

AGENDA
Preservation Commission
Tuesday, July 11, 2023
Lorraine H. Morton Civic Center, Council Chambers, Room 2800 7:00 PM

The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-866-2919 (Voice) or 847-866-5095 (TTY). Requests for access assistance must be made 48 hours (two working days) in advance. Requests received with less than 48 hours (two working days) advance notice will be attempted using best efforts, but cannot be guaranteed.

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. OLD BUSINESS

A. 1404 Judson Ave - Landmark - LHD - 23PRES-0098

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)).

Continued from June 13. This case will be continued to the September 12 meeting due to lack of documentation received. The case will not require re-noticing in accordance with Article 4, Section 2 of the Commissions Rules and Procedures.

4. NEW BUSINESS

A. 1423 Judson Avenue - Lakeshore Historic District - 23PRES-0121 4 - 37

Thomas Ahleman, architect and applicant on behalf of the owner, submits for a Certificate of Appropriateness to demolish an existing uncovered wood deck in the rear-yard, alter the homes fenestration at the south, north, and east elevations of an existing rear volume two-story addition, and construct a new single-story addition to the homes rear volume.

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

- [1. Judson 1423 Staff Report](#)
- [2. Judson 1423 COA Application+Drawings](#)
- [3. Judson 1423 SurveySheet](#)
- [4. Judson 1423 ZoningSummary](#)

B. 1126 Hinman Avenue - Lakeshore Historic District - 23PRES-0122 38 - 76

Thomas Ahleman, architect and applicant on behalf of the owner, submits for a Certificate of Appropriateness to demolish an existing uncovered wood deck and single-story entry addition at the homes rear volume, alter the homes west elevation fenestration, and construct a new single-story addition to the homes rear volume.

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

- [1. Hinman 1126 Staff Report](#)
- [2. Hinman 1126 COA Application+Drawings](#)
- [3. Hinman 1126 SurveySheet](#)
- [4. Hinman 1126 ZoningSummary](#)

C. **2241 Sherman Avenue - Northeast Historic District - 23PRES-0125** 77 - 103

Thomas Ahleman, architect and applicant on behalf of the owner, submits for a Certificate of Appropriateness to demolish an existing single-story addition and uncovered deck at the homes rear volume, alter the homes east elevation fenestration, and construct a new single-story addition and uncovered wood deck at the homes rear volume.

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

[1. Sherman 2241 Staff Report](#)

[2. Sherman 2241 COA Application+Drawings](#)

5. APPROVAL OF MEETING MINUTES

A. **Minutes of June 13** 104 - 110
[20230613 HPC Minutes DRAFT](#)

6. DISCUSSION (NO VOTE WILL BE TAKEN)

A. **Commissioner Candidate Search**

Staff will provide an update on efforts by the Diversity, Equity, and Inclusion subcommittee to actively recruit new Commissioners with diverse backgrounds. Staff will also distribute recruitment flyers for community distribution.

B. **Historic Preservation Newsletter**

Staff will provide an update on development of the quarterly historic preservation newsletter

7. ADJOURNMENT

The next meeting of the Preservation Commission is scheduled for September 12, 2023. **The August meeting has been cancelled.**

Order & Agenda Items are subject to change. Information about the Preservation Commission is available at: Preservation Commission Questions can be directed to Cade W. Sterling at 847-448-8231 or at csterling@cityofevanston.org The city is committed to ensuring accessibility for all citizens; if an accommodation is needed to participate in this meeting, please contact the Planning and Zoning Division at (847-448-8687) 48 hours in advance so that arrangements can be made for the accommodation if possible.

Español - La ciudad de Evanston tiene la obligación de hacer accesibles todas las reuniones públicas a las personas minusválidas o a quienes no hablan inglés. Si usted necesita ayuda, favor contacte a Carlos D. Ruiz de la Oficina de Planificación y Zonificación llamando al (847/448-8687) o cruiz@cityofevanston.org con 48 horas de anticipación para acomodar su pedido en lo posible



STAFF REPORT

To: Members of the Preservation Commission
From: Joshua Hunt, Planning Assistant
Cade W. Sterling, City Planner
Subject: 1423 Judson Avenue – Lakeshore Historic District - 23PRES-0121
Date: June 29, 2023

Public Notice

Thomas Ahleman, architect and applicant on behalf of the owner, submits for a Certificate of Appropriateness to demolish an existing uncovered wood deck in the rear-yard, alter the homes fenestration at the south, north, and east elevations of an existing rear volume two-story addition, and construct a new single-story addition to the homes rear volume.

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

Construction Period:

1885

Style:

Stick Style

Architect of Record:

None

Condition:

Good

Integrity:

Good

Status:

Contributing

Setting:

1423 Judson Avenue is a single-family residence located in the north central portion of the Lakeshore Historic District on the east side of Judson Avenue mid-block between Lake Street to the north and Greenwood Street to the south. The block was developed between the 1870's to 1890's with earlier Victorian styles including Gothic Revival and Italianate residences and late victorian Stick, Shingle, and Queen Anne styles. Surrounding properties are primarily large-lot single-family homes with interspersed double-houses at 1409-1411 Judson Avenue and 1400-1404 Judson Avenue. The former Northwestern leased Harbert estate at 1412 Judson Avenue is an exception to the largely uniform rhythm of lot sizes and spacing of structures on the street. The block retains excellent integrity with all but one structure contributing to the district, many of which were designed by prominent architects including Stephen Jennings, Myron Hunt, William A. Otis, and Holabird and Roche.

Significance:

The home, being designed in the Stick Style, a traditional style between the Gothic Revival and the Queen Anne represents an important evolutionary aspect of the block between more vernacular building forms, and early and late Victorian design preferences. The stick style is gothic in the verticality and takes from the Queen Anne's complexity in form and detailing. The Stick Style stressed the wall surface as a decorative element rather than a plane surface and included decorative detailing around the windows, doors, or gables. Stick Style can be found dated back to the 1860's and 1870's but only reached Evanston in the 1880's yet was overtaken by the closely related Queen Anne style in popularity. Stick Style houses, typified by gabled roofs, often have decorative trusses or other ornamental elements at the apex of the gable. The walls are typically clad in shingles or clapboards interrupted by patterns of horizontal, vertical, or diagonal boards in order to symbolize the underlying framework.

Public Comment

None.

Applicable Standards

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

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

Demolition

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

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

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

Alteration

1. Every reasonable effort shall be made to adapt the property, structure, site or object in a manner that requires minimal alteration of the property, structure, site or object and its environment.

2. The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible except when retention represents a hazardous or dangerous condition.

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

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

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

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

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

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

9. Innovative design for alterations to existing properties shall not be discouraged when such alterations do not destroy significant historic, cultural, architectural or

archaeological material, and such design is compatible with the features, size, scale, proportion, massing, color, material and character of the property, neighborhood and environment.

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

Construction

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

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

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

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

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

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

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

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

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: 1423 Judson Avenue, Evanston, IL 60201	FOR STAFF USE ONLY Application Number:
2) Owner's Name: Kat and Troy Foster	Address: 1423 Judson Ave
City: Evanston, State: IL Zip: 60201	Phone: 773-344-6741, 773-620-2522 Email/Fax: ttknunez01@hotmail.com troyrfoster@hotmail.com
3) Architect's Name: THOMAS AHLEMAN	Address: 1234 SHERMAN AVE, STE 202
City: EVANSTON State: IL Zip: 60202	Phone: 847-733-7300 Email/Fax: thomas@studiotalo.com
4) Contractor's Name: TBD	Address: -
City: State: Zip:	Phone: Email/Fax:
5) Landmark: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
6) Within Local Historic District: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No;	
If yes, <input checked="" type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources	
7) Refer to the completed Zoning Analysis and check as applicable if project requires: <input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> Fence Variance → If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require any Zoning Variance or Fence Variance or Special Use → Complete section B only. Check if your project requires: <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Development → Refer to Supplemental Information on page (i) below.	

Section B: Application for Certificate of Appropriateness

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

THE PROPOSED ACTIVITY CONSISTS OF THE CONSTRUCTION OF A SINGLE STORY, REAR ADDITION AND PATIO; NEW PLUMBING, ELECTRICAL, AND HVAC; AND MODIFICATION OF SITE PAVING.

