



AGENDA
Preservation Commission
Tuesday, June 13, 2023
Lorraine H. Morton Civic Center, Council Chambers, Room 2800 7:00 PM

Page

1. CALL TO ORDER/DECLARATION OF A QUORUM

2. PUBLIC COMMENT

Members of the public are afforded three (3) minutes per person to provide testimony related to items listed under discussion and staff reports, or to address the Commission generally. Members of the public wishing to provide testimony on new or unfinished business shall be given the opportunity to do so following presentation by the applicant in a manner and under time limits determined by the Chair.

3. NEW BUSINESS

A. 2125 Sherman Avenue - Northeast Historic District - 23PRES-0096 3 - 31

Jeanie Petrick, architect and applicant, submits for a Certificate of Appropriateness to construct an open front-porch at the homes west, street-facing, elevation; remove a wood exterior deck stair at the north elevations rear volume and infill with in-kind framing, posts, and railing; install a bracketed overhang over the rear entryway; replace all 1/1 wood double-hung windows in-kind with custom milled accoya wood windows; and, replace wood shingles in the north and south gable ends with accoya wood shingles to match existing.

Applicable Standards: Alteration [1-10]; & Construction [1-8, & 10-14]

[Sherman 2125 Staff Report](#)
[2125 Sherman COA Application](#)

B. 1404 Judson Avenue - Landmark - LHD - 23PRES-0098 32 - 77

Errol Kirsch, applicant and architect, submits for a Certificate of Appropriateness to alter the homes north elevation fenestration, construct a single-story addition and covered basement entryway at the

rear volume of the homes north elevation. The applicant further requests the following Major Zoning Variations to expand a non-conforming structure as it relates to bulk (Code Section 6-6-5-2): a rear-yard setback of 3.75' where 30' is required and the existing legally non-conforming condition is 2.75' (Code Section 6-8-2-8 (A) 4); and building lot coverage of 33.25% where 30% is the maximum permitted and 31% is the existing legally non-conforming condition (Code Section 6-8-2-7). The Preservation Commission is the determining body for the Certificate of Appropriateness (Code Section 2-8-8). The Preservation Commission may, at its discretion, make a recommendation to the Land Use Commission, the determining body for the proposed zoning relief (Code Section 2-19-4 (E)).

Applicable Standards: Alteration [1-10]; Construction [1-8, and 10-15]; and Code Section 6-15-11-5 [A, B, and C]

[Judson 1404 Staff Report](#)
[Judson 1404 COA Application](#)

4. APPROVAL OF MEETING MINUTES

- A. **Minutes of May 9, 2023** 78 - 82
[20230509 HPC Minutes DRAFT](#)

5. STAFF REPORTS

- A. **Legacy Business Program** 83 - 102

Staff will provide an update on, and next steps for, the Legacy Business Programs branding and website development.

[DRAFT Evanston Legacy Business Alliance - Logo Refinement](#)

- B. **Subcommittee Reports** 103

Staff will provide an update on Commissioner recruitment, the need for additional subcommittee volunteers, potential future presenters, and progress related to implementation of initiatives within Preserve 2040.

[Evanston Preservation Commission Flyer](#)

6. DISCUSSION

7. ADJOURNMENT

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



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 2125 Sherman Avenue – Northeast Historic District - 23PRES-0096
Date: June 5, 2023

Public Notice

Jeanie Petrick, architect and applicant, submits for a Certificate of Appropriateness to construct an open front-porch at the homes west, street-facing, elevation; remove a wood exterior deck stair at the north elevations rear volume and infill with in-kind framing, posts, and railing; install a bracketed overhang over the rear entryway; replace all 1/1 wood double-hung windows in-kind with custom milled accoya wood windows; and, replace wood shingles in the north and south gable ends with accoya wood shingles to match existing.

Applicable Standards: Alteration [1-10]; & Construction [1-8, and 10-14]

Construction Period:
1890s

Style:
Gable Front – Vernacular Queen Anne

Architect of Record:
None

Condition:
Good

Integrity:
Fair – reversible alterations

Status:
Contributing

Setting:

2125 Sherman Avenue is a single-family residential structure located in the west central portion of the Northeast Historic District on the east side of Sherman Avenue mid-block between Noyes Street to the north and Simpson Street to the south. The west side of Sherman Avenue is outside of the District although it contains similar resources. Unlike nearby Orrington Avenue, which contains many high-style significant resources, much of Sherman Avenue historically contained more modest residences on smaller lots. In the early 20th Century, much of the surrounding blocks along Sherman Avenue redeveloped with higher residential intensities due to the streetcar system which ran along Sherman Avenue north to Central Street and proximate blocks contain many significant thematic apartment resources – including many individual Landmark multi-family structures.

Significance:

The structure is a vernacular Queen Anne or Gable Front structure designed and constructed by a local developer. On its own, the home has marginal significance, although retention of this home as well as the block in whole, including the other seven structures designed and constructed by the same developer during the same period, is notable, contributes to the integrity of the District in whole, and represents the historical development pattern of Sherman Avenue with more vernacular and multi-family resources due to the rise of the streetcar system.

The subject property is one of eight proximate homes including 2119, 2123, 2131, 2135, 2137, 2147, 2149, and 2151 Sherman Avenue built by prolific local developer Sylvester S. Neal. In addition to the above properties located in the Northeast Historic District, Neal constructed one Stick Styled residence in the Lakeshore Historic District, 411 Grove Street, and another Stick Style residence in the Ridge Historic District, 1227 Maple Avenue (his most significant work).

Little is known of Neal other than he developed several properties in the late 19th Century, likely designing, constructing, and selling each himself. Neal had no formal architectural training, but advertised himself in local papers as providing architectural design and construction services.

Public Comment

None.

Applicable Standards

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

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

Alteration

1. Every reasonable effort shall be made to adapt the property, structure, site or object in a manner that requires minimal alteration of the property, structure, site or object and its environment.
2. The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed. The removal or alteration of any

historic material or distinctive architectural features shall be avoided whenever possible except when retention represents a hazardous or dangerous condition.

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

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

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

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

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

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

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

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

Construction

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

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

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

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

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

6. *Rhythm of entrance porches, storefront recesses, and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related.

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

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

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

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

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

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

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

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: 2125 SHERMAN AVE | FOR STAFF USE ONLY Application Number: |
| 2) Owner's Name: Jerome & Zarina Docken | Address: 2125 Sherman |
| City: Evanston | State: IL. |
| Zip: 60201 | Phone: 847.721.5975 |
| Email/Fax: | |
| 3) Architect's Name: Jeanie Petrick (Petrick Architecture) | Address: 1320 Asbury Ave |
| City: Evanston | State: IL. |
| Zip: 60201 | Phone: 847.721.5975 |
| Email/Fax: | |
| 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.

Front: Remove existing conc./stone stoop. Replace w/a new wood framed front covered porch

Rear: Patch & Repair existing deck as needed. Add a new covered entry + 3 panel doors as shown on elevations.

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 type="checkbox"/> Addition <input type="checkbox"/> Landscaping | <input checked="" type="checkbox"/> Front <input type="checkbox"/> Side <input checked="" type="checkbox"/> Rear | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Garage: <input 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 type="checkbox"/> New <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Restoration Style/Materials: <i>treated wood</i> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Roof: <input type="checkbox"/> New <input type="checkbox"/> Re-roof | <input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Fence / Gate: <input type="checkbox"/> New <input type="checkbox"/> Replacement | <input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Siding: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replacement | <input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear Material: <i>treated wood</i> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Sign <input type="checkbox"/> Awning | <input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Material: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Air Conditioning Unit | <input type="checkbox"/> New <input type="checkbox"/> Replacement | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Relocation | New Address for Relocation: | |

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

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

4) Applicant's Signature: Jeanie Patrick

Print Name: Jeanie Patrick

Date: 5/22/23

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

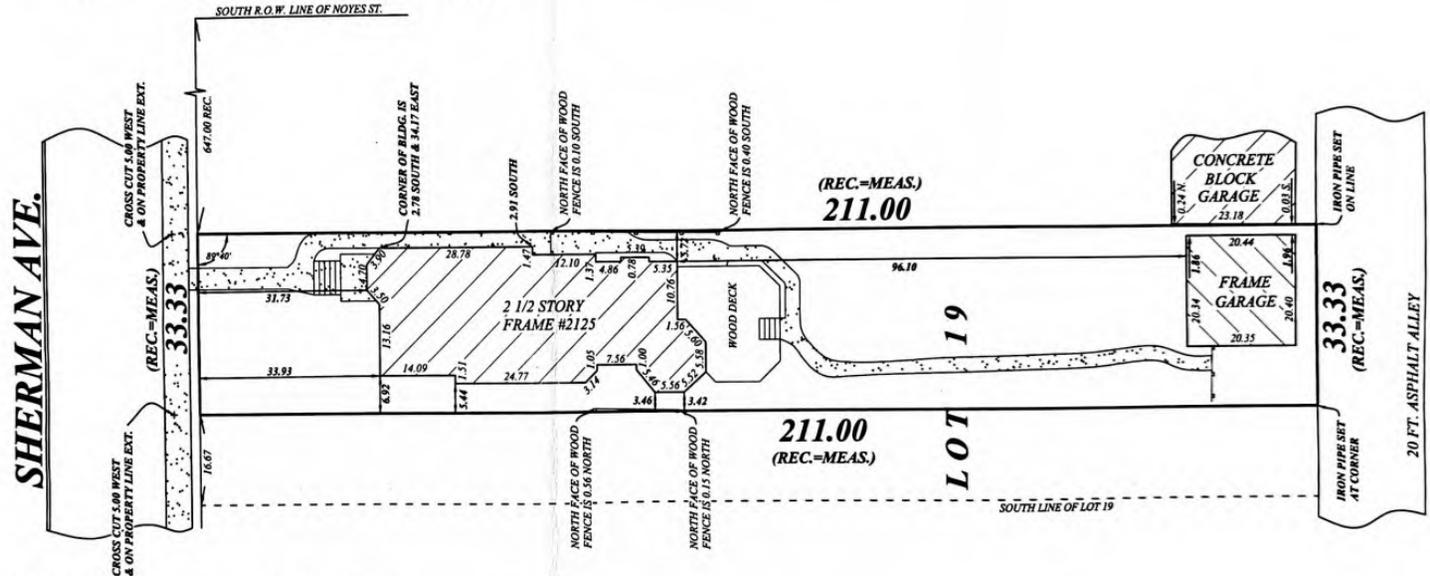


PLAT OF SURVEY

DESCRIBED AS :

LOT 19 (EXCEPT THE SOUTH 16 2/3 FEET THEREOF) IN GAFFIELD'S SUBDIVISION OF THE EAST 512 FEET OF SOUTH 1/4 OF THE SOUTH 1/4 OF SW 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 7032.5 SQ. FEET



LEGEND

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- E. FR. P. - ENCLOSED FRAME PORCH
- O. FR. P. - OPEN FRAME PORCH
- SIDE BOUNDARY LINE
- EASEMENT LINE
- BLDG. SETBACK LINE
- CENTER LINE

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SCALE: 1" = 20'

ORDERED: KATHERINE D. HARTMAN

JOB NO: 200708H

FIELDWORK COMPLETION: JULY 6TH 2020

DATE: JULY 6TH 2020

MUNICIPALITY: EVANSTON

STATE OF ILLINOIS
COUNTY OF COOK SS

SIGNATURE DATE:
JULY 8TH 2020

I, ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HERBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

ANDRZEJ MURZANSKI PLS. NO. 35-3258 EXPIRES 11/30/2020
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASUREMENT SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT REFER TO YOUR ABSTRACT, DEED, TITLE POLICY AND LOCAL BUILDING REGULATIONS.

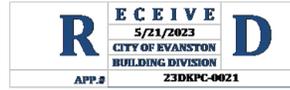
ANDRZEJ MURZANSKI
LAND SURVEYORS, INC
PROFESSIONAL DESIGN FIRM
NO. 184-004748

240 COUNTRY LANE
GLENVIEW, IL 60025
PHONE : 847-486-8731
FAX : 847-486-8732

amurzanski@outlook.com



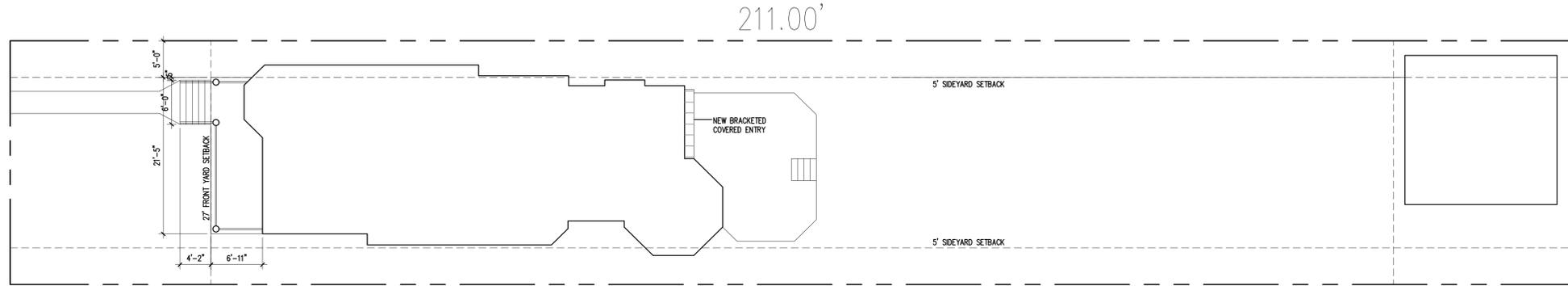
THE LEGAL DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS AND FOR ACCURACY MUST BE COMPARED WITH THE DEED.



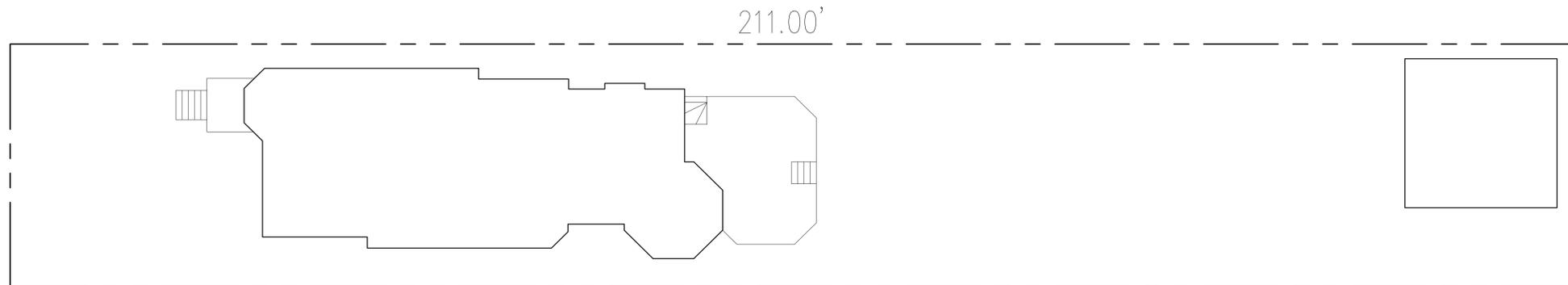
FIELD VERIFICATION: CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL FIGURED DIMENSIONS AND CONDITIONS AT THE JOBSITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

ZONING INFORMATION:

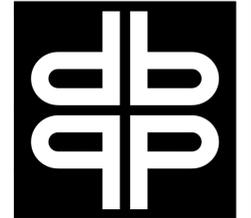
ZONE = R4A SINGLE FAMILY RESIDENTIAL
 HISTORIC DISTRICT = NO
 SITE SQUARE FOOTAGE = 7,827 SF
 MAXIMUM BUILDING FOOTPRINT (40%) = 2,348 SF
 EXISTING RESIDENCE FOOTPRINT = 1,365 SF
 EXISTING GARAGE = 417 SF
 TOTAL EXISTING FOOTPRINT = 1,782 SF (22.7%)
 PROPOSED NEW FRONT PORCH FOOTPRINT = XXX SF (50% EXEMPT)
 PROPOSED BUILDING FOOTPRINT = XXXX SF (XX%)
 MAXIMUM IMPERVIOUS SURFACE LOT COVERAGE IS 55% = 3,522 SF



2 PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"



1 EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"



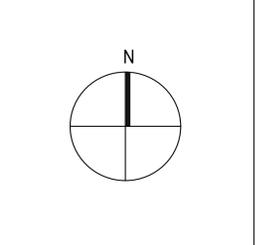
PETRICK ARCHITECTURE
 ARCHITECTURE + INTERIORS
 1326 ASBURY AVENUE EVANSTON, IL
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FIELD VERIFICATION: CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL FIGURED DIMENSIONS AND CONDITIONS AT THE JOBSITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

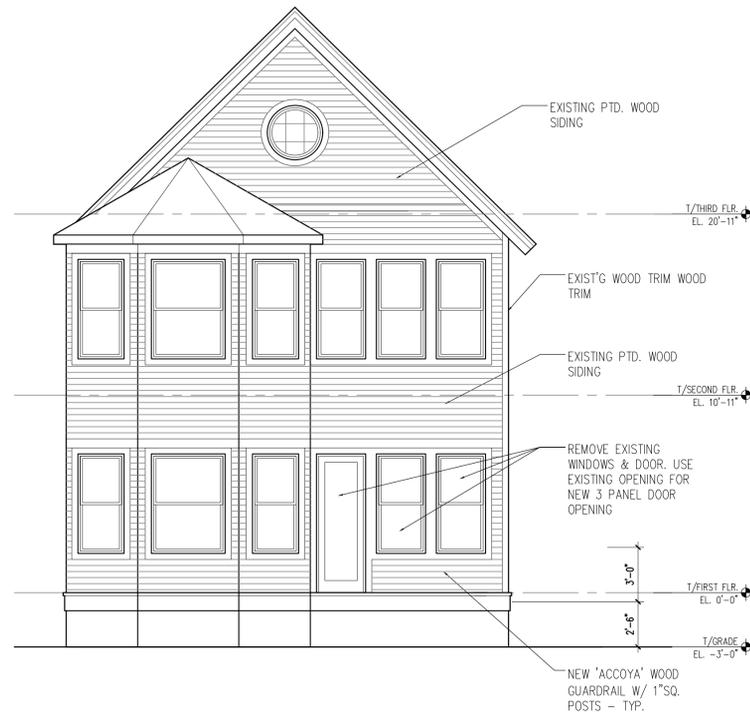
RESIDENTIAL REMODEL FOR:
DOCKEN RESIDENCE
 2125 SHERMAN AVE, EVANSTON

| | | | | | | | |
|---|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 20 MAR 2023 | 18 MAY 2023 | | | | | | |
| <input type="checkbox"/> SCHEMATIC DESIGN | <input checked="" type="checkbox"/> ISSUE FOR PERMIT | <input type="checkbox"/> |

