but decides it doesn't have enough structural integrity. But the low maintenance feature of the vinyl had possibilities.



Andersen® hollow vinyl window (1959)

1966 Andersen creates the "clad-wood" window and door category (still the standard of excellence in stock-size new construction). Andersen Research & Development invents a way to weld the corners together for airtight, watertight performance.



Perma-Shield® clad element (1966)

1970s Over the decades, the company approach manufacturing windows and doors, extending, preserving and protecting. From the supply chain to the final line to the products themselves, Andersen strives to improve the return by making windows and doors that last.



Fibrex® material

Sub-sill support for Frenchwood® biinged patio door (1993)

1968-78 The price of wood increases 400% in 10 years. Wood's unique structure preserves its strength right down to the cellular level. Andersen expands its use of reclaimed wood fibers into pressed wood boards for hidden parts of the window. Engineered wood—wood pieces combined and pressed together—actually prove stronger than traditional raw wood.

1991 Fibrex® material is patented—it combines the best qualities of wood and thermoplastic polymers.

1993 Fibrex® material used as a sub-sill support in the Andersen® Frenchwood door. The Fibrex® material performs excellently for its superior strength and resistance to rot and decay, and performs excellently in this demanding role.

Fibrex® material pellets



nce



pany learns to
ith the aim of
protecting resources.
e manufacturing
ives, Andersen
n on its resources
ors that perform

1970s Andersen sees the extra wood created by its manufacturing process as a potential material resource. The company develops window sash made from reclaimed wood fibers and thermoplastic polymers. The new material performs and weathers well. But manufacturing methods are inefficient until developments are made in the next decade.



"L-Joint" visual appearance environmental test

sub-sill component
od[®] hinged patio
sill was selected
resistance to rot
ceptionally well in

1995 Renewal by Andersen founded. Now one of the largest window replacement companies in the U.S., Renewal by Andersen windows incorporate over 40% reclaimed wood fiber by weight from other window manufacturing operations.

2008 Renewal by Andersen[®] windows have achieved the highest SCS certified recycled content of any window replacement company.

Over 100 Years of innovation and excellence

Andersen[®] products and patents have revolutionized the window and door industry for over 100 years, changing the home construction industry, how homes are designed, and even how we live in our homes.

We are constantly testing and introducing new materials. Heat and cold chambers mimic extreme temperature conditions. Simulating devices produce extremes of dry and wet to test all new products. Windows, hardware, finishes and packaging materials all undergo testing.

"Renewal by Andersen benefits from the rich tradition of the Andersen[®] brand. Customers know that they can trust us, that they will be treated well and that we stand behind our products."

—Paul Delahunt

President of Renewal by Andersen

The company's innovation grows from its talented and committed employees. Andersen family values of excellence, integrity, innovation and partnership speak to the success of its past and guide a future of unlimited possibility.

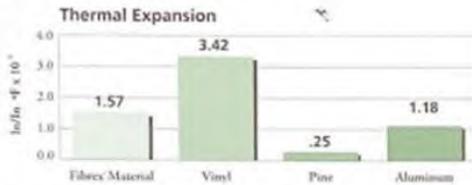
Renewal
by Andersen
WINDOW REPLACEMENT an Andersen Company



The "material" difference

Consider all you expect windows to do for your home—Fibrex® material makes a difference in every instance. Measured across a range of conditions that affect the efficiency, maintenance and beauty of windows, Fibrex® material performs well compared to vinyl, aluminum, fiberglass, and wood. Take a look and we think you'll agree—replacement windows made of Fibrex® material are the right choice for your home.

Durable and reliable



Fibrex material, like wood, fiberglass and aluminum, expands and contracts very little. Vinyl, however, expands and contracts a lot, which can cause cracks, bowing and leakage of air and water. Fibrex material windows will perform better in every season no matter how cold the winters or how hot the summers in your area.

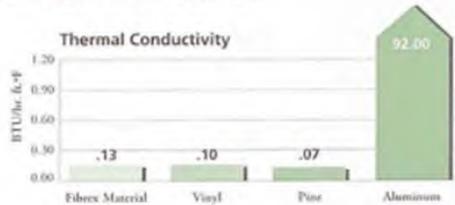
Stable and predictable



Fibrex material is twice as stable and rigid as vinyl. Wood's average stiffness is higher, but it's less predictable than Fibrex® material because of wood's natural variations like grain, knots and moisture content. Fibrex material is strong so frames can be made narrower than with other framing materials. Narrower frames mean more glass, more view. Fibrex material can be made into any style of window—including curved specialty windows—and in colors to complement every home.

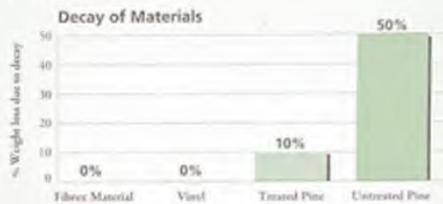
*See the limited warranty for details.

An excellent insulator



Fibrex material has excellent insulating properties on a par with wood, vinyl or fiberglass. Aluminum, on the other hand, transfers heat out of your home and allows outdoor cold temperatures to chill the window areas inside. Fibrex material insulates about 700 times better than aluminum.

Decay-resistant



With Fibrex material, a special polymer formulation surrounds and coats each wood fiber in the manufacturing process, providing exceptional resistance to rot and fungal growth. Renewal by Andersen's windows, made with Fibrex material, never need scraping or painting because they are warranted not to flake, rust, blister, peel, crack, pit or corrode.

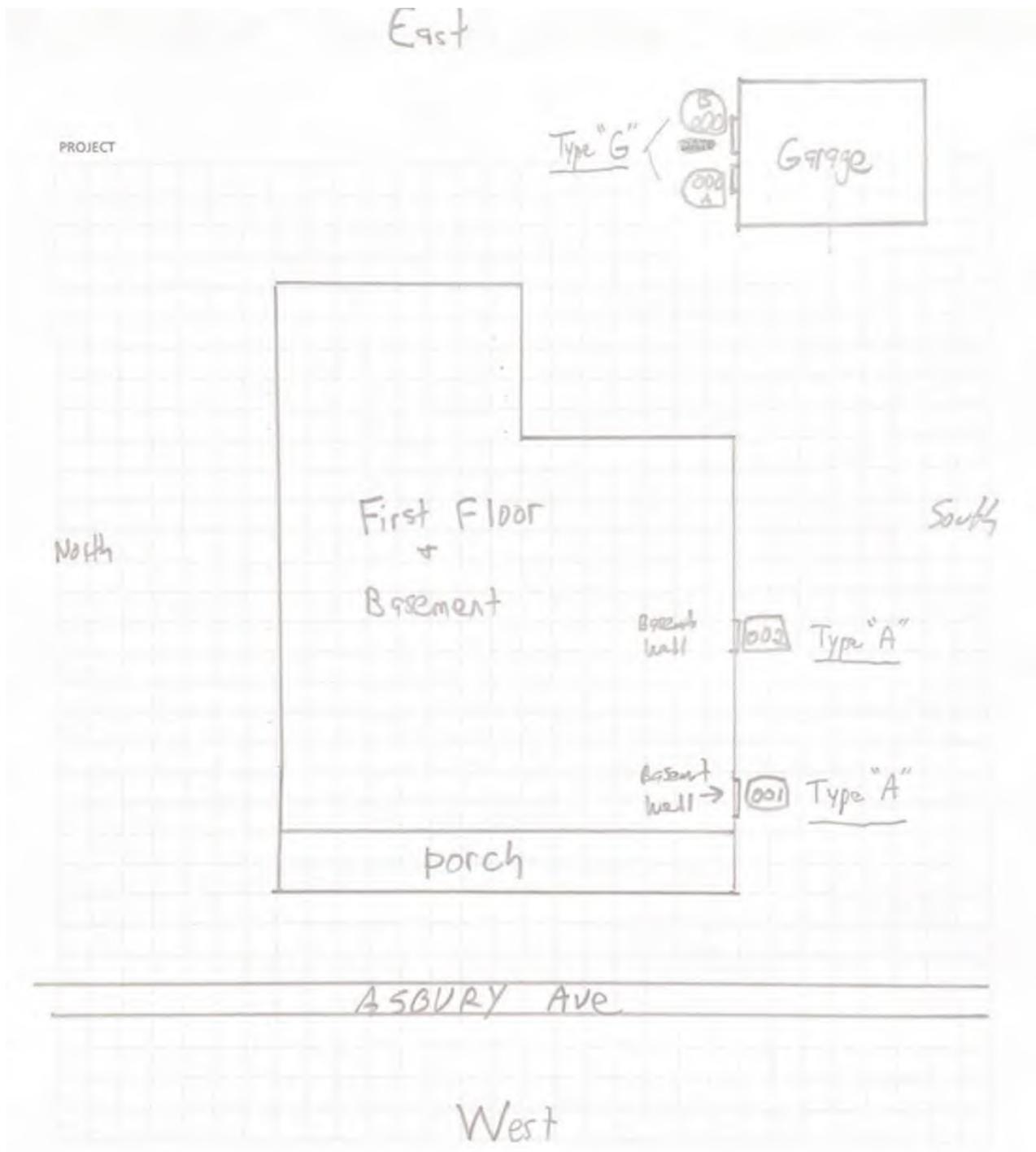
"Renewal by Andersen" and the Renewal by Andersen logo are registered trademarks of Andersen Corporation. All other marks where denoted are trademarks of Andersen Corporation. © 2019 Andersen Corporation. All rights reserved. Rev. 09/16



For additional information on Renewal by Andersen® products and services, please visit our Website at

renewalbyandersen.com

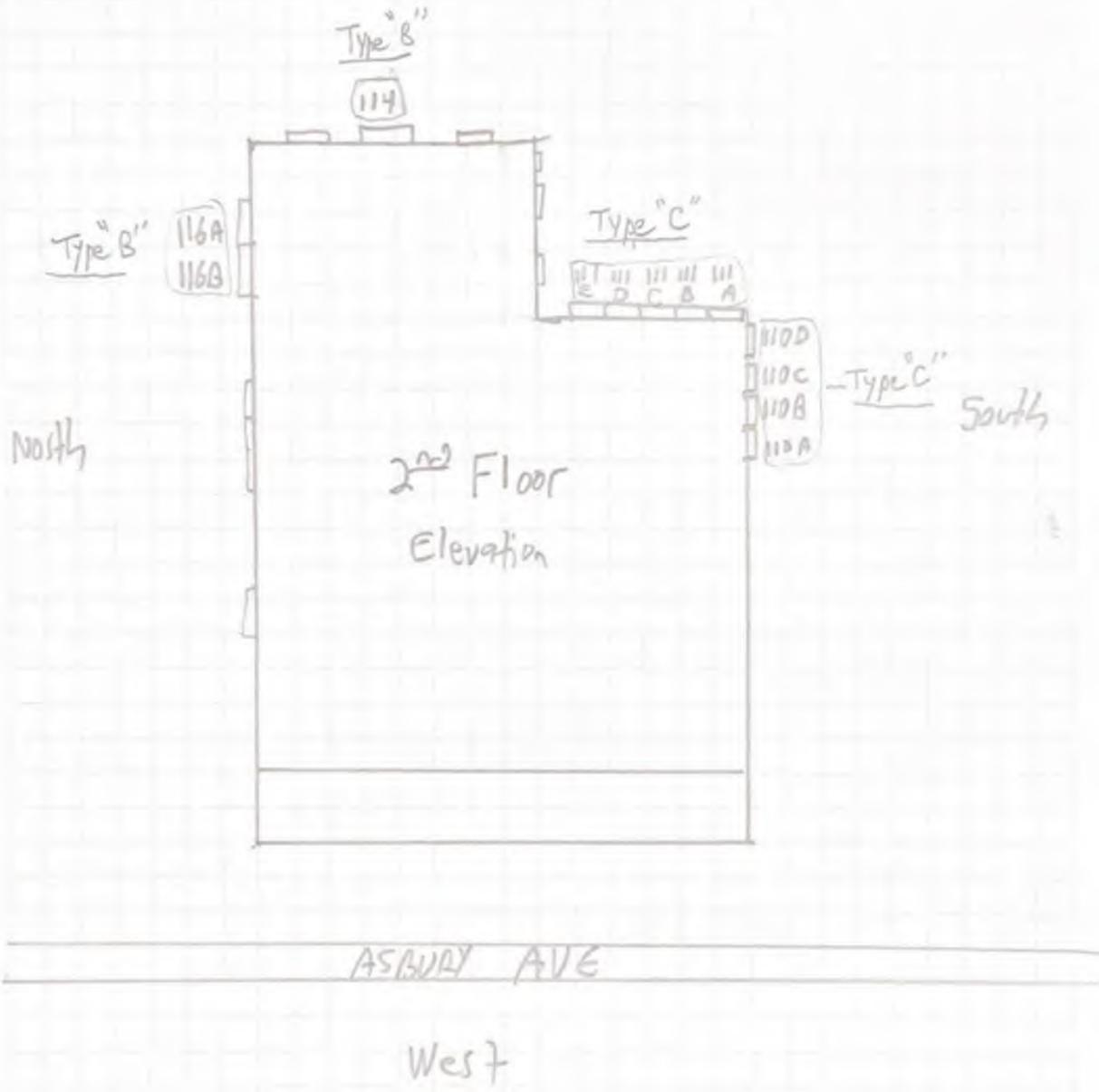
Reorder #R-2001



Egst

PROJECT

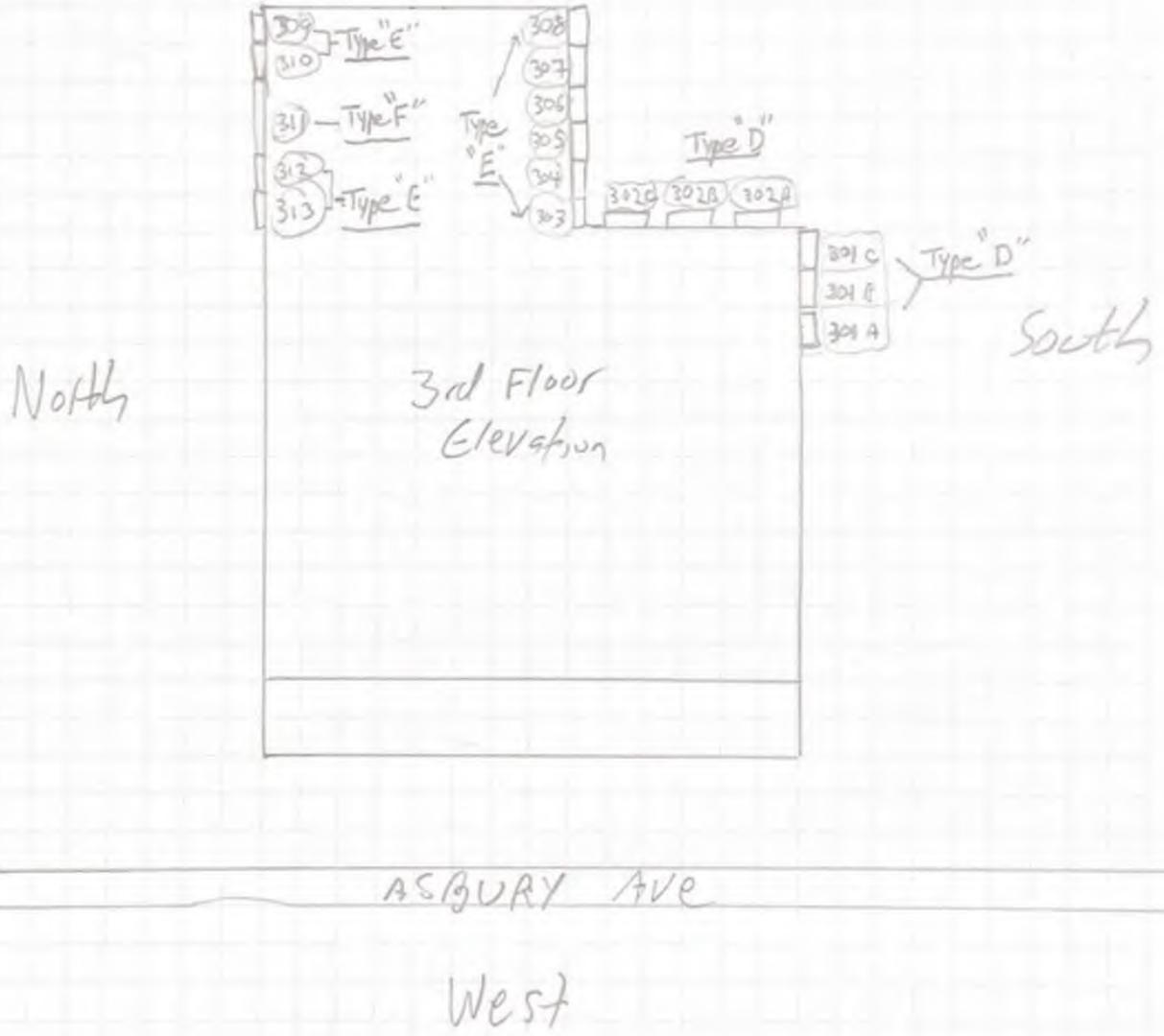
DATE



East

PROJECT

DATE



West side street view of the front of the home located at 1713 Asbury Ave. We are not replacing any windows on this side of the home.



Southern view of the home; as seen from the street.



South Side and Eastern Side view of the home



Partial East Facing View of home and the windows we plan to replace.



Partial East Facing View of home, and the window we plan to replace.



North Facing View of home and the windows we plan to replace.



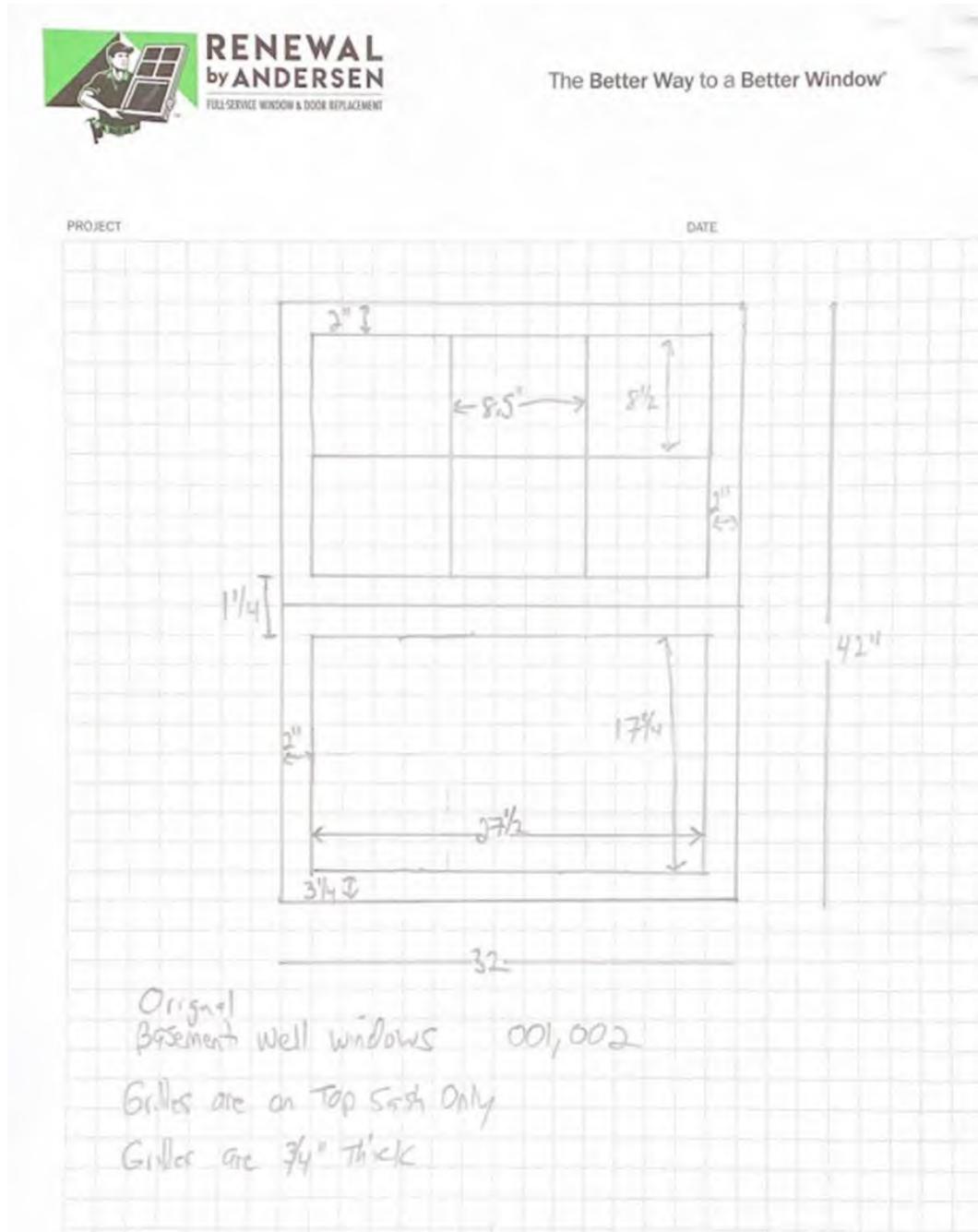
North Facing View of home from the street and the windows we plan to replace.



Garage window that faces due north (blocked by a tree) and is not visible from the street.

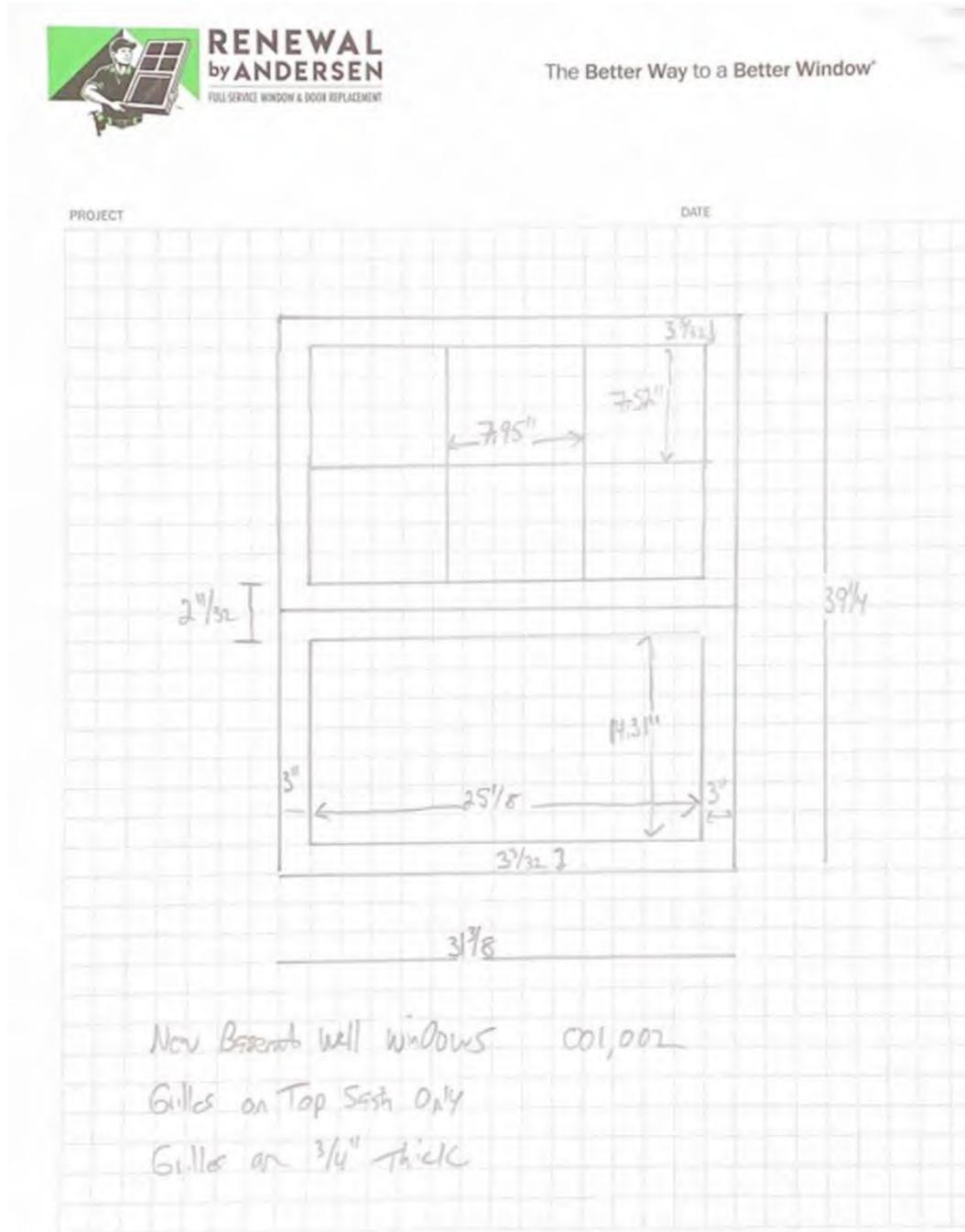


Sketch of the Original Basement windows Type "A"



Sketch of the new Basement windows Type "A".

Double Hung FDL Grille on Top Sash Only.



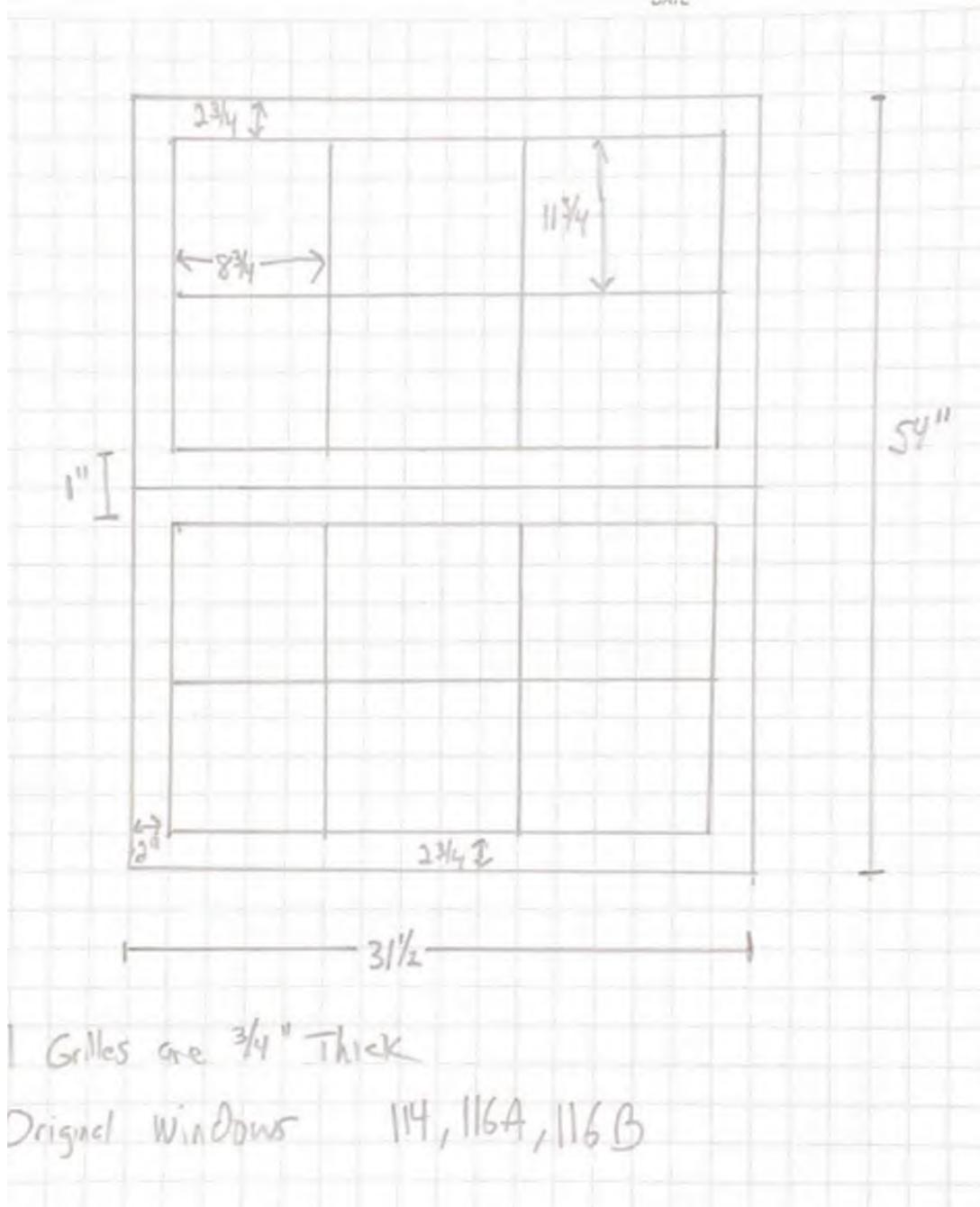
Close up view of Existing Basement windows Type "A".