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

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
<input checked="" type="checkbox"/> Construction	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Partial <input type="checkbox"/> Total	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Alteration <input type="checkbox"/> Restoration <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Landscaping	<input type="checkbox"/> Front <input type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Garage: <input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Windows <input type="checkbox"/> Storm Windows <input checked="" type="checkbox"/> Doors <input type="checkbox"/> Storm Doors	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Style/Materials: FRENCH DOORS, DOUBLE HUNG, CASEMENTS	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Roof: <input checked="" type="checkbox"/> New <input type="checkbox"/> Re-roof	<input type="checkbox"/> Front <input type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fence / Gate: <input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Siding: <input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input type="checkbox"/> Side <input checked="" type="checkbox"/> Rear Material: Wood	<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 type="checkbox"/> New <input checked="" type="checkbox"/> Replacement (1) existing Relocate	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Relocation	New Address for Relocation:	

3) Checklist for Exterior Materials—Check all that apply.										
Existing	Proposed		Existing	Proposed		Existing	Proposed			
<input type="checkbox"/>	<input type="checkbox"/>	Façades/Front Porch & Rear Porch Material Wood Frame Stone Brick Stucco Synthetic Stucco Wood Siding Aluminum Siding Vinyl Siding Shingle, Material: _____ Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Flashing Material Copper Sheet Metal Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Fences Wood Wrought Iron Aluminum Other: _____ Height: _____ Length: _____		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Fascias, Soffits, Rakeboards, Trim Wood Metal Synthetic Material, Type: <u>TRU EXTERIOR TRIM, SMOOTH</u> Other: <u>SMOOTH HARDIE PANEL SOFFIT</u>	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>		<input type="checkbox"/>	Terraces, Patios, Decks Wood Stone Brick Pavers Concrete Pavers Poured Concrete Other: _____
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>		Roofing Material Wood Shingles Wood Shakes Slate Clay Tile Asphalt Shingles Metal Sheet Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Door Material Wood Metal Clad ALUMINUM CLAD WOOD Other: _____	<input type="checkbox"/>		<input type="checkbox"/>	Driveway Material Asphalt Poured Concrete Brick Pavers Concrete Pavers Crushed Stone Other: _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	Window Type Double Hung Casement Other: <u>FIXED</u>	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>		Chimney Material Brick Stone Stucco Other: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Window Material Wood Aluminum CLAD WOOD Steel Other: _____	<input type="checkbox"/>		<input type="checkbox"/>	Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed): <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Air Conditioning Unit <input type="checkbox"/> <input type="checkbox"/> RELOCATE ONE OF TWO EXISTING UNITS TO ACCOMMODATE NEW WINDOW WELL <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>	Gutters/Downspouts Copper Aluminum Galvanized Sheet Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Muntins Not existing True divided lights Simulated divided lights		<input type="checkbox"/>	<input type="checkbox"/>		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			
4) Applicant's Signature: _____  _____						Date: 06/19/23				
Print Name: THOMAS ALEMAN										
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).

NO ZONING RELIEF SOUGHT

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).

NO ZONING RELIEF SOUGHT

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).

NO ZONING RELIEF SOUGHT

4) Applicant's Signature: _____  _____
Print Name: THOMAS ALEMAN

Date: 06/19/23

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

Adopted October 19, 2004/Updated March 30, 2021

Page 4 of 4

SUPPLEMENTAL INFORMATION
COA Application Checklist

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

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

ADDITIONS, NEW CONSTRUCTION/DEMOLITION

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

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

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

ZONING VARIANCE FOR ADDITIONS, NEW CONSTRUCTIONS, FENCE VARIANCE

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

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

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

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

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

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

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

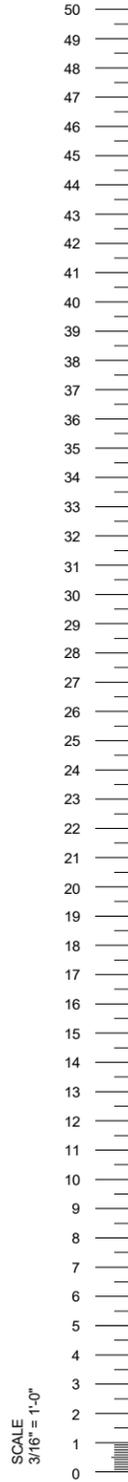
CERTIFICATE OF
APPROPRIATENESS
APPLICATION

FOSTER RESIDENCE
1423 JUDSON AVENUE
EVANSTON, IL 60201

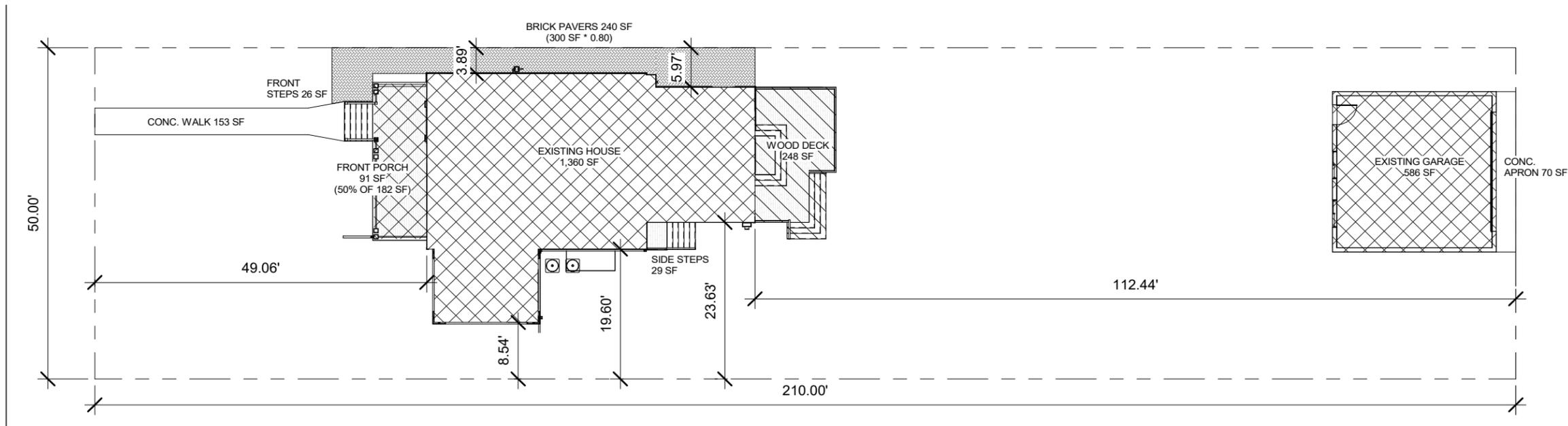
06/19/2023

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ZONING ANALYSIS (R-1)	
LOT AREA	10,500 SF
BUILDING LOT COVERAGE	30% MAXIMUM / 3,150 SF
EXISTING BUILDING AREA	2,037 SF
ADDITION ALLOWED	1,113 SF
IMPERVIOUS COVERAGE	45% / 4,725 SF
EXISTING IMPERVIOUS	2803 SF
ADDITIONAL IMP. ALLOWED	1,951 SF
MAXIMUM BUILDING HEIGHT	35 FT OR 2 1/2 STORIES
EXISTING BUILDING HEIGHT	38'-1"