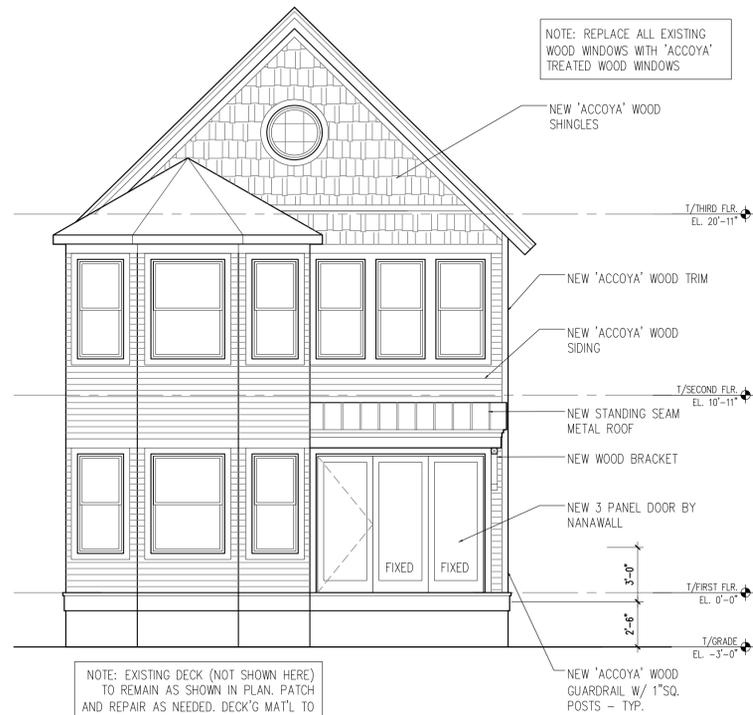


SCALE:
 AS NOTED
 DATE:
 18 MAY 2023

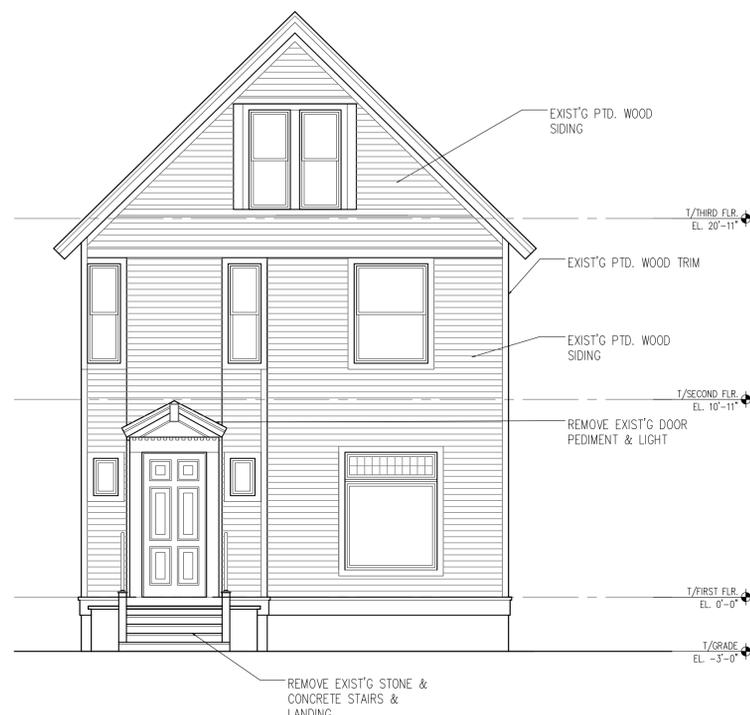
A0



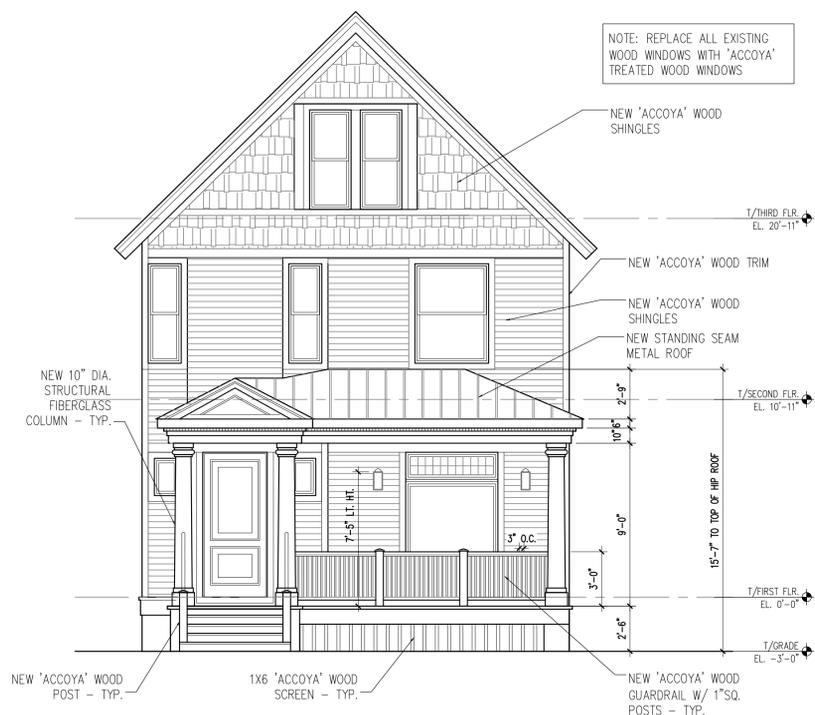
4 REAR / EAST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



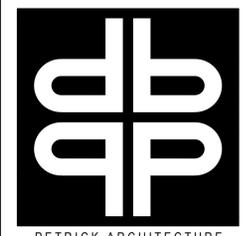
3 REAR / EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



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



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



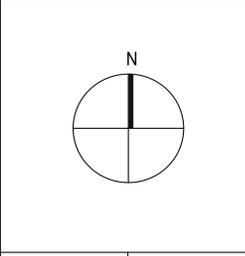
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RESIDENTIAL REMODEL FOR:
DOCKEN RESIDENCE
2125 SHERMAN AVE. EVANSTON

| 18 MAY 2023 | | | | | | |
|------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| ISSUE FOR PERMIT | <input type="checkbox"/> |



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DATE:
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A2



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RESIDENTIAL REMODEL FOR:
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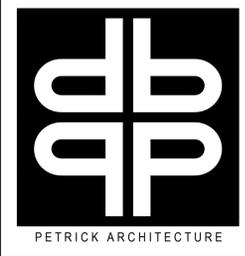
| | | | | | | | | | |
|------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 18 MAY 2023 | | | | | | | | | |
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DATE:
18 MAY 2023

A3



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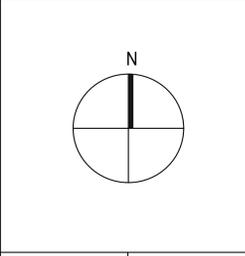
FIELD VERIFICATION: CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL FIGURED DIMENSIONS AND CONDITIONS AT THE JOBSITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

RESIDENTIAL REMODEL FOR:

DOCKEN RESIDENCE

2125 SHERMAN AVE, EVANSTON

| | | | | | | | |
|------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 18 MAY 2023 | | | | | | | |
| ISSUE FOR PERMIT | <input type="checkbox"/> |



SCALE:
AS NOTED

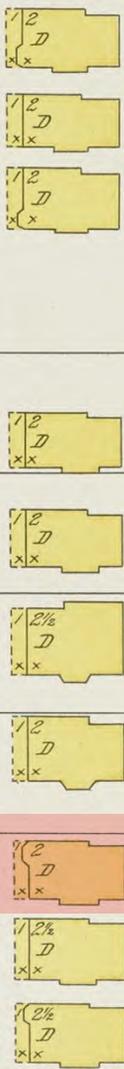
DATE:
18 MAY 2023

A4

SHERMAN AV.

6' W.P.

2151
2149
2147
2137
2135
2131
2129
2125
2123
2119

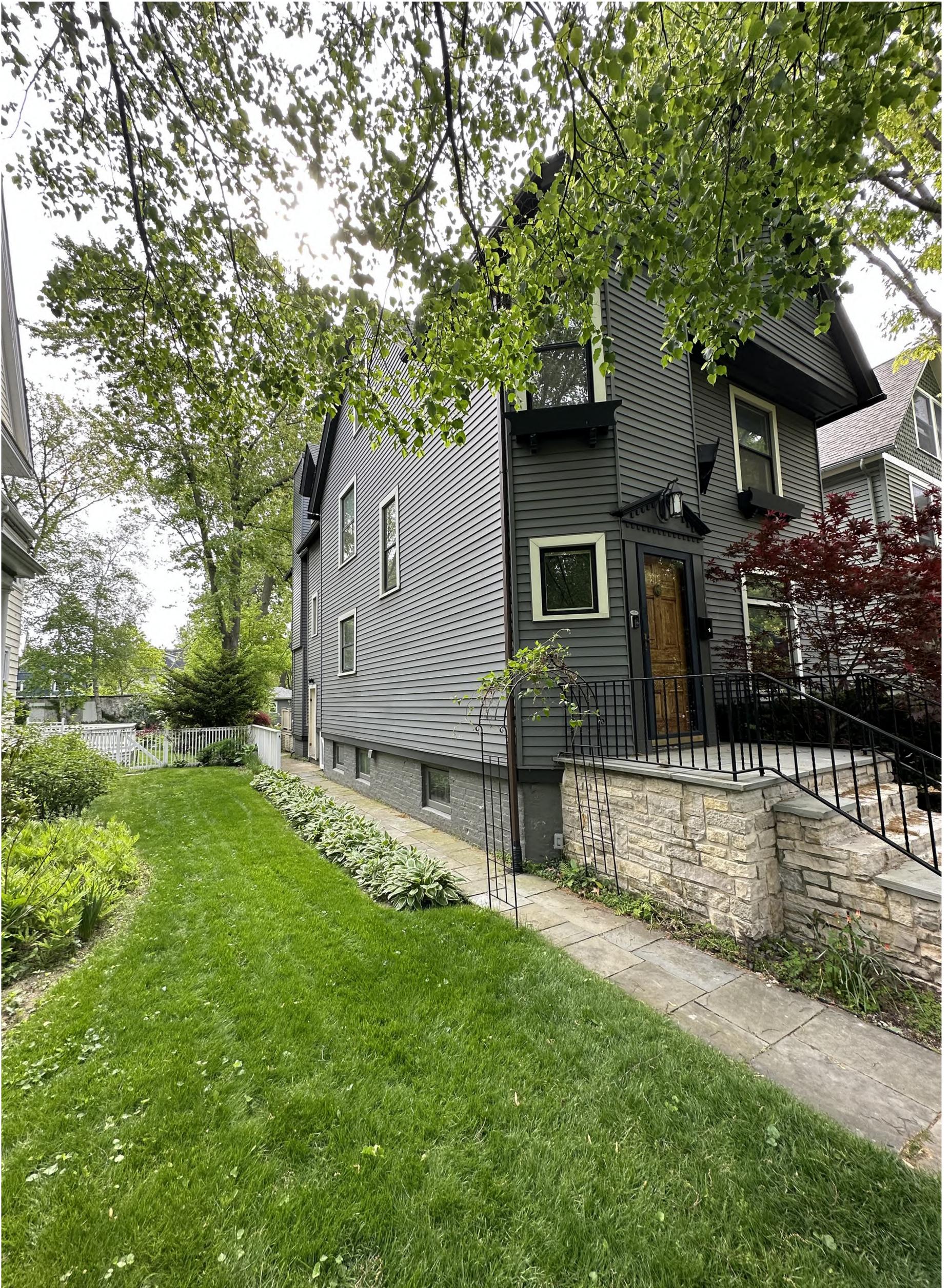


**1899 Sanborn
Includes Porch**

5

71









Houses to the North









Houses to the South













STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 1404 Judson Avenue – Landmark – Lakeshore Hist. Dist. - 23PRES-0098
Date: June 5, 2023

Public Notice

Errol Kirsch, applicant and architect, submits for a Certificate of Appropriateness to construct a single-story addition and covered basement entryway at the rear volume of the homes north elevation. The applicant further requests the following Major Zoning Variations to expand a non-conforming structure as it relates to bulk (Code Section 6-6-5-2): a rear-yard setback of 3.75' where 30' is required and the existing legally non-conforming condition is 2.75' (Code Section 6-8-2-8 (A) 4); and building lot coverage of 33.25% where 30% is the maximum permitted and 31% is the existing legally non-conforming condition (Code Section 6-8-2-7). The Preservation Commission is the determining body for the Certificate of Appropriateness (Code Section 2-8-8). The Preservation Commission may, at its discretion, make a recommendation to the Land Use Commission, the determining body for the proposed zoning relief (Code Section 2-19-4 (E)).

Applicable Standards: Construction [1-8, and 10-15]; and Code Section 6-15-11-5 [A, B, and C]

Construction Period:
1899

Style:
Craftsman with Prairie influences

Architect of Record:
Myron Hunt

Condition:
Good

Integrity:
Good

Status:
Landmark Designated (1978)
Criterion: A4 (Exemplification of design) and A5 (Significance of architect).

Setting:

1404 Judson Avenue is a two-family residential structure or double house located in the northwest portion of the Lakeshore Historic District on the west side of Judson Avenue at the corner of Judson Avenue and Greenwood Street. The block was primarily developed between the 1870s and 1890s in various late Victorian styles including Queen Anne, Gothic Revival, Shingle, Stick, and Italianate. The block retains excellent integrity of setting with all properties contributing to the District and seven registered as individual Landmarks.

Significance:

This well-designed, shingle-covered double house was designed by local and nationally significant architect Myron Hunt. The craftsman style home approaches the Prairie style in its discipline of horizontal massing, and pivotal axiality. Long hip roofed porches that project across the site, belt lines at the sills of the second story windows, and the bundling of windows into short strips reinforce the horizontality. The massing, however, turns at the vertical, polygonal bay with its pyramidal roof. Lastly, the oversized chimneys add visual interest and relief to an otherwise simple composition.

Myron Hubbard Hunt (1868-1952) practiced in Evanston during the early 20th century. Hunt first came to the Chicago area from the East Coast, although he lived in Chicago and was briefly educated at Northwestern University before receiving a degree in architecture from the Massachusetts Institute of Technology in 1893. Upon graduation from MIT, Hunt returned to the Chicago area and settled in Evanston and became the local representative of the Boston based firm Shepley, Rutan, and Coolidge, the successor firm to Henry Hobson Richardson, the noted practitioner of the Romanesque Revival style. For a brief time, he also studied under Frank Lloyd Wright. While in Evanston, Hunt designed 39 homes that can largely be characterized as an amalgamation of Prairie, Shingle, Queen Anne and Colonial Revival stylistic influences. In 1903, Hunt relocated to Los Angeles and entered into a partnership with Elmer Grey to design several important residential, commercial, and institutional commissions, including libraries, hotels, college campus plans, department stores, banks, and country clubs. One of his more notable projects during this period was the Rose Bowl football stadium, completed in 1922, when he entered a second partnership with architect Harold Coulson Chambers.

Public Comment

None.

Recommendation on proposed Major Zoning Relief

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. In this case the Land Use Commission. The Preservation Commission is not obligated to make a recommendation.

Applicable Standards for making a recommendation on zoning relief

- A. The request is necessary and/or appropriate in the interest of historic conservation so as to not adversely affect the historical architecture or aesthetic integrity of the landmark or character of the local historic district; or

- B. The request 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; and
- C. The request will not be materially detrimental to the public health, safety, and welfare, or injurious to property in the district or vicinity where the Landmark is located.

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.

Construction

1. *Height.* Height shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.
2. *Proportion of facades.* The relationship of the width to the height of the facades shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.
3. *Proportion of openings.* The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects and places to which the building is visually related.
4. *Rhythm of solids to voids in facades.* The relationship of solids to voids in the facades of a structure shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.
5. *Rhythm of spacing and structures on streets.* The relationship of a structure or object to the open space between it and adjoining structures or objects and the setback from the public ways shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related.
6. *Rhythm of entrance porches, storefront recesses, and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related.
7. *Relationship of materials and texture.* The relationship of the materials and texture of the facades shall be visually compatible with the predominant materials used in the existing structures to which it is visually related.
8. *Roof shapes and roof mounted equipment.* The roof shape of a structure including any roof mounted equipment shall be visually compatible with the structures to which it is visually related.