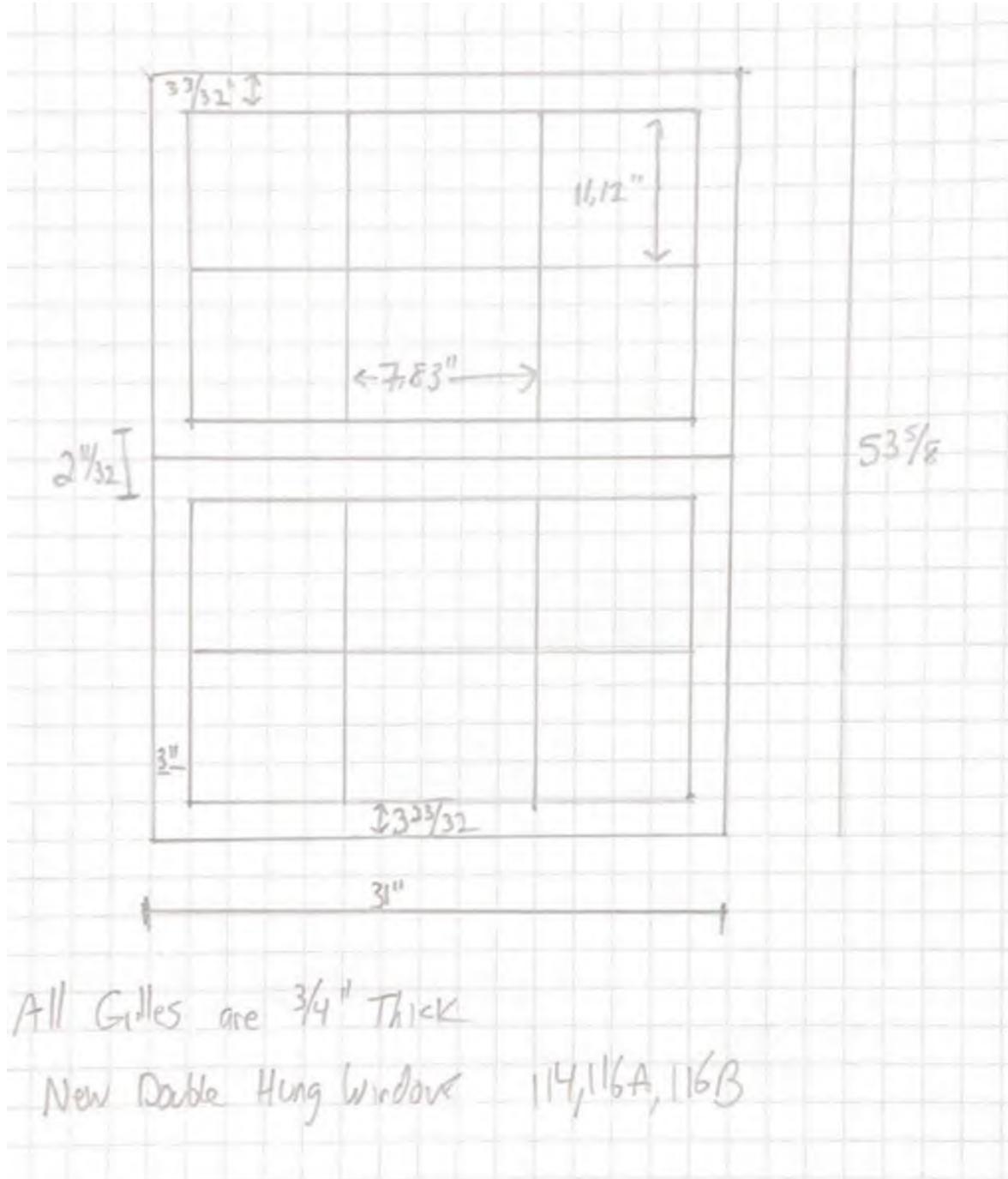
Mock up view of the new basement windows – Type "A".



Sketch of the Original Window Type "B"



Sketch of the new Window Type "B" Double Hung FDL Muntins on both sashes



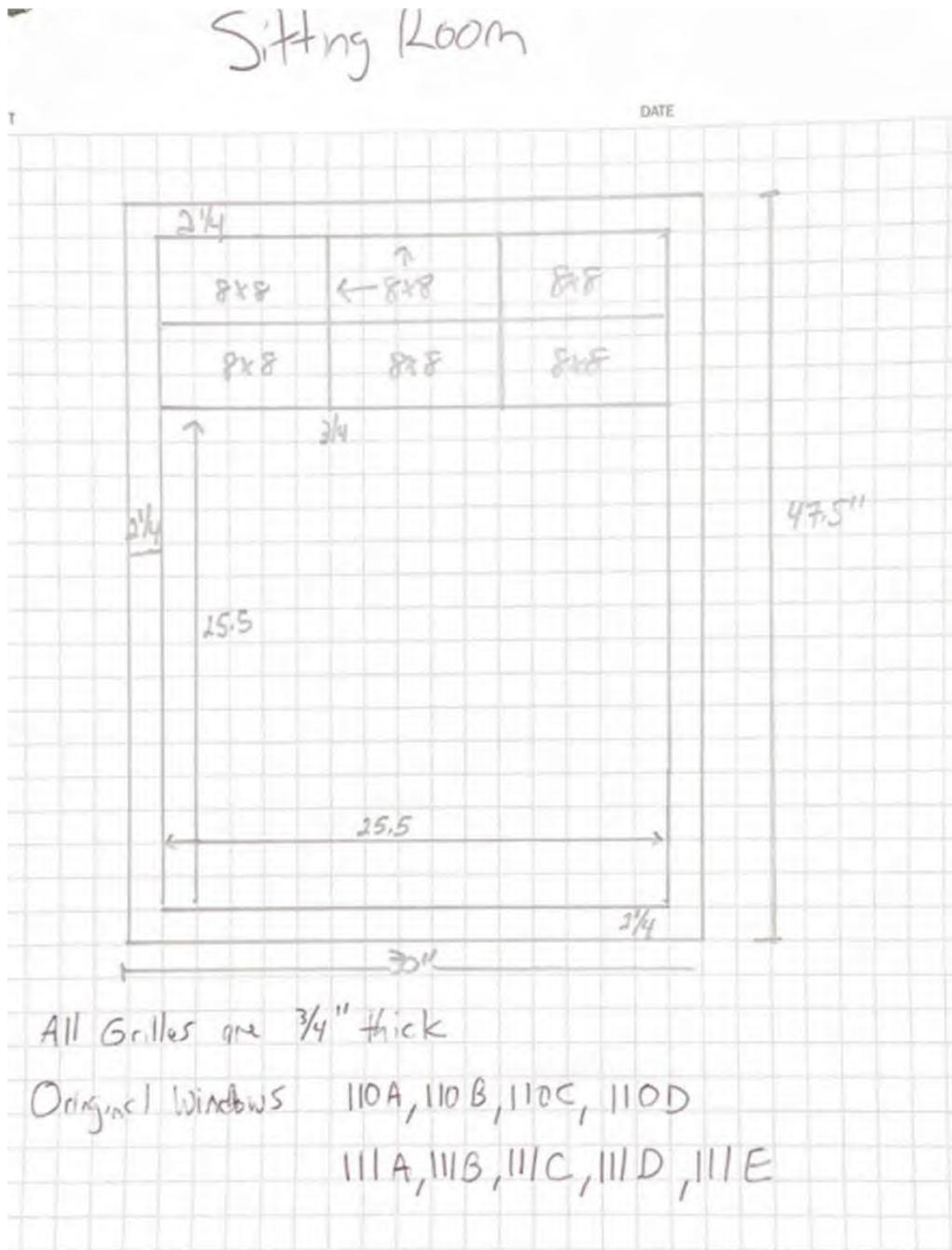
Close up View of Window Type "B"



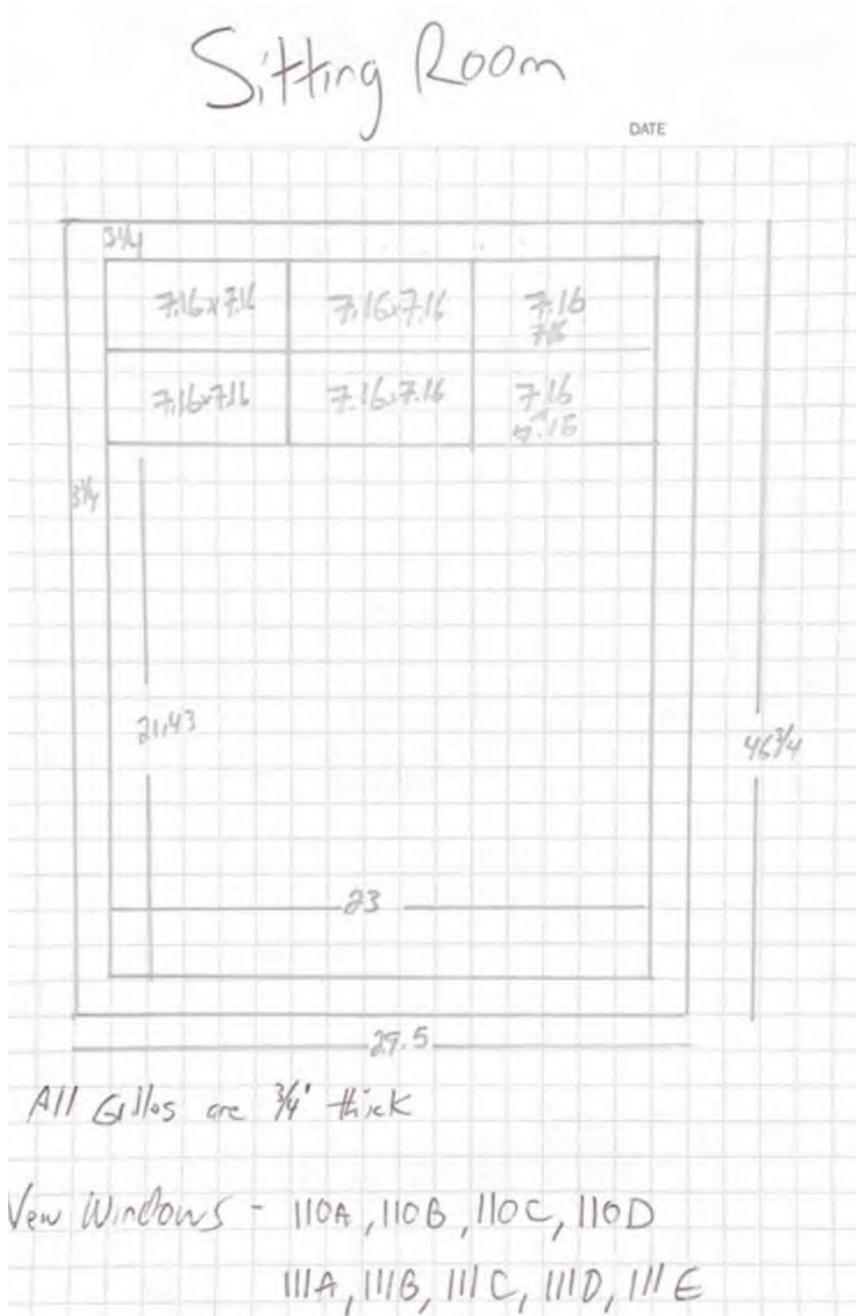
Mock up view of Window Type "B"



Sketch original Window Type "C"



Sketch of New Window Type "C". Single Casement with Customer FDL Muntins.



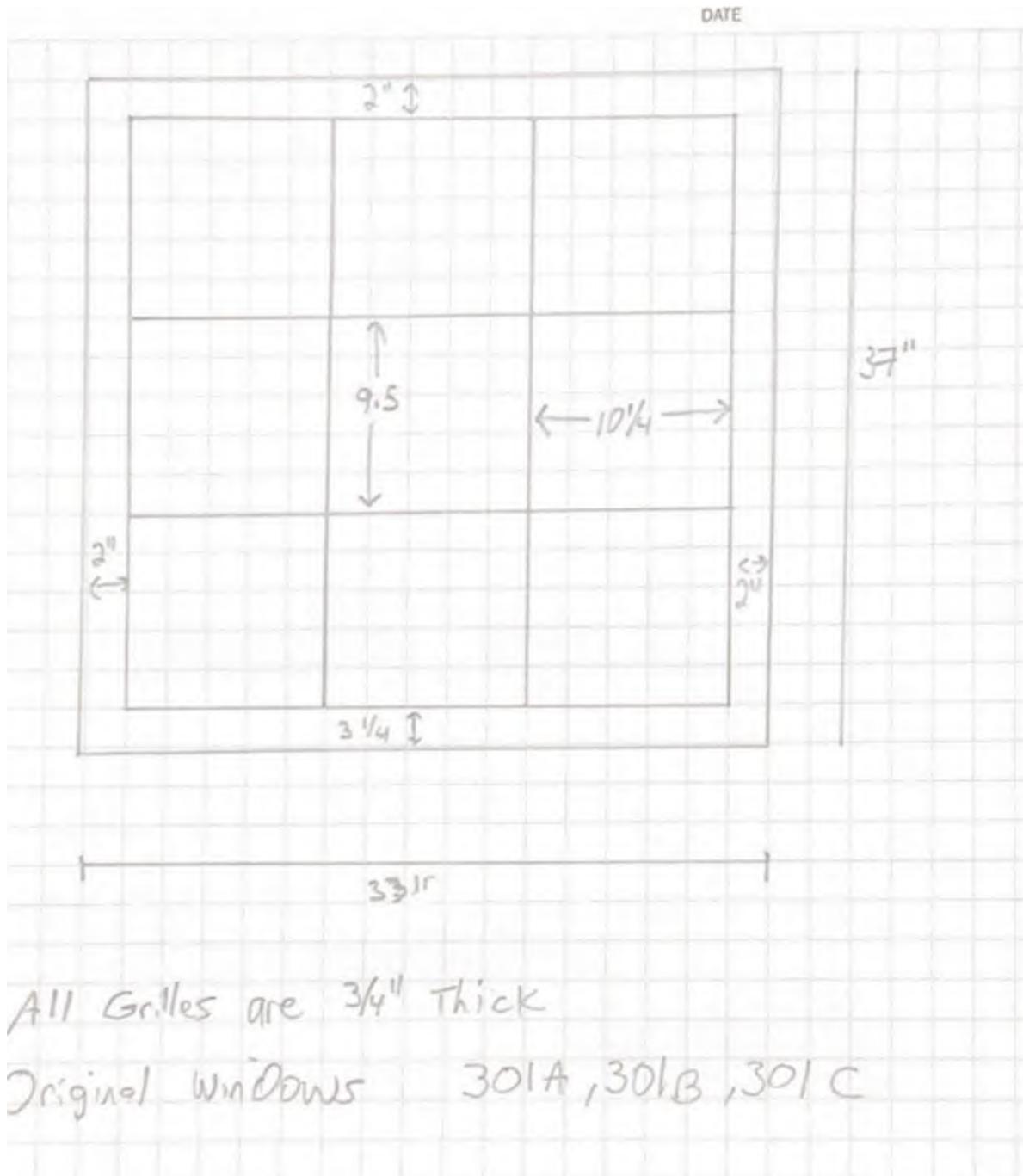
Close up view of Window Type "C"



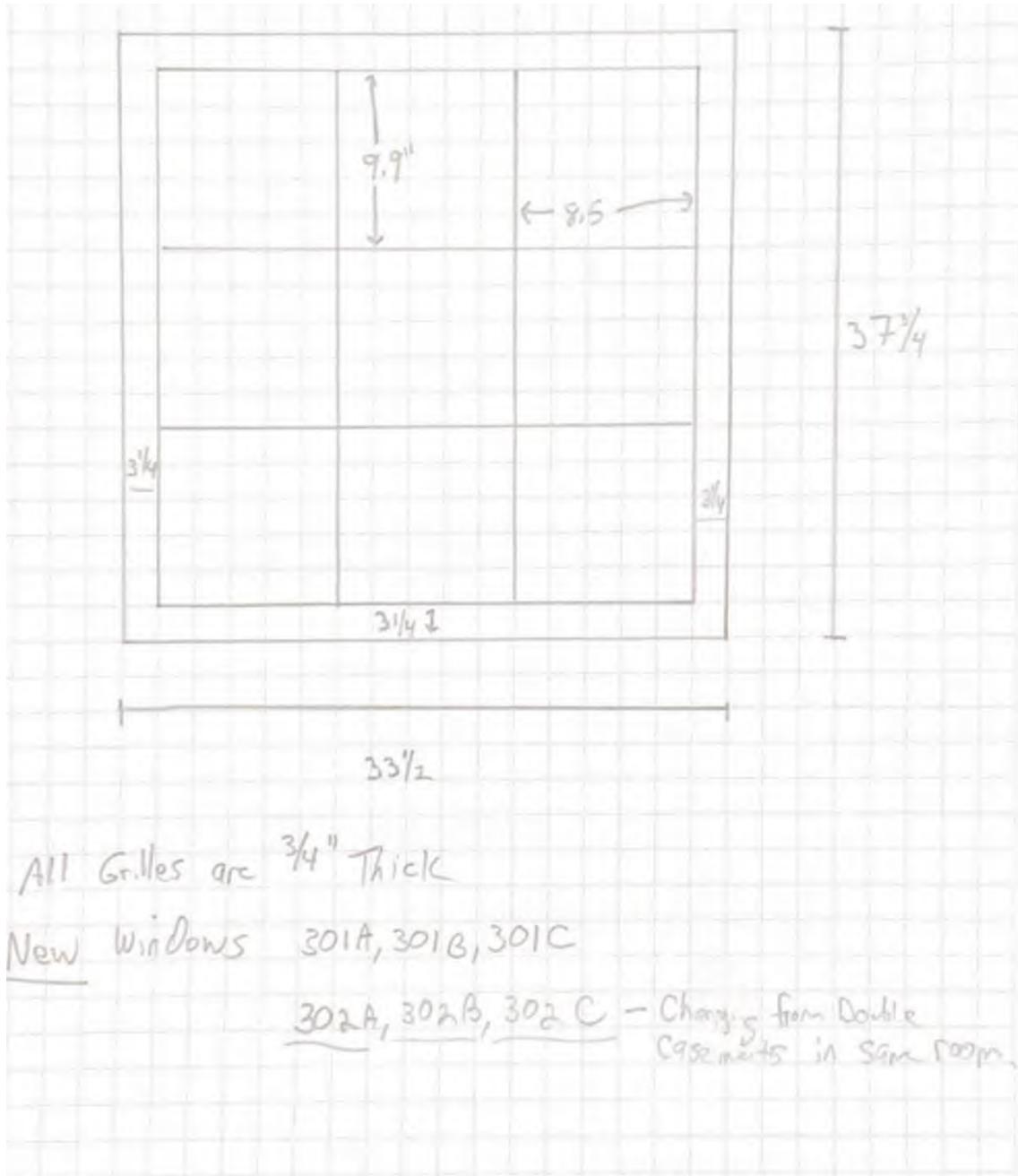
Mock up view of Window Type "C" – please note that New Mutins will be customized to maintain architectural integrity based on detailed measurements from the Project Manager.



Sketch of the Original Window Type "D"



Sketch of the New Window Type "D" – Single Casement FDL 3 X 3 Patten.



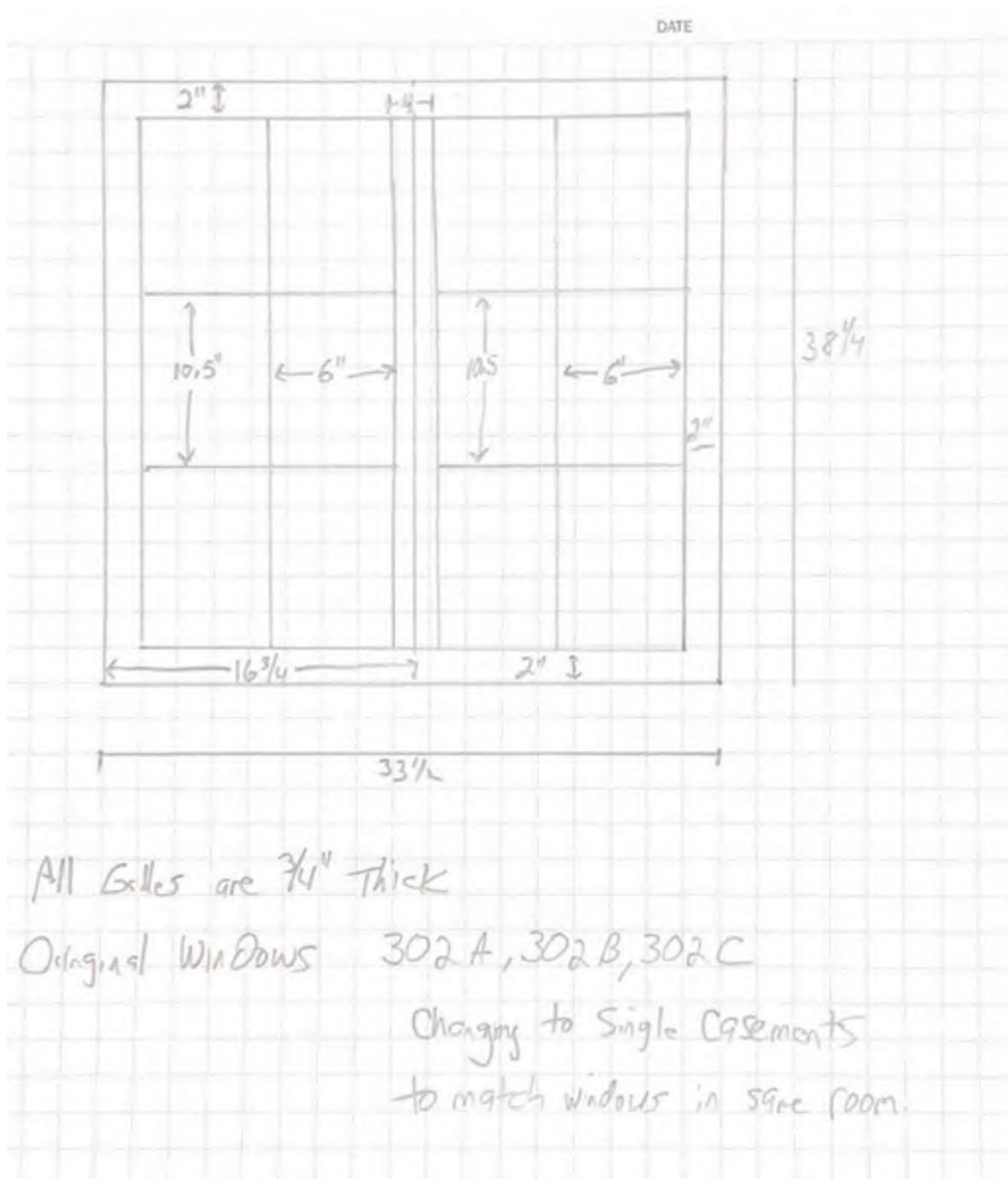
Close up view Existing Windows Located in 3rd Floor Office (New - Type “D”)



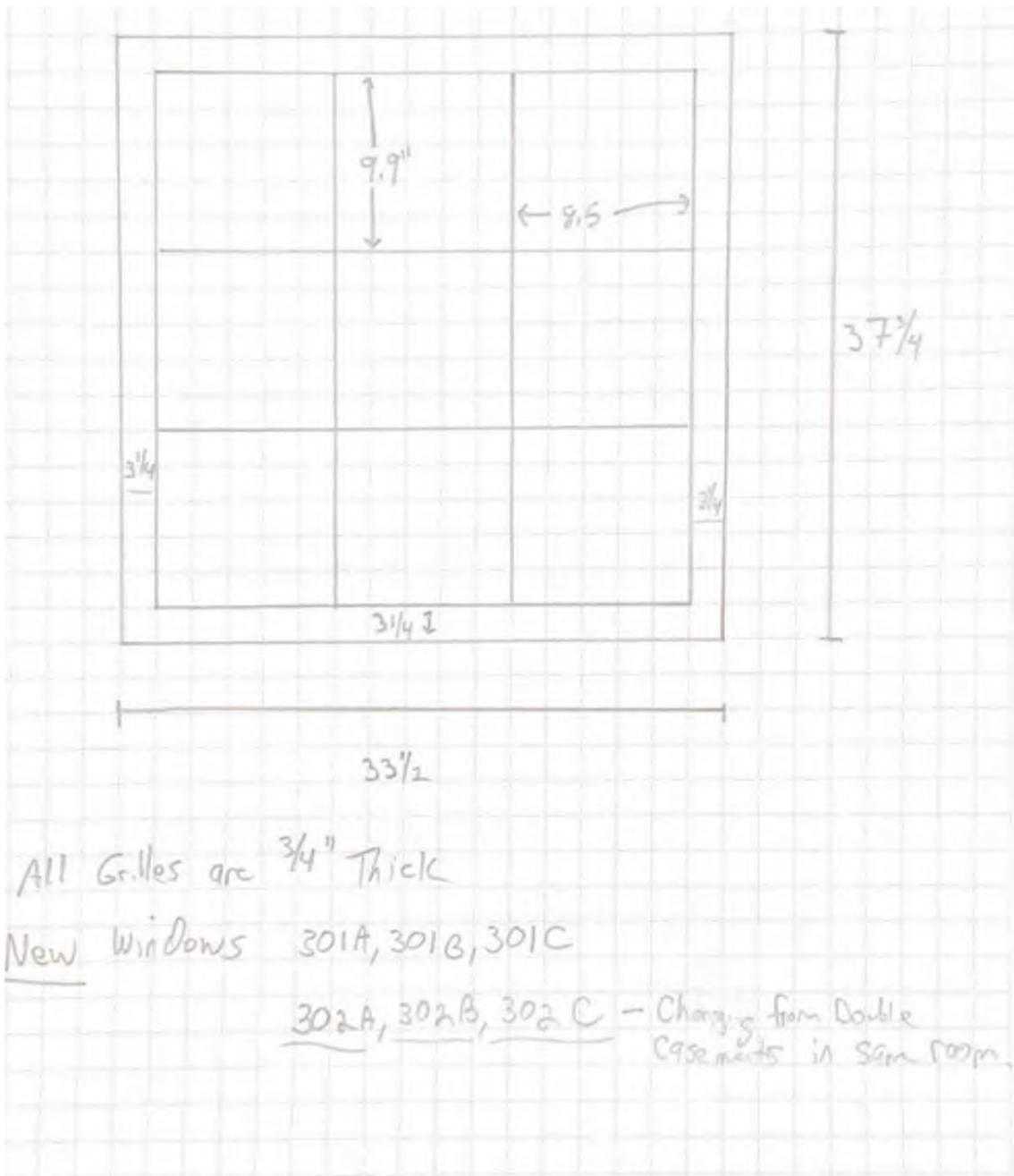
Mockup of New Window Type “D” – Outswing Single Casement -3 X 3 FDL Muntins



Sketch of the Original 3rd Floor Office Windows Double Casements.



Sketch of the New Window Type "D" – Single Casement FDL 3 X 3 Patten.