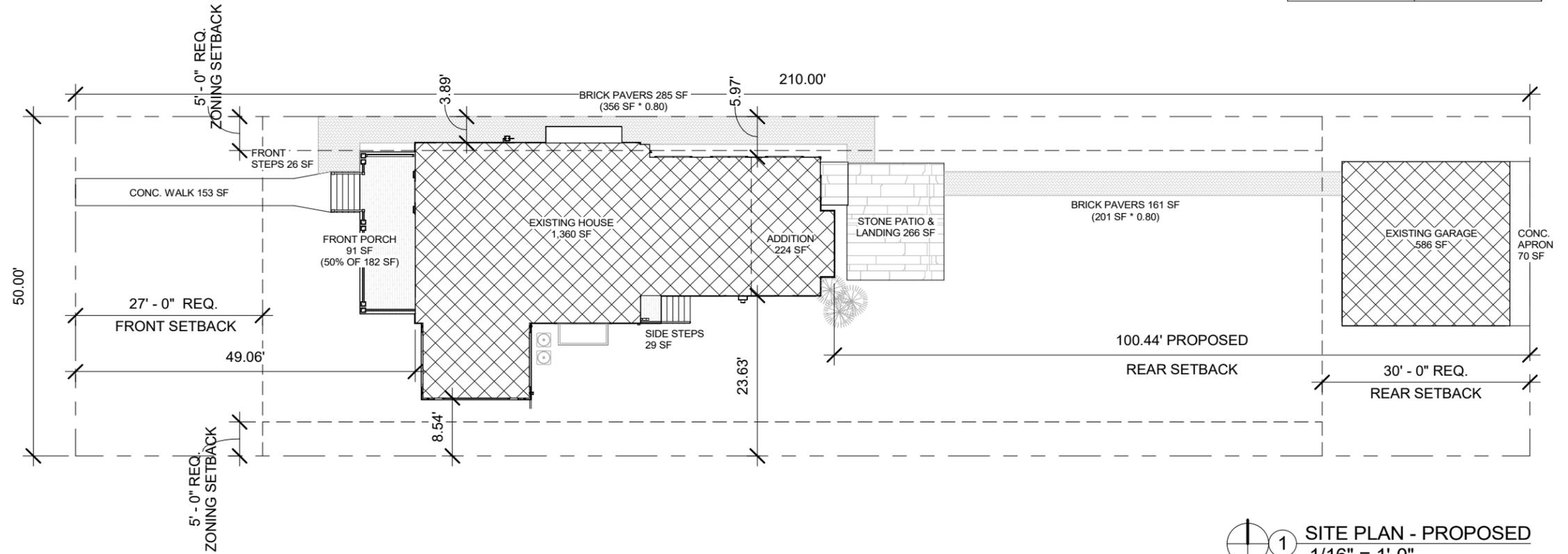
1 SITE PLAN - EXISTING
1/16" = 1'-0"

ZONING - PROPOSED

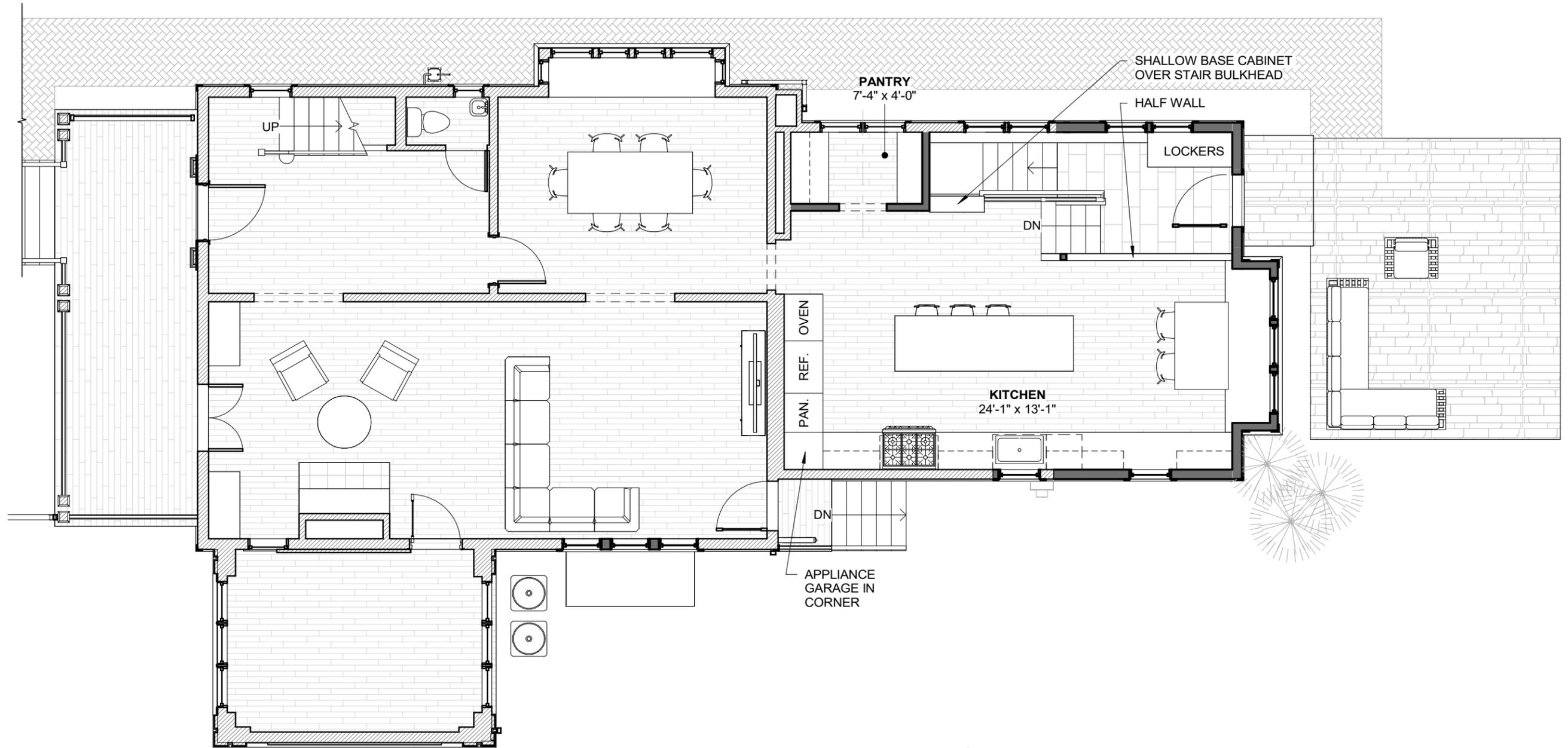
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	-	R-1	NO CHANGE
LOT AREA	7,200 SF MIN.	10,500 SF	NO CHANGE
FRONT SETBACK	27 FT	41.06 FT	NO CHANGE
SIDE SETBACK NORTH	5 FT	3.89 FT	5.97 FT
SIDE SETBACK SOUTH	5 FT	8.54 FT	23.63 FT
REAR SETBACK	30 FT	112.44 FT	100.44 FT

BUILDING COVERAGE MAX BUILDING COVERAGE 30% = 3,150 SF		
	EXISTING	PROPOSED
EXISTING PRINCIPAL BUILDING	1,360 SF	1,360 SF
ADDITION	-	224.0 SF
DETACHED GARAGE	586 SF	586 SF
ROOFED FRONT PORCH (50% CREDIT)	91 SF	91 SF
TOTAL	2,037 SF (19.54%)	2,261 SF (21.5%)

IMPERVIOUS SURFACE COVERAGE MAX = 45% = 4,725 SF		
	EXISTING	PROPOSED
TOTAL BUILDING COVERAGE	2,037 SF	2,261 SF
STAIRS AND STOOPS	55 SF	55 SF
DRIVEWAYS AND APRONS	70 SF	70 SF
CONCRETE WALKWAYS	153 SF	153 SF
PERVIOUS PAVER WALKWAYS (20% PERVIOUS DEDUCTION)	300 * .8 = 240 SF	557 * .8 = 446 SF
DECK (EXG.) / PATIO (PROPOSED)	248 SF	266 SF
TOTAL	2,803 SF (26.7%)	3,251 SF (31.0%)