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

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

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

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

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

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

Application for Preservation Review of Certificate of Appropriateness (COA)



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

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

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

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

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

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

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

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

| | |
|--|---|
| 1) Property Address: 1404 N. Judson | FOR STAFF USE ONLY Application Number: |
| 2) Owner's Name: Ms. Brooke Harper | Address: 1404 N. Judson |
| City: Evanston State: Ill. Zip: | Phone: 312-451-4196 Email/Fax: brookharper@gmail.com |
| 3) Architect's Name: erral jay kirsch architects | Address: 1046 fair oaks |
| City: oak park State: ill Zip: 60202 | Phone: 708 2773004 Email/Fax: ejk@ejka.com |
| 4) Contractor's Name: mark Redman | Address: |
| City: State: Zip: | Phone: 708 676 8586 Email/Fax: |
| 5) Landmark: <input type="checkbox"/> Yes <input type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below). | |
| 6) Within Local Historic District: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; | |
| If yes, <input type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources | |
| 7) Refer to the completed Zoning Analysis and check as applicable if project requires: | |
| <input checked="" type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> Fence Variance → If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require any Zoning Variance or Fence Variance or Special Use → Complete section B only. | |
| Check if your project requires: <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Development → Refer to Supplemental Information on page (i) below. | |

Section B: Application for Certificate of Appropriateness

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

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

| Type of Exterior Activity | Location / Details | Visible from Public Way (e.g. Streets and Alleys)? |
|---|--|---|
| <input checked="" type="checkbox"/> Construction <i>Addition @ north west corner of residence. Add a door & depression to access (?) ADU unit in the basement.</i> | <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <input checked="" type="checkbox"/> Demolition <i>open wall to install an entry door.</i> | <input checked="" type="checkbox"/> Partial <input type="checkbox"/> Total | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Alteration <input type="checkbox"/> Restoration <input checked="" type="checkbox"/> Addition <input checked="" type="checkbox"/> Landscaping | <input type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input type="checkbox"/> Rear | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Garage: <input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Rehabilitation | <input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input checked="" type="checkbox"/> Windows <input type="checkbox"/> Storm Windows <input checked="" type="checkbox"/> Doors <input checked="" type="checkbox"/> Storm Doors | <input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Restoration Style/Materials: <i>WOOD</i> | <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 checked="" type="checkbox"/> Side <input type="checkbox"/> Rear | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Fence / Gate: <input type="checkbox"/> New <input type="checkbox"/> Replacement | <input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Siding: <input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Replacement | <input type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input type="checkbox"/> Rear Material: <i>WOOD SHINGLE TO MATCH</i> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Sign <input type="checkbox"/> Awning | <input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Material: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input checked="" type="checkbox"/> Air Conditioning Unit | <input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Relocation | New Address for Relocation: | |

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

| Existing | Proposed | | Existing | Proposed | | Existing | Proposed | |
|---|--------------------------|--|-------------------------------------|-------------------------------------|--|--|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Façades/Front Porch & Rear Porch Material | <input type="checkbox"/> | <input type="checkbox"/> | Flashing Material | <input type="checkbox"/> | <input type="checkbox"/> | Fences <i>N.A.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | Wood Frame | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Copper | <input type="checkbox"/> | <input type="checkbox"/> | Wood |
| <input type="checkbox"/> | <input type="checkbox"/> | Stone | <input type="checkbox"/> | <input type="checkbox"/> | Sheet Metal | <input type="checkbox"/> | <input type="checkbox"/> | Wrought Iron |
| <input type="checkbox"/> | <input type="checkbox"/> | Brick | <input type="checkbox"/> | <input type="checkbox"/> | Other: _____ | <input type="checkbox"/> | <input type="checkbox"/> | Aluminum |
| <input type="checkbox"/> | <input type="checkbox"/> | Stucco | | | | <input type="checkbox"/> | <input type="checkbox"/> | Other: _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Synthetic Stucco | | | | | | Height: _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Wood Siding | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Fascias, Soffits, Rakeboards, Trim | | | Length: _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Aluminum Siding | <input type="checkbox"/> | <input type="checkbox"/> | Wood | <input type="checkbox"/> | <input type="checkbox"/> | Terraces, Patios, Decks <i>N.A.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | Vinyl Siding | <input type="checkbox"/> | <input type="checkbox"/> | Metal | <input type="checkbox"/> | <input type="checkbox"/> | Wood |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Shingle, Material: <u>WOOD</u> | <input type="checkbox"/> | <input type="checkbox"/> | Synthetic Material, Type: _____ | <input type="checkbox"/> | <input type="checkbox"/> | Stone |
| <input type="checkbox"/> | <input type="checkbox"/> | Other: _____ | <input type="checkbox"/> | <input type="checkbox"/> | Other: _____ | <input type="checkbox"/> | <input type="checkbox"/> | Brick Pavers |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Roofing Material | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Door Material | <input type="checkbox"/> | <input type="checkbox"/> | Concrete Pavers |
| <input type="checkbox"/> | <input type="checkbox"/> | Wood Shingles | <input type="checkbox"/> | <input type="checkbox"/> | Wood | <input type="checkbox"/> | <input type="checkbox"/> | Poured Concrete |
| <input type="checkbox"/> | <input type="checkbox"/> | Wood Shakes | <input type="checkbox"/> | <input type="checkbox"/> | Metal | <input type="checkbox"/> | <input type="checkbox"/> | Other: _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Slate | <input type="checkbox"/> | <input type="checkbox"/> | Clad | <input type="checkbox"/> | <input type="checkbox"/> | Driveway Material <i>N.A.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | Clay Tile | <input type="checkbox"/> | <input type="checkbox"/> | Other: <u>WOOD & GLASS</u> | <input type="checkbox"/> | <input type="checkbox"/> | Asphalt |
| <input type="checkbox"/> | <input type="checkbox"/> | Asphalt Shingles | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> | Poured Concrete |
| <input type="checkbox"/> | <input type="checkbox"/> | Metal Sheet | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Window Type | <input type="checkbox"/> | <input type="checkbox"/> | Brick Pavers |
| <input type="checkbox"/> | <input type="checkbox"/> | Other: _____ | <input type="checkbox"/> | <input type="checkbox"/> | Double Hung | <input type="checkbox"/> | <input type="checkbox"/> | Concrete Pavers |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Chimney Material | <input type="checkbox"/> | <input type="checkbox"/> | Casement | <input type="checkbox"/> | <input type="checkbox"/> | Crushed Stone |
| <input type="checkbox"/> | <input type="checkbox"/> | Brick | <input type="checkbox"/> | <input type="checkbox"/> | Other: _____ | <input type="checkbox"/> | <input type="checkbox"/> | Other: _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Stone | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Window Material | Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed): | | |
| <input type="checkbox"/> | <input type="checkbox"/> | Stucco | <input type="checkbox"/> | <input type="checkbox"/> | Wood | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | Other: _____ | <input type="checkbox"/> | <input type="checkbox"/> | Aluminum | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> | Steel | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | Gutters/Downspouts | <input type="checkbox"/> | <input type="checkbox"/> | Other: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Air Conditioning Unit |
| <input type="checkbox"/> | <input type="checkbox"/> | Copper | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> | (2) condensers on north side of the addition. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Aluminum | <input type="checkbox"/> | <input type="checkbox"/> | Muntins - circular bar top sashes @ 1st & 2nd floors - dim in bottom sashes | <input type="checkbox"/> | <input type="checkbox"/> | (1) wall AC unit on rear elevation. |
| <input type="checkbox"/> | <input type="checkbox"/> | Galvanized Sheet | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Not existing | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | Other: <u>pvc painted</u> | <input type="checkbox"/> | <input type="checkbox"/> | True divided lights | <input type="checkbox"/> | <input type="checkbox"/> | |
| | | | <input type="checkbox"/> | <input type="checkbox"/> | Simulated divided lights | <input type="checkbox"/> | <input type="checkbox"/> | |
| 4) Applicant's Signature:  | | | | | | Date: <u>May 29 2023</u> | | |
| Print Name: <u>errol jay kinsch - architect</u> | | | | | | | | |
| Proceed to Section C if you are requesting a zoning or fence variation and/or special use. Refer to the Supplemental Information for guidance [page (i) below]. For Planned Development refer to Supplemental Information [page (i) below]. | | | | | | | | |

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

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

The variation is necessary because, the owner used the home to operate her office, which requires an office that is accessible to clients, separated from the residential portion of the home. The addition is located @ the west end of the north wall and depressed below the grade to reduce the height of the enclosure.

The result of the lower silhouette will not adversely affect the historical architecture or aesthetic integrity or the character of the district.

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

The variation is necessary to allow the owner the functional area to complete the daily office requirements allowing for a return equal to the investment made to complete the addition.

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

The addition will not be detrimental to the public health, safety, and welfare, or adversely impact the district, or neighborhood, because the reduced height, silhouette and location of the addition, including the matching materials, reflect the guidelines of the state of ill "Standard of Rehabilitation" as approved by the "Illinois State Historic Preservation Office".

Please review letter from D. Bujka from the above agency; enclosed.

4) Applicant's Signature: 

Date: May 29 2023

Print Name: errol jay kursch

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.).

Errol Kirsch

From: Bryjka, Darius <Darius.Bryjka@illinois.gov>
Sent: Friday, March 24, 2023 4:27 PM
To: Brooke Harper
Cc: Errol Kirsch
Subject: 1404 Judson Ave, Evanston—Part 2 approved

Importance: High

Dear Ms. Harper:

Thank you for submitting the Part 2 (“Request for Approval of a Rehabilitation Plan”) of your application to the Property Tax Assessment Freeze Program (35 ILCS 200/10-40 through 10-85).

Our office has reviewed the proposed rehabilitation project described in the Part 2 for 1404 Judson Avenue in Evanston and has determined that the work meets the Secretary of the Interior’s “Standards for Rehabilitation.” This email constitutes preliminary approval of your project. We will not be mailing you a hardcopy. Please contact me if, during the course of your project, the scope of work changes beyond what was described and approved in your Part 2.

Upon completion of the rehabilitation, please electronically submit the Part 3 (“Request for Certification of Completed Work”), which must include copies of proof of expenditures as well as photos of the completed project. If our office determines that all program requirements have been met and approves your Part 3, we will issue a Certificate of Rehabilitation to you and to your County Assessor. Please feel free to contact me if you have any questions.

Sincerely,

Darius Bryjka
Project Reviewer
Illinois State Historic Preservation Office
Illinois Department of Natural Resources
One Natural Resources Way
Springfield, Illinois 62702
O: 217-558-8918
darius.bryjka@illinois.gov

State of Illinois - CONFIDENTIALITY NOTICE: The information contained in this communication is confidential, may be attorney-client privileged or attorney work product, may constitute inside information or internal deliberative staff communication, and is intended only for the use of the addressee. Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender immediately by return e-mail and destroy this communication and all copies thereof, including all attachments. Receipt by an unintended recipient does not waive attorney-client privilege, attorney work product privilege, or any other exemption from disclosure.

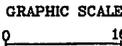
PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023

7100 N. TRIPP AVENUE
LINCOLNWOOD, ILLINOIS 60712
www.professionalsassociated.com

TEL: (847) 675-3000
FAX: (847) 675-2167
e-mail: pa@professionalsassociated.com

PLAT OF SURVEY



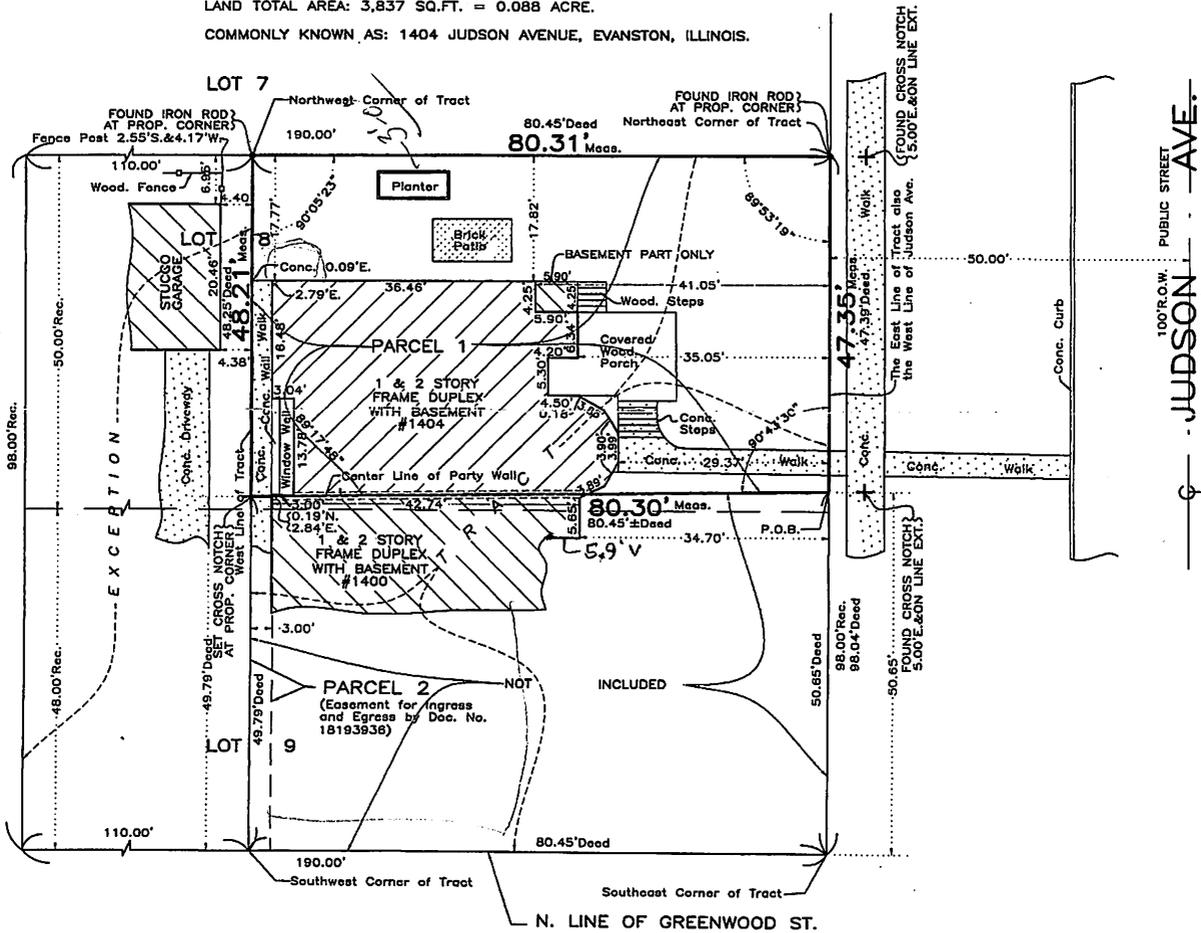
(IN FEET)
1 Inch = 16 Ft.

OF
PARCEL 1: THAT PART OF LOTS 8 AND 9 (EXCEPT THE WEST 110 FEET OF SAID LOTS) TAKEN AS A SINGLE TRACT OF LAND IN BLOCK 32 IN EVANSTON IN THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID TRACT (BEING ON THE WEST LINE OF JUDSON AVENUE) 50.65 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH ON THE EAST LINE OF SAID TRACT (BEING THE WEST LINE OF JUDSON AVENUE) 47.39 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE WEST ON THE NORTH LINE OF SAID TRACT 80.45 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH ON THE WEST LINE OF SAID TRACT, 48.25 FEET TO A POINT 49.79 FEET NORTH OF THE SOUTHWEST CORNER OF TRACT; THENCE EASTERLY PASSING THROUGH AND ON THE CENTER LINE AND CENTER LINE EXTENDED, OF A PARTY WALL, 80.45 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT RECORDED JUNE 20, 1961 AS DOCUMENT 181938 FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 3 FEET OF THAT PART OF LOTS 8 AND 9 (EXCEPT THE WEST 110 FEET OF SAID LOTS) TAKEN AS A SINGLE TRACT OF LAND, IN BLOCK 32 IN EVANSTON IN THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE NORTH ON THE EAST LINE OF SAID TRACT (BEING THE WEST LINE OF JUDSON AVENUE) 50.65 FEET; THENCE WESTERLY PASSING THROUGH AND ON THE CENTER LINE OF A PARTY WALL AND WALL LINE EXTENDED, 80.45 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID TRACT OF LAND, 49.79 FEET NORTH OF THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE SOUTH ON THE WEST LINE OF SAID TRACT OF LAND 49.79 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE SOUTH LINE OF SAID TRACT (BEING THE NORTH LINE OF GREENWOOD BOULEVARD) 80.45 FEET TO THE POINT OF BEGINNING.

LAND TOTAL AREA: 3,837 SQ.FT. = 0.088 ACRE.

COMMONLY KNOWN AS: 1404 JUDSON AVENUE, EVANSTON, ILLINOIS.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 16-90635
Scale: 1 inch = 16 feet.
Date of Field Work: July 1, 2016.
Ordered by: Francis J. Zeman Jr.
Attorney at Law



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

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

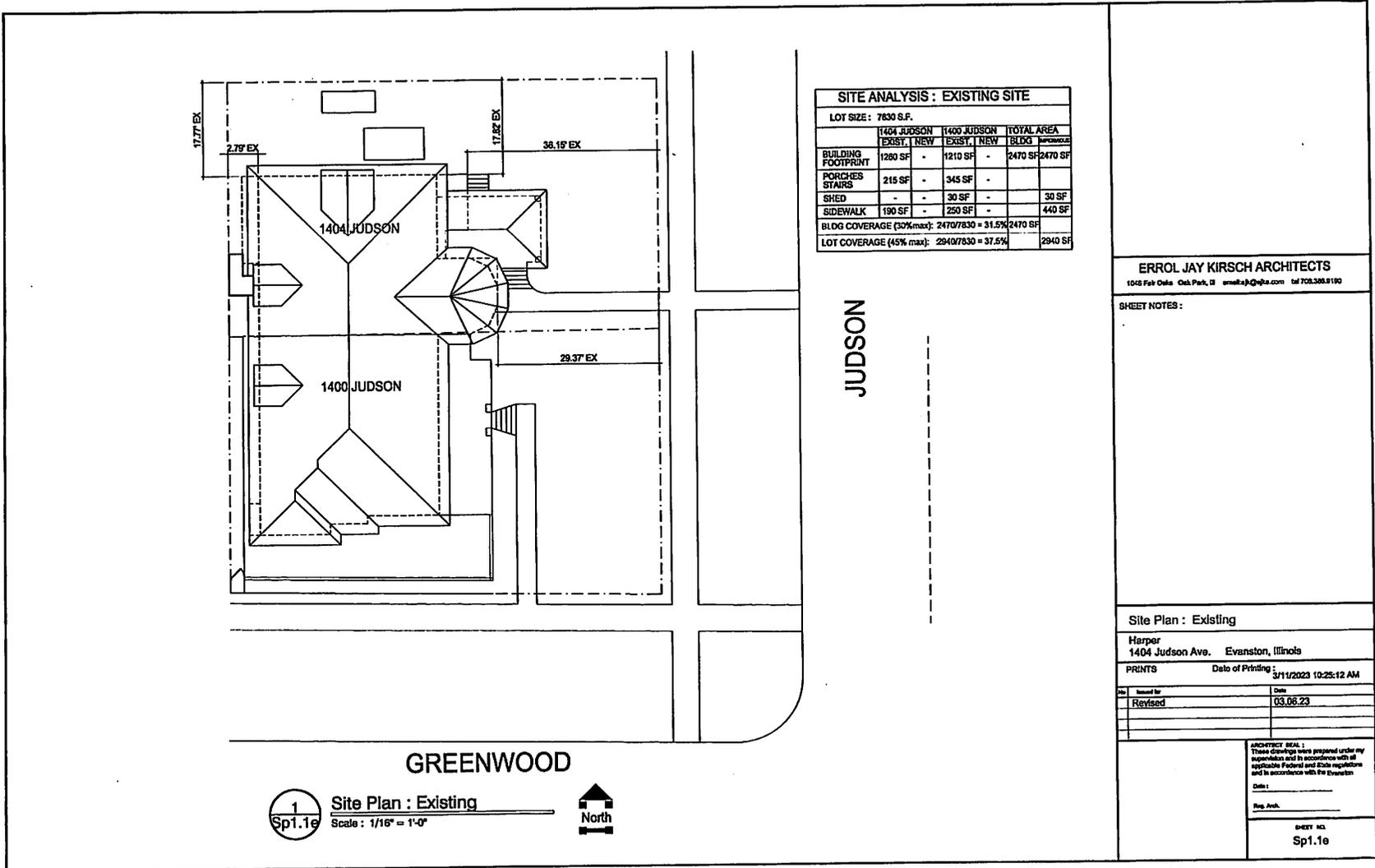
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook s.s.