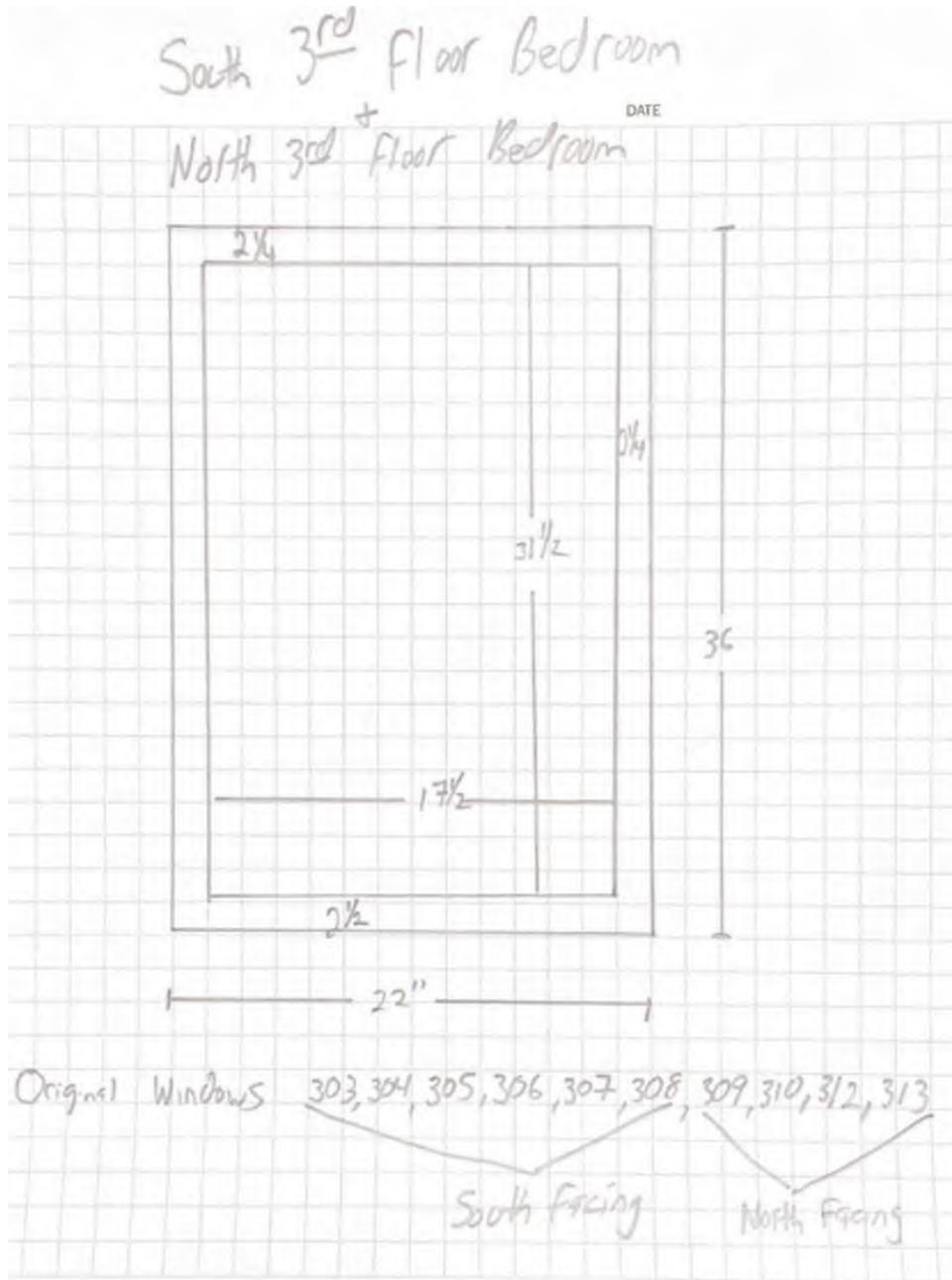
Close up view Existing Windows Located in 3rd Floor Office (New - Type “D”)



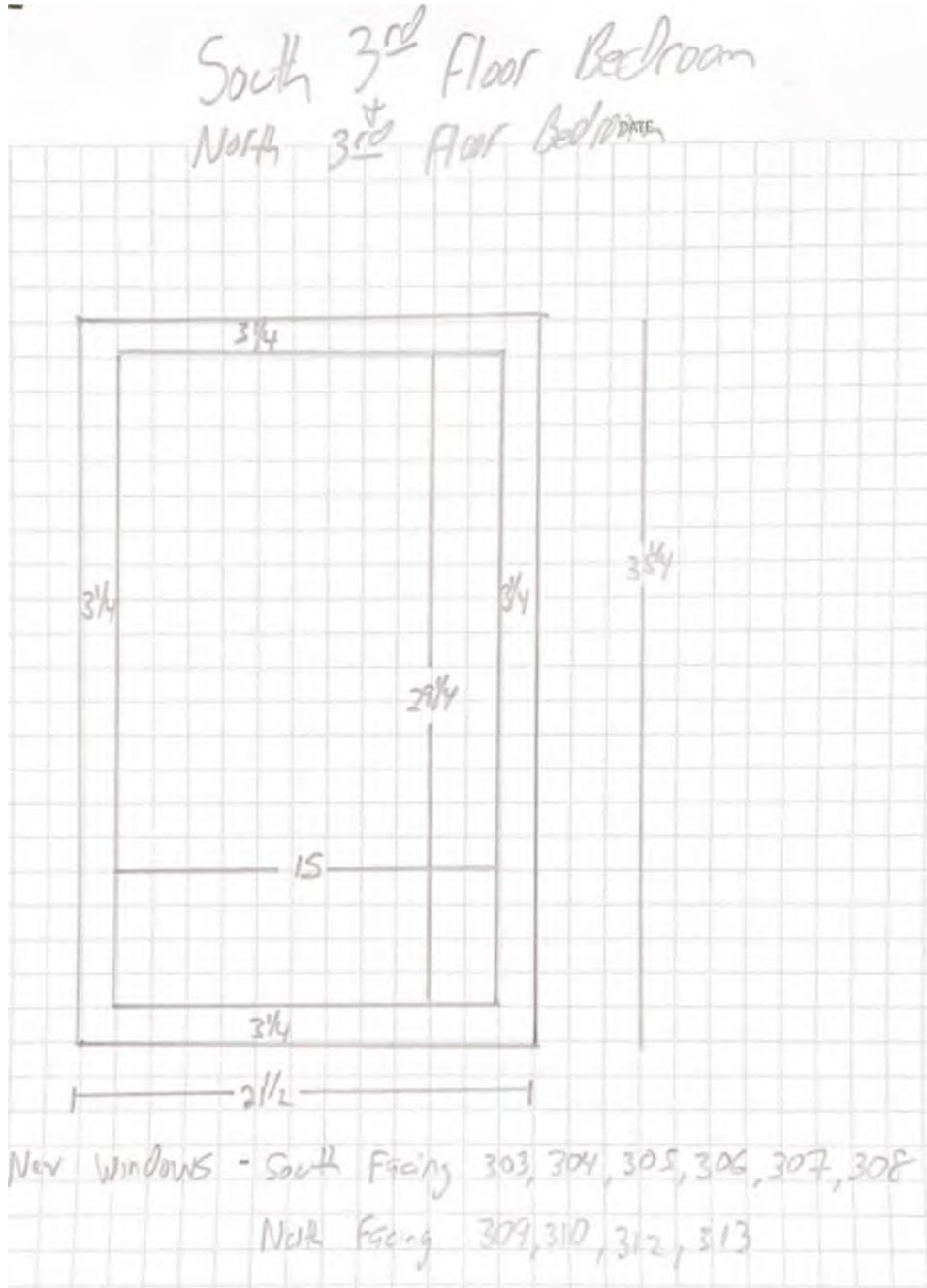
Mockup of New Window Type “D” – Outswing Single Casement -3 X 3 FDL Muntins
Designed to match all windows in the same room while increasing glass view.



Sketch of the Original Window Type "E"



Sketch of the New Window Type "E"



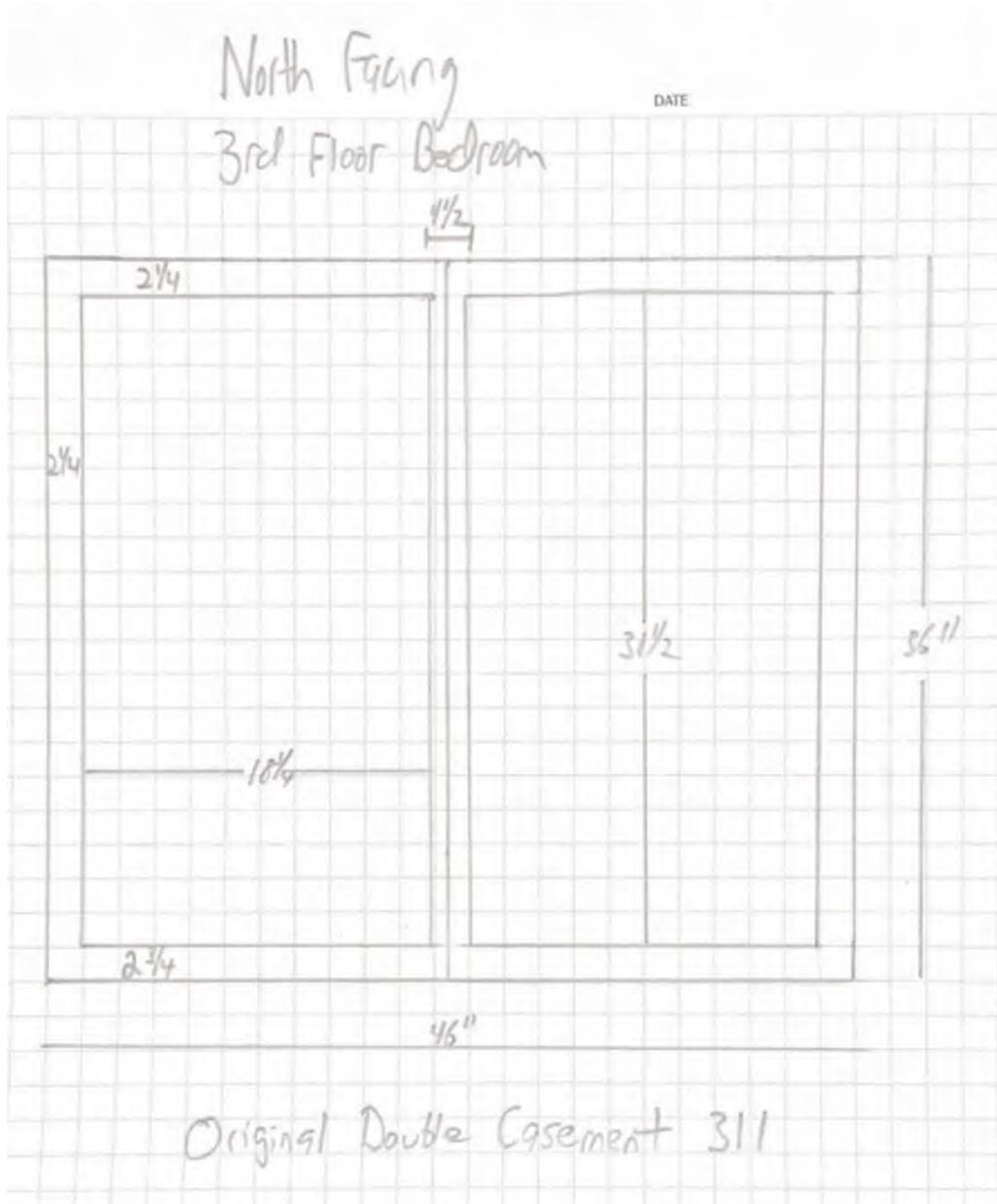
Close up of Existing Type "E"



Mock-up of the New Window Type "E"



Sketch of the Original 3rd Window Type "F"



Close up of Existing Window Type "F"



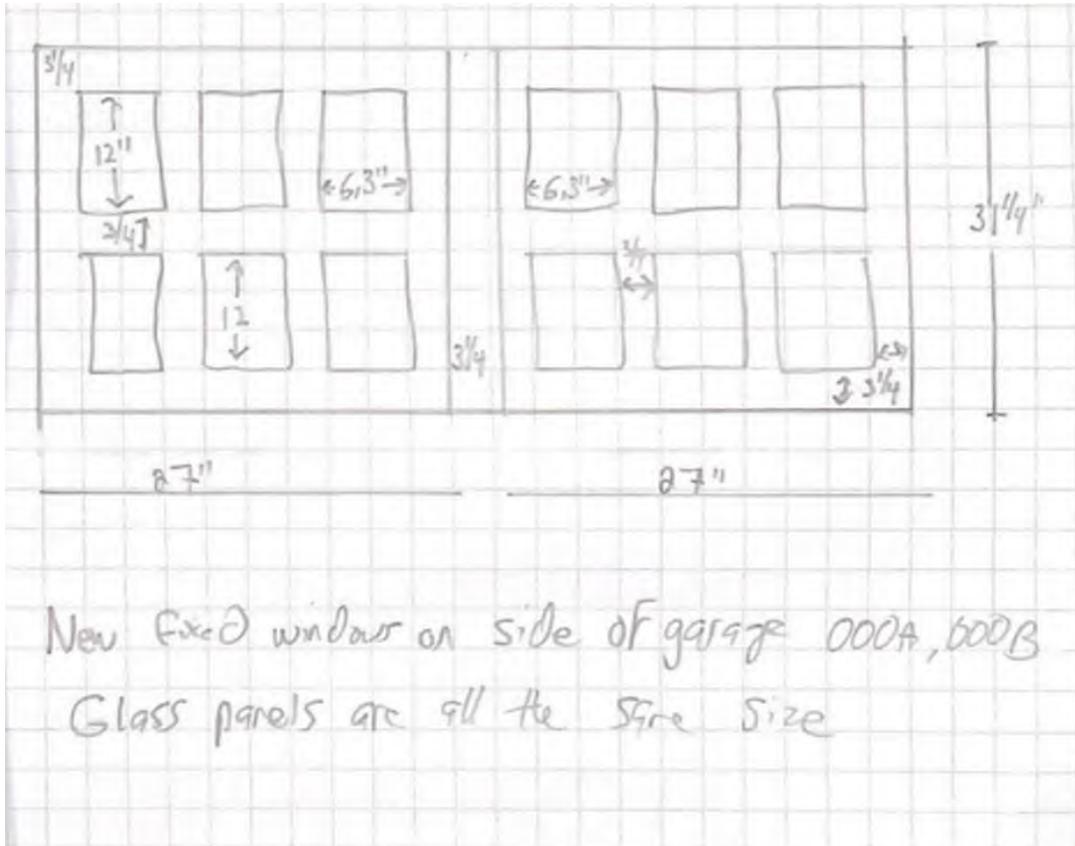
Mock up of the New Window Type "F" (double casement)



Sketch of Original Window Type "G"



Sketch of New Window Type "G"



Close up of Existing Window Type "G"



Mock up of New Window Type "G"



1720 Wesley Avenue – Ridge Historic District - 22PRES-0239

Paul Janicki, applicant and architect, requests a Certificate of Appropriateness to demolish a single-story addition and attached garage and construct a new two-story addition at the homes south volume.

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



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 1720 Wesley Avenue – 22PRES-0239
Date: January 4, 2023

Public Notice

1720 Wesley Avenue – Ridge Historic District - 22PRES-0239

Paul Janicki, applicant and architect, requests a Certificate of Appropriateness to demolish a single-story addition and attached garage and construct a new two-story addition at the homes south volume.

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

Construction Period:

Circa 1900

Style:

Vernacular – Gabled Ell Cottage

Architect of Record:

Unknown

Condition:

Good

Integrity:

Fair

Status:

Non-Contributing (disputed)

Setting:

Located in the northwest portion of the Ridge Historic District on west side of Wesley Avenue between Church Street to the South and Lyons Street to the North, 1720 Wesley Avenue is a two-story vernacular home listed as non-contributing. The home would have likely been excluded from the Districts early boundaries if not for the Arthur Underwood home immediately north designed by Myron Hunt in 1899. The non-contributing status of the structure is disputed by Staff and originates from the 1980s National Register Nomination for the District. The designation was likely due to the non-sympathetic garage and sunroom addition at the primary street facing façade running the full length of the original structures south volume – although the remainder of the home appears to retain good integrity with original materiality, spare detailing, and fenestration. The non-sympathetic addition is distinguishable from the original structure, subordinate in scale, and reversible – as such, Staff would expect the home to be listed as contributing if a new survey were undertaken, and it is a nice counterpoint to surrounding high style homes designed by prominent architects including those to the north and south as well as the row of homes to the east, several of which are designated Landmarks.

Significance:

The home is significant in its ability to represent once common vernacular building typologies which contrast the many high-style Commissions of the District while remaining complimentary in scale, form, and materiality. The Gable-Front and Gable-Ell building forms include vernacular representations of Greek Revival, Italianate, Queen Anne, and other eclectic variations which are defined by a dominant gable elevation faces the street. These vernacular building types often include spare or refined ornamentation. A Gable-Ell cottage includes the dominant front gable elevation with a short wing or bay extension on the side elevation.

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.

Demolition

1. Whether the property, structure or object is of such historic, cultural, architectural or archaeological significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.
2. Whether the property, structure or object relates to the distinctive historic, cultural, architectural or archaeological character of the district as a whole and should be preserved for the benefit of the people of the City and the State.
3. Whether demolition of the property, structure or object would be contrary to the purpose and intent of this Chapter and to the objectives of the historic preservation for the applicable district.

4. Whether the property, structure or object is of such old, unusual or distinctive design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.

5. Whether the property, structure or object is of such physical condition that it represents a danger and imminent hazard condition to persons or property and that retention, remediation, or repair are not physically possible or require great difficulty and/or expense.

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.

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

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

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

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: 1720 Wesley Avenue	FOR STAFF USE ONLY Application Number:
2) Owner's Name: Molly and Joe Cusick	Address: 1720 Wesley Avenue
City: Evanston State: IL Zip: 60201	Phone: _____ Email/Fax: molly.a.cusick@gmail.com
3) Architect's Name: Paul Janicki Architects	Address: 1718 Sherman Avenue Evanston, IL
City: Evanston State: IL Zip: 60201	Phone: 847-328-4600 Email/Fax: paul@pauljanickiarchitects.com
4) Contractor's Name:	Address:
City: _____ State: _____ Zip: _____	Phone: _____ Email/Fax: _____
5) Landmark: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
6) Within Local Historic District: <input type="checkbox"/> Yes <input type="checkbox"/> No;	
If yes, <input 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.	

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

Existing	Proposed		Existing	Proposed		Existing	Proposed			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Façades/Front Porch & Rear Porch Material Wood Frame Stone Brick Stucco Synthetic Stucco Wood Siding Aluminum Siding Vinyl Siding Shingle, Material: _____ Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Flashing Material Copper Sheet Metal Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Fences Wood Wrought Iron Aluminum Other: _____ Height: _____ Length: _____		
<input type="checkbox"/>	<input type="checkbox"/>		<input 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"/>		Roofing Material Wood Shingles Wood Shakes Slate Clay Tile Asphalt Shingles Metal Sheet Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Fascias, Soffits, Rakeboards, Trim Wood Metal Synthetic Material, Type: _____ Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Terraces, Patios, Decks Wood Stone Brick Pavers Concrete Pavers Poured Concrete Other: _____	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>			Chimney Material Brick Stone Stucco Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Door Material Wood Metal Clad Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Driveway Material Asphalt Poured Concrete Brick Pavers Concrete Pavers Crushed Stone Other: _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>				Gutters/Downspouts Copper Aluminum Galvanized Sheet Other: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Window Type Double Hung Casement Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Muntins Not existing True divided lights Simulated divided lights				<input type="checkbox"/>	<input type="checkbox"/>	Window Material Wood Aluminum Steel Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" 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"/>	

4) Applicant's Signature:  _____
Print Name: Paul Janicki
Date: 11/17/22

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].

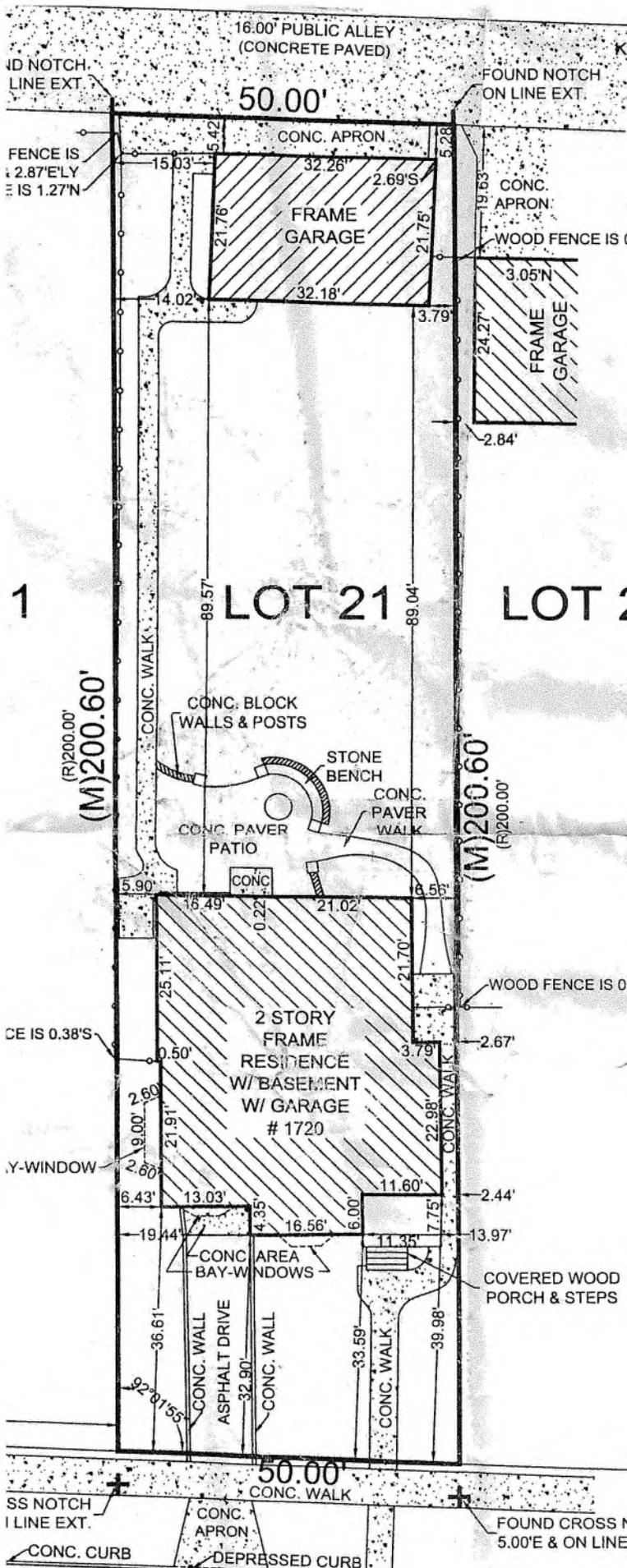
Section B: Application for Certificate of Appropriateness

- 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.

This notable Victorian has retained much of its original detail and is in good condition. An unfortunate addition was placed on the south side of the house earlier. We are proposing removing that portion of the house and replacing it with a 2-story addition with basement storage. The 1st level will be comprised of a new mudroom lacking in the current plan, a family room to replace the present-day version and a staircase to access the mudroom and new basement storage space. The 2nd story will add two badly needed bedrooms for the family. The back porch will be truncated to make way for the new addition. This porch currently has an interior stair and we are proposing flooring that to make more interior porch space and adding a new stair to the exterior (west).

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

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



KNOWN AS: 1720 WESLEY AVENUE,
EVANSTON, ILLINOIS

PERMANENT INDEX NUMBER:
10 - 13 - 224 - 020 - 0000

WESLEY AVENUE

HAS BEEN RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE LOCATED THE BUILDING ON THE ABOVE PROPERTY.

Roy G. Lawniczak

ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290

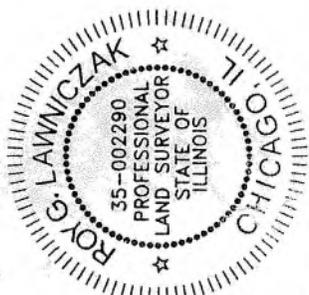
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY.

Roy G. Lawniczak

ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290





**Zoning Analysis
Summary**

Case Number:

Case Status/Determination:

22ZONA-0228 – 1720 Wesley Avenue R1 Single-Family Residential District Ridge Historic District Contributing	Compliant
---	-----------

Proposal:

Two-story addition to side and rear volumes.
--

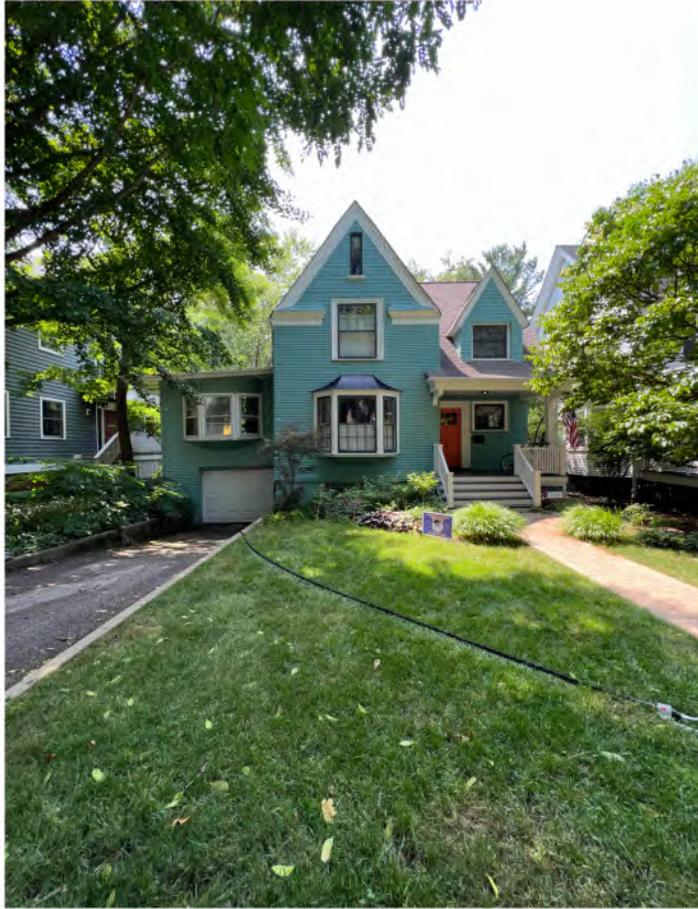
Zoning Section:

Comments:

6-8-2-5	The existing lot size is unchanged: 10,030 sf
6-8-2-7	The proposed building lot coverage is 27% where 30% is the maximum permitted.
6-8-2-8	The front (32.75') and rear-yard setbacks remain unchanged from the existing condition. The south side-yard setback is ~5.5' where 5' is the minimum required. The north side-yard setback is unchanged.
6-8-2-9	The proposed height is unchanged from the existing peak roof height. The maximum height of the structure is 2.5 stories and 31.75' where the lesser of 35' or 2.5 stories is the maximum permitted
6-8-2-10	The proposed impervious surface ratio is ~41.25% where 45% is the maximum permitted.

Additional Comments:

- Review and issuance of COA by the HPC is required



Existing street facade



Detail of existing addition , proposed for demolition

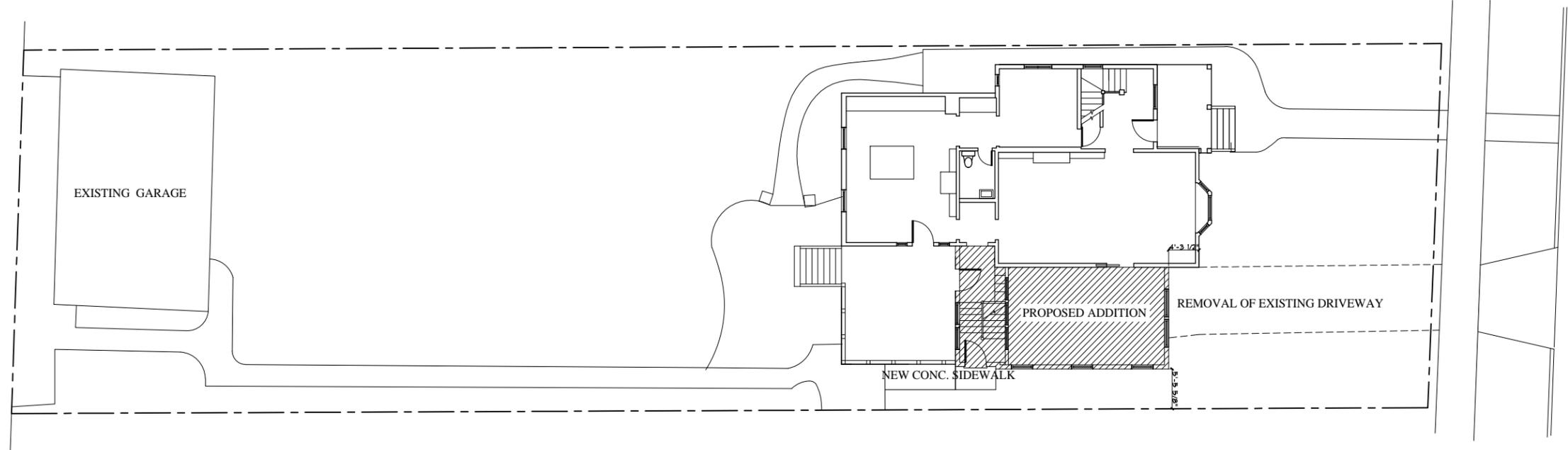


Existing rear (west) facade



Existing front porch facade/details

PROPOSED SITE PLAN



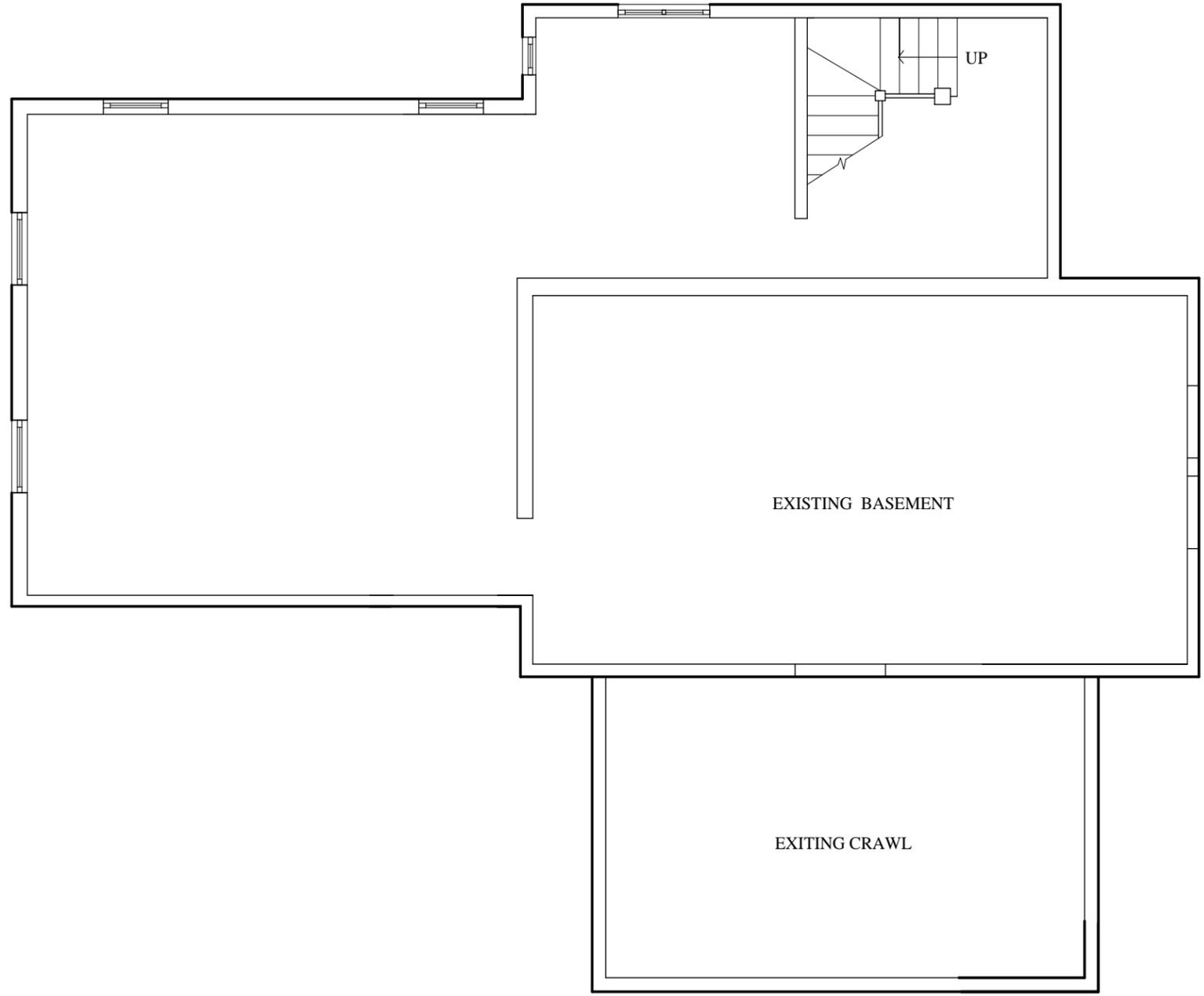
Drawing No.
A1

PAUL JANICKI
A R C H I T E C T S
1718 Sherman Avenue, Evanston Illinois 60201

Project
1720 WESLEY
Title

Date
Scale

EXISTING BASEMENT PLAN



Drawing No.