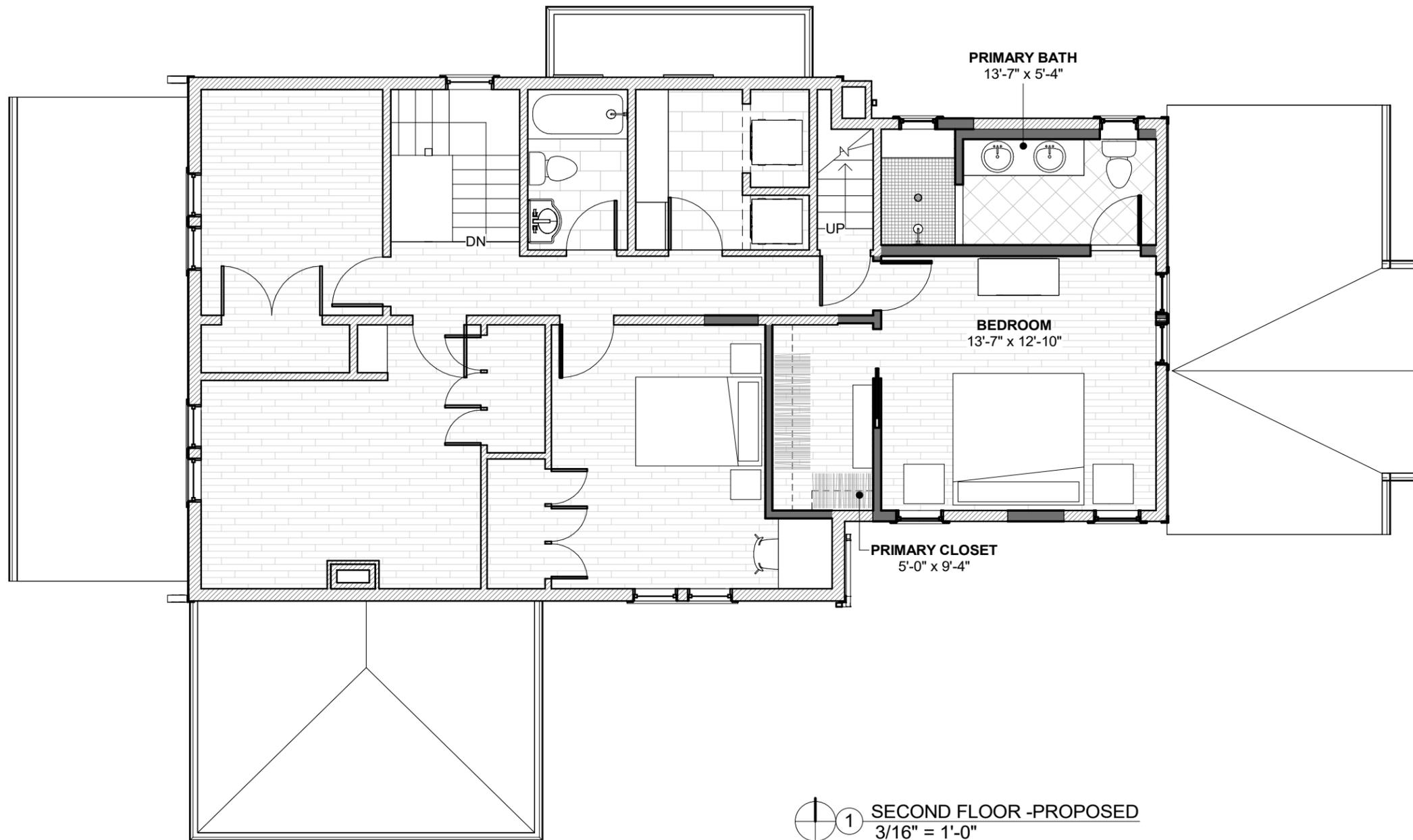
1 SITE PLAN - PROPOSED
1/16" = 1'-0"



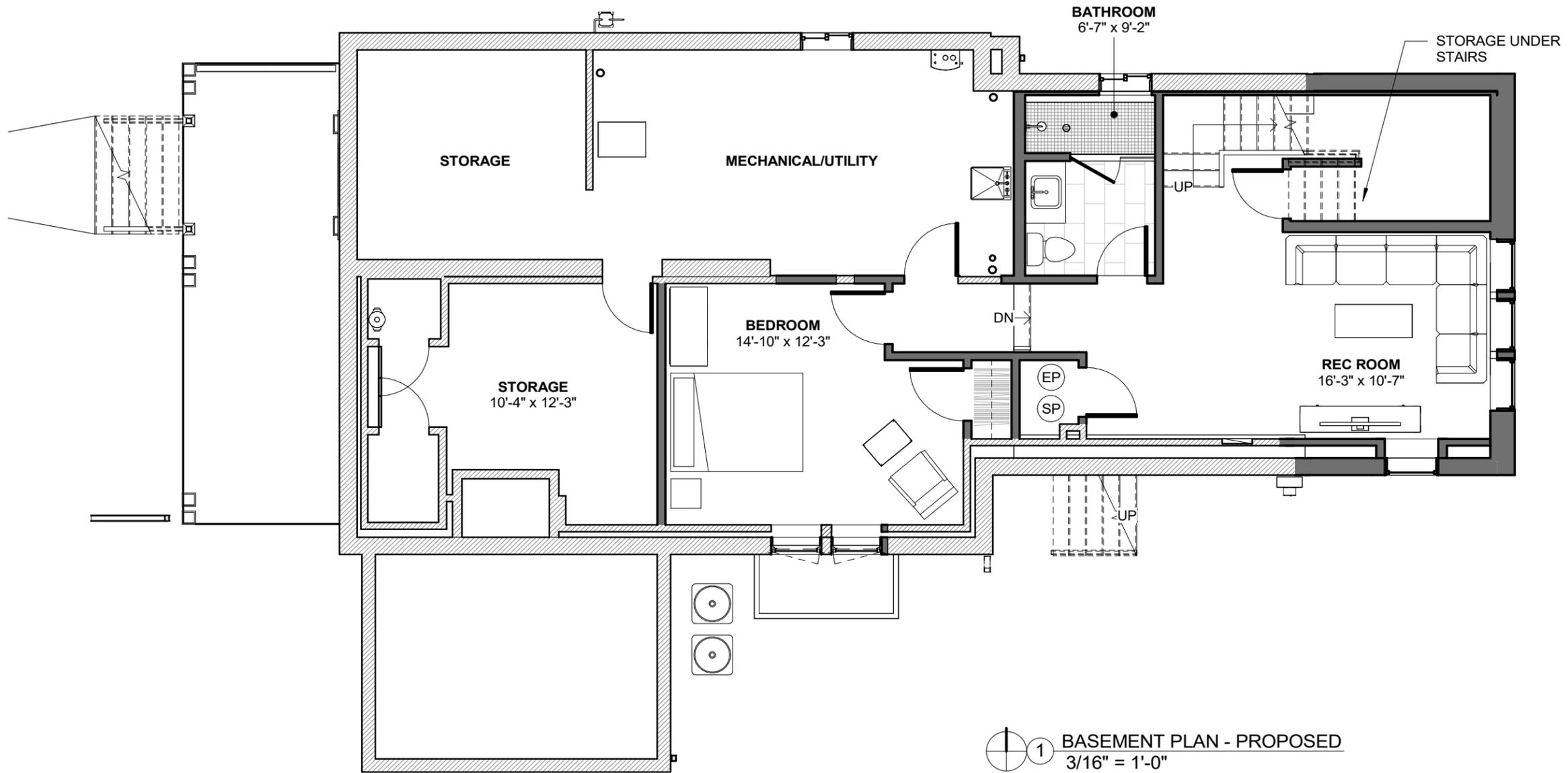
1 FIRST FLOOR - PROPOSED
 3/16" = 1'-0"