We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: July 5, 2016

Hy. Tope E. Donaldson
ILLINOIS LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2016.
Drawn by: J.V.



SITE ANALYSIS : EXISTING SITE

LOT SIZE : 7830 S.F.

| | 1404 JUDSON | | 1400 JUDSON | | TOTAL AREA | | |
|--------------------------|-------------------|-----|-------------|-----|------------|------------|--|
| | EXIST. | NEW | EXIST. | NEW | BLDG | PERCENTAGE | |
| BUILDING FOOTPRINT | 1280 SF | - | 1210 SF | - | 2470 SF | 2470 SF | |
| PORCHES STAIRS | 215 SF | - | 345 SF | - | | | |
| SHED | - | - | 30 SF | - | | 30 SF | |
| SIDEWALK | 190 SF | - | 250 SF | - | | 440 SF | |
| BLDG COVERAGE (30% max): | 2470/7830 = 31.5% | | | | | 2470 SF | |
| LOT COVERAGE (45% max): | 2940/7830 = 37.5% | | | | | 2940 SF | |

ERROL JAY KIRSCH ARCHITECTS
 1045 Fair Oaks Oak Park, IL email: ejk@ejka.com tel: 708.388.9190

SHEET NOTES :

Site Plan : Existing

Harper
 1404 Judson Ave. Evanston, Illinois

PRINTS Date of Printing : 3/11/2023 10:25:12 AM

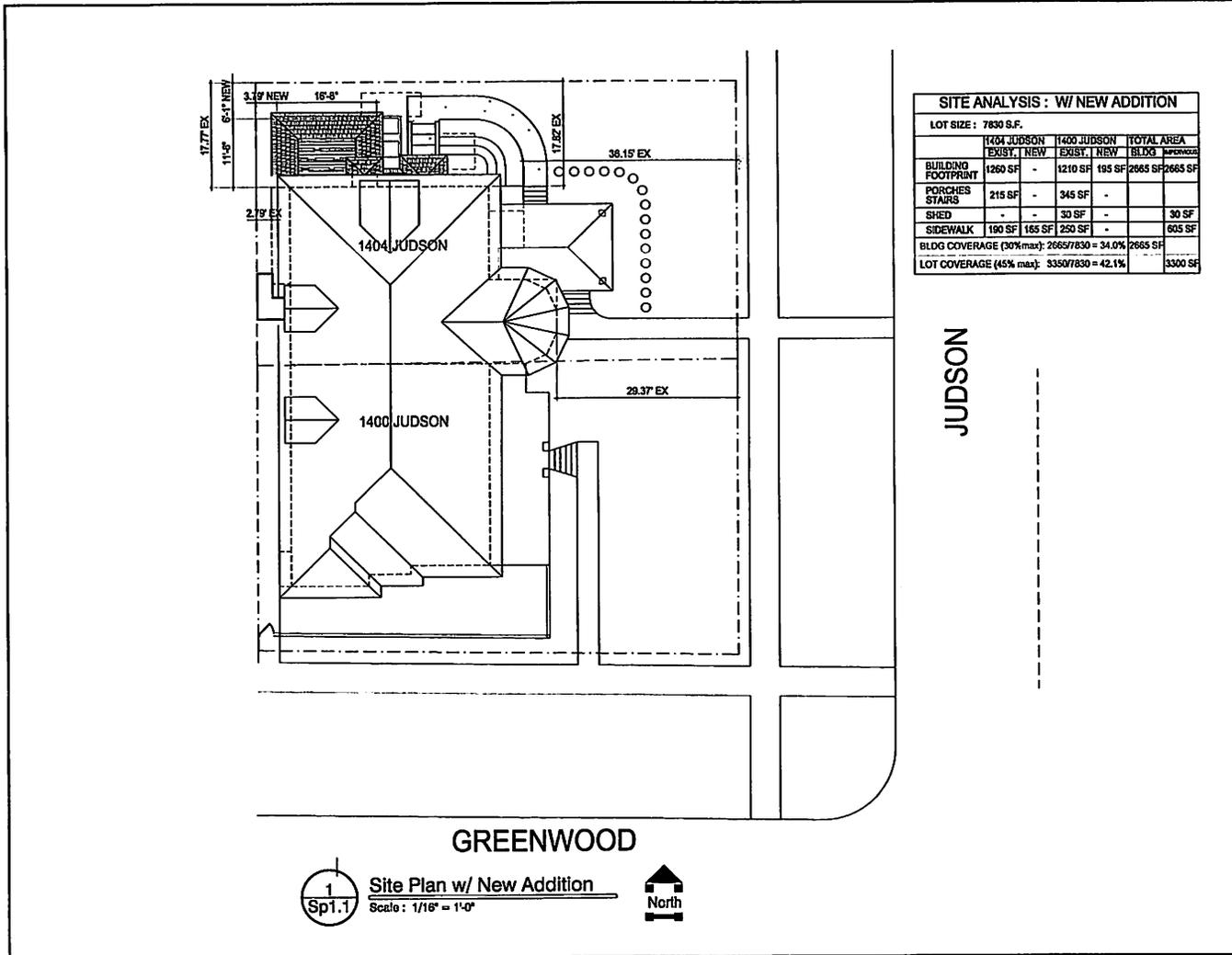
| No. | Revised for | Date |
|-----|-------------|----------|
| 1 | Revised | 03.06.23 |
| | | |
| | | |

ARCHITECT SEAL :
 These drawings were prepared under my supervision and in accordance with all applicable Federal and State regulations and in accordance with the Elevation
 Date :
 Reg. Arch.

SHEET NO.
 Sp1.1e

1
 Sp1.1e
 Site Plan : Existing
 Scale : 1/16" = 1'-0"

North



SITE ANALYSIS : W/ NEW ADDITION

LOT SIZE : 7830 S.F.

| | 1404 JUDSON | | 1400 JUDSON | | TOTAL AREA | |
|--|-------------|--------|-------------|--------|------------|------------|
| | EXIST. | NEW | EXIST. | NEW | BLDG | OPEN SPACE |
| BUILDING FOOTPRINT | 1260 SF | - | 1210 SF | 195 SF | 2665 SF | 2665 SF |
| PORCHES STAIRS | 215 SF | - | 345 SF | - | - | - |
| SHED | - | - | 30 SF | - | - | 30 SF |
| SIDEWALK | 190 SF | 185 SF | 250 SF | - | - | 605 SF |
| BLDG COVERAGE (30% max): 2665/7830 = 34.0% | | | | | 2665 SF | |
| LOT COVERAGE (45% max): 3350/7830 = 42.1% | | | | | 3300 SF | |

ERROL JAY KIRSCH ARCHITECTS
1040 Fair Oaks Oak Park, IL email:ejk@ejka.com tel: 708.398.8100

SHEET NOTES :

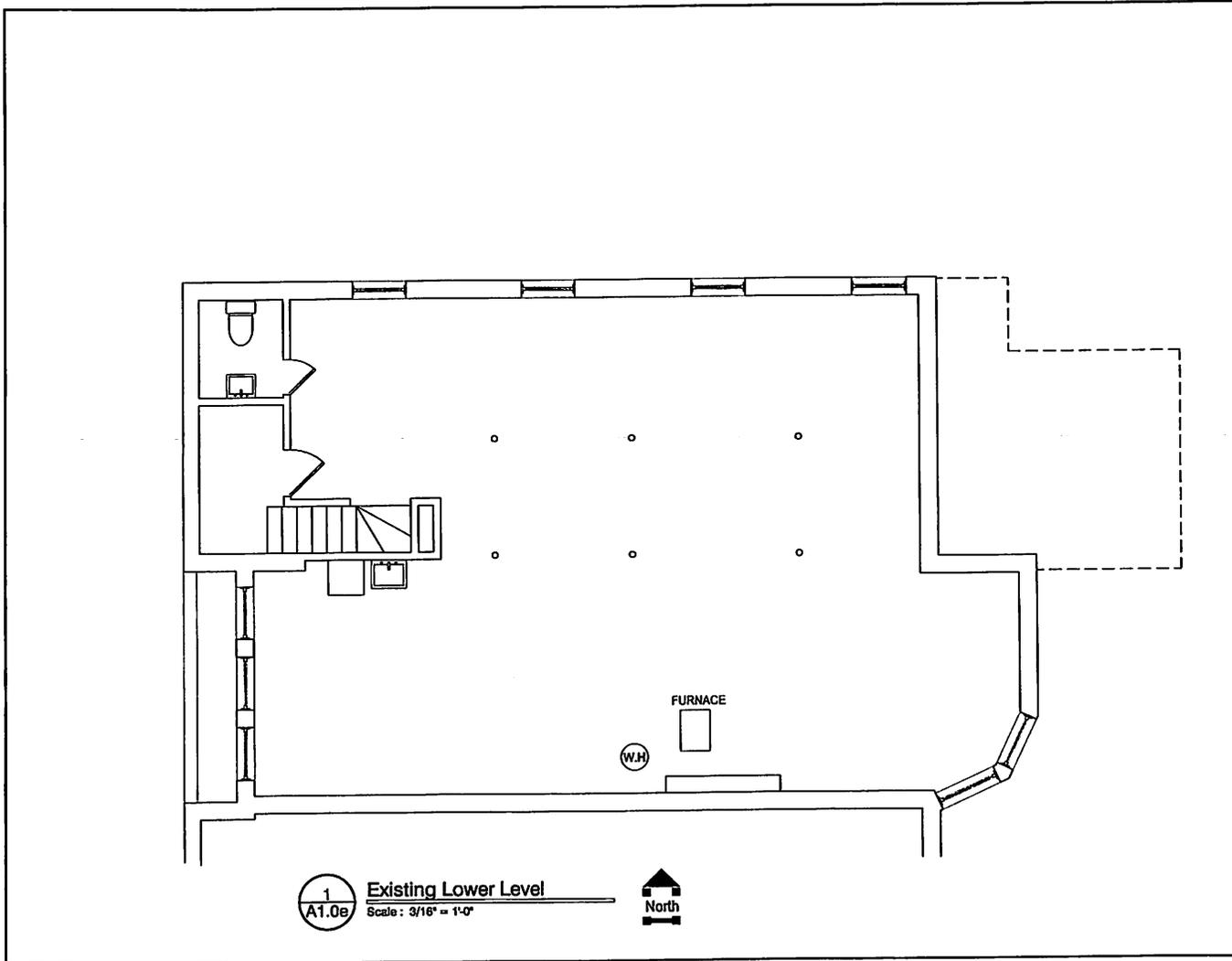
Site Plan w/new Addition
Harper
1404 Judson Ave. Evanston, Illinois
PRINTS Date of Printing: 5/11/2023 10:31:40 AM

| No. | Revised for | Date |
|-----|-------------|----------|
| 1 | Revised | 03.06.23 |
| | | |
| | | |

ARCHITECT SEAL :
These drawings were prepared under my supervision and in accordance with all applicable Federal and State regulations and in accordance with the Evanston

Date: _____
Reg. Arch. _____

SHEET NO.
Sp1.1



1
A1.0e Existing Lower Level
Scale: 3/16" = 1'-0"



ERROL JAY KIRSCH ARCHITECTS
 1048 Fair Oaks Oak Park, IL email: ejk@ejka.com tel: 708.308.8100

SHEET NOTES :

Basement
 Harper
 1404 Judson Ave. Evanston, Illinois

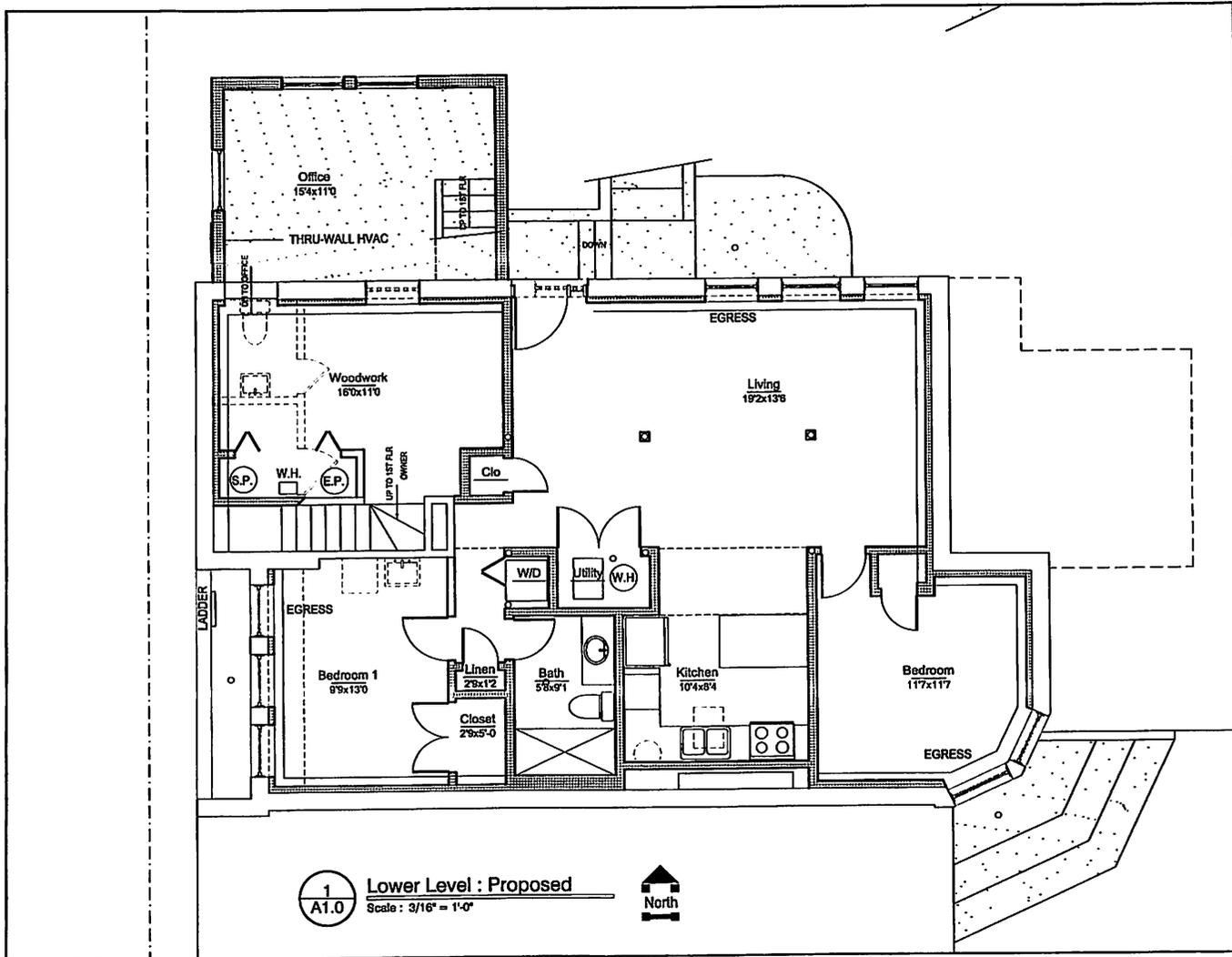
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| Rev | Issued for | Date |
|-----|------------|----------|
| 1 | Revised | 03.08.23 |
| | | |
| | | |

ARCHITECT'S NOTE :
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Date : _____
 Reg. Arch. _____

SHEET NO.
A1.0



ERROL JAY KIRSCH ARCHITECTS
 1048 Fair Oaks Oak Park, IL email:ejk@ejka.com tel 708.585.8190

SHEET NOTES :