A2

PAUL JANICKI
ARCHITECTS

1718 Sherman Avenue, Evanston Illinois 60201

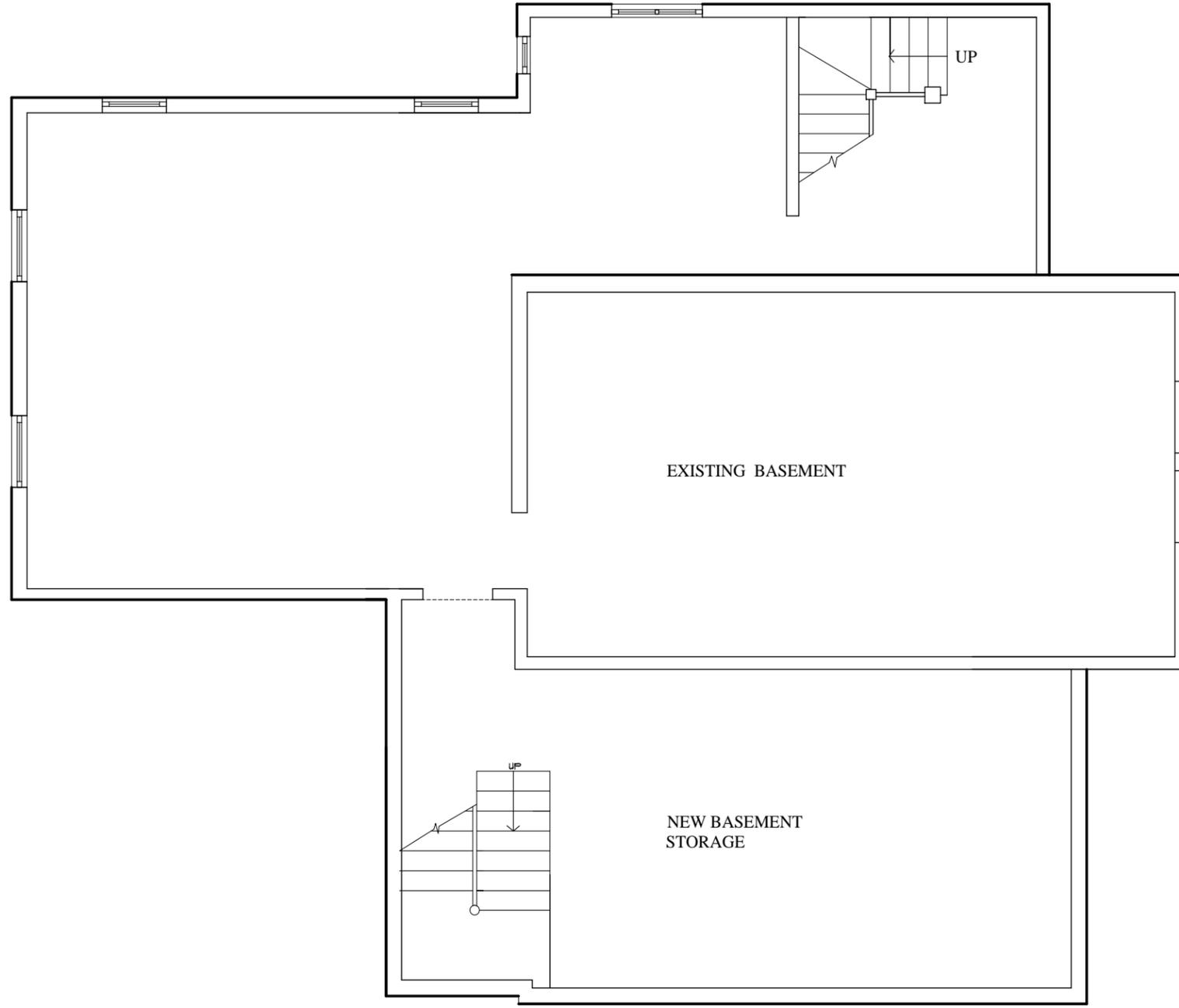
Project
1720 WESLEY

Title

Date

Scale

PROPOSED BASEMENT PLAN



Drawing No.

A3

PAUL JANICKI

A R C H I T E C T S

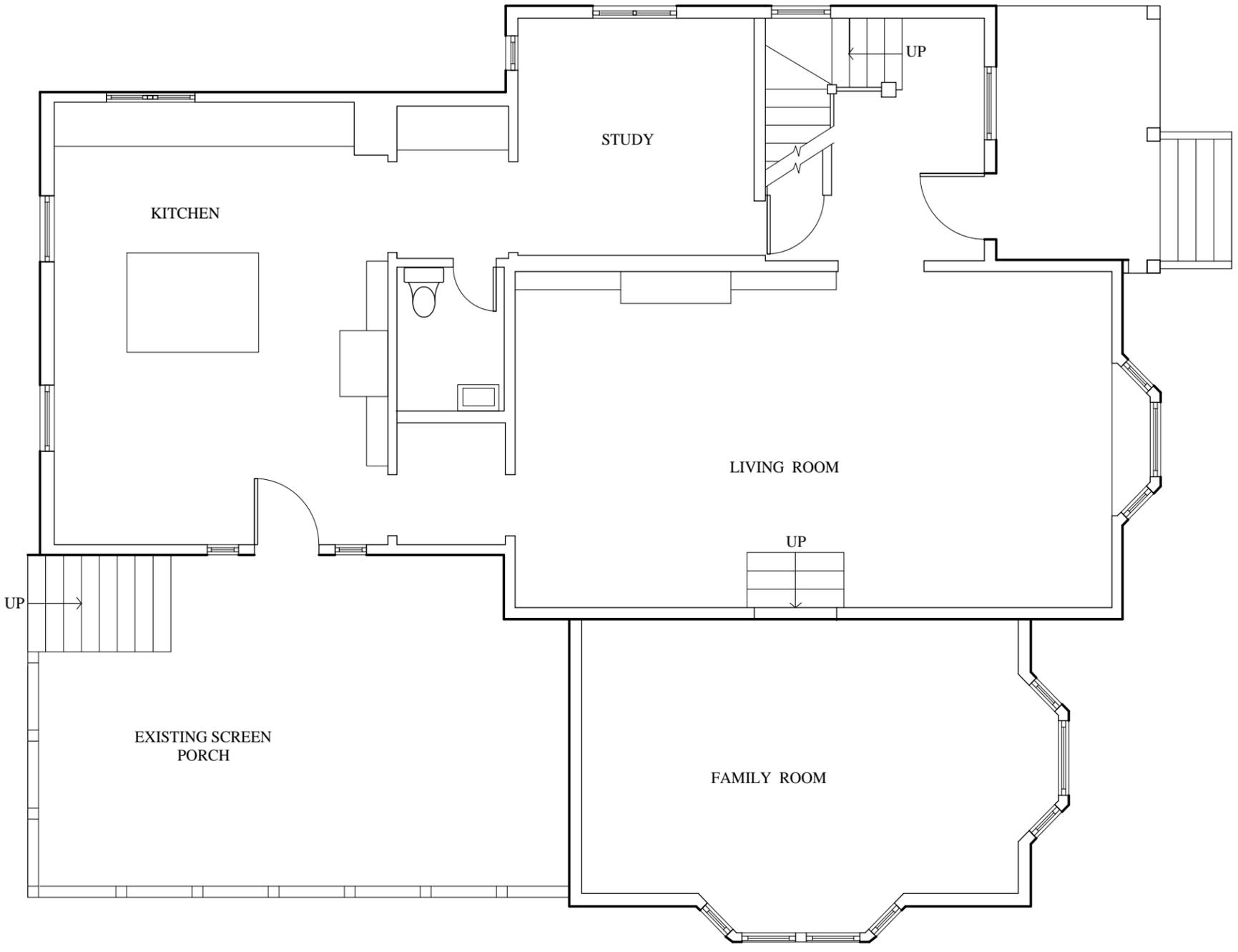
1718 Sherman Avenue, Evanston Illinois 60201

Project
1720 WESLEY

Title

Date

Scale



EXISTING FIRST FLOOR PLAN

Drawing No.

A4

PAUL JANICKI

A R C H I T E C T S

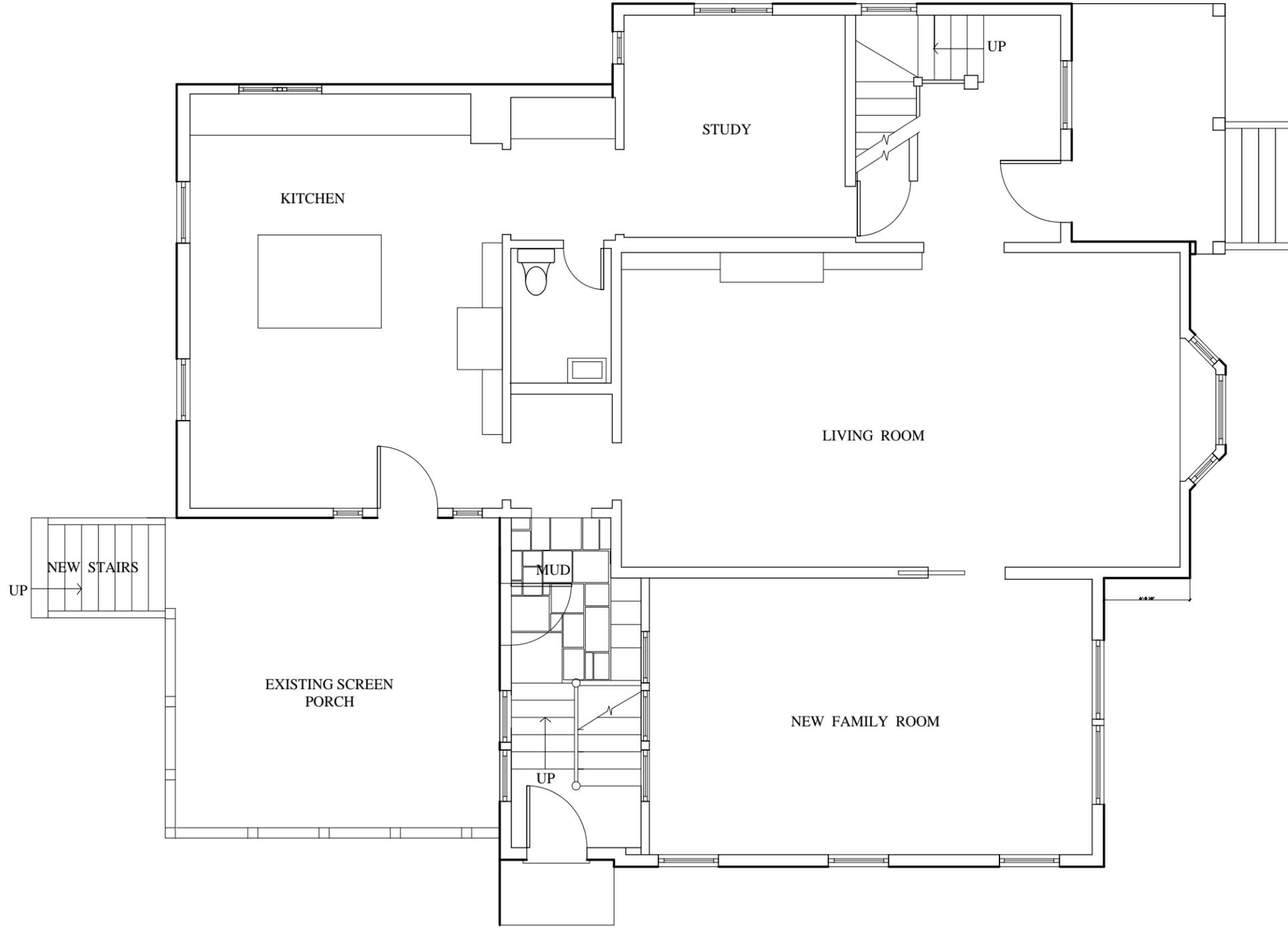
1718 Sherman Avenue, Evanston Illinois 60201

Project
1720 WESLEY

Title

Date

Scale



PROPOSED FIRST FLOOR PLAN

Drawing No.

A5

PAUL JANICKI

ARCHITECTS

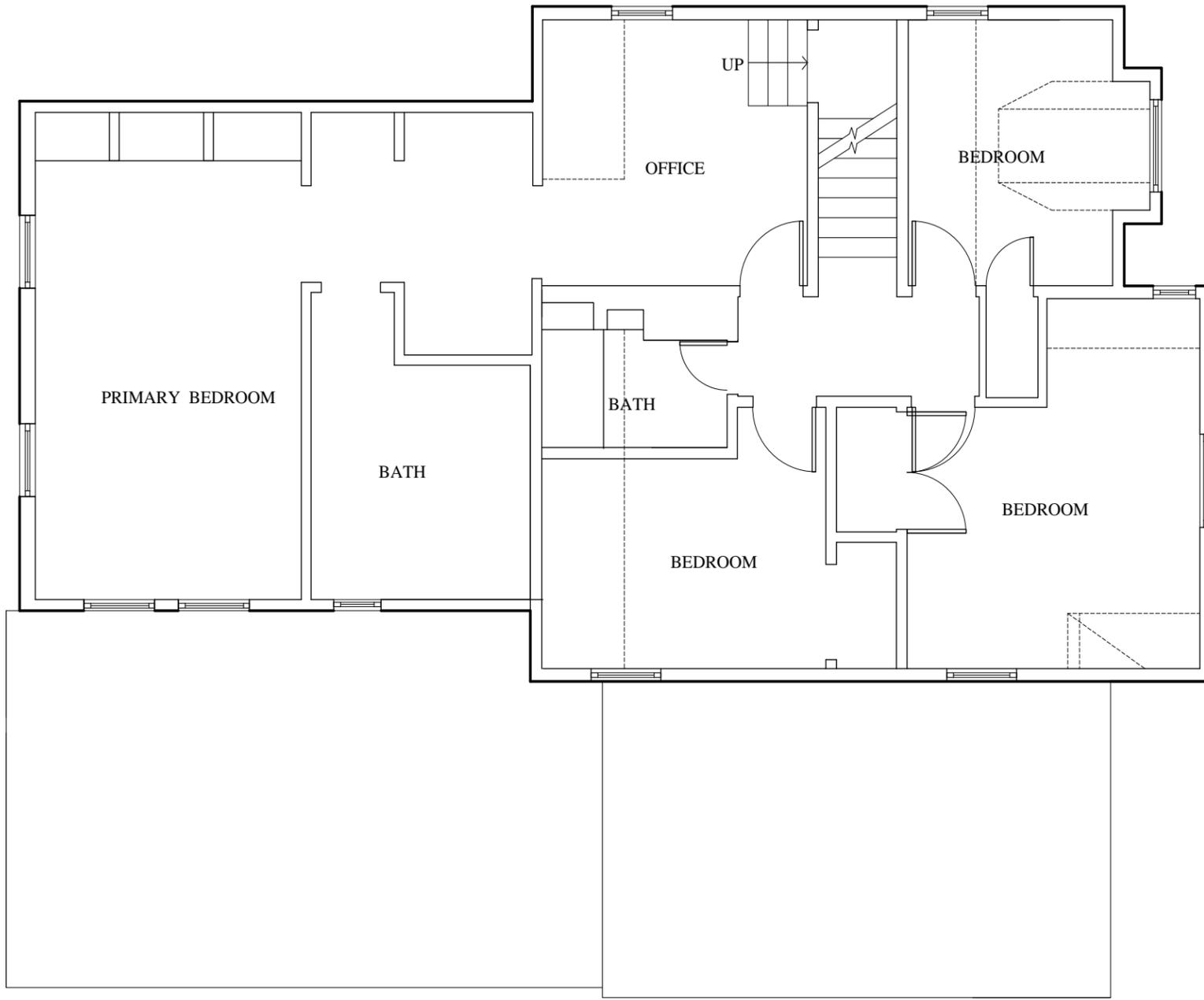
1718 Sherman Avenue, Evanston Illinois 60201

Project
1720 WESLEY

Title

Date

Scale



EXISTING SECOND FLOOR PLAN

Drawing No.

A6

PAUL JANICKI
ARCHITECTS

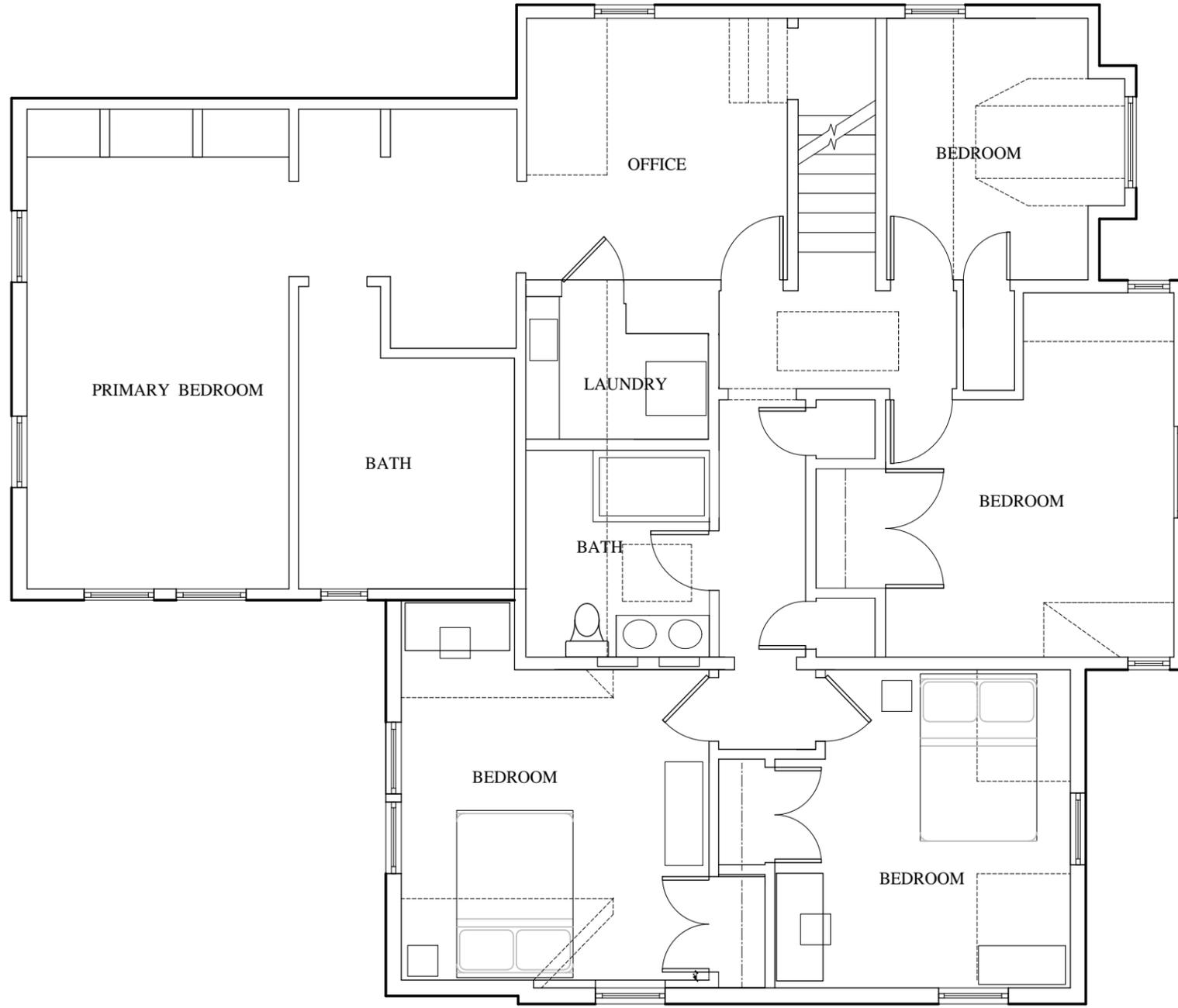
1718 Sherman Avenue, Evanston Illinois 60201

Project
1720 WESLEY

Title

Date

Scale



PROPOSED SECOND FLOOR PLAN

Drawing No.

A7

PAUL JANICKI

A R C H I T E C T S

1718 Sherman Avenue, Evanston Illinois 60201

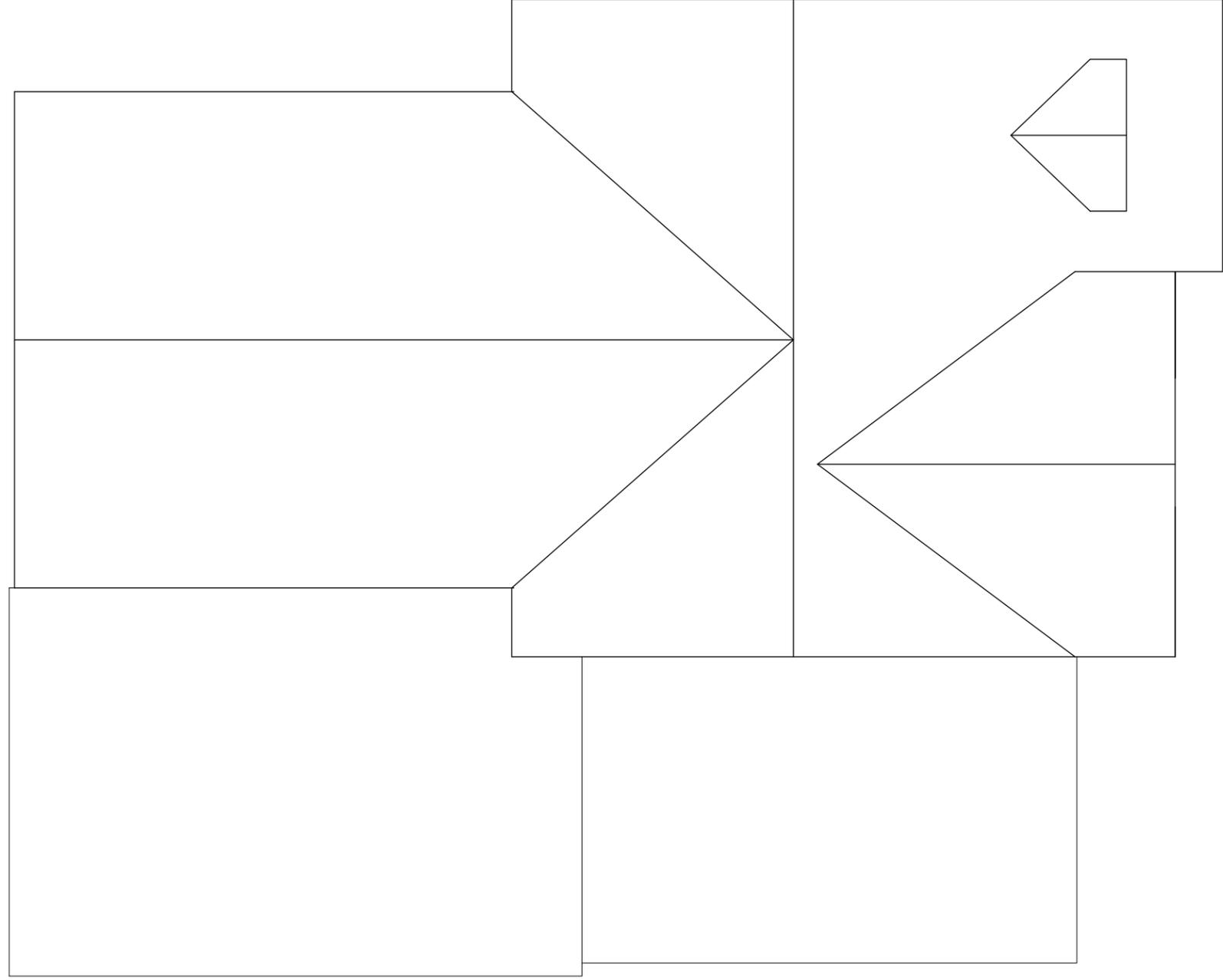
Project
1720 WESLEY

Title

Date

Scale

EXISTING ROOF PLAN



Drawing No.

A8

PAUL JANICKI

A R C H I T E C T S

1718 Sherman Avenue, Evanston Illinois 60201

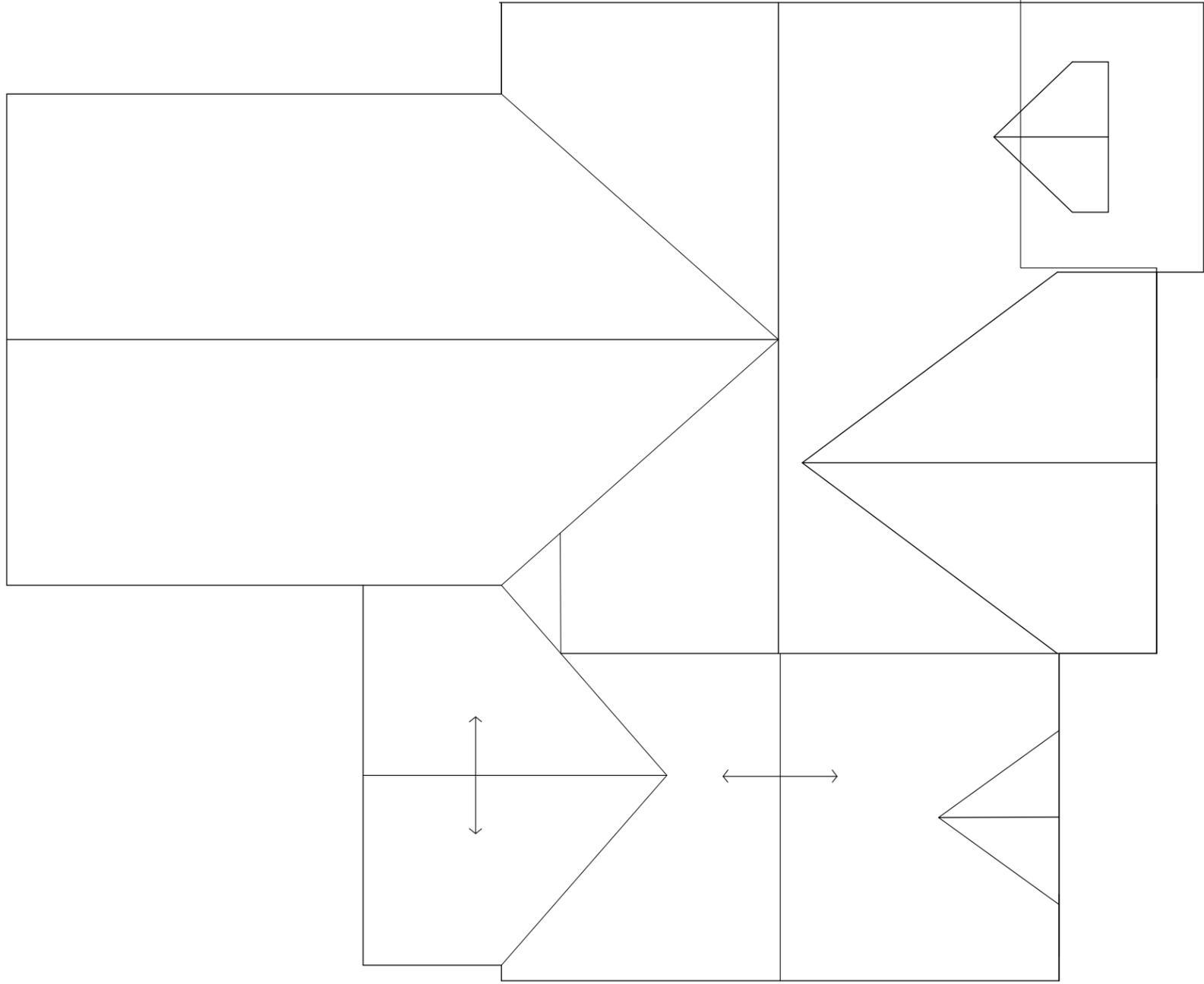
Project
1720 WESLEY

Title

Date

Scale

PROPOSED ROOF PLAN



Drawing No.