FOSTER RESIDENCE
 Date: 06/19/2023
 Project #2309

SD1.1



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



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

FOSTER RESIDENCE

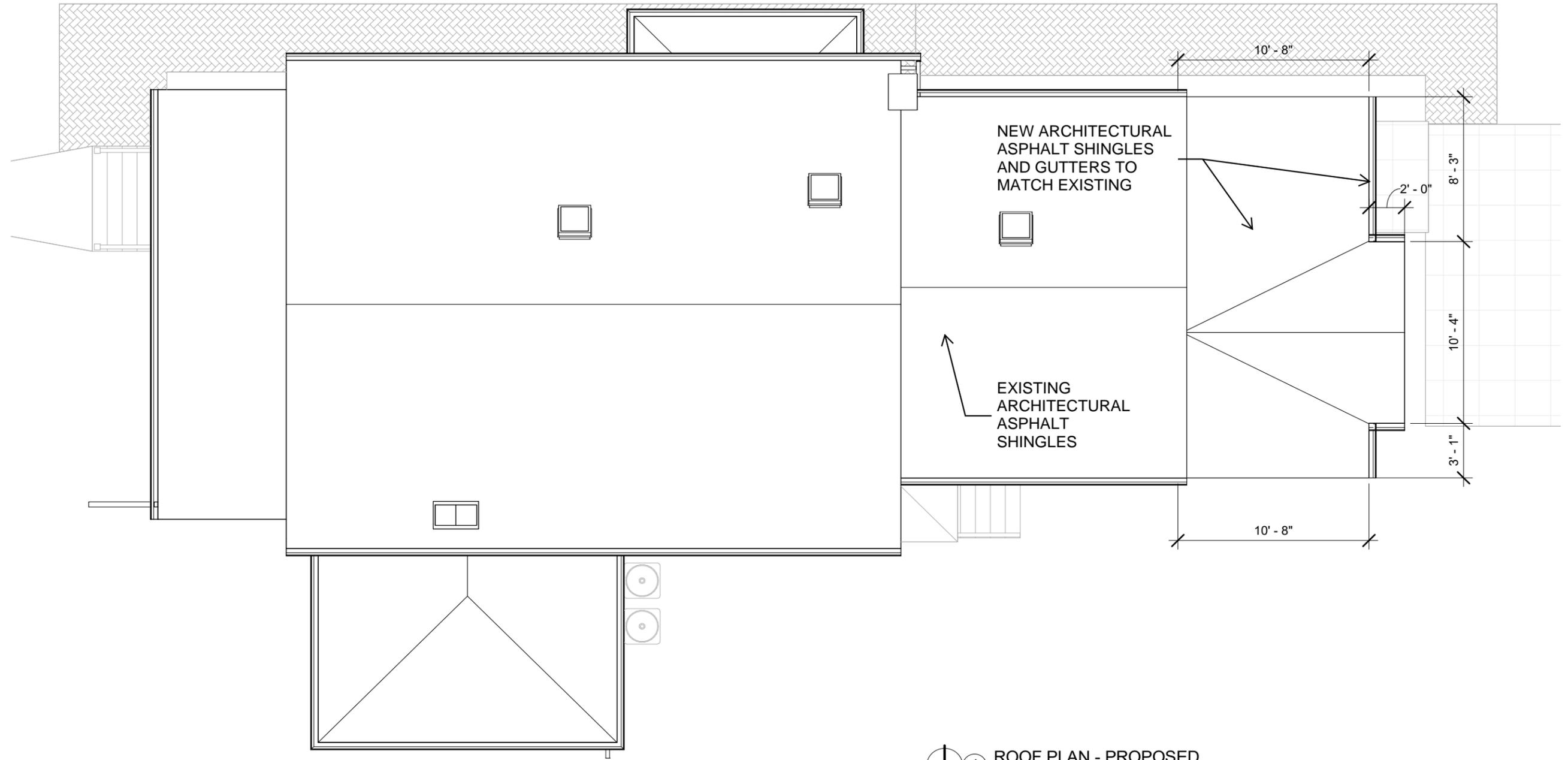
Date: 06/19/2023

Project #2309

SD1.3

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

FOSTER RESIDENCE
 Date: 06/19/2023
 Project #2309

SD1.4

EXISTING PAINTED
WOOD LAP SIDING,
WINDOWS AND
TRIM

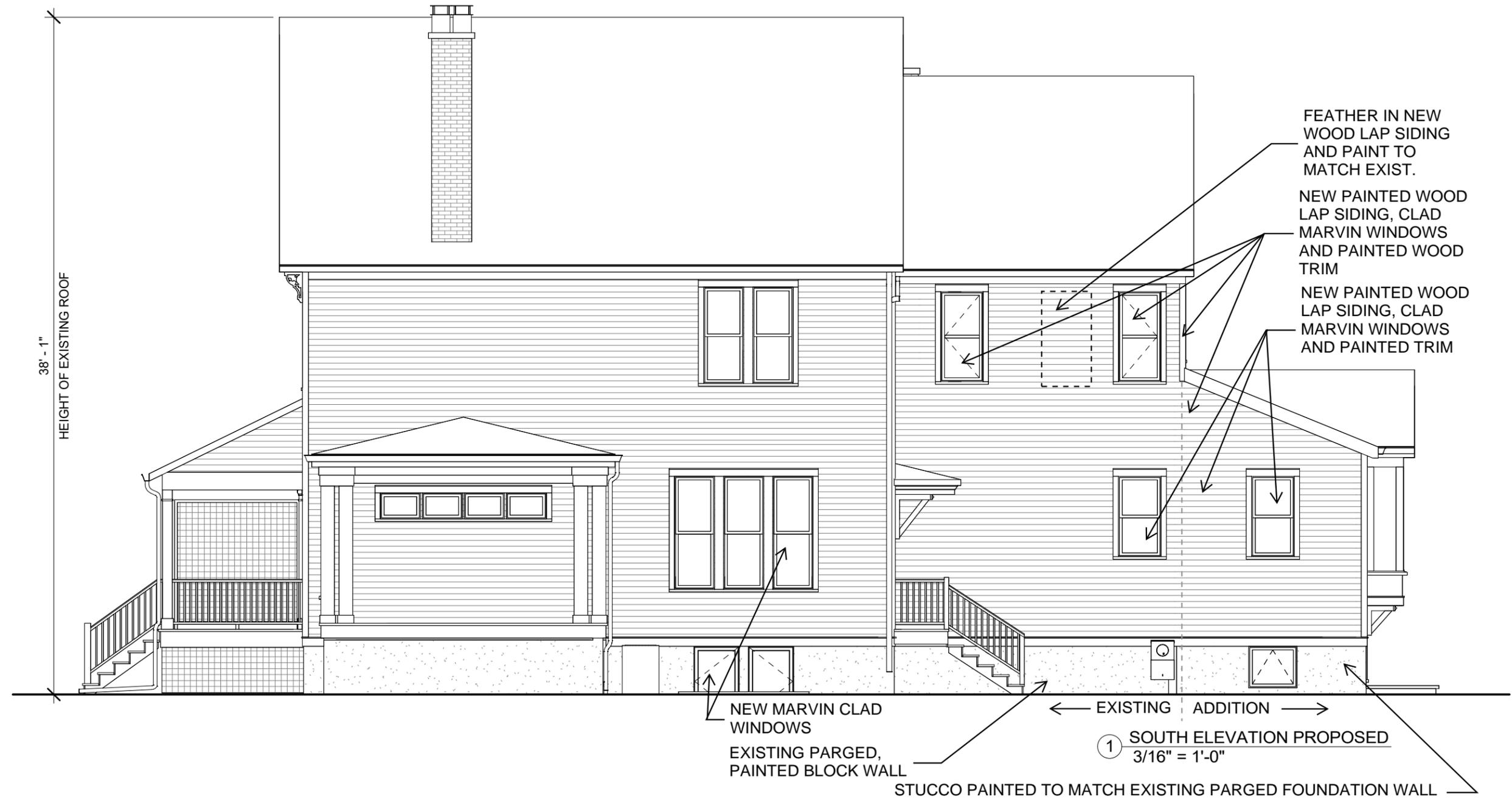


① EXISTING WEST ELEVATION
3/16" = 1'-0"