Lower Level Proposed

Harper
 1404 Judson Ave. Evanston, Illinois

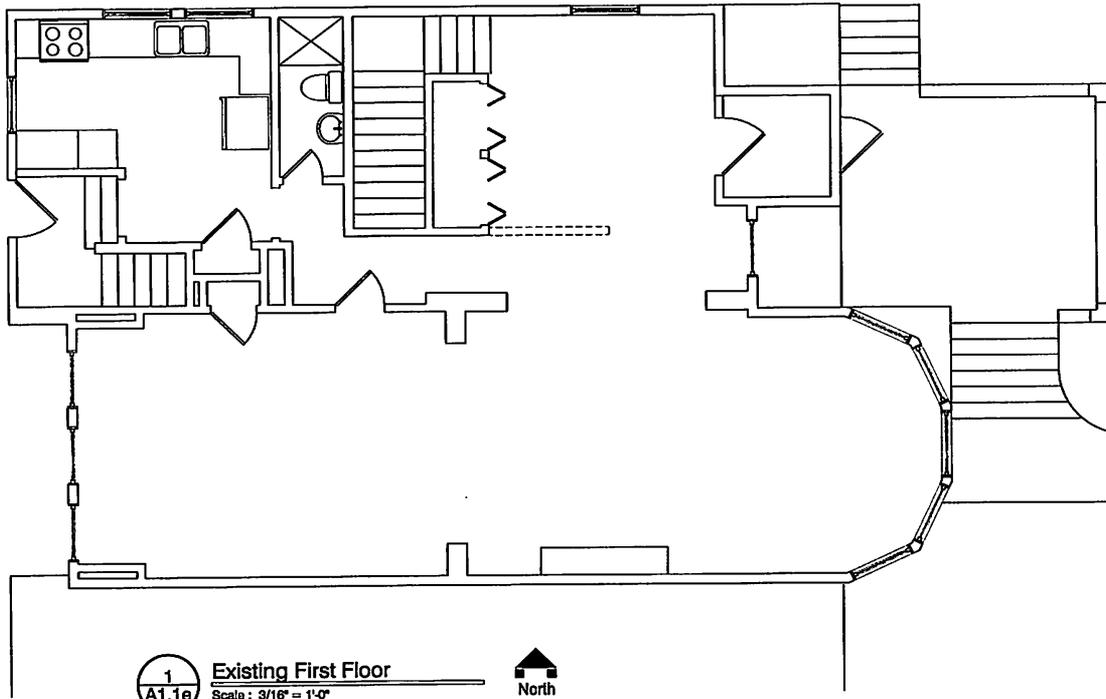
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|------------|----------|
| Issued for | Date |
| Revised | 03.08.23 |
| | |
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Date : _____
 Reg. Arch. _____

SHEET NO.
A1.0



1
A1.1e

Existing First Floor
Scale: 3/16" = 1'-0"



ERROL JAY KIRSCH ARCHITECTS
1048 Fair Oaks Oak Park, IL email:ejk@ejka.com tel:708.395.8190

SHEET NOTES :

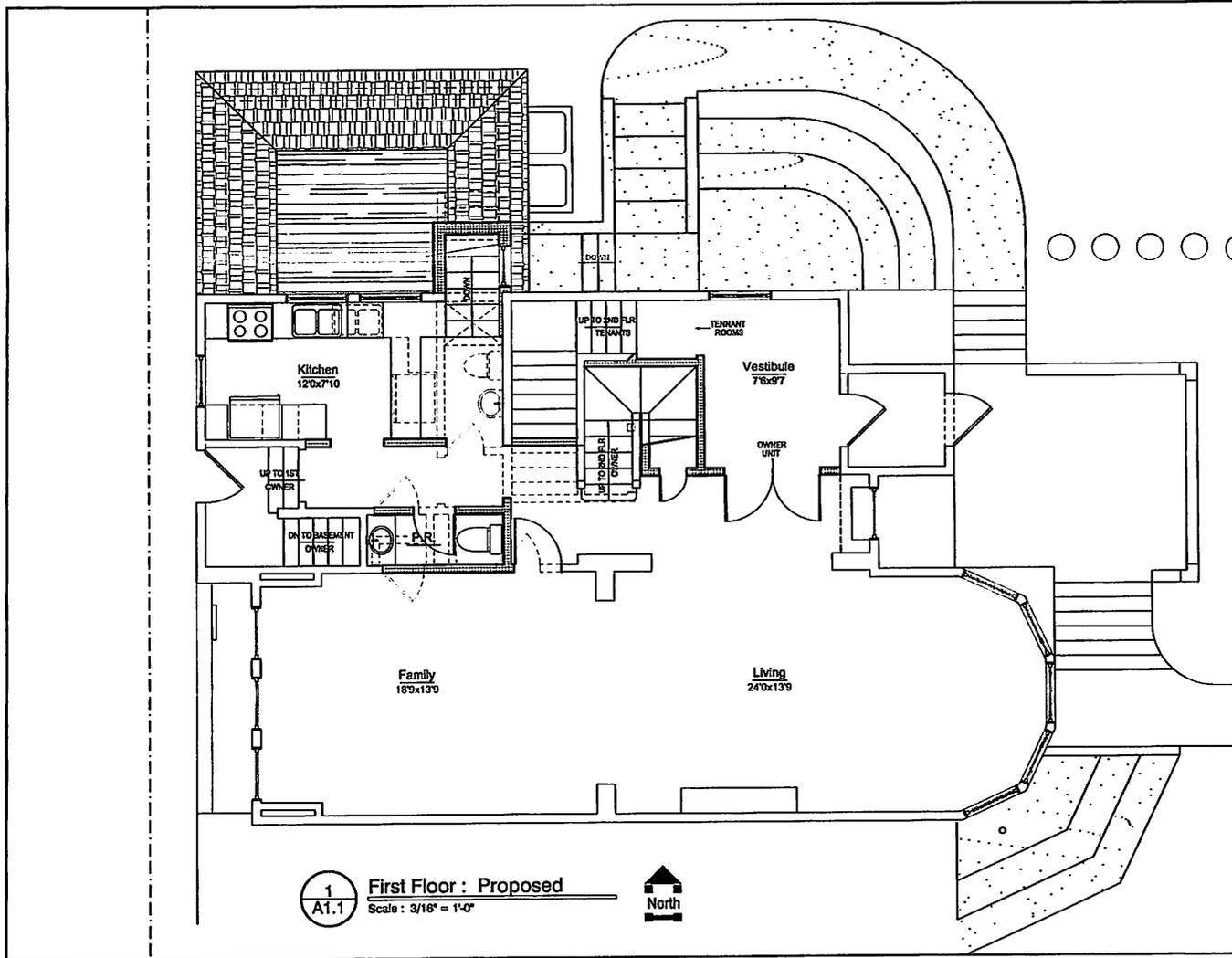
Existing First Floor
Harper
1404 Judson Ave. Evanston, Illinois

PRINTS Date of Printing: 3/11/2023 10:25:58 AM

| No. | Issued by | Date |
|-----|-----------|----------|
| 1 | Revised | 03.08.23 |
| | | |
| | | |

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Date: _____
Reg. Arch. _____

SHEET NO.
A1.1e



1 First Floor : Proposed
 A1.1 Scale : 3/16" = 1'-0"
 North

ERROL JAY KIRSCH ARCHITECTS
 1048 Fair Oaks Oak Park, IL errolkj@eja.com tel 708.335.8190

SHEET NOTES :

First Floor : Proposed

Harper
 1404 Judson Ave. Evanston, Illinois

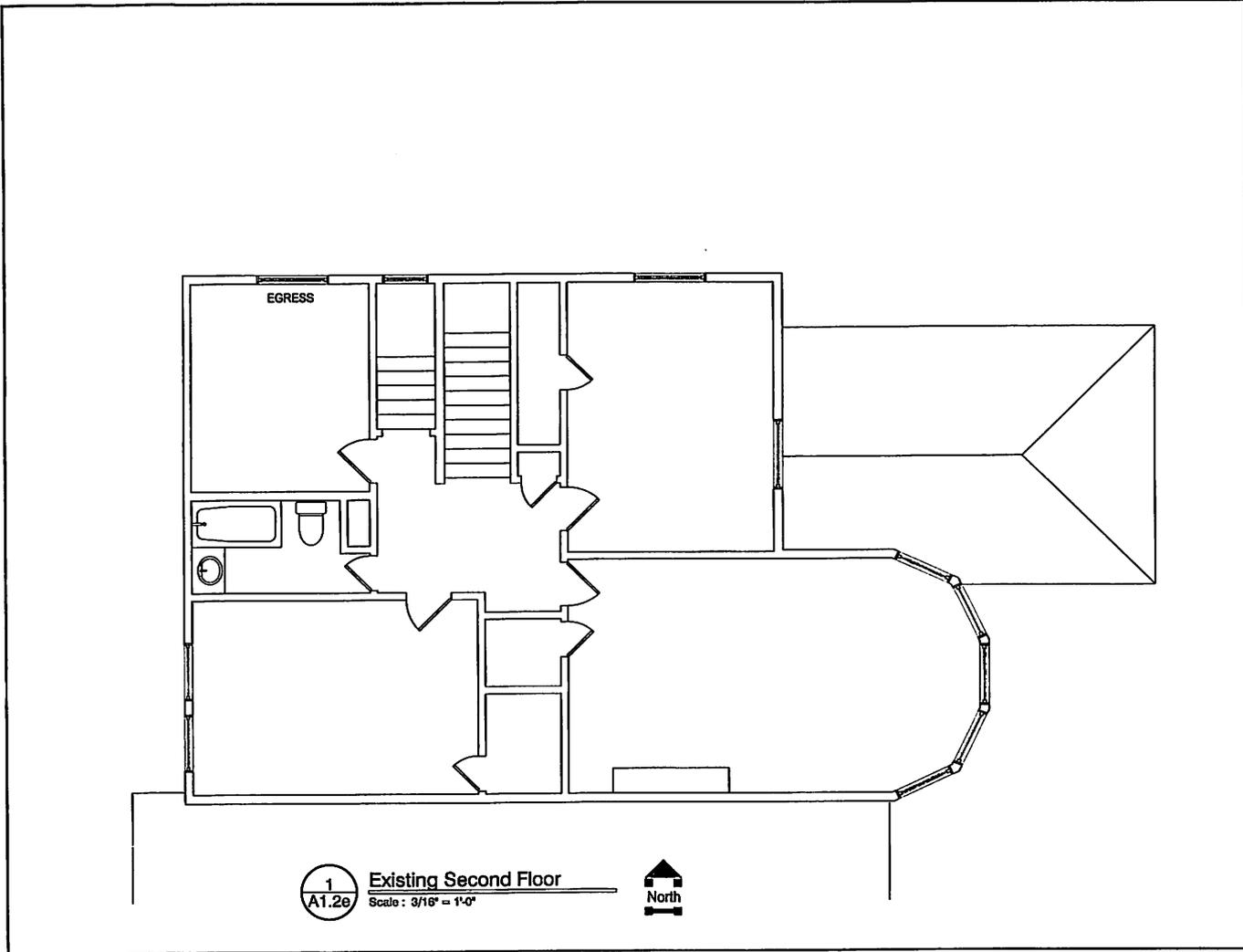
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SHEET NO.
 A1.1



ERROL JAY KIRSCH ARCHITECTS
 1048 Fair Oaks Oak Park, IL email: ejk@ejka.com tel: 708.338.8100

SHEET NOTES :

Existing Second Floor
 Harper
 1404 Judson Ave. Evanston, Illinois

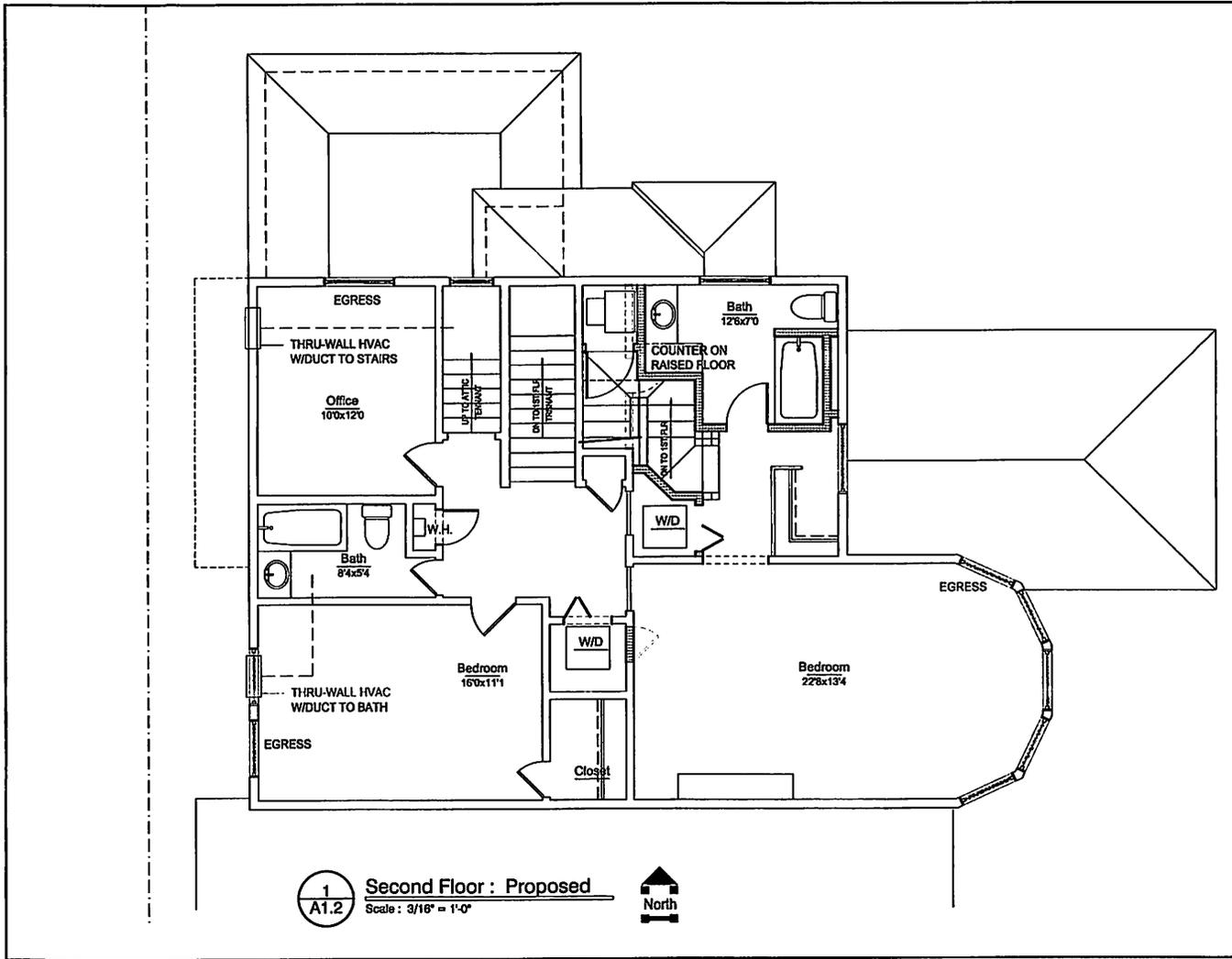
PRINTS Date of Printing: 3/11/2023 10:28:13 AM

| No. | Issued for | Date |
|-----|------------|----------|
| 1 | Revised | 03.06.23 |
| | | |
| | | |

ARCHITECT SEAL:
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Date: _____
 Reg. Arch. _____

SHEET NO.
A1.2e



1
A1.2 Second Floor : Proposed
Scale : 3/16" = 1'-0"



ERROL JAY KIRSCH ARCHITECTS
1040 Fair Oaks Oak Park, IL email:ejk@erjka.com tel:708.385.9190

SHEET NOTES :

Second Floor

Harper
1404 Judson Ave. Evanston, Illinois

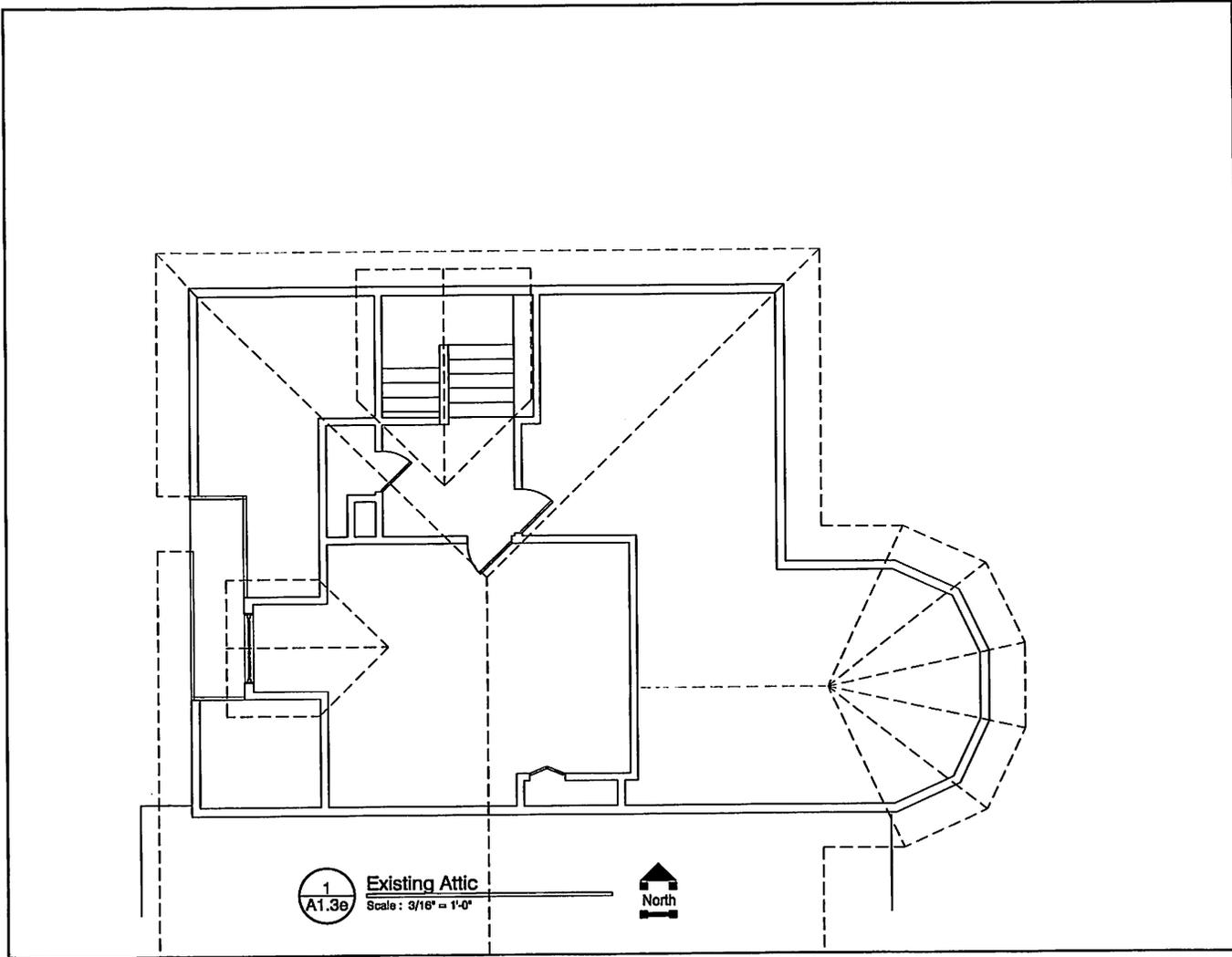
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| No. | Revised for | Date |
|-----|-------------|----------|
| 1 | Revised | 03.08.23 |

ARCHITECT SEAL :
These drawings were prepared under my supervision and in accordance with all applicable Federal and State regulations and in accordance with the of Evanston

Date :
Reg. Arch.