A9

PAUL JANICKI

A R C H I T E C T S

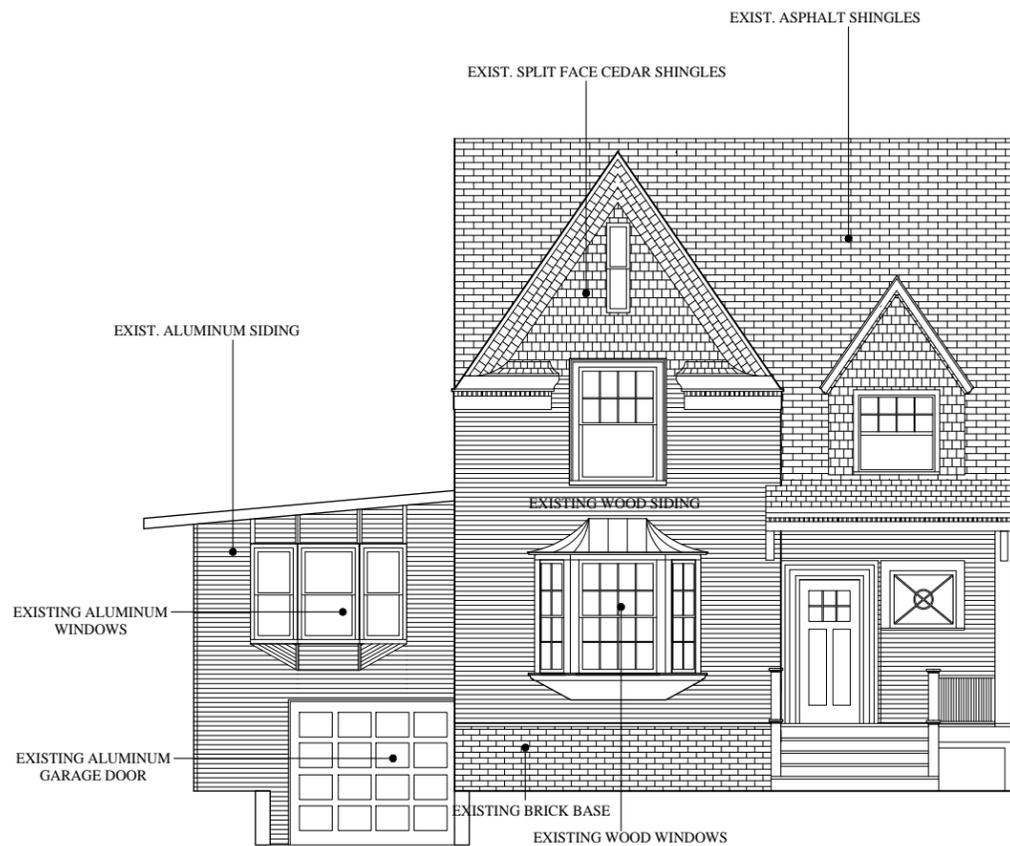
1718 Sherman Avenue, Evanston Illinois 60201

Project
1720 WESLEY

Title

Date

Scale



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

Drawing No.

A10

PAUL JANICKI
ARCHITECTS

1718 Sherman Avenue, Evanston Illinois 60201

Project
1720 WESLEY

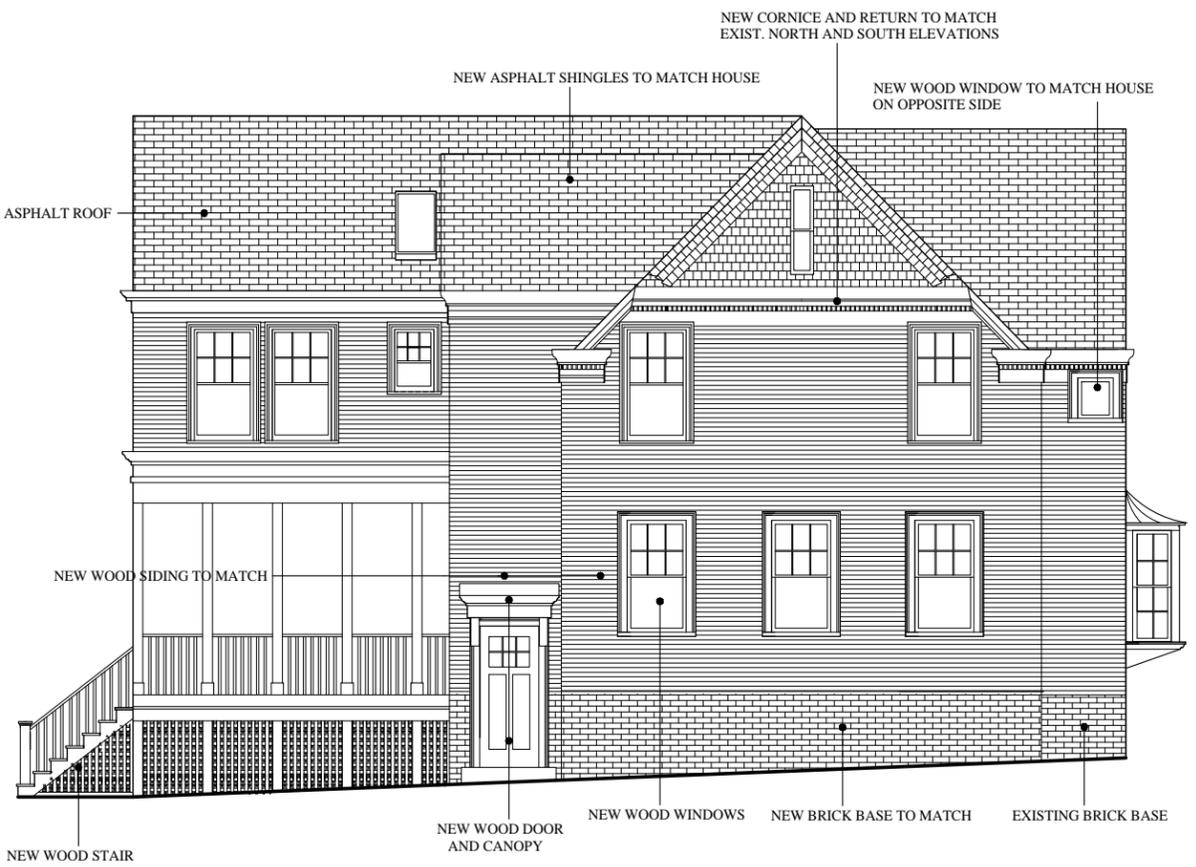
Title

Date

Scale



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

Drawing No.
A11

PAUL JANICKI
ARCHITECTS

1718 Sherman Avenue, Evanston Illinois 60201

Project
1720 WESLEY

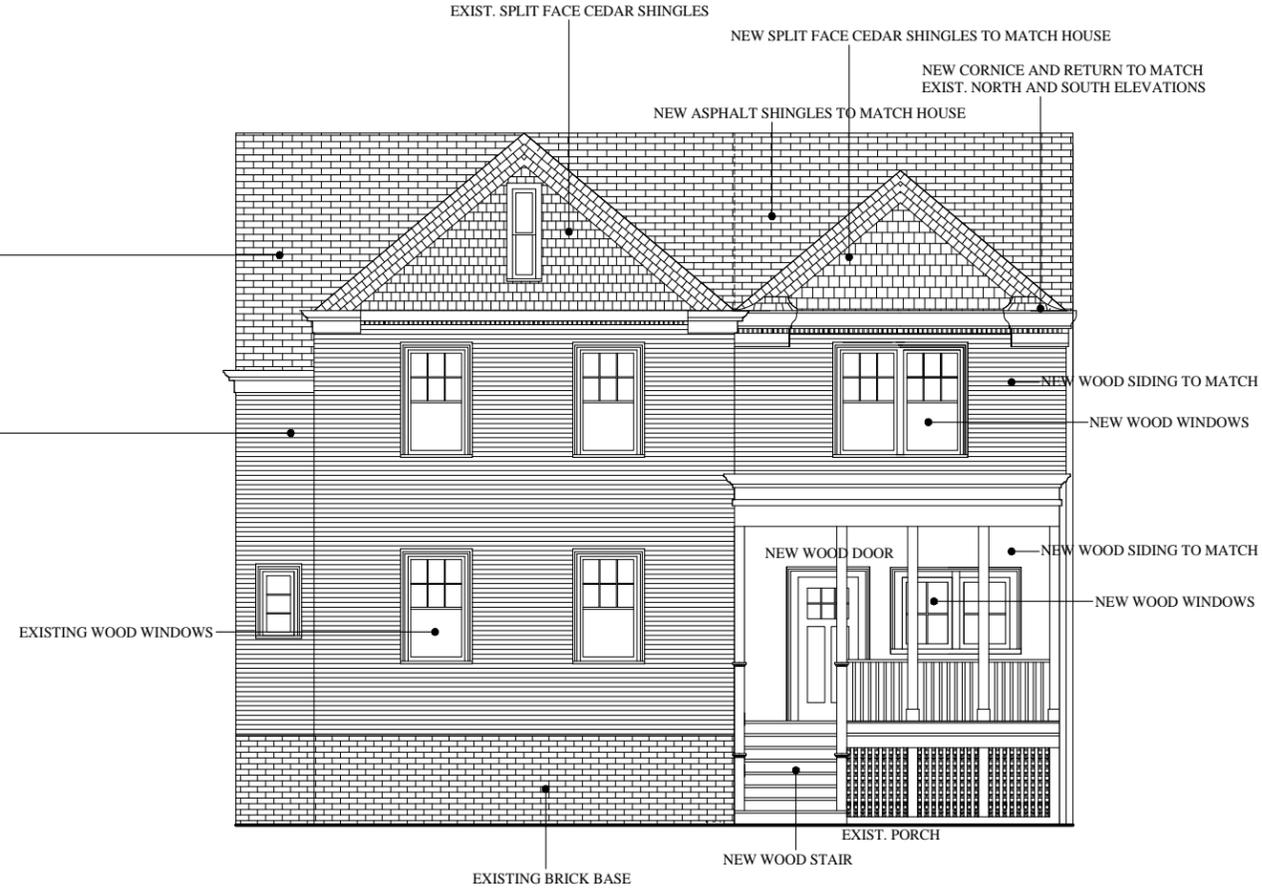
Title

Date

Scale



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

Drawing No.

A12

PAUL JANICKI
ARCHITECTS

1718 Sherman Avenue, Evanston Illinois 60201

Project
1720 WESLEY

Title

Date

Scale



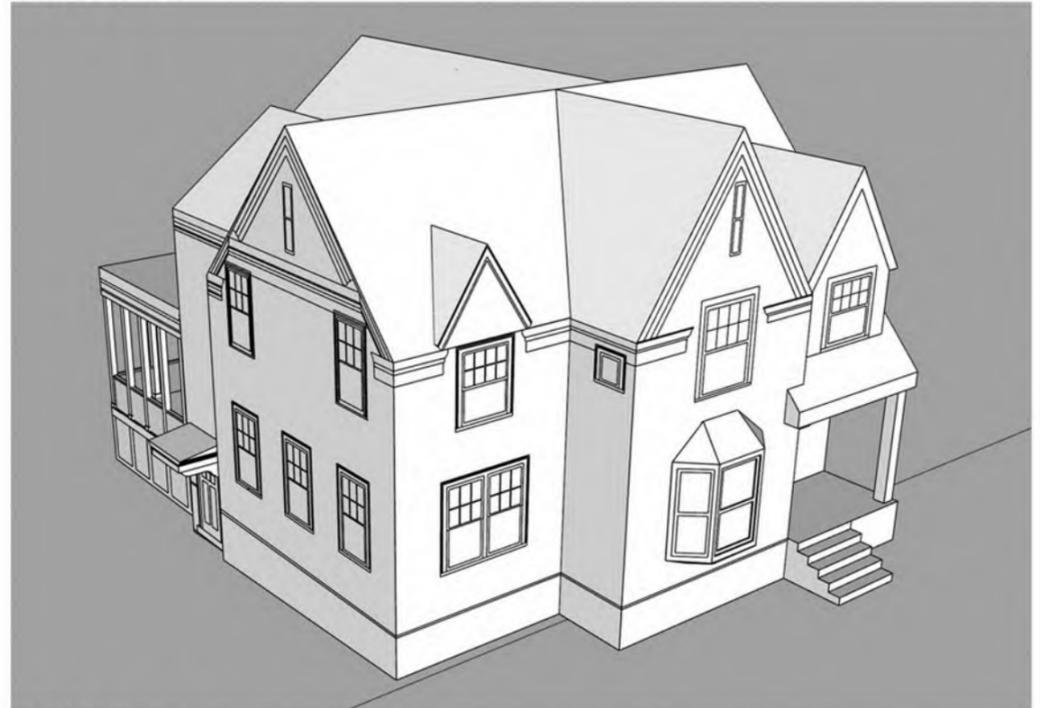
Street-Looking s.w



Street-Looking n.w.



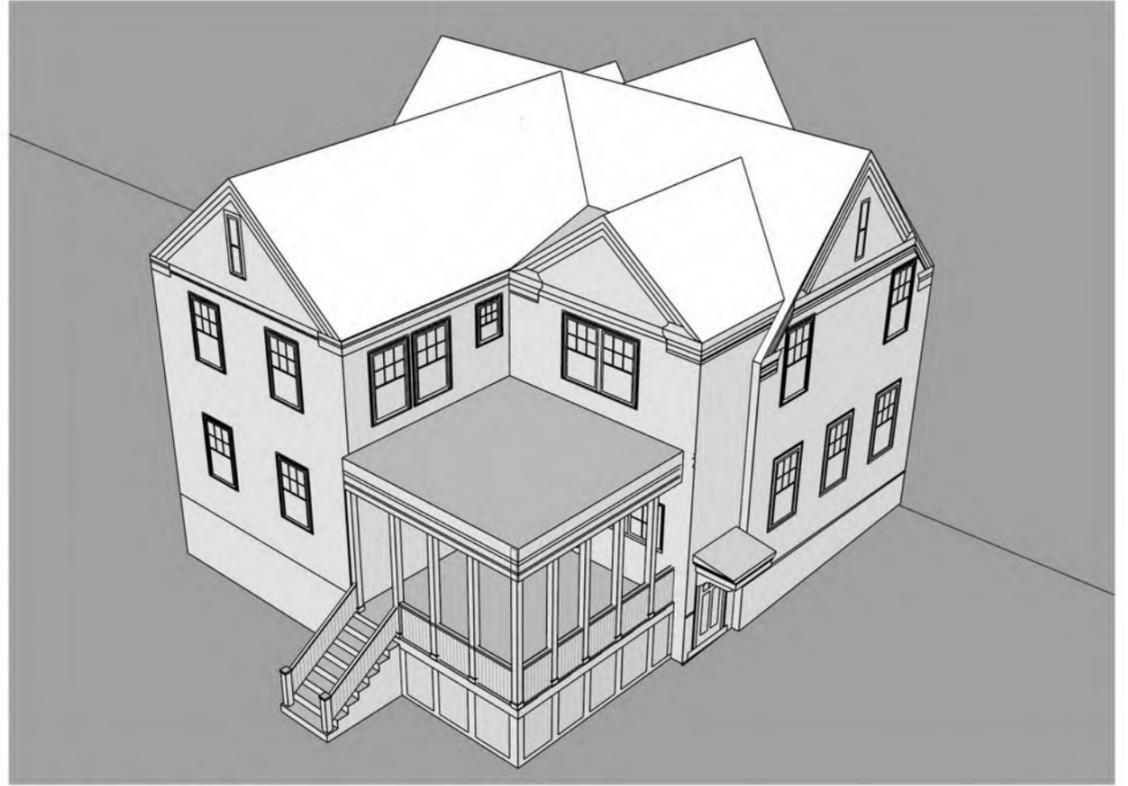
Looking n.w.



Looking n.w.



Backyard -Looking n.e.



View looking n.e.



1940 Orrington Avenue – Northeast Hist. District - 22PRES-0240

Jeanie Petrick, applicant and architect, requests a Certificate of Appropriateness to construct two dormer additions above the homes full second-story including a gable dormer at the front, east volume, and a shed dormer at the side, north volume, as well as alter the structures west, rear volume roof form.

Applicable Standards: Alteration [1-10]; and Construction [1-4, 7-8, and, 10-15]



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 1940 Orrington Avenue – 22PRES-0240
Date: January 4, 2023

Public Notice

1940 Orrington Avenue – Northeast Historic District - 22PRES-0240

Jeanie Petrick, applicant and architect, requests a Certificate of Appropriateness to construct two dormer additions above the homes full second-story including a gable dormer at the front, east volume, and a shed dormer at the side, north volume, as well as alter the structures west, rear volume roof form.

Applicable Standards: Alteration [1-10]; and Construction [1-4, 7-8, and, 10-15]

Construction Period:

1895

Style:

Classical Revival

Architect of Record:

P.C. Stewart

Condition:

Good

Integrity:

Good

Status:

Contributing

Setting:

Located in the southwest portion of the Northeast Historic District on west side of Orrington Avenue between Emerson Street to the South and Foster Street to the North, 1940 Orrington Avenue is a two-story spare Classical Revival styled home in good condition and listed as contributing to the District. 1940 Orrington is one of three consecutive properties developed in the late 20th Century by Walter Lee Brown, a local builder and real-estate speculator. Surrounding properties on the west side of Orrington Avenue are a collection of late Victorian and early Revival styles of both modest and high-style means. This portion of the District was developed earlier -- largely coming into demand following installation of the Streetcar system down Sherman Avenue and up Central Street in the late 1890s. Lot sizes and building footprints and siting also vary from the rest of the District due to the southern portions pre-dating the City's first Comprehensive Plan (1917) and first Zoning Ordinance (1921).

Significance:

The home is representative of the Districts evolution including architectural trends of the period and speculative development patterns and building forms following installation of the City's Streetcar system north along Sherman Avenue. This pattern of development would continue into the early 20th Century although the building types, styles, and forms would vary and shift from late Victorian to Arts and Crafts, and eventually Period Revival influences that would rapidly alter once pastoral land between Wilmette and Evanston into one of the City's preeminent residential neighborhoods.

Public Comment

None.

Zoning Compliance

The proposal is non-compliant with code section 6-8-1-8 (A) due to the size of the proposed side dormer which shall not occupy more than 30% of the length of the side-wall where ~50% is proposed. As proposed, the applicant would need to apply for a minor variation. The Commission is not required to hear proposals for, nor make recommendations on, minor zoning relief.

Applicable Standards

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

Staff may provide a professional opinion 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.

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: 1940 Orrington Ave.	FOR STAFF USE ONLY Application Number:
2) Owner's Name: Meg & Matt Simpson	Address: 1940 Orrington
City: Evanston State: IL Zip: 60201	Phone: 847.721.5975 Email/Fax: megan.simpson@gmail.com
3) Architect's Name: Jeanie Petrick	Address: 1320 Asbury Ave.
City: Evanston State: IL Zip: 60201	Phone: 847.721.5975 Email/Fax: petrickj@yahoo.com
4) Contractor's Name:	Address:
City: State: Zip: Phone: Email/Fax:	
5) Landmark: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
6) Within Local Historic District: <input 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:	
<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.

To accommodate my clients needs we needed to expand the attic (third floor) ceiling height. We did this by adding dormers on the front & north side. We changed the hip roof to a gable roof on the rear/west elevation.

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

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

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

Existing	Proposed		Existing	Proposed		Existing	Proposed					
<input type="checkbox"/>	<input type="checkbox"/>	Façades/Front Porch & Rear Porch Material Wood Frame Stone Brick Stucco Synthetic Stucco Wood Siding Aluminum Siding Vinyl Siding Shingle, Material: _____ Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Flashing Material Copper Sheet Metal Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Fences Wood Wrought Iron Aluminum Other: _____ Height: _____ Length: _____				
<input checked="" type="checkbox"/>	<input checked="" 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"/>	Terraces, Patios, Decks Wood Stone Brick Pavers Concrete Pavers Poured Concrete Other: _____		
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			Door Material Wood Metal Clad Other: _____		<input type="checkbox"/>		<input type="checkbox"/>	Driveway Material Asphalt Poured Concrete Brick Pavers Concrete Pavers Crushed Stone Other: _____
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Window Type Double Hung Casement Other: _____			<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			Window Material Wood Aluminum Steel Other: _____	<input type="checkbox"/>	<input type="checkbox"/>		Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed): <input type="checkbox"/> Air Conditioning Unit	
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>				Muntins Not existing True divided lights Simulated divided lights	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>		Chimney Material Brick Stone Stucco Other: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Window Material Wood Aluminum Steel Other: _____		<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"/>	<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 checked="" 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 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>America P...</u>						Date: <u>12/01/22</u>						
Print Name:												
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: *Maric Pates*

Print Name:

Date:

12/01/22

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.).

Adopted October 19, 2004/Updated March 30, 2021

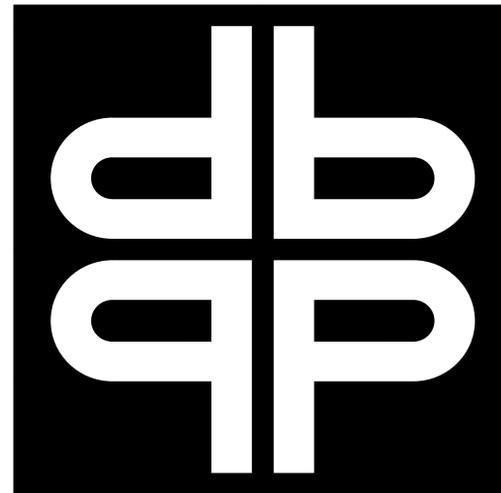
Page 4 of 4

LIST OF DRAWINGS:

PLATT OF SURVEY

- A0 - GENERAL NOTES / SPECIFICATIONS / SITE PLAN
- A1 - FLOOR PLANS, ROOF PLAN, SCHEDULES
- A2 - PROPOSED EXTERIOR ELEVATIONS
- A3 - EXISTING EXTERIOR ELEVATIONS
- A4 - INTERIOR ELEVATIONS & STRUCTURAL FRAMING

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



PETRICK
ARCHITECTURE + INTERIORS

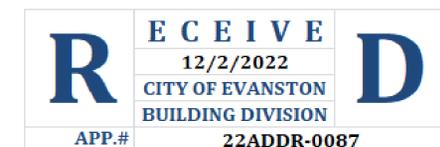
CODE COMPLIANCE:

- 2021 INTERNATIONAL RESIDENTIAL CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL FUEL GAS CODE
- 2020 NATIONAL ELECTRICAL CODE AS AMENDED
- 2012 NFPA LIFE SAFETY CODE
- 2012 NATIONAL FIRE CODE
- STATE OF ILLINOIS ENERGY CODE (2018 IECC AS AMENDED)
- STATE OF ILLINOIS PLUMBING CODE
- ILLINOIS ACCESSABILITY CODE
- LOCAL CODE REQUIREMENTS

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

SIMPSON RESIDENCE

1940 ORRINGTON AVENUE
EVANSTON, ILLINOIS
60201



01 DECEMBER 2022

GENERAL NOTES

DESIGN & LOADS:

STRUCTURAL DESIGN OF THIS BUILDING IS IN ACCORDANCE WITH THE 2009 IRC.

THE LIVE LOADS USED IN DESIGN ARE AS FOLLOWS:

- TYPICAL FLOORS – 40 PSF
- GROUND SHOWN LOAD – 30 PSF
- ATTIC – 30 PSF
- ROOF LOAD – 20 PSF
- BASIC WIND SPEED – 90 MILES PER HOUR

CONCRETE:

1. CONCRETE SHALL BE REGULAR WEIGHT, CONFORM TO ASTM C33, AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.

- A. FOOTINGS, FOUNDATION WALLS = 3,000 PSI
- B. INTERIOR SLAB ON GRADE = 3,500 PSI
- C. EXTERIOR SLAB ON GRADE = 4,000 PSI

2. ALL CONCRETE EXPOSED TO THE WEATHER SHALL HAVE 6% AIR CONTENT.

3. DETAIL, FABRICATE AND ERECT ALL CONCRETE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE SPECIFICATIONS, LATEST EDITION.

4. CONCRETE CONSTRUCTION SHALL CONFORM TO "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 308)

5. CONCRETE SHALL BE "READY-MIXED CONCRETE" AND SHALL CONFORM TO ASTM C94. CONCRETE SHALL BE CONVEYED AND DEPOSITED IN ACCORDANCE WITH THE RECOMMENDATIONS OF ACI 614 AND ACI 318-95, SECTION 5.3.

6. CONCRETE WHEN PLACED, SHALL HAVE A TEMPERATURE BETWEEN 50 DEGREES F. AND 70 DEGREES F. THE TEMPERATURE OF CONCRETE DURING MIXING OF TRANSPORTATION SHALL NEVER BE LOWER THAN 40 DEGREES F. NOR HIGHER THAN 90 DEGREES F.

7. PROVIDE A 3/4" CHAMFER EDGE ON ALL EXPOSED CORNERS OF CONCRETE.

REINFORCING:

A. ALL BARS UNLESS OTHERWISE NOTED TO BE 60 FYKSI AND ASTM A615. TIES AND STIRRUPS TO BE 60 FYKSI AND ASTM A615. WELDED WIRE FABRIC (SMOOTH) TO BE 65 FYKSI AND ASTM A185.

9. CAST IN PLACE CONCRETE:

- A. ALL CONCRETE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH BOCA CHAPTER 19 AND ACI 318.
- B. ALL REINFORCING SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH CRSI "MANUAL OF STANDARD PRACTICES".
- C. PROVIDE EXTRA REINFORCING ON EACH FACE AROUND ALL OPENINGS 24" OR LARGER IN ALL WALLS EQUAL TO 2-#5 BARS ON 4 SIDES AND EXTEND 2 FT. BEYOND CORNER OPENINGS.

MIN. COVERAGE:

- A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH = 3 IN.
- B. CONCRETE EXPOSED TO EARTH OR WEATHER, #5 – #11 BARS = 2 IN., #5 AND SMALLER = 1 1/2 IN.
- C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND, SLABS & WALLS = 3/4 IN., BEAMS & COLUMNS = 1 1/2", PRIMARY REINFORCEMENT, TIES & STIRRUPS = 1 1/2"
- 9. FOOTINGS:

- A. FOOTINGS ARE SIZED FOR A MAXIMUM TOTAL LOAD BEARING PRESSURE OF 3000 PSF.
- B. FOOTINGS SHALL AT LEAST BE PLACED AT A MINIMUM DEPTH TO CONFORM TO LOCAL CODES, NAMELY 3'-6" BELOW GRADE.
- C. THE FINAL 3" OF EXCAVATION SHALL BE REMOVED BY HAND TOOL OPERATIONS IN ORDER TO ASSURE UNDISTURBED BEARING SURFACE.
- D. FOOTINGS SHALL BE FOUNDED OF FIRM, UNDISTURBED, NATIVE, FREE-DRAINING SOILS. CONDITIONS FOUND TO BE OTHERWISE SHALL BE REPORTED TO THE ARCHITECT.
- E. THE BOTTOM SURFACE OF FOOTINGS SHALL NOT SLOPE MORE THAN 1.0 VERTICAL TO 10.0 HORIZONTAL, EXCEPT AS SHOWN ON THE DWGS.
- F. NO EXCAVATION SHALL BE MADE LOWER AND CLOSER TO ANY FOOTING THAN 1.0 VERTICAL TO 3.0 HORIZONTAL, EXCEPT AS SHOWN IN DWGS.
- G. ALL GROUND OVER WHICH FOOTINGS AND SLAB-ON-GRADE ARE TO BE PLACED SHALL BE FREE OF EXPANSIVE OR COMPRESSIBLE DEBRIS AND ORGANIC MATERIAL.
- H. NO FOOTING AND SLAB-ON-GRADE CONCRETE SHALL BE PLACED ON MUDDY OR FROZEN GROUND. SUB-GRADE OR SLAB-ON-GRADE SHALL BE DAMP AT TIME OF CONCRETE PLACEMENT.