NO PROPOSED CHANGE

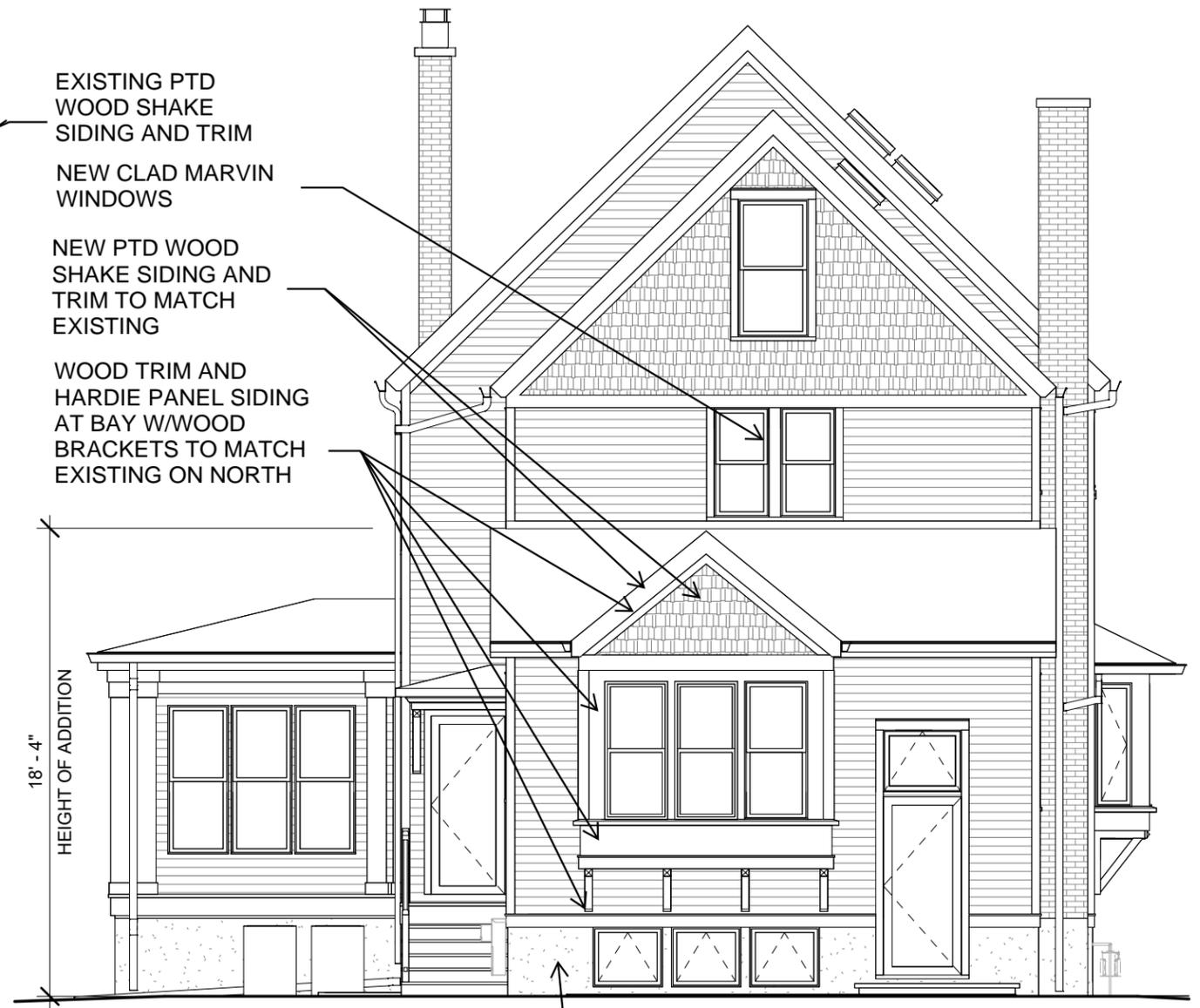


① EXISTING SOUTH ELEVATION
3/16" = 1'-0"





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



EXISTING PTD
WOOD SHAKE
SIDING AND TRIM

NEW CLAD MARVIN
WINDOWS

NEW PTD WOOD
SHAKE SIDING AND
TRIM TO MATCH
EXISTING

WOOD TRIM AND
HARDIE PANEL SIDING
AT BAY W/WOOD
BRACKETS TO MATCH
EXISTING ON NORTH

18'-4"
HEIGHT OF ADDITION

STUCCO PAINTED TO MATCH EXISTING
PARGED FOUNDATION WALL

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

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FOSTER RESIDENCE

Date: 06/19/2023

Project #2309

SD2.3



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



FEATHER IN NEW WOOD LAP SIDING AND PAINT TO MATCH EXIST.