SHEET NO.
A1.2



ERROL JAY KIRSCH ARCHITECTS
 1048 Fox Oaks Oak Park, IL email@ejka.com tel 708.586.9190

SHEET NOTES :

Existing Attic

Harper
 1404 Judson Ave. Evanston, Illinois

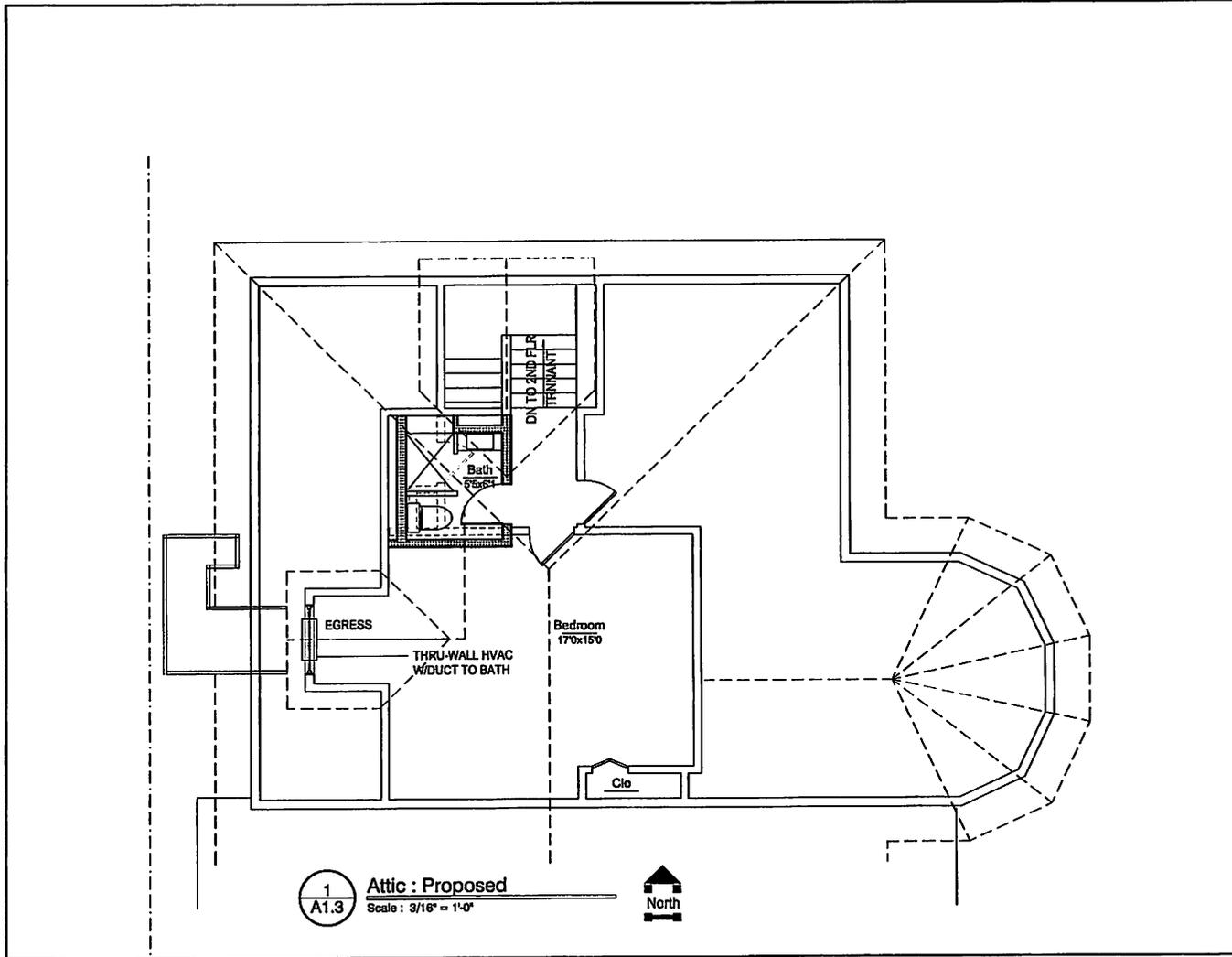
PRINTS Date of Printing 3/11/2023 10:28:29 AM

| No. | Revised for | Date |
|-----|-------------|----------|
| 1 | Revised | 03.06.23 |
| | | |
| | | |

ARCHITECT'S SEAL: These drawings were prepared under my supervision and in accordance with all applicable Federal and State regulations and in accordance with the of Evanston

Date: _____
 Reg. Arch. _____

SHEET NO.
A1.3e



1
A1.3
Attic : Proposed
Scale : 3/16" = 1'-0"



ERROL JAY KIRSCH ARCHITECTS
 1048 Fair Oaks Oak Park, IL email:ejk@erjka.com tel:708.328.8190

SHEET NOTES :

Attic : Proposed

Harper
 1404 Judson Ave. Evanston, Illinois

PRINTS Date of Printing : 3/11/2023 10:33:12 AM

| Rev | Issued for | Date |
|---------|------------|----------|
| Revised | | 03.06.23 |
| | | |
| | | |

ARCHITECT SEAL :
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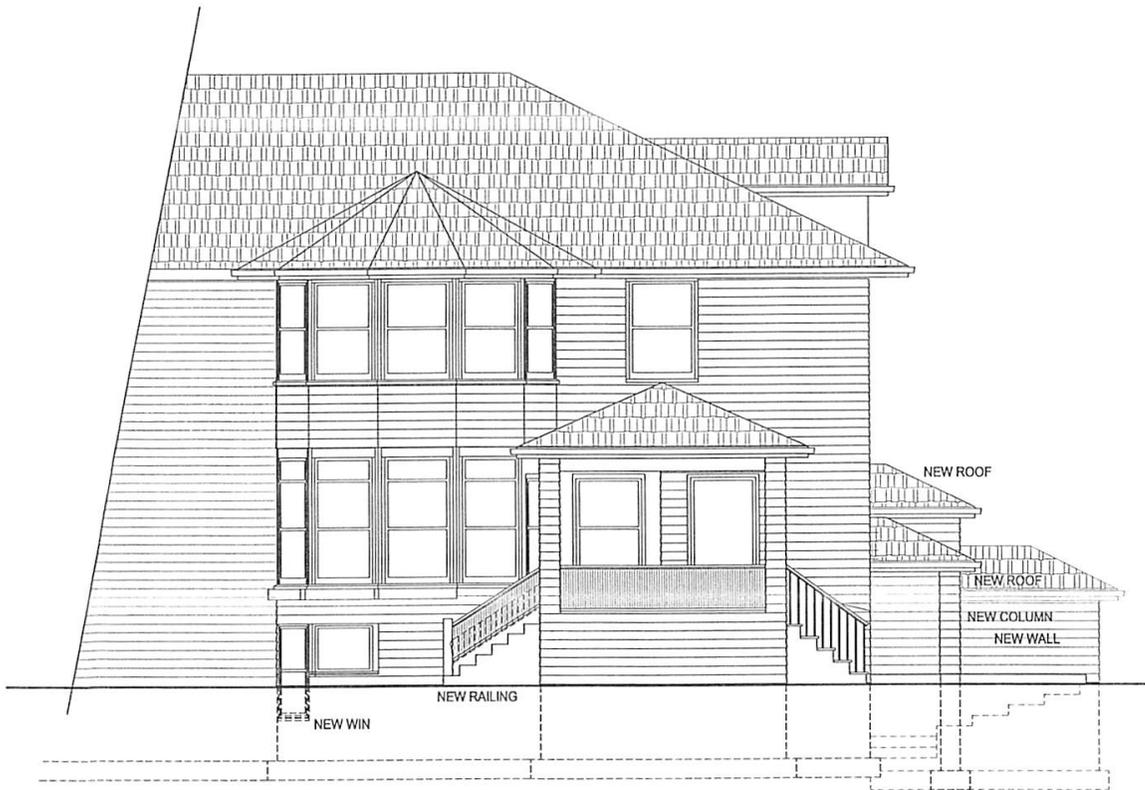
Date : _____
 Reg. Arch. _____

SHEET NO.
A1.3



1
A3.1e Existing Front Elevation (east)
Scale: 3/16" = 1'-0"

| | |
|--|---|
| ERROL JAY KIRSCH ARCHITECTS 1049 Fair Oaks Oak Park, IL email:ejk@ejka.com tel:708.306.8190 | |
| SHEET NOTES : | |
| Existing Front Elevation (east) | |
| Harper 1404 Judson Ave. Evanston, Illinois | |
| PRINTS | Date of Printing: 3/11/2023 10:26:43 AM |
| No. | Issued for |
| | Revised |
| | Date |
| | 03.05.23 |
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| SHEET NO. A3.1e | |



1
A3.1 Front Elevation w/new Addition
Scale : 3/16" = 1'-0"

ERROL JAY KIRSCH ARCHITECTS

1045 Fair Oaks Oak Park, IL email:ejk@ejka.com tel:708.368.9100

SHEET NOTES :

Front Elevation w/new Addition

Harper
1404 Judson Ave. Evanston, Illinois

PRINTS Date of Printing: 3/11/2023 10:33:29 AM

| | | |
|-----|------------|----------|
| No. | Issued for | Date |
| | Revised | 03.09.23 |

ARCHITECT SEAL:
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Date: _____

Reg. Arch. _____

SHEET NO:
A3.1



1 Existing Side Elevation (north)
 A3.2e Scale : 3/16" = 1'-0"

ERROL JAY KIRSCH ARCHITECTS
 1048 Fdr Oaks Oak Park, IL erroljay@erjka.com tel 708.308.9190

SHEET NOTES :

Existing Side Elevation (north)
 Harper
 1404 Judson Ave. Evanston, Illinois
 PRINTS Date of Printing : 3/11/2023 10:26:58 AM

| Date | Issued by | Date |
|------|-----------|----------|
| | Revised | 03.08.23 |
| | | |
| | | |

ARCHITECT SEAL:
 These drawings were prepared under my
 supervision and in accordance with all
 applicable Federal and State regulations
 and in accordance with the Evanston
 Code.

Date : _____
 Reg. Arch. _____

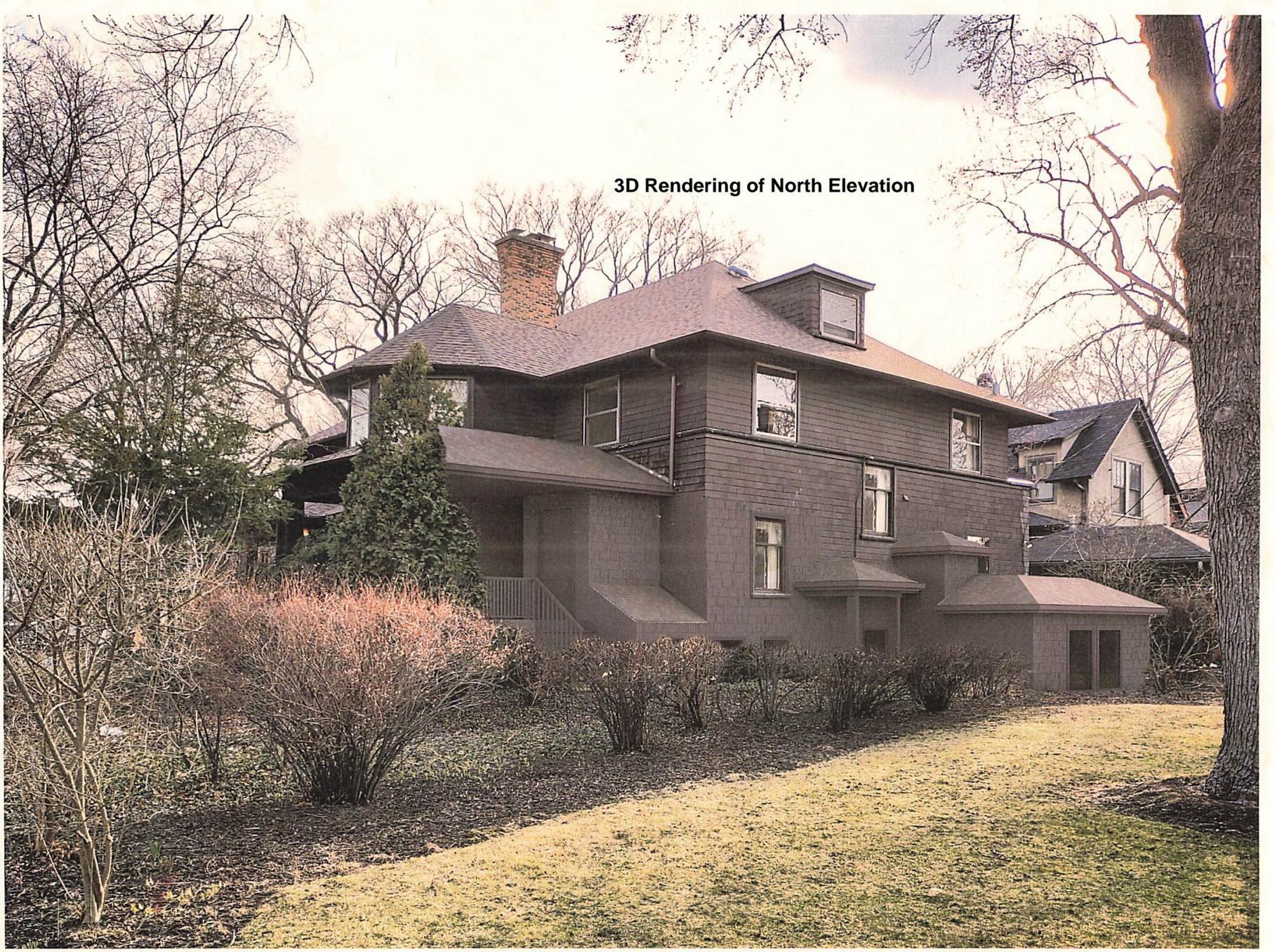
SHEET NO.
 A3.2e



1
A3.2 Side Elevation (North w/new addition)
Scale : 3/16" = 1'-0"

| | |
|--|--|
| ERROL JAY KIRSCH ARCHITECTS 1048 Fair Oaks Oak Park, IL email: ejk@erroljay.com tel: 708.338.9190 | |
| SHEET NOTES : | |
| ALL BUILDING ELEMENTS, MATERIALS AND FINISHES ARE EXISTING UNLESS MARKED AS NEW. | |
| ALL NEW BUILDING ELEMENTS, MATERIAL AND FINISHES TO MATCH EXISTING | |
| Side Elevation w/new Addition | |
| Harper 1404 Judson Ave. Evanston, Illinois | |
| PRINTS | Date of Printing : 3/11/2023 10:33:53 AM |
| Rev | Revised |
| Date | 03.06.23 |
| ARCHITECT SEAL : These drawings were prepared under my supervision and in accordance with all applicable Federal and State regulations and in accordance with the Engineer's | |
| Date : | |
| Reg. Arch. | |
| SHEET NO. A3.2 | |