ROUGH CARPENTRY:

1. ALL PLYWOOD SHALL BE DFWA GRADE MARKED TO COMPLY WITH PS1-66 AND SHALL BE STANDARD C-D, FLAT. FLOOR PLYWOOD SHALL BE 3/4" T&G APA 48/24.
2. PROVIDE ADDITIONAL STUDS TO EXISTING FRAMING BETWEEN FIRST AND SECOND FLOOR.
3. TOP PLATES SHALL BE DOUBLED ON ALL STUD WALLS.
4. CRIPPLES UNDER HEADERS SHALL BE CONTINUOUS TO THE SOLE PLATE.
5. BLOCK ALL STUD WALLS AS REQUIRED FOR SHEATHING.
6. BLOCKING 2" WIDE OF EQUAL DEPTH OF THE MEMBERS SHALL BE PROVIDED BETWEEN ALL JOISTS AND RAFTERS AT THEIR SUPPORTS, UNLESS MEMBERS ARE NAILED TO A RIM JOIST.
7. INSTALL ALL HORIZONTAL MEMBERS WITH CROWN UP.
8. ALL MEMBERS IN BEARING SHALL BE ACCURATELY CUT AND ALIGNED SO THAT FULL BEARING IS PROVIDED WITHOUT THE USE OF SHIMS.
9. ALL RAFTERS SHALL BE NOTCHED FOR FULL BEARING AT ALL SUPPORTS.
10. ALL JOISTS SHALL HAVE A MIN. OF 2" BEARING AT SUPPORTS. LAPPING JOISTS SHALL HAVE 6" LAPS CENTERED OVER INTERIOR SUPPORTS.
11. LEDGERS AND STUD WALL FOUNDATION SILL PLATES SHALL BE TREATED AND BOLTED TO CONCRETE WITH "X" 10" ANCHOR BOLTS AT 5'-0" O.C. MAX. SPACING. AT LEAST TWO BOLTS SHALL BE PROVIDED FOR EACH PIECE WITH ONE BOLT WITHIN 1'-0" OF EACH END.
12. ALL WALL SHEATHING SHALL BE APPLIED AS FOLLOWS:
 - A. CENTER VERTICAL JOINTS OVER STUDS AND CENTER HORIZONTAL JOISTS OVER 2" BLOCKING OR PLATE.
 - B. NAIL TOP OF PANELS TO DOUBLE TOP PLATE AND NAIL BOTTOM OF PANELS TO ANCHORED SILL PLATE.
 - C. INSTALL 4X8 PLYWOOD SHEATHING AT ALL CORNERS AND LET 1X4 FOR WIND BRACING.
 - D. APPLY GYPSUM BOARD SO THAT END JOINTS OF ADJACENT COURSES DO NOT OCCUR OVER THE SAME STUD.
13. ALL ROOF AND FLOOR SHEATHING SHALL BE APPLIED AS FOLLOWS: CENTER PANEL AND JOINTS, RAFTERS OR SUB-PURLINS USING HALF PANEL STAGGERED PANEL.
14. ALL GRADES OF LUMBER SHALL CONFORM WITH WMPA GRADING RULES FOR WESTERN LUMBER – CURRENT EDITION. LUMBER GRADES ARE TO BE THE EQUIVALENT TO THE FOLLOWING:
 - A. 2X12, 2X10 WOOD JOISTS – SPRUCE PINE-FIR NO.2, STUDS 2X4 OR 2X6 HEM-FIR NO.2.
 - B. ALL 2" LUMBER SHALL BE SEASONED TO 19% MAX. MOISTURE CONTENT.
 - C. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY OR SOIL SHALL BE PRESSURE TREATED AND BOLTS/NUTS SHALL BE PROVIDED WITH STANDARD WASHERS.
 - D. MIN. NAILED CONNECTION FOR WOOD FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH THE GOVERNING BUILDING CODE.
15. HEADERS AND GRIDDERS OF NOMINAL LUMBER SHALL BE SIZED IN ACCORDANCE WITH IRC TABLE R502.5 (1). ENGINEERED LUMBER IS SUBJECT TO SPAN DATA REVIEW FROM THE MANUFACTURER. IRC TABLE R301.5

E. CONNECTORS SHOWN ON THE DETAILS ARE MANUFACTURED BY SIMPSON. SUBSTITUTIONS WILL BE ALLOWED WITH APPROVAL OF ARCHITECT.

F. PROVIDE 3 ROWS – 12# COMMON WIRE (0.148"x3.25") AT 12" ON CENTER FOR DOUBLE MICROLAM.

G. PARALLEL STRAND LUMBER SHALL BE 2.0E OR 1.8E FOR COLUMN MANUFACTURED BY TRUSS JOIST MOCILLAM OR APPROVAL OF EQUAL.

H. PRE-ENGINEERED GLUE-LAMINATED BEAMS, GRIDDERS, AND PURLINS SHALL BE 1.9E MICROLAM LVL OR EQUAL WITH G=118.750 PSI.

16. ALL NEW PLYWOOD SUBFLOOR TO BE GLUED AND SCREWED TO JOISTS. ANY JOIST HANGERS THAT ARE USED SHALL BE GLUED AND MECHANICALLY FASTENED TO JOISTS.

17. (DELETED)

18. FLOOR JOIST UNDER PARTITIONS RUNNING PARALLEL WITH JOIST TO BE DOUBLED UP.

19. THE GOVERNING IRC CODES LIMIT CUTTING AND NOTCHING OR DRILLING OF STUDS AND JOISTS AS FOLLOWS:

- A. STUDS – ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NON-BEARING PARTITIONS MAY BE NOTCHED NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. A STUD IN AN EXTERIOR OR A BEARING WALL MAY BE BORED TO 60% OF THE STUD WIDTH PROVIDED THAT THIS STUD IS DOUBLED AND THAT NO MORE THAN 2 SUCCESSIVE STUDS ARE BORED.
- B. JOISTS – NOTCHES IN THE TOP AND BOTTOM OF JOISTS SHALL NOT EXCEED 1/6 OF THE JOIST DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. WHEN JOISTS ARE NOTCHED AT THE ENDS, THE NOTCH SHALL NOT EXCEED 1/4 OF THE JOIST DEPTH. HOLES BORED WITHIN JOISTS SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER OF THE HOLES SHALL NOT EXCEED 1/3 THE DEPTH OF THE JOIST.

20. ALL WOOD POSTS TO BE CONTINUOUS FROM TOP OF FOUNDATION WALL OR STEEL BEAM. PROVIDE SOLID BLOCKING FOR FULL DIMENSION OF POST WHERE INTERRUPTED BY FLOOR.

21. ALL T&J JOISTS SHALL BE NOTCHED ACCORDING TO THE TRUSS JOIST CATALOG.

22. CROSS BRIDGING: 1X3 WOOD FOR ALL SPANS EXCEEDING 8'-0".

23. FLOOR AND ROOF JOISTS AND RAFTERS FRAMING INTO THE SIDES OF BEAMS SHALL HAVE PRE-FABRICATED END BRACKETS OR SUPPORTING LINE LOADS INDICATED PLUS FLOOR DEAD LOAD = 15 PSF. SLOPED ROOF LOAD = 17 PSF.

25. ALL OPENINGS IN THE EXTERIOR WALLS SHALL BE SEALED TIGHT WITH CAULK OR APPROVED EQUAL.

ELECTRICAL:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2011 NEC AND WITH ALL LOCAL ELECTRICAL CODES, PROVISIONS, AND AMENDMENTS FOR THE CITY.
2. OUTLET SPACING SHALL CONFORM TO N.E.C. 210.52.
3. PROVIDE A MIN. OF 2 – 20 AMP GENERAL POWER CIRCUITS FOR THE KITCHEN COUNTERS. ALL KITCHEN COUNTER OUTLETS SHALL HAVE GFCI PROTECTION.
4. PROVIDE A MIN. OF 1 – 20 AMP CIRCUIT FOR EACH NEW BATHROOM. ALL BATHROOM OUTLETS SHALL HAVE GFCI PROTECTION.
5. ALL GARAGE OUTLETS SHALL HAVE GFCI PROTECTION.
6. THE OWNER WILL SELECT ALL LIGHTING FIXTURES, COVER PLATES AND TRIM PLATES. COORDINATE THE SELECTION OF ALL ELECTRICAL FIXTURES AND THE SELECTION OF COLORS AND FINISHES FOR ELECTRICAL DEVICES AND FIXTURES WITH OWNER.
7. ALL CIRCUITS SUPPLYING RECEPTACLE, LIGHTING, SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR OUTLETS INSTALLED IN BEDROOMS, LIVING ROOMS, DINING ROOMS, FAMILY ROOMS, RECREATION ROOMS, MUDROOMS, BREAKFAST ROOMS, DEN, PARLORS, LIBRARIES, SUNROOMS Foyers, HALLWAYS, DRESSING ROOMS, CLOSETS AND SIMILAR ROOMS AND AREAS REQUIRE AFCI PROTECTION.
8. ALL RECEPTACLE OUTLETS TO BE TAMPER-RESISTANT WITH THE EXCEPTION OF: A.) RECEPTACLES LOCATED MORE THAN 5'-6" ABOVE FINISHED FLOOR LEVEL. B.) RECEPTACLES SERVING APPLIANCES NOT READILY MOVED SUCH AS REFRIGERATORS, DISHWASHERS, CLOTH WASHERS AND SIMILAR APPLIANCES.

9. PVC ELECTRICAL CONDUIT IS ONLY ALLOWED FOR UNDERGROUND INSTALLATIONS AND SHALL TRANSITION TO METAL CONDUIT AT LAST ELBOW BEFORE EMERGING. NEC 352.10, 4-6-3 EVANSTON AMENDMENTS.

10. MIN. CABLE ROMEX AND SEC. WIRE METHODS NOT ALLOWED. NEC ART 334 & 338 DELET, 4-6-3 EVANSTON AMENDMENTS

RESIDENTIAL CODE NOTES:

1. ALL NEW SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE EMERGENCY EGRESS WINDOW WITH A MIN. OF 5.7 SF OF OPENABLE AREA. THESE WINDOWS SHALL BE LOCATED LESS THAN 44" ABOVE THE FINISHED FLOOR AND SHALL MEET OR EXCEED THE MIN. DIMENSIONAL OPENING REQUIREMENTS OF 24" X 20".
2. PROVIDE SMOKE ALARMS IN BEDROOMS, WITHIN THE VICINITY OUTSIDE BEDROOMS AND ON EACH LEVEL OF THE BUILDING. SMOKE ALARMS SHALL BE INTERCONNECTED AND HARDWIRED. IRC R314.3 & R314.4
3. ALL GLAZING IN DOORS, DOOR SIDE LITES, SKYLIGHTS AND WINDOWS ADJACENT TO BATHTUBS SHALL BE FULLY TEMPERED GLASS WITH VISIBLE TEMPERING STAMPS.
4. ALL AIR LEAKAGE POSSIBILITIES WILL BE SEALED TO LIMIT INFILTRATION. THE SEALS WILL COMPLY WITH 2012 ICC SECTION 402.4.1. (I.E. ALL JOINTS, PENETRATIONS, WOV /DR OPENINGS, BEHIND TUBS & SHOWERS ON EXTERIOR WALLS, ATTIC ACCESS OPENINGS.
5. PROVIDE A BUILDING ADDRESS IDENTIFICATION WITH A MIN. 4 INCH CHARACTERS ON THE STREET SIDE OF THE BUILDING. IRC R319.1
6. DRAINAGE GRADE SHALL BE 5% AWAY FROM FOUNDATIONS FOR 10 FEET, REQUIRED GUTTER DOWNSPOUTS SHALL DISCHARGE 5 FEET FROM FOUNDATIONS AND NOT CREATE A NUISANCE. IRC R401.3 & R801.3 EVANSTON AMENDMENT

ADDITIONAL NOTES:

1. OPENINGS IN WALLS OR FLOORS AROUND THE DRAIN AND/OR WATER LINES MUST BE SEALED. IRC R302.12
2. BUILDING THERMAL ENVELOPE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING FOUR AIR CHANGES PER HOUR BY A BLOWER DOOR TEST. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY WITH A SIGNED-RESULTS TEST SUBMITTED TO EVANSTON DURING FINAL INSPECTIONS. ICC R402.4.1
3. REQUIRED AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM TO BE INSTALLED. IT SHOULD MEET ALL REQ.TS FOR NFPA 13D FIRE SPRINKLER SYSTEM AND IRC R313.2
4. PROVIDE A PASSIVE RADON CONTROL SYSTEM. 420 ILLCS 52, 2012 IRC APPENDIX F SEC. AF 103.6
5. PROVIDE A "DIA. WATER SERVICE COPPER TYPE K LINE" TO COACH HOUSE OFF THE EXISTING RESIDENTIAL SERVICE LINE. THE WATER METER SHALL BE INSTALLED IN THE BUILDING WITHIN 60" OF THE WATER SERVICE ENTRANCE. THE METER SHALL HAVE UNIONS ON THE INLET AND OUTLET OPENINGS. A FULL-PORT VALVE WITH AN OPEN AREA AT LEAST THAT OF THE WATER SERVICE SHALL BE PROVIDED FOR ALL METERS AND SHALL BE PROVIDED WITH A DRAIN VALVE INSTALLED ON THE DISCHARGE SIDE OF THE METER VALVE WHEN LOCATED INSIDE OF A BUILDING. (SEE APPENDIX I, ILL. H AND I) 4-5-3 EVANSTON AMENDMENT SUBSECTION 890.119(3)
6. HOT WATER PIPES OF 3/4" DIA. AND LARGER SHALL BE INSULATED TO R-3. ICC R403.5.3

GENERAL NOTES:

1. ALL MECHANICAL EXHAUSTS SHALL DISCHARGE TO THE OUTDOORS.
2. NEW & REPLACE PLUMBING FIXTURES TO BE WATERSEAL WHEN AVAILABLE
3. COPPER WATER LINES SHALL NOT BE INSTALLED IN DIRECT CONTACT WITH METAL ELECTRICAL CONDUITS.
4. NO PLASTIC PIPE, TUBING OR FITTINGS ALLOWED FOR POTABLE WATER, TYPE 'L' COPPER MINIMUM.
5. BATH SHOWER CONTROLS SHALL HAVE A TEMPERATURE MIXING VALVE SET TO MAX. 115 DEGREES F

6. EXTENSION RINGS ON ELECTRIC DEVICE BOXES ARE READY TO BE WITH FLUSH WITH SURROUNDING FINISHED WALL SURFACES

7. RECESSED LIGHTING FIXTURES IN CONTACT W/ INSULATION MUST BE IC-RATED

8. NM CABLE WIRE (ROMEX) WIRE ARE NOT ALLOWED

9. LUMINAIRES LOCATED WITHIN THE ACTUAL OUTSIDE OF DIMENSION OF THE SHOWER OR TUB SHALL BE MARKED SUITABLE FOR NET LOCATIONS.

10. NEW CIRCUITS SHALL BE ADDED TO A CIRCUIT DIRECTORY IN THE MAIN ELECTRIC PANEL

11. OPENINGS IN WALLS OR FLOORS AROUND THE DRAIN AND/OR WATER LINES MUST BE SEALED. IRC R302.12

12. HOT WATER PIPE 3/4" AND LARGER IN DIAMETER INSULATE TO R-3 MIN. ICC R403.5.3

13. 90% OF LUMINAIRES SHALL BE HIGH EFFICACY. ICC R404.1

14. KITCHEN RANGE HOOD CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM IS REQUIRED TO BE PROVIDED WITH MAKEUP AIR AT A RATE APPROX. EQUAL TO THE EXHAUST AIR RATE. IRC M503.3

15. DISHWASHER DRAIN LINE SHALL BE SECURED OR LOOPED TO THE UPPEMOST PART OF THE UNDERSIDE OF THE COUNTERTOP AND SHALL NOT CONNECT TO THE GARBAGE DISPOSAL IF PRESENT. IPC 890.710(A)

16. COPPER WATER LINES SHALL NOT BE INSTALLED IN DIRECT CONTACT WITH METAL ELECTRICAL CONDUITS. IPC 890.350(B)

17. FAMILY ROOM AND BREAKFAST ROOM RECEPTACLE OUTLETS SHALL BE SPACED NO MORE THAN EVERY 12 FEET (6 FT FROM A MIDPOINT ALONG THE WALL) NEC 210.52

18. RECEPTACLES SERVING KITCHEN COUNTERTOPS SHALL BE GFI PROTECTED AND SHALL BE LOCATED SO THAT NO POINT ALONG A COUNTERTOP WALL LINE IS MORE THAN 24 INCHES MAX. FROM A RECEPTACLE. NEC 210.8 & 210.51(3)(C)

19. ALL NEW RECEPTACLES SHALL BE TAMPER RESISTANT. NEC 408.12 / A DISCONNECTING MEANS SHALL BE LOCATED WITHIN SIGHT OF THE DISHWASHER OR A LOCKOUT BREAKER IN THE OPEN POSITION IS PROVIDED FOR THE CIRCUIT. NEC 422.30

20. KITCHEN COUNTERTOP ELECTRIC RECEPTACLE OUTLETS SHALL BE SERVED BY A MIN. OF 2 – 20AMP SMALL APPLIANCE CIRCUITS. NEC 210.52

21. AN ELECTRIC SERVICE OUTLET MUST BE INSTALLED AT AN ISLAND COUNTERTOP NEC 210.52(C)(3) IF UNDER OVERHANG IT MUST BE LESS THAN 6" FROM OUTSIDE EDGE.

22. NEW CIRCUITS SHALL BE ADDED TO A CIRCUIT DIRECTORY IN MAIN ELECTRIC PANEL NEC 408.4

23. ALL NEW EXTERIOR LIGHTING SHALL BE DESIGNED, SHIELDED AND DIRECTED SO THAT DIRECT LIGHT FROM THE LAMP DOES NOT CAUSE LIGHT TRESPASS AND PROTECTS ADJACENT PROPERTIES AND PUBLIC WAYS FROM GLARE AND EXCESSIVE LIGHTING. LIGHT LEVEL AT ANY PROPERTY LINE IS LIMITED TO ONE-HALF(0.5) FOOT-CANDLE UNLESS OTHERWISE REGULATED BY CITY CODE. NEC ARTICLE 210.70(A)(2)(4) EVANSTON AMENDMENT

NOTE: ALL EXTERIOR WALLS OPENED DURING CONSTRUCTION WITH EXISTING CAVITIES SHALL BE FILLED WITH INSULATION TO MEET EXISTING R VALUE REQUIREMENTS

NOTE: PROVIDE SMOKE ALARMS ON EACH LEVEL OF THE HOUSE AND IN EVERY BEDROOM. PROVIDE HARDWIRE WHERE ACCESSIBLE WITHOUT DRYWALL DEMOLITION. CARBON MONOXIDE DETECTOR PROVIDED ON EACH FLOOR

GENERAL:

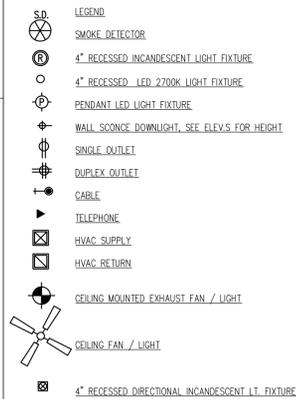
1. CONTRACTOR TO NOTIFY ALL UTILITIES AND VERIFY LOCATION OF SAME PRIOR TO THE START OF ANY CONSTRUCTION.
2. THE CONTRACTOR SHALL DISCUSS WITH THE OWNER AND INDICATE VIA DRAWINGS, FOR APPROVAL, A PROPOSED DEBRIS REMOVAL ROUTE AND DISCUSS THE NECESSARY PRECAUTIONS THAT SHALL BE TAKEN TO PROTECT THE EXISTING CONDITIONS. AT THE CONCLUSION OF THE WORK, THE CONTRACTOR SHALL RESTORE ALL DAMAGED EXISTING BUILDING CONDITIONS TO THE ORIGINAL CONDITION.
3. PERMITS AND SCHEDULES: CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND FOR SCHEDULING ALL REQUIRED INSPECTIONS. CONTRACTOR SHALL INFORM ARCHITECT OF ALL SCHEDULED INSPECTION AND UPDATED SCHEDULES.
4. THE CONTRACTOR COVENANTS AND AGREES THAT HE AND HIS SUBCONTRACTORS AND HIS AGENTS AND THEIR AGENTS, EMPLOYEES WILL PROVIDE AND MAINTAIN A SAFE PLACE TO WORK AND THAT HE AND THEY WILL COMPLY WITH ALL LAWS AND REGULATIONS OF ANY GOVERNMENTAL AUTHORITY HAVING JURISDICTION HEREOF, AND THE CONTRACTOR AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE ARCHITECT/ENGINEER(S) AND THE OWNER FROM AND AGAINST ANY LIABILITY, LOSS INJURY, DEATH, DAMAGE OR EXPENSE, INCLUDING ATTORNEY'S FEES, ARISING FROM A FAILURE OR ALLEGED FAILURE ON THE PART OF THE CONTRACTOR. HIS SUBCONTRACTORS AND HIS AND THEIR AGENTS, AND EMPLOYEES TO PROVIDE AND MAINTAIN A SAFE PLACE TO WORK OR TO COMPLY WITH ALL LAWS AND REGULATIONS OF ANY GOVERNMENTAL AUTHORITY HAVING JURISDICTION.
5. THE CARPENTER CONTRACTOR SHALL ASSUME RESPONSIBILITY UNRELIEVED BY REVIEW OF SHOP DRAWINGS OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS, FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES AND FOR SAFE CONDITIONS ON THE JOB SITE.

CODE REQUIREMENTS:

2021 INTERNATIONAL RESIDENTIAL CODE
2020 NATIONAL ELECTRICAL CODE AS AMENDED
STATE OF ILLINOIS PLUMBING CODE
STATE OF ILLINOIS ENERGY CODE
(2018 IECC AS AMENDED)

SCOPE OF WORK:

THIRD FLOOR REMODEL INCLUDING EXISTING BATHROOM. ADDITION EXTENDED ROOF TO WEST, NEW SHEDD DORMER ON THE NORTH AND A NEW GABLE DORMER TO THE EAST



GENERAL NOTES:

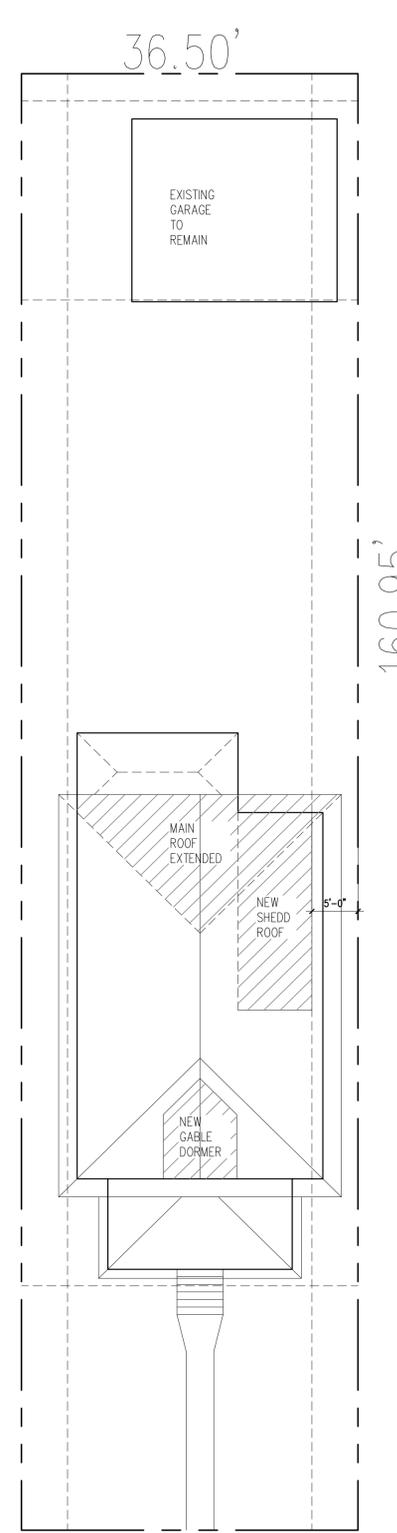
1. MECH. CONTRACTOR TO VERIFY LOADS REQUIRED. SEE DWG.S FOR LOCATION
2. PROVIDE ELECTRICAL OUTLETS PER N.E.C. ARTICLE 210-52 REQUIREMENTS, I.E. SIZE, LOCATION, ETC.
3. ALL STRUCTURAL HEADERS OVER OPENINGS LESS THAN 5'-0" WIDE ARE TO BE 2 – 2X12 UNLESS OTHERWISE NOTED.
4. ALL ELEC'L FIXTURES TO BE CENTERED IN ROOM UNLESS OTHERWISE NOTED.
5. PROVIDE SMOKE DETECTORS IN EVERY BEDROOM AND SMOKE/CO ON FIRST FLOOR AND SECOND FLOOR
6. ALL RECEPTACLE OUTLETS TO BE TAMPER RESISTANT
7. ALL SMOKE AND CARBON MONOXIDE DETECTORS TO BE WITHING 15'-0" OF ALL BEDROOMS AND ONE ON FIRST FLOOR.
8. ALL NON-COMPLIANT ELECTRICAL AND PLUMBING EXPOSED DURING THIS REMODEL WILL REQUIRE THESE SYSTEMS TO BE FORAGED IN ACCORDANCE WITH THE CURRENTLY ADOPTED CODES.

NOTE: ALL EXTERIOR WALLS OPENED DURING CONSTRUCTION WITH EXISTING CAVITIES SHALL BE FILLED WITH INSULATION TO MEET EXISTING R VALUE REQUIREMENTS

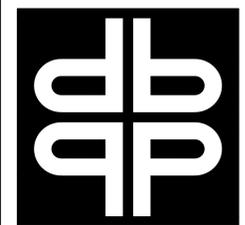
NOTE: PROVIDE SMOKE ALARMS ON EACH LEVEL OF THE HOUSE AND IN EVERY BEDROOM. PROVIDE HARDWIRE WHERE ACCESSIBLE WITHOUT DRYWALL DEMOLITION. CARBON MONOXIDE DETECTOR PROVIDED ON EACH FLOOR

GENERAL:

1. CONTRACTOR TO NOTIFY ALL UTILITIES AND VERIFY LOCATION OF SAME PRIOR TO THE START OF ANY CONSTRUCTION.
2. THE CONTRACTOR SHALL DISCUSS WITH THE OWNER AND INDICATE VIA DRAWINGS, FOR APPROVAL, A PROPOSED DEBRIS REMOVAL ROUTE AND DISCUSS THE NECESSARY PRECAUTIONS THAT SHALL BE TAKEN TO PROTECT THE EXISTING CONDITIONS. AT THE CONCLUSION OF THE WORK, THE CONTRACTOR SHALL RESTORE ALL DAMAGED EXISTING BUILDING CONDITIONS TO THE ORIGINAL CONDITION.
3. PERMITS AND SCHEDULES: CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND FOR SCHEDULING ALL REQUIRED INSPECTIONS. CONTRACTOR SHALL INFORM ARCHITECT OF ALL SCHEDULED INSPECTION AND UPDATED SCHEDULES.
4. THE CONTRACTOR COVENANTS AND AGREES THAT HE AND HIS SUBCONTRACTORS AND HIS AGENTS AND THEIR AGENTS, EMPLOYEES WILL PROVIDE AND MAINTAIN A SAFE PLACE TO WORK AND THAT HE AND THEY WILL COMPLY WITH ALL LAWS AND REGULATIONS OF ANY GOVERNMENTAL AUTHORITY HAVING JURISDICTION HEREOF, AND THE CONTRACTOR AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE ARCHITECT/ENGINEER(S) AND THE OWNER FROM AND AGAINST ANY LIABILITY, LOSS INJURY, DEATH, DAMAGE OR EXPENSE, INCLUDING ATTORNEY'S FEES, ARISING FROM A FAILURE OR ALLEGED FAILURE ON THE PART OF THE CONTRACTOR. HIS SUBCONTRACTORS AND HIS AND THEIR AGENTS, AND EMPLOYEES TO PROVIDE AND MAINTAIN A SAFE PLACE TO WORK OR TO COMPLY WITH ALL LAWS AND REGULATIONS OF ANY GOVERNMENTAL AUTHORITY HAVING JURISDICTION.
5. THE CARPENTER CONTRACTOR SHALL ASSUME RESPONSIBILITY UNRELIEVED BY REVIEW OF SHOP DRAWINGS OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS, FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES AND FOR SAFE CONDITIONS ON THE JOB SITE.