NEW PAINTED WOOD LAP SIDING, CLAD MARVIN WINDOWS AND PAINTED TRIM

MATCH EXISTING CONSTRUCTION
 STUCCO PAINTED TO MATCH EXISTING PARGED FOUNDATION WALL

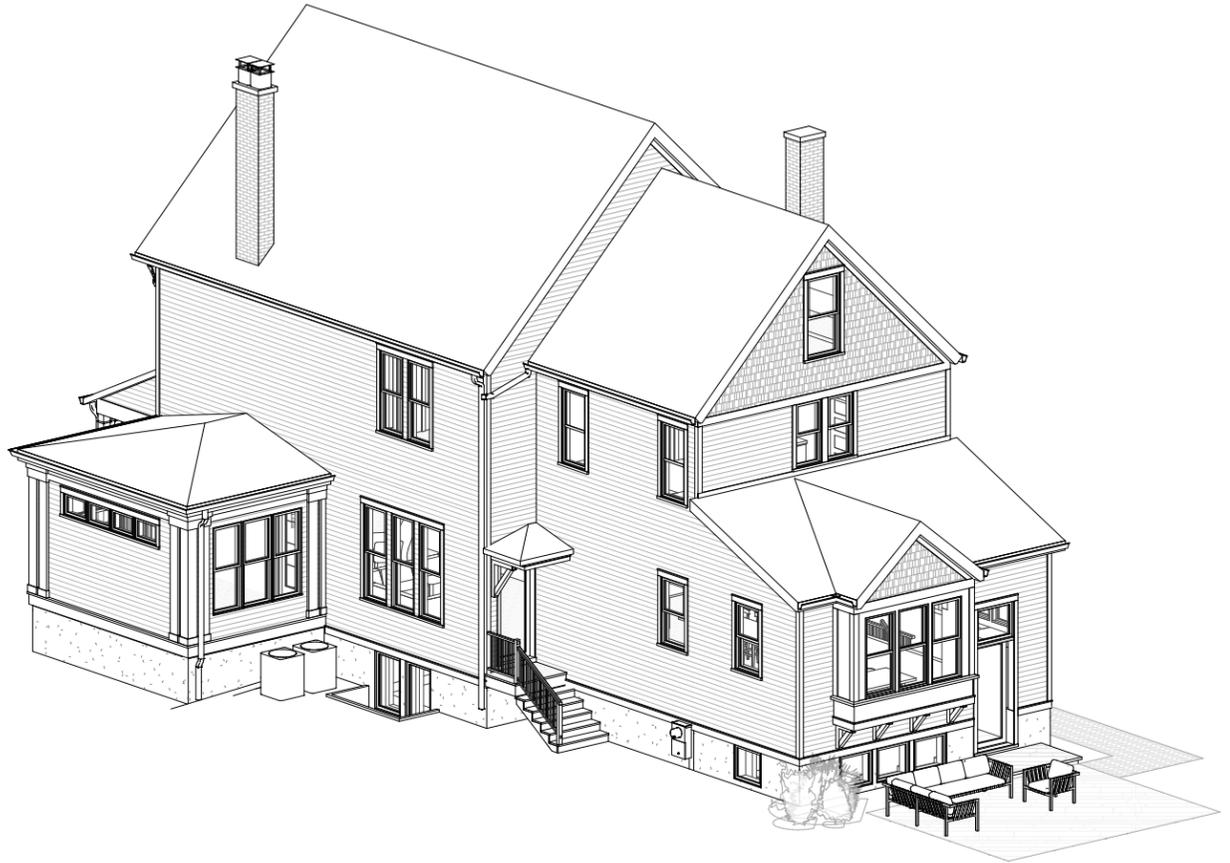
NEW PAINTED WOOD LAP SIDING, CLAD MARVIN WINDOWS AND PAINTED TRIM

EXISTING PARGED, PAINTED BLOCK WALL

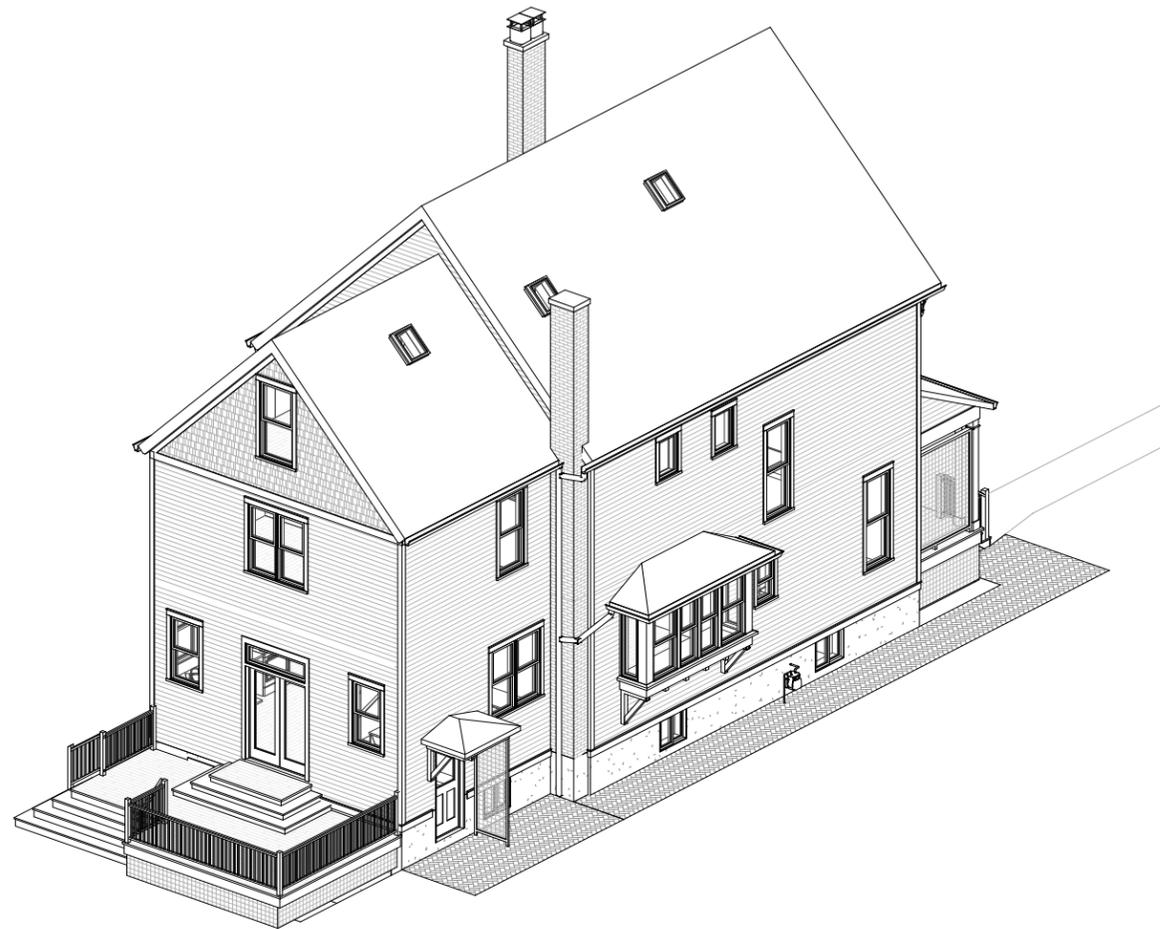
① NORTH ELEVATION - PROPOSED
 3/16" = 1'-0"



① BIRD'S-EYE VIEW FROM SE -EXISTING



② BIRD'S-EYE VIEW FROM SE -PROPOSED



① BIRD'S-EYE VIEW FROM NE -EXISTING



② BIRD'S-EYE VIEW FROM NE -PROPOSED



① VIEW FROM NE - EXISTING



② VIEW FROM NE - PROPOSED



VIEWS FROM THE FRONT



REAR VIEWS



VIEWS FROM THE ALLEY

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FOSTER RESIDENCE

Date: 06/16/2023

Project #2309

SD3.3

BEGINNING STREET #

END STREET #

STREET # SUFFIX

STREET NAME

SUFFIX

PIN



PHOTO ID

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

ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY CURRENT USE

CONDITION HISTORIC USE

INTEGRITY SECONDARY STRUCTURE

NRSECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Stick Style"/>	ROOF TYPE	<input type="text" value="Front gable"/>
DETAILS	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1885 (circa)"/>	FOUNDATION	<input type="text" value="Brick"/>
OTHER YEAR	<input type="text"/>	PORCH	<input type="text" value="Full front"/>
DATESOURCE	<input type="text" value="Surveyor"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (current)	<input type="text" value="Wood"/>	WINDOW MATERIAL 2	<input type="text" value="Aluminum/vinyl"/>
WALL MATERIAL 2 (current)	<input type="text" value="Wood - shingle"/>	WINDOW TYPE	<input type="text" value="Double hung"/>
PLAN	<input type="text" value="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="1/1; 4/1"/>
NO OF STORIES	<input type="text" value="2.5"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

1423		JUDSON	AVENUE
------	--	--------	--------

ALTERATIONS

Original front porch removed some time after 1950 (see 1901 photograph and 1950 Sanborn map)—porch has been rebuilt recently, and front entry surround altered; fixed shutters; skylights; replacement windows--SEE CONTINUATION SHEET

HISTORIC INFORMATION

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

325n Judson Ave (Wing F), Village of Evanston. In 1893 the City of Evanston renumbered the once-separate villages of Evanston (n) & South Evanston (s).

**ORIGINAL
OWNER**

**ORIGINAL
ARCHITECT**

**ARCHITECT
SOURCE**

BUILDER

BUILDING MOVED?

No

MOVED FROM

ADDITIONAL PHOTOGRAPHS



PHOTO ID2 \images\11-18-416-024-0000-2.jpg

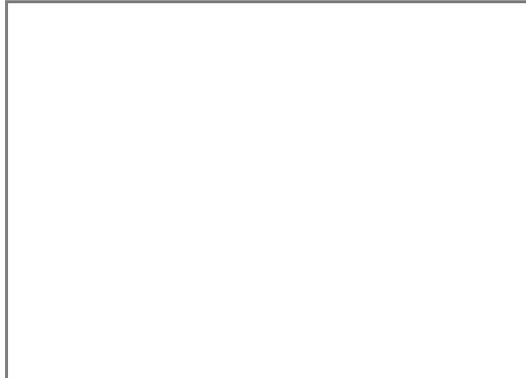


PHOTO ID3

OTHER PINS

SURVEYOR

Lara Ramsey

**SURVEYOR
ORGANIZATION**

GRANACKI HISTORIC CONSULTANTS

SURVEY DATE

2/29/2012

**Historic Info
Compiler**

aoe

SURVEYAREA

EVANSTON LAKESHORE PHASE II

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

1423 [] JUDSON AVENUE

OLD ADDRESS (city dir.year) 325n Judson Ave (Wing F), Village of Evanston. In 1893 the City of Evanston renumbered the once-separate villages of Evanston (n) & South Evanston (s).

DATE OF CONSTRUCTION 1885 (circa)

MOVING INFORMATION

BUILDING MOVED? No

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

MOVED FROM []

ORIGINAL PERMIT INFORMATION

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

BUILDING PERMIT DESCRIPTION [2½-story dwelling on 1899 Sanborn map]

COST []

ORIGINAL OWNER []

ORIGINAL OWNER OCCUPIED? []

ORIGINAL ARCHITECT []

ARCHITECT SOURC []

BUILDER []

EXTERIOR ALTERATION PERMITS

BP13577, 1925.04.04, rebuild porch \$900, owner Dwight D Clark, carp O. Peltier.

OTHER PERMIT INFO

BP13866, 1925.05.21, 1-story frame 2-car garage 20x20x12'h \$600, owner McCullough, bldr Doerscher Garage Constr. Co.

COA INFO

[]

HISTORIC INFO

[]

OTHER SOURCES

ELHD n/a. PHOTO at EHC: 3½"x3½" 1901; 6"x4" 1994.

HISTORIC INFO COMPILER ace

City of EVANSTON
LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 1423

STREET JUDSON AVENUE

ADDITIONAL PHOTOS OR INFORMATION

Alterations

Original front porch removed some time after 1950 (see 1901 photograph and 1950 Sanborn map)—porch has been rebuilt recently, and front entry surround altered; fixed shutters; skylights; replacement windows in original and some altered openings (2nd story façade) on front and side elevations; one-story south side addition (not historic).