3D Rendering of North Elevation

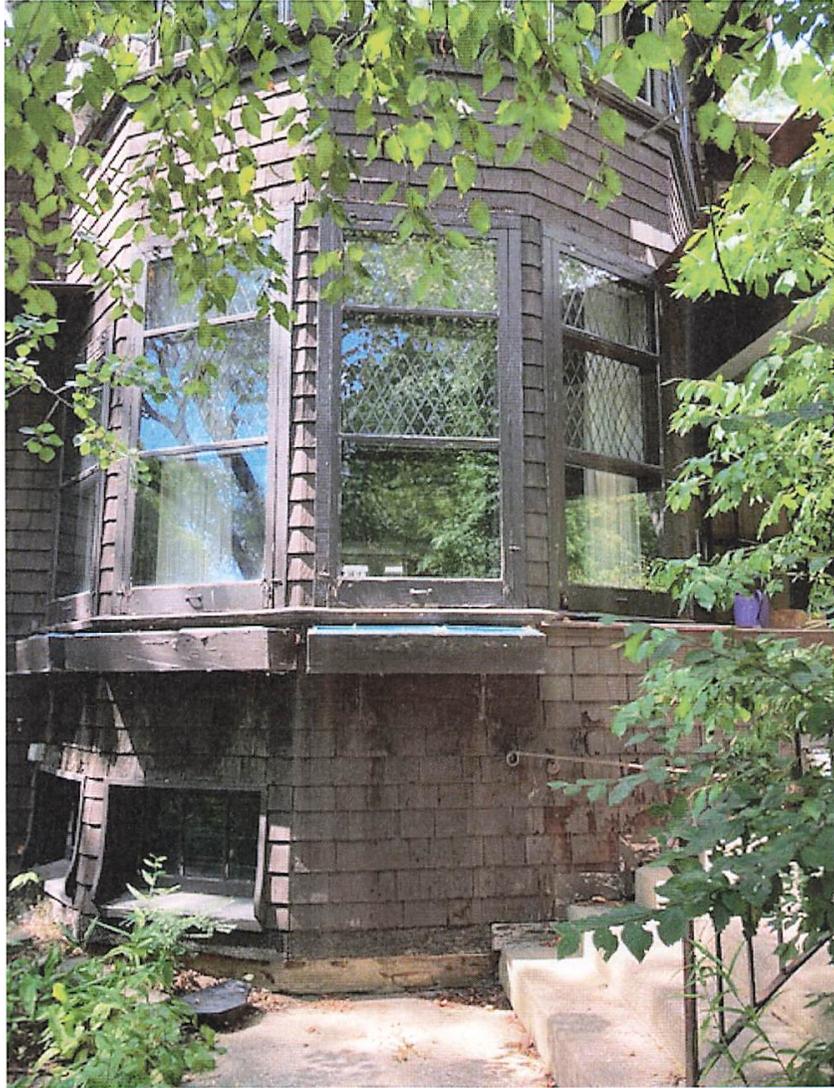


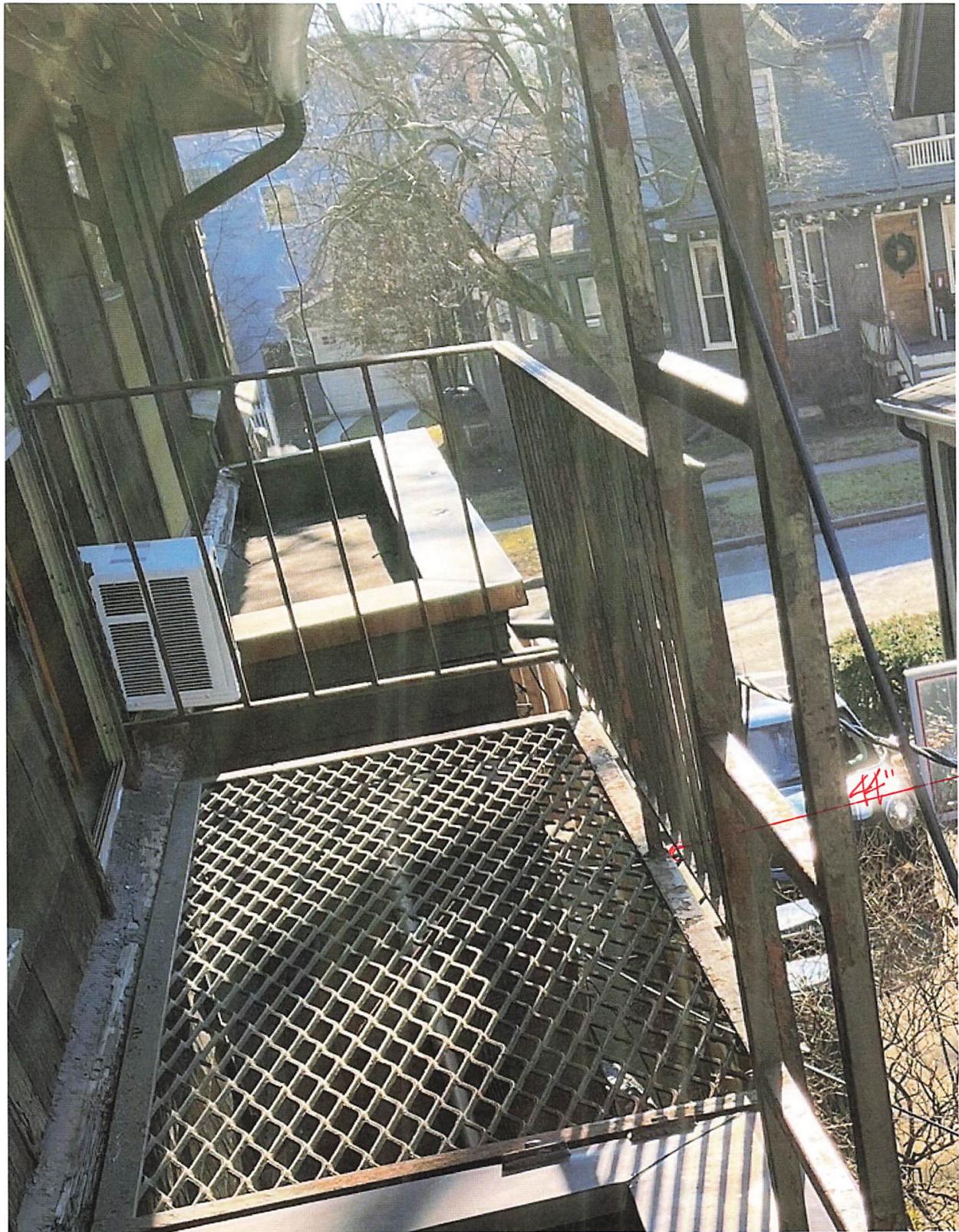




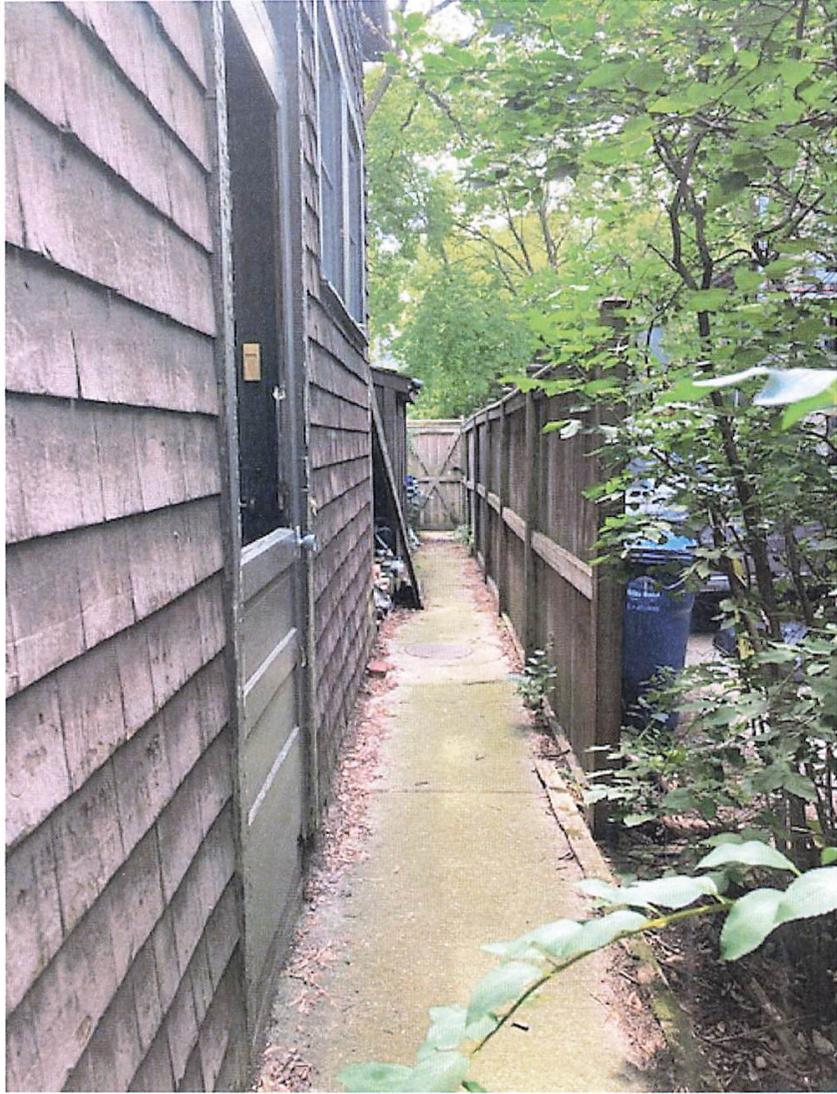








² a person, exiting, due to an emergency,
down the ladder will be within 12" of the Power line





STATEMENT OF SIGNIFICANCE

This well-designed, shingle-covered double house was done by an important architect and approaches the Prairie style in its discipline of horizontal massing and pivotal axiality. Long hip-roofed porches that project across the site, belt lines at the sills of the second story windows, and the bundling of windows into short strips reinforce the horizontality. The massing, however, turns at the vertical, polygonal bay with its pyramidal roof. Lastly, the oversized chimneys add interest. The integrity is quite good.

*Richard Stucky (1400)
Courtney Harrison (1404)*

EVANSTON LANDMARK

ADDRESS: 1400-04 Judson

COMMON NAME: Same

REAL ESTATE INDEX NUMBER:

DATE OF CONSTRUCTION: 1899

ARCHITECT OR BUILDER: Myron Hunt

ORIGINAL SITE: MOVED:

SIGNIFICANCE:

HISTORICAL: H1 H2 H3ARCHITECTURAL: A4 A5 A6 A7 A8 A9

OTHER COMMENTS:



B.



Page

5

1

03

BEGINNING STREET #

END STREET #

STREET # SUFFIX

STREET NAME

SUFFIX

PIN



LOCAL

WITHIN LOCAL DISTRICT?

LOCAL DISTRICT CONTRIB/NON-CONTRIB?

LOCAL LANDMARK? YEAR

LOCAL LANDMARK ELIGIBLE?

CRITERIA:

NATIONAL REGISTER

WITHIN NR DISTRICT?

NR DISTRICT CONTRIB/NON-CONTRIB?

NR LANDMARK? YEAR

NR ELIGIBLE? CRITERIA

PHOTO ID

ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY CURRENT USE

CONDITION HISTORIC USE

INTEGRITY SECONDARY STRUCTURE

NRSECOND

ARCHITECTURAL DESCRIPTION

| | | | |
|------------------------------|---|----------------------|--|
| ARCHITECTURAL CLASSIFICATION | <input type="text" value="Craftsman - Double House"/> | ROOF TYPE | <input type="text" value="Hipped"/> |
| DETAILS | <input type="text"/> | ROOF MATERIAL | <input type="text" value="Asphalt - shingle"/> |
| CONSTRUCTION YEAR | <input type="text" value="1899"/> | FOUNDATION | <input type="text" value="Not visible"/> |
| OTHER YEAR | <input type="text"/> | PORCH | <input type="text" value="Front entry"/> |
| DATESOURCE | <input type="text" value="Building permit"/> | WINDOW MATERIAL | <input type="text" value="Wood"/> |
| WALL MATERIAL (current) | <input type="text" value="Wood - shingle"/> | WINDOW MATERIAL 2 | <input type="text" value="Leaded glass"/> |
| WALL MATERIAL 2 (current) | <input type="text"/> | WINDOW TYPE | <input type="text" value="Double hung"/> |
| PLAN | <input type="text" value="Rectangular"/> | WINDOW CONFIGURATION | <input type="text" value="1/1; diamond/1; 2/2"/> |
| NO OF STORIES | <input type="text" value="2.5"/> | | |

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

1404 JUDSON AVENUE

ALTERATIONS

Replacement front steps with wrought iron railing at porch.

HISTORIC INFORMATION

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

Part of the double house at 1400-04 (1402-04) Judson Ave.

**ORIGINAL
OWNER**

Scott, William M.

**ORIGINAL
ARCHITECT**

Hunt, Myron

BUILDING MOVED?

No

**ARCHITECT
SOURCE**

BP1334

MOVED FROM

BUILDER

Foley, M.

ADDITIONAL PHOTOGRAPHS



PHOTO ID2 \images\11-18-415-020-0000-2.jpg

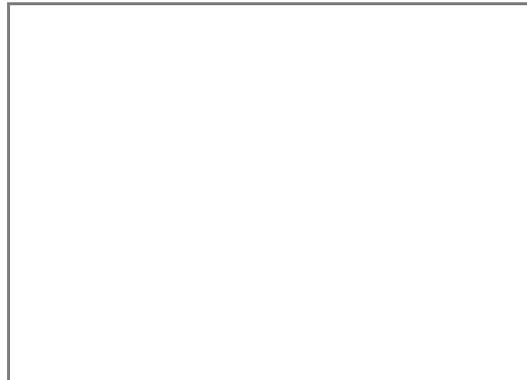


PHOTO ID3

OTHER PINS

SURVEYOR

Lara Ramsey

**SURVEYOR
ORGANIZATION**

GRANACKI HISTORIC CONSULTANTS

SURVEY DATE

2/28/2012

**Historic Info
Compiler**

aoe

SURVEYAREA

EVANSTON LAKESHORE PHASE II

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

1404 [] JUDSON AVENUE

OLD ADDRESS Part of the double house at 1400-04 (1402-04) Judson Ave.
(city dir.year) []

DATE OF CONSTRUCTION 1899 []

MOVING INFORMATION

BUILDING MOVED? No []

MOVING PERMIT # [] **DATE** []

MOVED FROM []

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # [] **DATE** []

BUILDING PERMIT DESCRIPTION []

COST []

ORIGINAL OWNER Scott, William M. []

ORIGINAL OWNER OCCUPIED? []

ORIGINAL ARCHITECT Hunt, Myron []

ARCHITECT SOURC BP1334 []

BUILDER Foley, M. []

EXTERIOR ALTERATION PERMITS

[]

OTHER PERMIT INFO

[]

COA INFO

[]

HISTORIC INFO

[]

OTHER SOURCES

[]

HISTORIC INFO COMPILER ace []

City of EVANSTON
LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 1404

STREET JUDSON AVENUE

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

North unit in 1899 Double House—Hipped roof; 2-story rounded front tower with conical roof; hipped roof front entry porch just north of tower, with square shingle-clad columns; paneled wood door with glazed upper panel; historic double hung wood windows on front and north elevations with a variety of configurations (diamond/1; 2/2; 1/1); north side shed roof dormer.



MAJOR VARIATION APPLICATION

CASE #: _____

zoning office use only

1. PROPERTY

Address 1404 Judson

Permanent Identification Number(s):

PIN 1: 11-18-415-020-0000 PIN 2: - - - -

(Note: An accurate plat of survey for all properties that are subject to this application **must** be submitted with the application.)

2. APPLICANT

Name: errol jay kirsch

Organization: errol jay kirsch architects

Address: 1046 fair oaks

City, State, Zip: eak park . ill. 60302

Phone: Work: 708 386 9190 Home: - Cell/Other: 708 277 2004

Fax: Work: - Home: -

E-mail: ejk@ejka.com

Please circle the primary means of contact.

What is the relationship of the applicant to the property owner?

- same
- architect
- officer of board of directors
- builder/contractor
- attorney
- other: _____
- potential purchaser
- lessee
- potential lessee
- real estate agent

3. PROPERTY OWNER (Required if different than applicant. All property owners must be listed and must sign below.)

Name(s) or Organization: Brooke Harper

Address: 1404 Judson

City, State, Zip: evanston ill

Phone: Work: 312 451 4196 Home: - Cell/Other: SAME

Fax: Work: - Home: -

E-mail: brooke.harper@gmail.com

Please circle the primary means of contact.

"By signing below, I give my permission for the Applicant named above to act as my agent in all matters concerning this application. I understand that the Applicant will be the primary contact for information and decisions during the processing of this application, and I may not be contacted directly by the City of Evanston. I understand as well that I may change the Applicant for this application at any time by contacting the Zoning Office in writing."

[Signature]
Property Owner(s) Signature(s) -- REQUIRED

5/18/23
Date

4. SIGNATURE

"I certify that all of the above information and all statements, information and exhibits that I am submitting in conjunction with this application are true and accurate to the best of my knowledge."

[Signature]
Applicant Signature -- REQUIRED

May 22, 2023
Date

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: July 5, 2016
- Project Site Plan Date of Drawings: 5.19.23 & 3.11.23
- Plan or Graphic Drawings of Proposal (If needed, see notes)
- Non-Compliant Zoning Analysis
- Proof of Ownership Document Submitted: May 30, 2023
- Application Fee (see zoning fees) Amount \$ 150.00 plus Deposit Fee \$150

Note: Incomplete applications will not be accepted. Although some of these materials may be on file with another City application, individual City applications must be complete with their own required documents.

J Plat of Survey

(1) One copy of plat of survey, drawn to scale, that accurately reflects current conditions.

J Site Plan

(1) One copy of site plan, drawn to scale, showing all dimensions.

J Plan or Graphic Drawings of Proposal

A Major Variance application requires graphic representations for any elevated proposal-- garages, home additions, roofed porches, etc. Applications for a/c units, driveways, concrete walks do not need graphic drawings; their proposed locations on the submitted site plan will suffice.

J Proof of Ownership

Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents).

- **Tax bill will not be accepted as Proof of Ownership.**

J Non-Compliant Zoning Analysis

This document informed you that the proposed project is non-compliant with the Zoning Code and is eligible to apply for a major variance.

J Application Fee Mailed on May 30 2023

*** IMPORTANT NOTE: Except for owner-occupied residents in districts R1, R2 & R3, a separate application fee will be assessed for each variation requested.**

The fee application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card.

6. PROPOSED PROJECT

A. Briefly describe the proposed project:

construct an addition @ the west end of the north wall of the existing residence

B. Have you applied for a Building Permit for this project? NO YES

(Date Applied: _____ Building Permit Application #: _____)

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. (See the Zoning Analysis Summary Sheet for your project's information)

| (A) Section <small>(ex. "6-8-3-4")</small> | (B) Requirement to be Varied <small>(ex. "requires a minimum front yard setback of 27 feet")</small> | (C) Requested Variation <small>(ex. "a front yard setback of 25.25 feet")</small> |
|---|---|--|
| 1 | | |
| <u>6827</u> | <u>requires a lot coverage max. of 30%</u> | <u>a lot coverage of 33.25%</u> <u>note: the existing lot coverage is 31% as a legal non-conforming</u> |

* For multiple variations, see "IMPORTANT NOTE" under "Application Fee & Transcript Deposit" on Page 2.

| | | |
|-----------------|--------------------------------------|---|
| 2 | | |
| <u>6828(A)4</u> | <u>rear yard setback min. is 30'</u> | <u>a rear yard setback of 3.75'</u> <u>note: the existing rear yard setback is 2.75' - a legal non-conforming use.</u> |
| 3 | | |
| | | |
| | | |
| | | |

- B. A variation's purpose is to provide relief from specified provisions of the zoning ordinance that may unduly impact property due to the property's particular peculiarity and special characteristics. What characteristics of your property prevent compliance with the Zoning Ordinance requirements?