1 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



PETRICK ARCHITECTURE

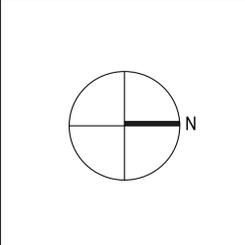
ARCHITECTURE + INTERIORS
1326 ASBURY AVENUE EVANSTON, IL
PH 847.721.5975
JP@PETRICKARCHITECTURE.COM

COPYRIGHT: THE DRAWING, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH REFERENCE TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. REPRODUCTION IS PROHIBITED COPYRIGHT 2022, PETRICK ARCHITECTURE 2022.

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

RESIDENTIAL REMODEL FOR:
SIMPSON RESIDENCE
1940 ORRINGTON, EVANSTON, IL

SCHEMATIC DESIGN	29 MARCH 2022
CLIENT REVIEW	21 MAY 2022
DESIGN DEVELOPMENT	24 JUNE 2022
ISSUE FOR PERMIT	01 DEC 2022



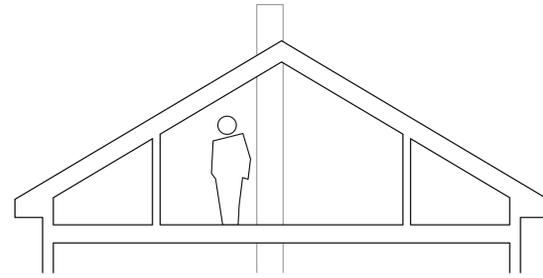
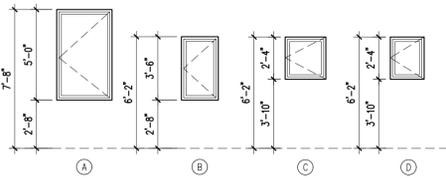
SCALE:
AS NOTED
DATE:
01 DEC 2022

A0

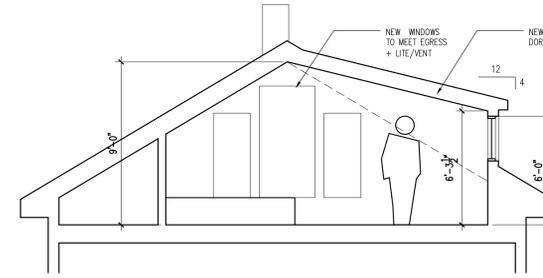
WINDOW SCHEDULE		WINDOWS BY MARVIN WINDOW MFG.		
TYPE	LIGHT (SF)	VENT (SF)	UNIT SIZE (ROUGH OPENING)	REMARKS
A	WD. CASEMENT		3'-0"W. X 5'-0"H.	MEETS EGREE CODE
B	WD. CASEMENT		2'-0"W. X 3'-6"H.	MEETS EGREE CODE
C	WD. CASEMENT		2'-2"W. X 2'-4"H.	
D	WD. CASEMENT		1'-8"W. X 2'-4"H.	
E	CURB MOUNTED SKYLIGHT (OPERABLE)		2'-6"W. X 4'-0"H.	BY VELUX

NOTE: WINDOW & DOOR GLAZING U-VALUES NOT TO EXCEED 0.30.
 / SKYLIGHTS NOT TO EXCEED .55 U-VALUE
 DOOR ORDER TO BE REVIEWED WITH ARCHITECT & OWNER BEFORE PURCHASE!!!!
 T = TEMPERED GLAZING @ HAZARDOUS LOCATIONS PER IRC SECTION 308

NOTE: ALL WINDOW OPENINGS TO BE VERIFIED IN FIELD BEFORE PURCHASE
 WINDOWS - MARVIN ULTIMATE CASEMENT NARROW FRAME PUSH OUT. EXTERIOR FINISH - WHITE TO MATCH EXTERIOR TRIM / INTERIOR - PRIMED WHITE / STICKING - SQUARE / HARDWARE FINISH - SELECTED BY ARCHITECT / OWNER

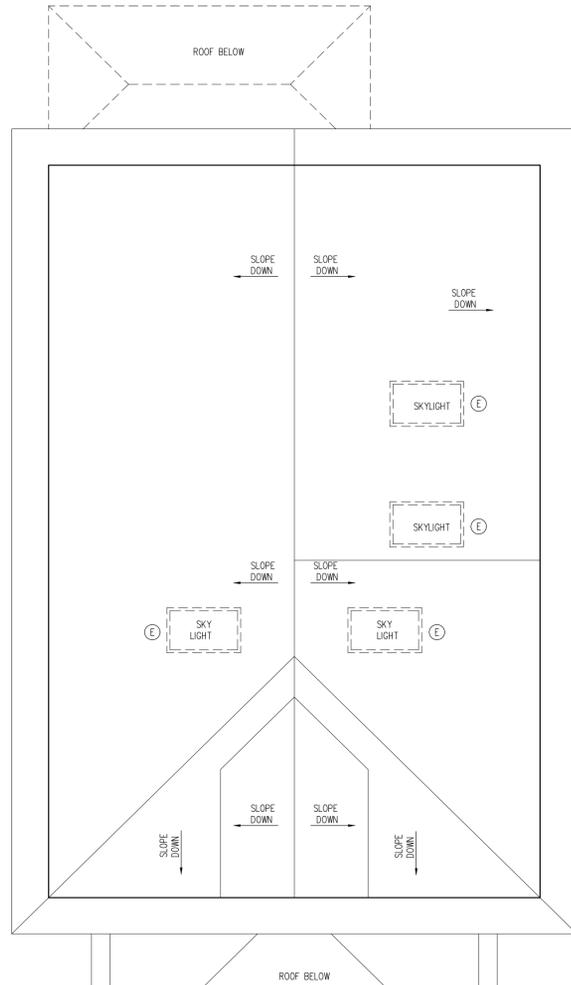


5 EXISTING BLDG. SECTION
 SCALE: 1/4" = 1'-0"

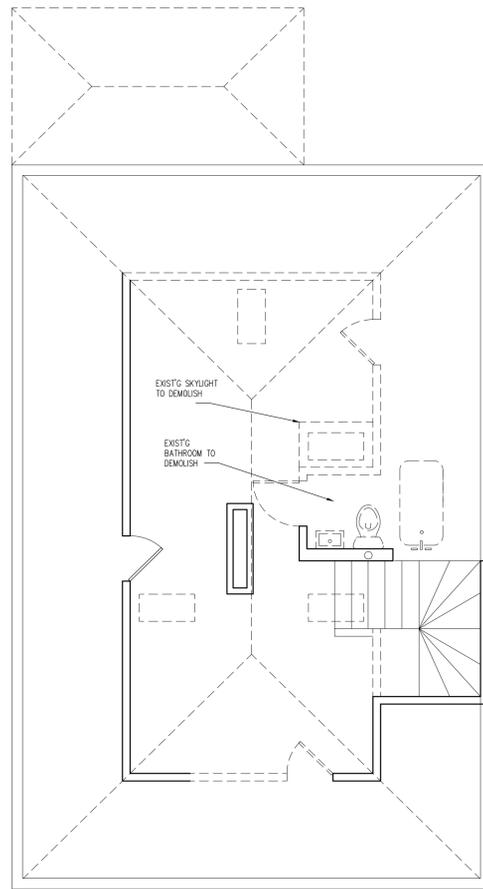


4 PROPOSED BLDG. SECTION
 SCALE: 1/4" = 1'-0"

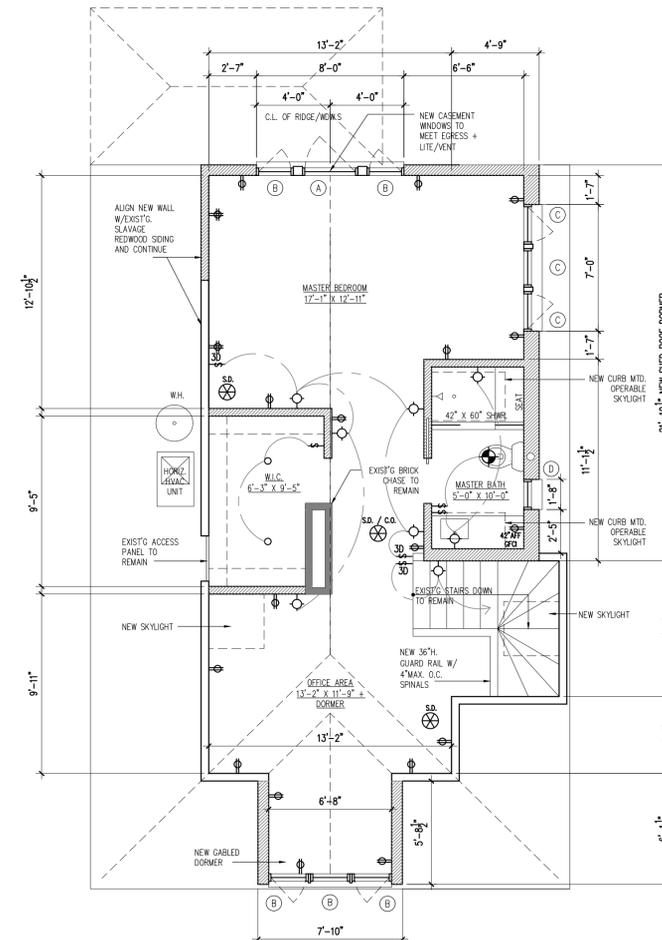
FIELD VERIFICATION: CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL FIGURED DIMENSIONS AND CONDITIONS AT THE JOBSITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.



3 PROPOSED ROOF PLAN
 SCALE: 1/4" = 1'-0"



2 DEMOLITION THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"



1 PROPOSED THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"



PETRICK ARCHITECTURE
 ARCHITECTURE + INTERIORS
 1326 ASBURY AVENUE EVANSTON, IL
 PH 847.721.5975
 JP@PETRICKARCHITECTURE.COM

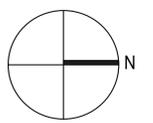
COPYRIGHT: THE DRAWING, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. REPRODUCTION IS PROHIBITED COPYRIGHT 2022, PETRICK ARCHITECTURE 2022.

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

RESIDENTIAL REMODEL FOR:

SIMPSON RESIDENCE
 1940 ORRINGTON, EVANSTON, IL

29 MARCH 2022	21 MAY 2022	24 JUNE 2022	01 DEC 2022
<input type="checkbox"/> SCHEMATIC DESIGN	<input type="checkbox"/> CLIENT REVIEW	<input type="checkbox"/> DESIGN DEVELOPMENT	<input checked="" type="checkbox"/> ISSUE FOR PERMIT



SCALE:
 AS NOTED
 DATE:
 01 DEC 2022

A1



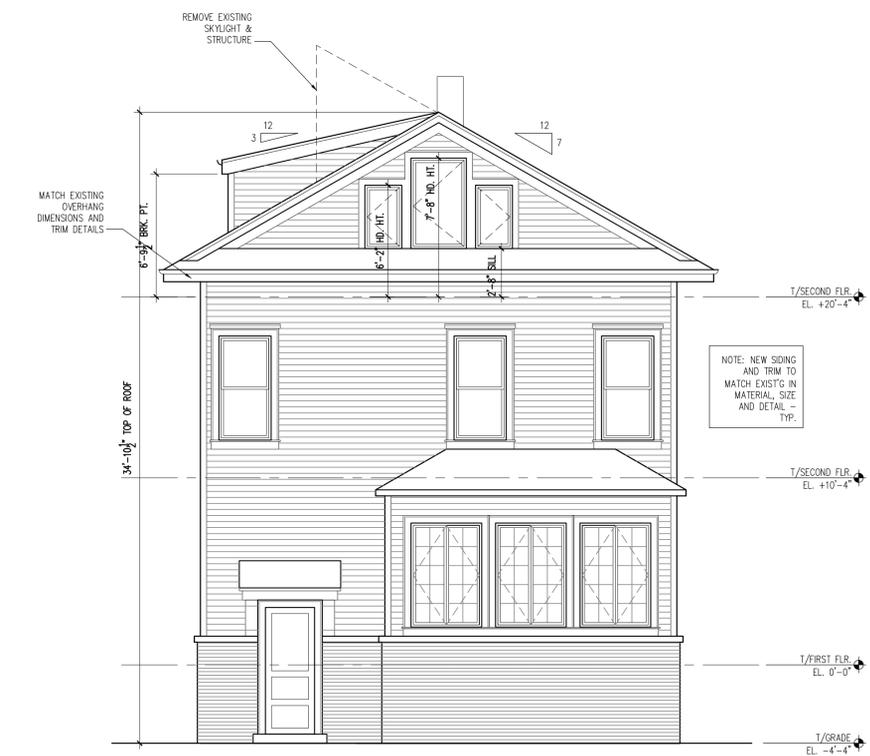
4 SIDE / SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 FRONT / EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



ARCHITECTURE + INTERIORS
1326 ASBURY AVENUE EVANSTON, IL
PH 847.721.5975
JP@PETRICKARCHITECTURE.COM

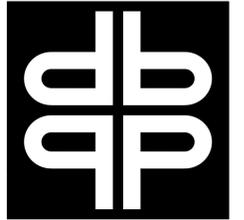
COPYRIGHT: THE DRAWING, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. REPRODUCTION IS PROHIBITED. COPYRIGHT 2022, PETRICK ARCHITECTURE 2022.

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

RESIDENTIAL REMODEL FOR:
SIMPSON RESIDENCE
1940 ORRINGTON, EVANSTON, IL

24 JUNE 2022	01 DEC 2022				
DESIGN DEVELOPMENT	ISSUE FOR PERMIT				

SCALE: AS NOTED	A2
DATE: 01 DEC 2022	



PETRICK ARCHITECTURE

ARCHITECTURE + INTERIORS
1326 ASBURY AVENUE EVANSTON, IL
PH 847.721.5975
JP@PETRICKARCHITECTURE.COM

COPYRIGHT: THE DRAWING, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. REPRODUCTION IS PROHIBITED COPYRIGHT 2022, PETRICK ARCHITECTURE 2022.

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

RESIDENTIAL REMODEL FOR:

SIMPSON RESIDENCE
1940 ORRINGTON, EVANSTON, IL

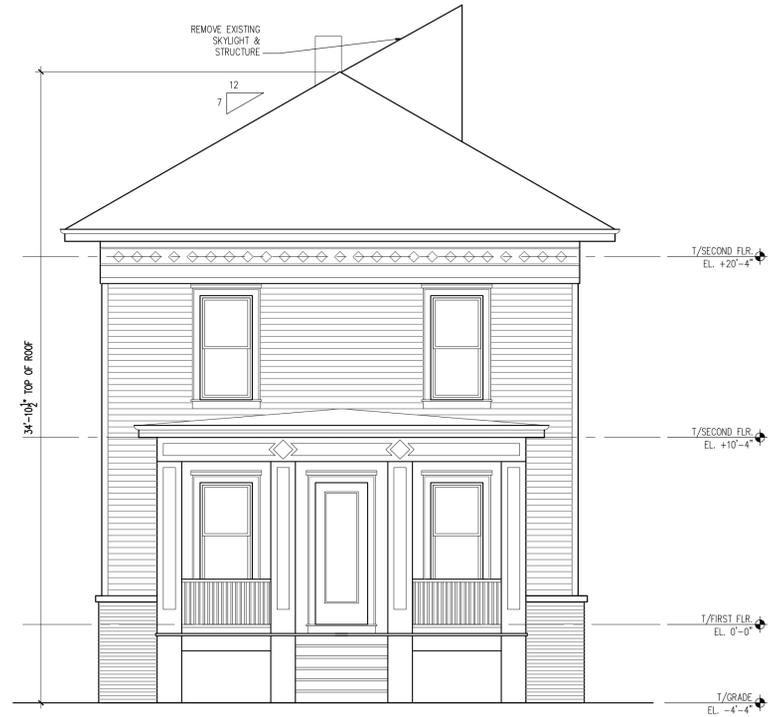
24 JUNE 2022	01 DEC 2022				
DESIGN DEVELOPMENT	ISSUE FOR PERMIT				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SCALE:
AS NOTED
DATE:
01 DEC 2022

A3



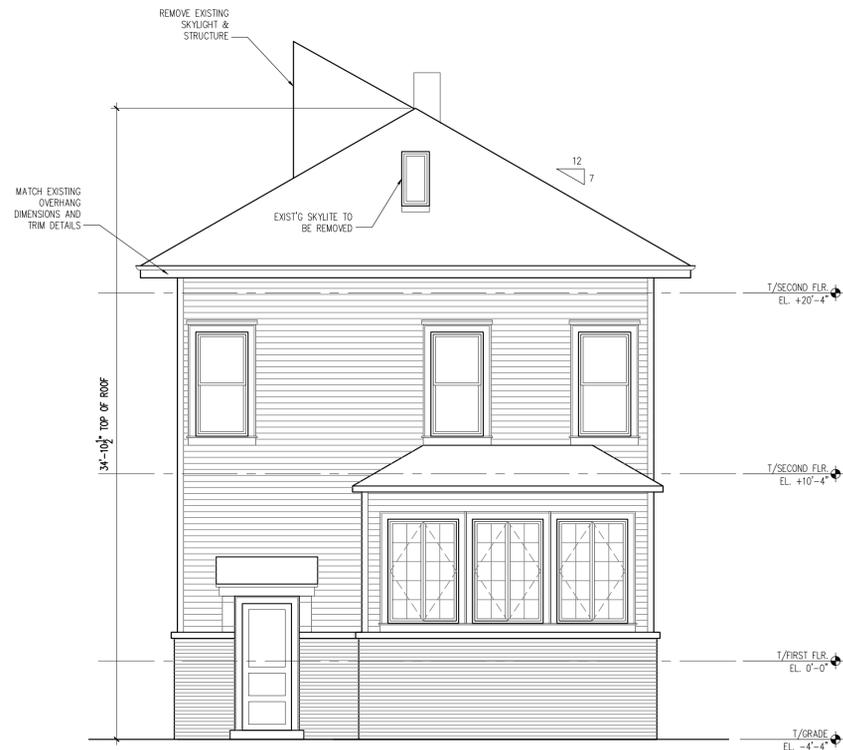
4 EXISTING SIDE / SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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





6. PROPOSED PROJECT

A. Briefly describe the proposed project:

We want to refinish the existing attic floor with adequate head room for livable space without inhibiting on the existing historic charm & exterior proportions of the residence.

B. Have you applied for a Building Permit for this project?

NO YES (Date: _____ Building Permit Application ID: 22ADDR-0087)

8. REQUESTED VARIATIONS

What specific variations are you requesting? For each variation, indicate (A) the specific section of the Zoning Ordinance that identifies the requirement, (B) the requirement (minimum or maximum) from which you seek relief, and (C) the amount of the exception to this requirement you request the City to grant.

(A) Section (e.g. 6-8-3-4, see Zoning Analysis)	(B) Requirement to be Varied (e.g., "requires a minimum front yard setback of 27 feet")	(C) Requested Variation (e.g., "a front yard setback of 25.25 feet")
1		
6-8-1-8	30% max. of side dormer of the length (44 ft. long total)	22'-0" lg. side dormer of 44'-0" lg. roof ∴ 50%
2		
3		

9. PRACTICAL DIFFICULTY

What characteristic(s) of the property prevent compliance with the requirements of the Zoning Ordinance?

low roof pitch for adequate interior
~~in~~ habitable living space

10. ALTERNATIVES

A. Have you considered revising the proposed project so that a variation is not necessary?

yes, but we need the head room

B. Have you considered revising the proposed project so that a smaller variation can be requested?

yes, but we need the head room for
livable bedroom

C. How have you minimized the impact that the variance will have on adjoining property owners?

yes, we extended dormer to the rear
of property not the front. Adjacent
properties to west are 5 storie condos

5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- (This) Completed and Signed Application Form
- Plat of Survey Date of Survey: _____
- Project Site Plan Date of Drawings: _____
- Zoning Analysis Date: _____
- Proof of Ownership Document Submitted: _____
- Application Fee Amount \$ _____ plus postage for two public notice mailings

Notes:

- **Incomplete applications will not be accepted.** Applications lacking any required documents or materials will not be accepted. Incomplete applications cannot be "held" at the zoning office.
- **Documents, drawings, or other materials submitted as part of other applications** (for example, building permit applications, or applications for Certificates of Appropriateness [Preservation Commission]) cannot be copied by the Zoning Office for submission with this application. You must provide separate copies.
- **Plats of survey** must accurately and completely reflect the current conditions of the property, must be dated and legible, and must be stamped by a licensed surveyor. Surveys must include dimensions of the property boundaries, the exteriors of all extant improvements, dimensions between structures and from structures to property boundaries.
- **Site Plans** must be legible when reproduced on letter-size paper, must be dated, and must include dimensions of all proposed improvements, dimensions between structures and from structures to property boundaries.
- **Project Zoning Analysis** - Prior to filing for a variance, you must have first applied for zoning certification (zoning analysis or by way of a building permit application), and received a "non-compliant" zoning analysis result that identified all non-complying elements of the proposed plan. You will need information from that document in order to fill out this application.
- **Proof of Ownership** - Accepted documents for proof of ownership include: deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents). **A tax bill cannot be accepted as proof of ownership.**
- **Application Fees** may be paid by cash, check, or credit card.
- **Public Notice Mailings** - A third party is used to mail notices of the application and of the determination, a total of two mailings. The applicant will be billed for these mailings by the third party.
- **Return this form and all required additional materials in person to:**

City of Evanston, Zoning Office
2100 Ridge Avenue, Room 3202
Evanston, IL 60201

Hours of Operation:
Monday – Friday, 8:30am – 5:00 pm
Excluding holidays



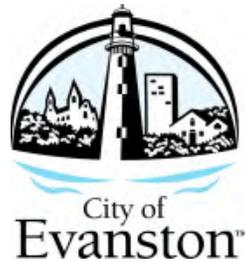
MEMORANDUM

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: Election of 2023 Officers
Date: January 3, 2023

The following Commissioners were nominated by their peers and accepted the nominations. The positions and nominees include:

- **Chair:** Commissioner Dreller
- **Vice-Chair:** Commissioner Cohen
- **Secretary:** Commissioner Klein

As each position had only one member nominated, the Commission may choose to vote on the slate of electors or nominate additional members to stand for election. Officers shall serve for the remainder of the 2023 calendar year.



MEETING MINUTES

PRESERVATION COMMISSION

Tuesday December 13, 2022
7:00 P.M.

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

Members Absent:

Staff Present: Carlos D. Ruiz, and Cade Sterling

Presiding Member: Suzi Reinhold, Chair

Notes Taken by: Carlos D. Ruiz

1. CALL TO ORDER/DECLARATION OF A QUORUM

Chair S. Reinhold called the meeting to order at 7:00 PM with a quorum of nine Commissioners present. Commissioner C. Klein arrived shortly after.

2. NEW BUSINESS

A. Preserve 2040 - Long-Range Work Plan

Staff recommends adoption of the Preserve 2040 Long-Range Plan

The Preserve 2040 Long-Range Work Plan shall act as the Commission's principle policy document regarding the identification, documentation and stewardship of Evanston's significant heritage resources and as a guide for the oversight and administration of the community's historic preservation program principally facilitated through the City's Planning and Zoning Division with support from the Preservation Commission as well as other partner organizations. This document would supersede the previous 1981 Preservation Plan which has seen its goals and objectives substantially realized.

- C. Sterling said that the Plan has been with the sub-committee for about six (6) months. Commissioners A. Sullivan and A. Ziehm had provided comments. C. Sterling continued by saying that the 2040 long range work plan acts as the Commission's principal policy document regarding the identification,

documentation, and stewardship of Evanston's significant heritage resources. It is a guide for the oversight and administration of the community's historic preservation program, which is principally facilitated through the City's Planning and Zoning Division, with support from the Commission as well as other partner organizations.

The adoption of the Plan will supersede the 1981 Preservation Plan, which has seen its goals and objectives substantially realized.

- Commissioner Ziehm asked if the Plan includes landscaping or trees for the Commission's binding review.
 - C. Sterling said that the Preservation Ordinance does not give the Commission that purview. The option would be to revise the Ordinance to add that. Another option is that the Commission would advocate for a city-wide tree preservation plan.
- Commissioner Ziehm said she would like to incorporate more education tools in the Plan for homeowners, so that the preservation review process is not so intimidating and be able to submit applications without having to hire architects to make projects more affordable. Also, include some 'how to' or Frequently Asked Questions (FAQ).
 - C. Sterling said that the Plan mentions creating a pool of money specific for home owners who could not afford certain kind of projects for vernacular and modest homes, which are important for the City's build heritage.
 - Also, offer more one-on-one or subcommittee technical assistance, to look at certain preservation oriented projects for homeowners.
- Commissioner S. Cohen noted that more projects have been reviewed administratively.
 - C. Ruiz noted that architectural drawings are required for Zoning analysis, which is a step before preservation review, and also for building permits for code compliance. He also mentioned the Commission's Rules and Procedures that include a list of projects that could be reviewed administratively and those that should be reviewed by the Commission.
- Commissioner C. Klein mentioned that for the Pilsen historic district in Chicago, volunteer architects provide assistance to property owners.
- Commissioner Ziehm referred to deconstruction in the Plan. Her concern is that people are not re-using materials that are not safe.
 - C. Sterling said the actual deconstruction itself is more where the issue is than someone picking up construction material at a salvage yard and repurposing it. If a deconstruction ordinance were to move forward, those type of discussions could take place.
- Commissioner M. Simon said the Plan is an amazing collection of ideas, some of them more for the future or aspirational. He likes the matrix showing things that might be done soon. He said that Commissioners should get together each year, and pick out 2 or 3 items, otherwise, great ideal may get lost.
 - C. Sterling said that it make sense that each year there would be like annual work plans for things actually achievable. Considering the political will of the moment, circumstances, and the environment we live in, may not necessitate some of the things to be done immediately.

- Commissioner A. Sullivan noted that initiative 3.6 in the Plan, about deconstruction, mentions considering partnerships with the Evanston Rebuilding Exchange. It should be added “or similar organizations”. The educational aspect of the Plan should include people that don’t live in historic districts, but live in a home that could benefit from the Commission’s knowledge and the material it produces.
- A motion to adopt the Preserve 2040 Long Range Work Plan was seconded and carried on an unanimous voice vote.

B. 2023 Meeting Schedule

Staff recommends adoption of the 2023 meeting dates

All dates within the proposed 2023 schedule fall on the second Tuesday of each month with an August recess.

- A motion to adopt the 2023 meeting schedule for the Preservation Commission was seconded and carried on an unanimous voice vote.

3. APPROVAL OF MINUTES

A. Minutes of November 8, 2022

- Commissioner Jacobs amended the November 8, 2022, minutes deleting the word ‘eyebrow’ from the text ‘eyebrow canopy’ in the minutes, regarding the 2211 Sherman Avenue case.
- A motion to approved the November 8, 2022, minutes as amended passed on a vote of 8 ayes, 0 nays, and 2 abstentions (A. Ziehm and J. Morris).

4. STAFF REPORTS

A. Legacy Business Program

Staff will provide an update on the program to date, next steps, and anticipated launch.

- C. Sterling said that 3 out of 12 responses to the RFP were selected for interviews. The program may be launched in early spring. The RFP is for building and launching the web platform and content. Also, the design of plaques and other identification features. There is also a participatory process with the Legacy businesses and other stakeholders.
- The City’s Purchasing Division guidelines call for City staff receiving and selecting the responses to the RFP. Two members of the Economic Development Division, one from the Purchasing Division, and himself made that decision. Then the interview panel is composed by the same individuals and two members of the Preservation Commission (Chair S. Reinhold and Commissioner C. Klein).

B. **Downtown Heritage Resource Survey**

- C. Sterling said that three survey teams (3 Commissioners and 2 City staff) conducted the surveys in the summer and fall. Forty (40) supplemental resources were identified, in addition to the 143 that were identified by the Preservation Commission in 2007. Of those 40 supplemental resources surveyed, 11 or (27 percent) were identified as landmark eligible. Bringing the total to 31, and the downtown already has 29 landmarks. Also, of those 40 surveyed, 3 were identified as not contributing to the character of the downtown or (7 percent). Twenty one were identified as being in good condition, 9 in excellent condition, 10 in fair condition, and zero in poor condition.
 - Eighteen were identified as having good integrity, 10 having excellent integrity, 9 fair integrity, and 3 poor integrity. The next steps are doing background research, a survey report, apply character profiles to the three traditional zoning districts in the downtown. Also, recommendations to the Commission for non-bidding review. Some of the survey information has already been used by the Land Use Commission.
 - The survey information will be posted in the historic preservation webpage, which is accessible to the public. Also, a copy of the survey report will be send to the building owners. The survey information is more valuable to the Land Use Commission for making decision on major variations, or alterations, or pla development applications, where they don't know the significance of these buildings, because they are not registered as landmarks.

C. **Heritage Resource Design Manual**

- C. Ruiz said that he received comments to the latest draft of the Manual. The Manual is meant for providing home owners, architects, and contractors with information on how to develop successful projects for historic preservation review. The text in the Manual is not too technical and is illustrated with photos of local buildings. He will incorporate those comments by January or February 2023.