The existing rear setback is a legal non-conforming use which was not created by this home owner. Please note that building lot coverage falls in the same category. Therefore, to solve the addition relative to State preservation guidelines, the addition was placed in the same position of the rear yard area.

1. The requested variation will not have a substantial adverse impact on the use, enjoyment, or property values of adjoining (touching or joining at any point, line, or boundary) properties.

The reduced height, sill eave and location of the addition, including the use of wood shingles, stained to match the existing material will blend the addition into the existing home and not have an adverse impact or reduction of values on adjacent property.

2. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.

As a practical matter the owner needs to separate the office (addition) from the residential portion of the home, which currently creates, privacy and security conflicts inside the home.

3. Either...

- (a) the purpose of the variation is not based exclusively upon a desire to extract income from the property, ~~or~~ but to allow the owner to use the added income to repair & restore a worthy Architect's legacy
- (b) while the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Zoning Board of Appeals or the City Council, depending upon final jurisdiction under §6-3-8-2, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to any of the standards of §6-3-6-3.

The public benefit is to complete a historically guided restoration which will benefit the public's view of the home in the community.

4. The alleged difficulty or hardship has not been self-created, if so, please explain.

The existing hardship was created by the original construction, probably done prior to the existence of a zoning code, therefore part of the home was constructed in the rear yard, or the original parcel was larger and a subsequent owner may have sold off the rear west portion of the property, therefore creating the minimal rear yard.

5. Have other alternatives been considered, and if so, why would they not work?

All other alternatives combine the office and residential use which does not provide the security, privacy or the quality of life for the residential & (i) office user.



City of Evanston DISCLOSURE STATEMENT FOR ZONING HEARINGS

(This form is required for all Major Variances and Special Use Applications)

The Evanston City Code, Title 1, Chapter 18, requires any persons or entities who request the City Council to grant zoning amendments, variations, or special uses, including planned developments, to make the following disclosures of information. The applicant is responsible for keeping the disclosure information current until the City Council has taken action on the application. For all hearings, this information is used to avoid conflicts of interest on the part of decision-makers.

1. If applicant is an agent or designee, list the name, address, phone, fax, and any other contact information of the proposed user of the land for which this application for zoning relief is made: Does not apply.

MS. BROOK HARPER
1424 JUDSON
EVANSTON ILL.
312.451.4196
brooke.harper@gmail.com

2. If a person or organization owns or controls the proposed land user, list the name, address, phone, fax, and any other contact information of person or entity having constructive control of the proposed land user. Same as number ___ above, or indicated below. (An example of this situation is if the land user is a division or subsidiary of another person or organization.)

N.A.

3. List the name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number ___ 1 above, or indicated below.

same as # 1 above

4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number _____ above, or indicated below.

N.A.

If Applicant or Proposed Land User is a Corporation N.A.

Any corporation required by law to file a statement with any other governmental agency providing substantially the information required below may submit a copy of this statement in lieu of completing a and b below.

a. Names and addresses of all officers and directors.

b. Names, addresses, and percentage of interest of all shareholders. If there are fewer than 33 shareholders, or shareholders holding 3% or more of the ownership interest in the corporation or if there are more than 33 shareholders.

If Applicant or Proposed Land User is not a Corporation

Name, address, percentage of interest, and relationship to applicant, of each partner, associate, person holding a beneficial interest, or other person having an interest in the entity applying, or in whose interest one is applying, for the zoning relief.

OWNER : Brooke Harper - # 1 above



**Zoning Analysis
Summary**

Review Date: 5/16/2023

Case Number:

Case Status/Determination:

23ZONA-0066 – 1404 Judson Avenue

Non-Compliant

Applicant: Errol Jay Kirsch

Plans prepared by: Errol Jay Kirsch Architects

Reviewer: Cade W. Sterling

Plans dated: 3.6.23

Survey dated: 7.5.16

District: R1 – Lakeshore Hist. Dist. - Landmark

Proposal:

Internal Accessory Dwelling Unit within existing building footprint; expansion of non-conforming structure with single-story office addition at the homes north, side volume.

Non-compliant:

| Code Section | Proposed and Required | Recommendation |
|----------------------------------|--|---|
| 6-8-2-7 – Building Lot Coverage | The proposed building lot coverage is 33.25% where 30% is the maximum permitted and 31% is the existing non-conforming condition. | I recommend revising the proposal to only include interior renovation and any exterior modifications or additions necessary to accommodate the ADU. The alleged hardship appears self-created, and the desire to rent the upstairs as well as the new basement ADU has the appearance of requesting variances to extract additional income from the property, rather than relieve a practical difficulty peculiar to the property itself. |
| 6-8-2-8 (A) 4. Rear-Yard Setback | The proposed rear-yard setback is 3.75' where 30' is the minimum required and 2.75' is the existing non-conforming condition. 30' is required due to expansion of a non-conforming structure as it relates to bulk per Code Section 6-6-5-2. | |

Additional Comments:

- 1. If you choose not to revise the proposed scope of work to be compliant, an application for Major Zoning Relief and determination by the Land Use Commission is required. The application form and requirements can be found [here](#) you will need to include your complete application for zoning relief with your preservation submission.
- 2. Review the standards for major variation closely, specifically standards 3, 4, 5, 6, and 7, and provide detailed responses to each. Standards are available here [Code Section 6-3-8-12 \(E\)](#)
- 3. Review and issuance of a Certificate of Appropriateness for the exterior appearance of the addition by the Preservation Commission is required. Applications, meeting dates, and submission deadlines can be found here: www.cityofevanston.org/preservation

| Principal Use and Structure: | |
|-------------------------------------|--|
| 6-8-2-6 | Lot width: No Change: 80' is existing where 35' is the minimum required. |
| 6-8-2-5 | Lot size: No Change: 7,830 square feet is existing where 7,200 square feet is the minimum required. |
| | Dwelling Units #: 2 on the zoning lot, although this is a double house with unique parcels and index numbers. For purposes of the analysis, the full zoning lot was considered rather than unique parcels. |
| 6-8-2-7 | Building Lot Coverage: Non-Compliant: The proposed building lot coverage is 33.25% where 30% is the maximum permitted and 31% is the existing non-conforming condition. |
| 6-8-2-10 | Impervious Surface Coverage: Compliant: The proposed impervious surface ratio for the zoning lot is 41% where 45% is the maximum permitted and 36.5% is the existing condition. |
| 6-8-2-9 | Building Height: Compliant: The existing building height is not exceeded. The proposed addition is partially below grade and does not exceed the maximum permitted height of the lesser of 2.5 stories or 35' |
| 6-8-2-8 | Yards: Front (east): No Change: The front-yard is determined to be Judson Avenue. 29.37' is existing where 27' is the minimum required. Street Side (south): No Change: The existing street side-yard is unchanged. Interior Side: (north) Compliant: 5' is proposed where 5' is the minimum required and 17.75' is existing. Rear: (west) Non-Compliant: The proposed rear-yard setback is 3.75' where 30' is the minimum required and 2.75' is the existing non-conforming condition. 30' is required due to expansion of a non-conforming structure as it relates to bulk per Code Section 6-6-5-2. |
| Miscellaneous: | |
| 6-4-6-2 | Special Regulations Applicable to ADU's: Compliant: The internal ADU is exempt from the maximum GFA requirements since it is created through alteration of the existing structure and the associated addition is unrelated to the ADU. The ADU occupies only a single floor (basement). |
| 6-4-1-9 (B) | Yard Encroachments: Compliant: The proposed eaves encroach into more than 10% of the required rear and side yards. However the proposed eaves are compliant as they match the existing eave dimension on the principle structure being added to. |



MEETING MINUTES

PRESERVATION COMMISSION

Tuesday, May 9, 2023
7:00 P.M.

Members Present: Beth Bodan, Carl Klein, Sarah Dreller, Suzi Reinhold, Jamie Morris, Aleca Sullivan, and Amanda Ziehm.

Members Absent: Stuart Cohen, John Jacobs

Staff Present: Cade W. Sterling

Presiding Member: Sarah M. Dreller, Chair

Minutes Taken by: Cade W. Sterling

CALL TO ORDER / DECLARATION OF A QUORUM

- The meeting was called to order with a quorum of seven members being present.

PRESENTATIONS

A. **Evanston Rebuilding Exchange**

Representatives from the Evanston Rebuilding Exchange shall present an overview of their operations, the value of deconstruction and salvaged materials, and how these efforts align with the Commissions goals and objectives.

- Aina Gutierrez, executive director, provided an overview of the Rebuilding Exchanges operations and services they offer including full and partial deconstruction, job training, and salvage and re-sale of materials.
- Aina emphasized the intersection of the Commission's work and her own including how deconstruction and salvaged materials contribute to sustainability and debris diversion, workforce development, more affordable and higher quality building material stock, and environmental benefits as compared to demolition including improved air quality and noise mitigation. 90% of materials from a deconstruction project are salvaged for re-use.
- Deconstruction and operations similar to the rebuilding exchange are

growing opportunities with more communities enacting public policy that supports this work as well as significant federal funding. Limitations include existing capacity, the need for more education and awareness surrounding why the work is important and how it contributes toward meaningful advancement of the City's economic development, climate resilience, affordability, and preservation goals, and the cost difference between deconstruction and demolition.

- Commissioners discussed other municipalities that have enacted deconstruction ordinances such as San Antonio, which is unique as it is housed within the Office of Historic Preservation, and Portland, which has one of the most expansive programs.
- Commissioners discussed abatement of salvaged materials that contain hazardous coatings such as lead paint. These materials are often discarded due to the cost and effort associated with remediation. All members of the deconstruction team are certified by the EPA to remove and abate lead paint. In many instances the materials could be removed and encapsulated, but in other situations these materials are discarded. Windows are most frequent.
- Architects in the room were asked to give any thoughts or insight into deconstruction and if they've used it in the past. Two individuals spoke. One had used deconstruction in the past, but noted it was often a cost and capacity issue that prevented it from becoming more common as well as bring costs down. The second member had not used deconstruction, but acknowledged he did not know that the Rebuilding Exchange offered these services, and that they could be used for partial deconstruction only, such as for a kitchen remodel, as a more environmentally conscious decision.

NEW BUSINESS

A. 1221 Hinman Ave - Landmark - Lakeshore Hist. Dist. - 23PRES-0064

Shumaker Design + Build Associates, applicant and architect, submit for a Certificate of Appropriateness to construct a single-story rear addition below an existing projecting second story, construct a single-story greenhouse addition at the rear volume; alter the structures rear-volume fenestration and roof form at an existing non-original rear addition; demolish a non-original rear deck and stair, construct a new raised deck at the homes rear elevation; demolish an existing detached garage and construct a new single-story detached garage in the rear-yard.

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

- Garry Shumaker, architect, presented an overview of the proposal including a desire to modify previous non-sympathetic additions to better compliment the homes composition and form.
- All original windows will be restored.
- The existing garage will be demolished and replaced with a new detached garage of similar size that better compliments the roof form and detailing found on the home.
- There will be proposed solar panels on the homes east roof face although due to the slope, they are minimally visible. This area

allows for 21 of the recommended 28 panels necessary to offset energy costs.

- A motion to approve as presented was made by Commissioner Reinhold, seconded by Commissioner Klein, and carried unanimously.

B. 833 Michigan Avenue - Lakeshore Historic District - 23PRES-0067

Kaufman O'Neil, applicant and architect, submit for a Certificate of Appropriateness to enclose an existing screen porch, and construct a new one-story addition and screen porch at the homes rear volume.

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

- Tim Oneil, following a short introduction by the homeowners, presented an overview of the project which is limited in scope to a small enclosure of an open side porch, and the existing screen porch, and construction of a new screen porch off the kitchen.
- These exterior improvements are necessary to make the internal circulation and floor plan function for a larger family.
- The addition is modest in size, and subordinate to the principle structure while maintaining complimentary form and materiality.
- The principle structure is currently clad in aluminum siding. The proposed cladding for the addition will be fiber cement lap siding of similar exposure.
- Commissioners asked about the clipped corner detail at the addition and whether it does or could better mimic the geometry of clipped gable bay at the front of the home. The architect stated they explored using the same angle of the front bay but it created a loss in functional space for the already modest addition.
- A motion to approve as presented was made by Commissioner Klein seconded by Commissioner Sullivan, and carried unanimously.

C. 1323 Elmwood Avenue - Landmark - 23PRES-0068

Shawn Casey, owner and applicant, submits for a Certificate of Appropriateness to alter the homes roofing material from cedar shingle to asphalt shingle.

Applicable Standards: Alteration [1-10]

- Shawn Casey, presented an overview of the proposal including difficulty obtaining insurance for the home with the roof in its current state, and multiple contractors identifying problems with the roofs sheathing that create air-flow issues with installation of cedar shingles that will create more rapid deterioration and rot – limiting the lifecycle of the material that is already not much longer than asphalt.
- Three alternative asphalt shingles were presented, and applicant was receptive to use of any one of them. The applicant wants to respect the integrity of the home, but the cost of replacing in cedar, with the challenges of the existing sheathing, and a comparable

- lifecycle make it infeasible for him.
- Alternative roofing materials that better simulate a cedar shingle were explored but were significantly higher in cost and availability.
- The applicant referred to the vernacular nature of the home, being landmarked for its ability to represent building types and forms once common throughout the City. He feels it will still be able to communicate that history with a change in roofing material. The roof faces are also not prominent, and the wood shingle in the gable ends and other more prominent detailing will remain.
- A motion to approve the proposal with the condition that City Staff review and select on-site the most compatible asphalt shingle, with special attention to edge thickness was made by Commissioner Bodan, seconded by Commissioner Sullivan, and carried unanimously.

APPROVAL OF MEETING MINUTES

A. Minutes of April 11

- The minutes were approved as presented with no revisions.

DISCUSSION (NO VOTE WILL BE TAKEN)

A. Chicago Avenue Multimodal Corridor Improvements

In accordance with Code Section 2-8-3 (G) 24. and Article 8 of the Commissions Rules and Procedures, the Commission is afforded the opportunity to review and comment on City projects or activities affecting landmarks or districts, or areas, properties, structures, sites or objects eligible for designation as landmarks or districts.

The Public Works Agency will present portions of the Chicago Avenue Multimodal Corridor Improvement Project proposed within or adjacent to the Lakeshore Historic District.

- Representatives from the City's Public Works Agency, and Tim Gustafson, lead consultant on the project, presented an overview of the Chicago Avenue Multi-Modal Improvement Project.
- The team presented improvements within the entire corridor, with special emphasis on portions which intersect or are adjacent to the Lakeshore Historic District, as well as portions adjacent to properties determined Landmark Eligible by the Commission.
- The District boundary crosses to the west side of Chicago Avenue in only one location, to include the Music Institute of Chicago, the former First Church of Christ Scientists, and the Lake Street Church, both Evanston Landmarks.
- Commissioners asked about the scope of the project. Members of the project team explained it was within the existing right-of-way and the existing curb. The width of the current travel lanes are being reduced to accommodate additional protected bike lanes, and bus boarding areas, as well as expanded sidewalks in some locations.

DRAFT

- Lighting was discussed, and will follow the City's street light standards with the Talmadge replicas and davit arm (more light output).
- Streetscape materials were discussed. It will following the City's standard streetscape material pallet with brick pavers, concrete sidewalks, and tree grates.
- The Commission found no adverse impacts to the Lakeshore Historic Districts integrity of setting, nor to the integrity of existing Landmark structures, or structures identified as being eligible for designation through prior survey projects, primarily on the west side of Chicago Avenue between Lake Street and Davis Street.
- The Commission generally applauded the project and its ability to create a complete street network from Chicago to Wilmette. Commissioners expressed a desire to accomplish something similar for the City's east-west routes.

Page 5 of 5

Evanston Legacy Business Alliance

Logo Refinement

DRAFT



6.01.23

Agenda

DRAFT

Today's Goal

Concepts

Review & Feedback

Next Steps



The
Assignment

Brand Identity

Design a logo for the Evanston Legacy Business Alliance, a new city program that celebrates, advocates for, and retains local businesses.

DRAFT

The
Assignment

Key Message

The logo should be a celebration of the businesses that have a deep connection to Evanston and have ingrained themselves in the community for decades.

DRAFT

Today's
Goal

Choose 1 Direction

Review concept iterations in relation to the feedback and tone, and choose one concept to finalize.

DRAFT

Brand Tone

- *Enduring*
 - *Vibrant*
 - *Emblematic*
 - *Celebratory*
 - *Connected*
-

DRAFT

Illuminating Seal

DRAFT

Illuminating Seal

This concept combines the accomplishment and importance of a crest with the idea of enlightenment.

The iconic street lamp symbolizes how established legacies guide a bright future, represented by an energetic warm palette.

Version 2



Feedback

- Design and palette feel cohesive, captures everything from creative brief, bringing together modern and traditional well
- Explore alternative treatments for the yellow edges, based on feedback that they were getting lost
- Explore some additional typefaces, something more energetic and a bit cleaner
- Explore alternate colors, like a navy blue, for the Tallmadge light

VERSION 3A

DRAFT



VERSION 3A

DRAFT





VERSION 3B



DRAFT

VERSION 3B

DRAFT





Concept Review

DRAFT

Enduring / Vibrant / Emblematic / Celebratory / Connected

VERSION 3A



VERSION 3B



Enduring / Vibrant / Emblematic / Celebratory / Connected

VERSION 3A



VERSION 3B



Next Steps

DRAFT

Select the final logo

Glantz will prepare a logo package
with the chosen concept

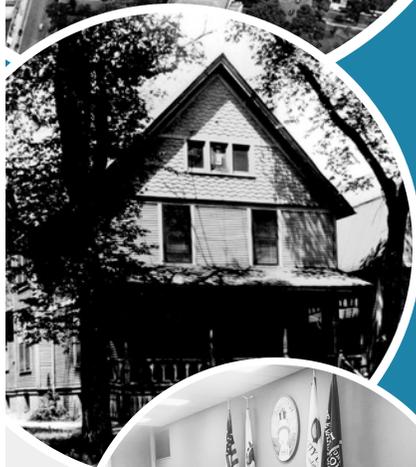
Website kickoff!

**Are there any outstanding
questions or concerns?**

Thank you!

DRAFT





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