D. **Miscellaneous**

- C. Sterling said that the nomination of Preservation Commission Officers is still open. Nominated individuals will be contacted and asked if they will accept that nomination. The election will happen at the January 2023 meeting.
- Chair Reinhold acknowledged Commissioner Mark Simon and said that this is his last meeting after six years of service (2 years as Chair). Commissioners and staff praised and thanke Commissioner M. Simon for his wonderful work with the Commission.

5. **ADJOURMENT**

Commissioner M. Simon made a motion to adjourn the meeting at 7:35 PM, Commissioner A. Sullivan seconded the motion. The motion carried on a unanimous vote.

Evanston Preservation Commission Rules & Procedures

ARTICLE 1. PERSONNEL

1. Nominations of Commission Officers. Nominations for Chair, Vice-Chair and Secretary will be made at the November meeting. There may be additional nominations from the floor or accepted in writing up to the December meeting at which times elections will be held. Election shall be by a majority of those present and voting, provided there is a quorum.
2. Volunteers to Assist Committee Members. The commission or its individual committees may, at its discretion, ask for community volunteers to assist in various projects. These volunteers are not part of the Commission.
3. Conflicts of Interests. The Preservation Commission shall be subject to the City's Ethics Code, Title 1, Chapter 10, 1-10-4 of the City Code, governing matters pertaining to conflicts of interest and the impartiality required of members of City boards and commissions. Questions about applicability of the Ethics Code to a particular situation may be directed to the Board of Ethics.
4. Attendance at Meetings. Faithful and prompt attendance at all meetings of the Commission and conscientious performance of the duties required of members shall be a prerequisite to continuing membership on the Commission. In the event that a Commission member must be absent from a meeting, the member shall contact the Commission office before the meeting to advise the Commission of the absence.
5. Qualification to Vote on Certificates of Appropriateness. No Commission member shall vote on any matter deciding an application or any a request to reconsider an application unless that member shall have attended, or have either read the minutes or watched the entire video and record of, the Commission's previous deliberations on such application. In the event of an absence from previous deliberations, the member shall declare for the record that the member has reviewed the minutes and record and is familiar with the Commission's previous deliberations.

ARTICLE 2. MEETINGS.

1. Notice. Notice of all meetings shall be properly posted and meetings shall be open to the public, as provided by law. A quorum of a simple majority of appointed members is required.
2. Regular Meeting Order of Business.
 - Call to order/quorum declaration
 - Old/Unfinished Business, including comments from the public regarding individual applications
 - New Business, including comments from the public regarding individual applications
 - Any Additional Public Comment according to Article 10 of these Rules and Procedures
 - Minutes
 - Communications/Reports from Commission members and staff
 - Adjournment

As Amended on 6.22.21

3. Special Meetings. Special meetings may be called by the Chair at his/her discretion, or upon the request of three or more Commission members.
4. Committee Meetings. Committee meetings or other special events attended by 4 or more Commissioners will be held in a public building. For these meetings, required notice for a public meeting will be posted and meeting minutes will be prepared. Meetings of 3 or fewer Commissioners organized as a volunteer working group - need not be held in a public building, and detailed minutes need not be maintained at such meetings. These volunteer working groups will be limited to a maximum of 3 members and since the topics of their meetings will be brought before the Commission at a Commission meeting. A record of volunteer working groups meetings will be maintained, documenting attendance, time, place, and the subject of the meeting. Other special events need not to be held in a public building, and detailed minutes need not to be maintained for such meetings.
5. Temporary Meeting Chair. In the event that neither the Commission Chair nor the Commission Vice Chair are available to preside at a regularly scheduled Commission meeting, the members of the Commission can vote to appoint the Commission Secretary as the Temporary Meeting Chair to preside at that regularly scheduled Commission meeting. A quorum of Commissioners, as defined in the City's Historic Preservation Ordinance section 2-8-3 (E) 7, must be present to vote for the Temporary Meeting Chair to preside at that regularly scheduled Commission meeting.
6. Remote Participation. A quorum of the Commission must be physically present. Additional members unable to attend physically because of personal illness or disability; employment purposes; the business of the public body; or a family or other emergency may attend and participate with full privileges remotely.

ARTICLE 3. COMMITTEES

The Commission, through its ongoing functions, may propose Committees or volunteer working groups to address specific preservation topics. Committees may include, but not be limited to, the following examples:

1. Preservation Awards. The committee shall conduct the annual Preservation Awards programs either solely by the commission or in conjunction with another civic preservation organization. Awards will be given in May, or as scheduled with Evanston's City Council.
2. Rules & Procedures. The committee will meet as necessary to amend or propose new rules and procedures.
3. Public Education. This committee may provide for several subcommittees to conduct business as necessary with the public. Subcommittees may be, but are not limited to Realtor Information, Housewalks, Newsletter and Website Information, Tradesman Referral, design related, and architectural competitions.
4. Liaison. This committee shall direct the Commission's efforts to involve city government and interested community organizations as much as possible in its work and encourage complementary activity with other agencies and organizations. The committee shall establish and maintain close coordination with the Mayor, the City Council, the Planning and Development Committee, the City Manager, and all other bodies whose responsibilities include or effect

As Amended on 6.22.21

preservation in the City of Evanston. This shall include but not be limited to the Plan Commission, the Department of Community Development, the Public-Works Agency, and the Zoning Board of Appeals, the Zoning Amendment Committee, or the Economic development Committee.

ARTICLE 4. APPLICATION HEARINGS

1. Consideration of Applications.

Completed application is due fifteen (15) business days prior to the application hearing or public meeting.

Any party may appear in person or by agent or attorney at the Commission meeting.

The order of business for consideration of applications for Certificates of Appropriateness shall be as follows:

- a) If a major alteration is proposed, applicant must have the City's zoning analysis completed with the results 15 business days prior to the hearing.
- b) If a major alteration or demolition is planned, City must notify neighbors within 250 feet of the property five (5) or more business days prior to the hearing to allow neighbors to comment on the proposal at the meeting.
- c) All persons who wish to address the Commission regarding an application shall sign in and indicate the application to be addressed. Additional sign in sheets will be available for persons to record their attendance at the Commission meeting.
- d) The applicant shall present evidence in support of the application, i.e. that the applicable standards according to the City of Evanston Historic Preservation Ordinance, Title 2, Chapter 8, 2-8-9 are met;
- e) Persons may speak in support of the application within a time limit established by the Commission's Chair;
- f) Persons opposed to the application may speak or present evidence in opposition to the application within a time limit established by the Commission's Chair ;
- g) Statements or evidence submitted by any official, board or commission or department of the City of Evanston, shall be presented as directed by the Chair;
- h) Any person may ask questions relevant to the application;
- i) The applicant shall then be given the opportunity to rebut any evidence against the application. The applicant shall not re-state the initial evidence in support of the application;
- j) The Chair, or such person as the Chair shall direct, may summarize the evidence that has been presented, giving all parties an opportunity to make objections or corrections;
- k) The Commission shall thereafter proceed to discussion of the proposal with respect to the appropriate standards;

As Amended on 6.22.21

- l) Following discussion, the Commission shall develop and adopt findings of fact that the proposal is or is not incongruous, citing applicable sections of the appropriate standards;
 - m) Based upon the findings of fact, the Commission may discuss the appropriateness of imposing conditions;
 - n) The Commission shall then vote to do one of the following: approve, approve the application, approve the application subject to conditions, defer the application for further information or deny the application for a Certificate of Appropriateness.
 - o) Prior to vote the Commission may allow through its discretion the withdrawal of the applications.
 - p) The Commission may, at its discretion, conduct additional visits to the premises and obtain additional facts concerning any application before arriving at a decision. All decisions of the Commission shall be supported by appropriate findings of fact, and where necessary, shall be accompanied by such conditions and/or recommendations as it may determine to be appropriate under the circumstances.
 - q) In considering applications, witnesses may be called and factual evidence may be submitted. The Commission shall not be bound by the rules of evidence, but may hear and consider any evidence it considers to have probative value on the issues before it.
2. Continuance of Applications
The Preservation Commission can continue to a date certain applications scheduled for review at a particular scheduled meeting, no more than two (2) times without re-noticing the application to neighbors within 250 feet from the subject property. Applications that have been continued more than two (2) times without a presentation will be re-noticed to a scheduled Preservation Commission meeting in accordance to Section 2-8-8 Certificate of Appropriateness (C) 2. The re-notice should also apply to applications for Landmark or Historic District Nominations, Certificate of Special Merit, Subdivision, Resubdivision or Consolidation
3. Reconsideration of Applications Approved Subject to Conditions or Denied.
The order of business for reconsideration of applications for Certificates of Appropriateness which have been previously approved subject to conditions or denied shall be as follows:
- a) The applicant is allowed to present evidence in support of the request for reconsideration. Such evidence shall be limited to that which is necessary to enable the Commission to determine whether or not there has been a substantial change in the facts, evidence or conditions relating to the application; provided, however, that the applicant shall be given the opportunity to present any other additional supporting evidence, if the Commission decides to reconsider the application.
 - b) After receiving the evidence, the Commission shall proceed to deliberate whether or not there has been a substantial change in the facts, evidence or conditions relating to the application, which would warrant reconsideration. If the Commission finds that there has been such a change, it shall thereupon treat the request as a new application received at that time.

As Amended on 6.22.21

4. Modifications to Certificates of Appropriateness.

An approved Certificate of Appropriateness may be modified by a written request from the applicant to the Commission. Such a request shall include a description of the proposed change and shall be accompanied by elevations, plans or sketches, where necessary. If the modification is minor, it may be approved according to the Minor Works procedure as outlined in Article 5. If the modification constitutes a substantial change, the applicant must treat it as a new application and appear before the Commission according to these Rules and Procedures.

5. Re-issuance of Expired Certificate of Appropriateness.

A certificate of appropriateness is valid for one hundred eighty (180) days from the date of issuance. Requests by the original applicant to re-issue an expired certificate of appropriateness after the one hundred eighty (180) days have expired and when the original application as approved has not changed shall be granted upon review and approval by the city manager or his/her designee if the request is made within one (1) year from the date of expiration of the original certificate of appropriateness.

ARTICLE 5. CERTIFICATE OF APPROPRIATENESS LIST

Historic districts reflect pride in the character of a community and a desire on the part of the community and the city to preserve their assets. Historic districts are an important planning tool for the city, a way to improve the quality of life, sustain neighborhoods and at the same time, a way to encourage new development that enhances the historic character and scale of an area.

Historic district status recognizes change as an important indicator of healthy, vital communities. The City Code establishes a special design review process to assist in shaping change that enhances the uniqueness of a historic district's assets. Certificates of Appropriateness are issued to show that projects have been reviewed.

The following list is provided as a general outline of the level of review that may be expected of various types of projects that are often undertaken. It is not intended to be comprehensive, and it cannot cover every circumstance that will be encountered in a project.

1. Applicability.

A Certificate of Appropriateness is not necessary for routine maintenance, which includes repair or replacement where there is no change in the design, materials or general appearance of the structure or grounds. Certificates of Appropriateness are issued for all other projects. Any repair or replacement where there is a change in the design, materials, or general appearance is defined as an alteration and needs a Certificate of Appropriateness. The Commission only has purview over those alterations that can be seen by the public way (City street, alley, or public sidewalk).Vegetation, fences, and walls are not considered permanent line of sight obstructions.

2. Minor Work Projects.

Minor Work projects are reviewed by the City of Evanston's Community Development Department staff. Staff will refer Minor Work projects to the Commission for review, if in staff's judgment, the change involves alterations, additions, solar panels, green roofs, wind power generators and other technologies, or removals that are substantial, do not meet the standards, or are of a precedent-setting nature.

As Amended on 6.22.21

3. Major Work Projects.

Major Work projects, of the types listed below are reviewed by the Commission. In general, Major Work projects involve a change in the appearance of a structure or site, and are more substantial in nature than routine maintenance or minor work projects. Such changes include new construction, expansion of a building footprint or significant changes in landscape features.

(a) Provisional Deferrals: The Commission may, in times of unforeseen circumstance, and by an affirmative vote of a simple majority of members present, provisionally defer additional Major Work projects to City Staff for administrative review. Such a deferral shall be accompanied by a sunset provision and require a vote for renewal or modification.

	Type of Work	Routine Maintenance	Minor Work (Staff)	Major Work (Commission)
1	Construction or Additions to <i>primary contributing/significant buildings</i> or landmarks			X
2	Demolition of any <i>primary structures</i> in a district; landmarks, or contributing structures			X
3	Demolition of any <i>part of a primary structure</i>			X
4	Demolition of a <i>non-contributing structure</i> in a district		X	
5	Relocation of <i>landmark, or contributing buildings</i> including accessory structures			X
6	Alteration/Removal of <i>Contributing Historical Architectural or Archeological structures</i> or objects			X
7	Repair in kind of existing <i>Accessory Structures or Buildings</i> when there is no change in design, materials, or general appearance	X		
8	Alteration of existing <i>Accessory Structures or Buildings and Garages/Coach Houses</i>		X or	X
9	Additions to existing <i>Accessory Structures or Buildings affecting landmarks or contributing structures</i>			X
10	Construction of new <i>Accessory Structures or Buildings</i>		X or	X
11	Demolition of <i>existing Accessory Structures or Buildings</i>		X or	X
12	Repair or Replacement of <i>Architectural Details</i> when there is no change in design, materials, or general appearance	X		
13	Alteration/Addition/Removal of <i>Architectural Features and Details</i>		X or	X

As Amended on 6.22.21

	Type of Work	Routine Maintenance	Minor Work (Staff)	Major Work (Commission)
14	Construction/Alteration/Removal of Chimneys		X or	X
15	Repair/Replacement of uncovered rear Decks and stairs when there is no change in design, materials or general appearance		X	
16	Alteration/Addition/Removal of uncovered rear Decks and stairs		X	
17	Repair/Replacement of existing covered Porches		X	
18	Alteration/Addition of Porches			X
19	Repair of existing Fences or Walls when there is no change in design, materials, or general appearance	X		
20	Construction of new, or replacement of existing Fences or Walls which meets ordinance standards		X	
21	Removal of existing Fences or Walls		X	
22	Repair/Replacement of Gutters and Downspouts when there is no change in design, materials, or general appearance	X		
23	Installation of House Numbers and Mailboxes	X		
24	Installation/Replacement/Alteration/Removal of Exterior Light Fixtures	X		
25	Repairs/Replacement, including repointing, to existing Masonry when the color and composition of the mortar match the original, and new brick or stone matches the original		X	
26	Construction/Alteration/Removal of Masonry		X	
27	Installation/Removal of Mechanical Equipment , such as air conditioning units, Vents and Ventilators		X	
28	Repair/Replacement of existing Parking Lots and Parking Areas when there is not change in design, materials, or general appearance	X		
29	Alteration/Removal of existing Parking Lots and Parking Areas		X	
30	New Construction of/Addition to Parking Lots			X
31	Repair/Replacement of existing covered Porches		X	

As Amended on 6.22.21

	Type of Work	Routine Maintenance	Minor Work (Staff)	Major Work (Commission)
32	Alteration/Addition/Removal of <i>Porches</i>			X
33	Repair of <i>Roofing</i> materials when there is no change in design, materials, or general appearance	X		
34	Replacement/Alteration of <i>Roofing</i> materials		X or	X
35	Repair/Replacement of exterior <i>Stairs and Steps</i> when there is no change in design, materials, or general appearance	X		
36	Alteration/Addition/Removal/new Construction of exterior <i>Stairs and Steps</i>		X	
37	Repair/Replacement of <i>Exterior Building materials</i> when there is no change in design, materials or general appearance	X		
38	Alteration/Addition/Removal of <i>Exterior Building materials</i>		X	
39	New Construction/Alteration Addition of <i>Swimming Pools</i>		X	
40	Installation/Alteration/Removal of <i>Temporary Features</i> that are necessary to ease difficulties associated with a medical condition		X	
41	Repair/Replacement of existing <i>Walks</i> and at grade <i>Patios</i> when there is no change in design. Materials or general appearance	X		
42	Alteration/Addition/Removal of existing <i>Walks and at grade Patios</i>		X	
43	Construction of new <i>Walks and at grade Patios</i>		X	
44	Repair of <i>Windows and Doors</i> when there is no change in design, materials, or general appearance	X		
45	Replacement of <i>existing</i> <i>Windows and Doors</i> when there is no change in design, materials, or general appearance		X	
46	Alteration/Removal/Replacement of existing <i>Windows in non-Contributing Structures</i> when there		X	

As Amended on 6.22.21

	Type of Work	Routine Maintenance	Minor Work (Staff)	Major Work (Commission)
	is no change in design, materials, or general appearance			
47	Alteration/Removal/ Replacement of existing <i>Windows and Doors</i> or <i>addition of new Windows or Doors</i> when there is a change in design, materials or general appearance			X
48	Installation of new <i>Windows</i> in non-contributing structures		X	
49	Installation/Alteration/Removal of <i>Storm Windows and Storm Doors</i>		X or	X
50	Repair/Replacement of existing <i>Skylights and roof windows</i> when there is a change in design, materials or general appearance	X		
51	Addition/Alteration/Removal of <i>Skylights</i> and roof windows when there is a change in design, materials or general appearance		X	
52	Changes to previous Certificates of Appropriateness		Most changes	Changes deemed by staff to be substantial in nature and previously reviewed by Commission
53	Emergency installation of Temporary Features to protect a historic resource (that does not permanently alter the resource); six-month duration; replacement with in-kind reconstruction or an approved certificate of appropriateness (i.e. temporary ramps for accessibility)		X	
54	<i>Solar Panels and Green Roofs,</i>		X or	X
55	<i>Turbines, Wind Power Generators and other technologies</i>		X or	X (When visible from a street)
56	<i>Fountains and landscape features when a part of the Statement of Significance for a landmark</i>			X

ARTICLE 6. NOMINATION OF HISTORIC DISTRICT

As Amended on 6.22.21

Since the rules in Ordinance 2-9-5 best support nominations for individual landmarks, the following additional rules apply to nominations for historic districts.

1. In the case of the Criteria for notable architects, it is understood that a district may have structures that are designed by many notable architects. The word architect in the nomination may be *multiple architects*.
2. In the case of the criteria for architectural styles, it is understood that a district may have multiple house styles. The word style in the nomination may be *styles*.

ARTICLE 7. REMOVAL OF A PROPERTY FROM LANDMARK STATUS

The Commission will follow section 2-8-5 (E) to determine whether or not property no longer meets Criteria for Designation in section 2-8-4. It is the applicant’s responsibilities to complete the application for rescission and establish that the property no longer meets the criteria for designation.

The applicant must show that the landmark no longer meets a majority of the applicable criteria for designation. (For example – Many of the criteria refer to archeological sites. The applicant cannot use this as justification, if it doesn’t apply).

ARTICLE 8. REVIEW OF CITY OF EVANSTON PROJECTS OR PROPERTIES

Projects on properties, structures or buildings owned by the City of Evanston and designated as local, state or federal landmarks, or located within areas designated as historic districts (whether a contributing or non-contributing structure), are subject to review for appropriateness dependent on their potential impact to the area.

For the purposes of this Article, the review of these projects or activities are either conducted by the City of Evanston’s Community Development Department staff or the Preservation Commission as described below (routine maintenance for City infrastructure not listed below is considered exempt from review):

City projects or activities reviewed by City of Evanston’s Community Development Department staff:

- Removal of healthy trees.
- Exterior alterations of City-owned properties, conforming to the definition of Alteration in the Historic Preservation ordinance section 2-8-2. These alterations represent either no change in appearance to the historic, cultural, architectural or archaeological features and/or the in-kind replacement of materials on these same properties.
- In-kind replacement of any traffic signals or street light poles and fixtures.
- Installation of any new above-ground infrastructure and signage in City parks.

City projects or activities reviewed by the Commission:

- Reconstructing the City’s brick streets.
- Street widening to greater than 24 feet in width, including adding or improving bike paths, modifying lane configurations, and constructing traffic circles.

As Amended on 6.22.21

- Installation of new street light poles and fixtures or traffic signals. Replacement of existing street light poles and fixtures or traffic signals with those of a different design or configuration.
- Installation of new signage, specifically historic district signs, wayfinding signs, and monument signs.
- Installation of new playground equipment in City parks.
- Construction, as defined in the Historic Preservation ordinance section 2-8-2, of new City-owned buildings or structures.
- Exterior alteration of City-owned buildings or structures, conforming to the definition of Alteration in the Historic Preservation ordinance section 2-8-2. Alterations requiring Commission review are those City projects or activities proposing a change to the appearance of that property, building or structure’s historic, cultural, architectural or archaeological features.

ARTICLE 9. PRESERVATION GUIDELINES FOR SOLAR AND GREEN ROOF SYSTEMS WHEN CERTIFICATE OF APPROPRIATENESS (COA) IS REQUIRED

SUSTAINABLE HISTORIC PRESERVATION – Joint Guidelines Adopted by the Evanston Preservation Commission, in collaboration with the Environment Board and Utilities Commission

In 2018, the City of Evanston formally adopted the Climate Action and Resilience Plan (CARP) setting out community goals of carbon neutrality, zero waste, and 100 percent renewable energy. This fundamental goal of sustainability and livability has long been embraced by historic preservation. Preserving the historic integrity of our building stock rather than replacing or constructing new is one of the most successful strategies for sustainability that can be employed. In addition, older structures built before the crutches of modern heating and air conditioning systems are often more efficient than new construction when maintained properly. Combining the merits of historic construction with advances in renewable energy will help Evanston reach our CARP goals. With this in mind, in 2019, the City of Evanston formed a subcommittee comprised of three City entities: the Environment Board, the Utilities Commission, and the Preservation Commission, to develop guidelines focused on preserving Evanston’s unique architectural character, while incorporating sustainable materials and systems to help us meet our CARP goals. The following guidelines address sustainability from a design perspective as applied to historic structures.

Solar Systems and Green Roofs:

Installation of solar systems and green roofs must take into account a variety of factors, including the building’s structural capacity, orientation to the sun, surrounding buildings, trees, and vegetation, and zoning and building code requirements. For historic landmark buildings, or those located in an historic district, there is also a requirement that installations be compatible with their architectural and neighborhood character, maintaining the resource’s historic integrity and the ability to interpret its historic significance. Regardless of whether or not a building is designated an historic landmark, existing buildings in a historic district may contribute to the character and diversity of the district. Successful approaches specifically tailor an installation plan to a building’s individual characteristics, balancing the goals of sustainability and green design with the preservation of historic character.

While most historic buildings can be retrofitted with solar or green roofs in a manner that respects their architectural character, there may be limited instances in which solar is not feasible or

As Amended on 6.22.21

appropriate. Fortunately, with emerging technologies there are an increasing number of options available for compatibly integrating solar into older and historic buildings, such as thinner panels, solar film systems, and solar integrated roofing materials.

Preservation Guidelines for Solar and Green Roof Systems When Certificate of Appropriateness (COA) is Required

The Evanston Preservation Commission reviews solar installations on buildings with landmark status or located in an historic district. A Certificate of Appropriateness (COA), if approved, is issued by the Commission as part of the city's building permit requirements. Projects may be reviewed either administratively with the city's Preservation Coordinator or submitted to the Preservation Commission for review, depending on the specifics of each project.

The Preservation Commission has developed design guidelines for solar and/or green roof installations based on the Evanston Preservation Commission Standards for Review. The Commission has authorized the city's Preservation Coordinator and/or authorized City staff to grant staff-level approval for solar and green roof installations that are consistent with the principles outlined in the guidelines. Installations that may qualify for administrative approval include those that are not visible when looking at the primary elevation from a street or public way and installations on detached accessory structures, such as garages and coach houses. Corner lot properties may need to appear in front of the Commission, depending on the degree to which solar or green roof installations are not consistent with the guidelines. Proposals that are visible when looking at the primary elevation, and those that are not consistent with the guidelines, will be submitted for review by the Preservation Commission to determine whether an exception to the design principles is warranted.

These guidelines are intended to promote these types of installations in a manner that retains historic building characteristics and minimizes alterations that could adversely impact an historic building or district.

Guidelines:

1. Retain original character-defining roof and exterior wall features and finish materials or other building characteristics that are significant to the building's integrity and original design.
2. Install so that there is no perceptible change in the building's massing, height, or roofline, as seen from a street or public way, and distinctive roof features or materials are not obscured on primary elevations. Solar panels should, when possible, blend in color with the roof itself. Every attempt should be made to limit installation to subordinate additions or secondary structures.
3. For buildings with flat roofs, locate solar or green roof installations back from the front edge of the roof (and from the exposed side edge for corner properties) to minimize visibility from a street or public way.
4. For buildings with sloped roofs, locate solar or green roof installations on secondary elevations to minimize their visibility from a street or public way. If installations on secondary elevations are visible from a street or public way, install solar panels parallel with roof plane and use low-profile panels set flush with the roof.
5. If it is necessary to install solar panels on a primary elevation to achieve solar performance, installations should be pulled away from roof edges and ridges. Careful attention should be paid to the grouping of solar panels into simple, rectangular blocks, avoiding sawtooth patterns. Use

As Amended on 6.22.21

low-profile panels set coplanar and flush with the roof. Solar panels and related installation hardware should be designed and arranged to minimize their appearance from the street

6. Installation hardware should be installed in a manner that is not prominent on a primary elevation. Installation hardware should be minimally visible (including ground level equipment).
7. As new technologies are tried and tested, it is important that they leave no permanent negative impacts to historic structures. Installations should be done in such a way that they can be removed readily, and the original character easily restored. Installation hardware should not interact negatively with historic building materials. The reversibility of their application will be an important consideration when determining appropriateness. In the event that solar technology is used which is integral to the structure of the roof, such as solar shingles, the application and the issue of reversibility will be reviewed on a case by case basis.
8. If the primary elevation is the southern exposure, then all other exposures should be considered for the installation. See Guideline 5 in the event that it is necessary to install solar panels on the primary elevation.
9. Consideration should be given to any reduction in the efficiency levels of solar panels due to their location on a building location.

REQUIREMENTS FOR SOLAR AND GREEN ROOF INSTALLATIONS WHEN COA IS REQUIRED

The following information is required when submitting for a COA from the Preservation Commission for a solar or green roof installation for landmarked buildings or those in a historic district. Applications will be handled administratively or at a commission hearing, depending on the project.

1. Photographs/3D Renderings: Photos should illustrate all elevations of the building and of the roof itself in the existing context of the neighborhood, including street facing and views from public ways, including any thru-views across surrounding lots. Photos of a mockup or 3D renderings of the panels on the roof as visible from public ways are helpful.
2. Site Plan: The site plan should show the location of the solar or green roof systems on the building with zoning setbacks indicated on the plan.
3. Roof plan: The plan should show existing roof features (such as skylights, chimneys, and decks), and placement of the solar or green roof installation. The plan should specify dimensions of the installation, and set backs from the front, side and rear edges of the roof. The plan should also include details of the installation hardware layout.
4. Roof section: The section should show the angle of the existing roof and the proposed installation, the height of the installation and any related structural supports above the roof, and the thickness of the installation. The dimension from the roof surface to the top of the racking system and solar panels or green roof should be clearly noted.
5. Materials: The type of solar or green roof installation should be fully described. Samples of materials, such as solar roofing shingles, are encouraged to be presented at the Commission hearings

As Amended on 6.22.21

ARTICLE 10. AMENDMENT OF RULES

The rules may be amended by an affirmative vote of a simple majority of the members of the Commission.

Any proposed amendment must be presented in writing at a regular or special meeting preceding the meeting at which the vote is taken. Copies of such proposed amendments shall be forwarded to any absent member.

ARTICLE 11. PUBLIC COMMENT

Opportunity for public comment for items not on the agenda shall be provided at all meetings of the Commission, in a manner determined to be appropriate by the Chair.



MEMORANDUM

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: Annual Work Plan Development
Date: January 5, 2023

Following the December 2022 adoption of the Preserve 2040 Long-Range Plan, staff recommends the Commission prepare an annual one-year work plan and identify 1-2 initiatives for further development. The following initiatives are identified in the 2040 Long-Range Work Plan as having a 1-3 year timeframe for implementation.

- **Initiative 1.4:** Conduct a city-wide survey of Evanston's downtown and neighborhood business district resources.
- **Initiative 2.1:** Review and update the Historic Preservation Ordinance
- **Initiative 2.8:** Work with the Economic Development Division to enact a legacy or heritage business program.
- **Initiative 2.10:** Organize a Preservation Consortium or Preservation Advisory Sub-Committee
- **Initiative 3.6:** Advocate for adoption of a citywide deconstruction ordinance.
- **Initiative 4.1:** Reinstate a quarterly preservation and design oriented newsletter and make it available on social media.
- **Initiative 4.4:** Prepare a preservation training publication and one-on-one orientation for elected officials.
- **Initiative 4.7:** Compile and publish a list of restoration professionals who perform work in Evanston.

Initiatives 1.4, 2.8, and 2.10 are currently in-progress. Development of the downtown survey is scheduled to be completed in February and has taken longer to implement than expected but the Commission could prioritize other Business Districts once completed and use the downtown report as a model. The Legacy Business program is anticipated to have a soft launch in May or June of 2023, and the consortium has been activated and meets monthly. The full Preserve 2040 Long-Range Plan can be found here: [Link to Long-Range Work Plan](#)