**Zoning Analysis
Summary**

Review Date: 6/20/23
By: Joshua Hunt

Case Number:

23ZONA- 0105 Address – 1423 Judson Ave

Case Status/Determination:

Compliant

Applicant:

Plans prepared by: Studio Talo

Plans dated: 6/19/23

Survey dated:

District: R1

Proposal:

Single Story Rear Addition

Additional Comments:
Need to Submit for a Certificate of Appropriateness
Lakeshore Historic District
Contributing

Principal Use and Structure:	
<i>Zoning Code Section</i>	<i>Use: Include standard, existing, and proposed; Indicate Compliant, Non-compliant, No change, Legal non-conforming</i>
6-8-2-6	Lot width: No Change 50 Feet where 35 Feet is required
6-8-2-5	Lot size: No Change 10,500 where 7,200 Square Feet is required
6-8-2-7	Building Lot Coverage: Compliant 21.5% proposed where 19.54% is existing and 30% is the max permitted
6-8-2-10	Impervious Surface Coverage: Compliant 31% proposed where 26.7% is existing and 45% is the max
6-8-2-9	Building Height: Compliant 18' 4" proposed where 35 Feet or 2 ½ Stories is the max
6-8-2-8	Yards: North Interior Side: Compliant 6 Feet proposed where 5 Feet is the minimum South Interior Side: Compliant 23.63 Feet proposed where 5 Feet is the minimum Rear: Compliant 100.5 Feet where 30 Feet is the minimum
Miscellaneous:	
6-4-1-9	Yard Obstructions (Eaves and Gutters): Compliant Matches Existing



STAFF REPORT

To: Members of the Preservation Commission
From: Joshua Hunt, Planning Assistant
Cade W. Sterling, City Planning
Subject: 1126 Hinman Avenue – Lakeshore Historic District - 23PRES-0238
Date: June 29, 2023

Public Notice

Thomas Ahleman, architect and applicant on behalf of the owner, submits for a Certificate of Appropriateness to demolish an existing uncovered wood deck and single-story entry addition at the homes rear volume, alter the homes west elevation fenestration, and construct a new single-story addition to the homes rear volume.

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

Construction Period:
1905

Style:
Craftsman

Architect of Record:
Edgar O. Blake

Condition:
Good

Integrity:
Good

Status:
Contributing; Landmark eligible under criterion 4

Setting:

1126 Hinman Avenue is a single-family residential structure located in the west central portion of the Lakeshore Historic District on the west side of Hinman Avenue mid-block between Hamilton Street to the north and Greenleaf Street to the south. There is a predominant lot size for the block although 1126 Hinman differs due to the curved nature of the street, causing an unusual, trapezoid plot of land where the rear width is approximately double the front yard width. The block was predominantly developed between the 1870s and early 1920s and contains an amalgam of late Victorian and early revival styles including Craftsman, Queen Anne, and Colonial Revival.

Significance:

1126 Hinman Avenue is a Craftsman designed by prolific local and regional architect, Edgar O. Blake. Blake designed one other house on the block, a craftsman styled double-house at 1118-1120 Hinman. The home at 1126 Hinman represents an evolutionary aspect of the block as design trends and homeowners sensibilities transitioned from early and late Victorian styles to early revival styles and those of the arts and crafts movement including the Craftsman styled home which combined the utility of mass fabrication with the tradition of individual craftsmanship.

Edgar Ovet Blake

Born in Evanston in 1866, Edgar Ovet Blake design both residential and commercial buildings including notable Evanston Landmarks such as the Grove Street Building at 620-628 Grove Street, The Chandler Building at Fountain Square, a unique Craftsman house at 2518 Central Park Avenue, and an eclectic Prairie-styled house at 2608 Park Place. Blake started his professional career in the early 1880s in the employ of noted Chicago architect John M. Van Osdel and would later become a student at the architecture school at the Art Institute of Chicago; he would later finish his training in Paris before joining the practice of Stephen A. Jennings. In the early 1890s, Blake was also employed in the architects office of the World's Columbian Exposition under the direction of Evanston resident Daniel H. Burnham. Blake designed eight homes in the Lakeshore Historic District, including Landmarks at 735 Judson Avenue, and 417-419 Lee Street. Additionally, 1036 Judson Avenue is identified as being eligible for designation under Criterion 3 and 4. There are 83 Craftsman and Craftsman Bungalow style homes in the district with most being constructed between 1909 and 1916. The earliest example dates from 1897, designed by Blake, an early practitioner of the style. Blake also designed six Craftsman styled homes in the Northeast Historic District, and in total Blake would design more than 30 homes throughout Evanston.

Craftsman Style

The best-represented style in the district from the early 20th century and not based on historic precedent is the Craftsman. Often exhibiting low-pitched roofs with deep overhanging eaves, Craftsman homes have exposed rafter tails, decorative brackets or knee braces under shallow gable roofs, dormers, and deep front porches. Windows are frequently 3 over 1 double-hungs. Although these homes were built into the 1920s, the Craftsman style was particularly popular between 1901 and 1916 when the architect and furniture maker Gustav Stickley published his magazine, *The Craftsman*. Craftsman style houses were uncomplicated, efficient, and neat with straightforward profiles and clean lines. The movement stressed the importance of simplifying a dwelling's structure to simplify the daily life of the homeowner. It took advantage of early machine technology in the initial construction stages which lowered labor costs, while finish work was often highly

skilled and done by hand. It is a distinctly American style comparable in its approach, through the use of natural materials and geometric detailing, to the more artistically developed Prairie school.

Public Comment

None.

Applicable Standards

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

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

Demolition

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

Alteration

1. Every reasonable effort shall be made to adapt the property, structure, site or object in a manner that requires minimal alteration of the property, structure, site or object and its environment.
2. The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible except when retention represents a hazardous or dangerous condition.
3. All properties, structures, sites and objects shall be recognized as products of their own time. Alterations to sites, buildings, structures, or objects that have no historic basis shall be discouraged.

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

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

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

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

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

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

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

Construction

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

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

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

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

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

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

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

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

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: 1126 Hinman Ave., Evanston, IL 60202	FOR STAFF USE ONLY Application Number:
2) Owner's Name: Minna and Eric Swan	Address: 1126 Hinman Ave.
City: Evanston, IL 60202	State: Zip: Phone: 847.867.9075 Email/Fax: eric.swan12@gmail.com
3) Architect's Name: Thomas Ahleman	Address: 1234 Sherman Ave., Suite 202
City: Evanston, IL 60202	State: Zip: Phone: 847.733.7300 Email/Fax: thomas@studiotalo.com
4) Contractor's Name: TBD	Address:
City: State: Zip: Phone: Email/Fax:	
5) Landmark: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
6) Within Local Historic District: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No;	
If yes, <input checked="" type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources	
7) Refer to the completed Zoning Analysis and check as applicable if project requires: NA	
<input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> Fence Variance → If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require any Zoning Variance or Fence Variance or Special Use → Complete section B only.	
Check if your project requires: <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Development → Refer to Supplemental Information on page (i) below. NA	

Section B: Application for Certificate of Appropriateness

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

The project consists of an interior renovation, the removal of an existing rear deck and very small rear entry, and a one story addition at the rear of the home. See attached letter for additional information.

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 type="checkbox"/> Partial <input checked="" type="checkbox"/> Total	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Restoration <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Landscaping	<input type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Garage: <input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Windows <input type="checkbox"/> Storm Windows <input checked="" type="checkbox"/> Doors <input type="checkbox"/> Storm Doors	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Style/Materials: Fiberglass clad wood	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Roof: <input checked="" type="checkbox"/> New <input type="checkbox"/> Re-roof	<input type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fence / Gate: <input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Siding: <input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear Material: Stucco	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Sign <input type="checkbox"/> Awning	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Material:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Air Conditioning Unit	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Relocation	New Address for Relocation:	

3) Checklist for Exterior Materials—Check all that apply.										
Existing	Proposed		Existing	Proposed		Existing	Proposed			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Façades/Front Porch & Rear Porch Material Wood Frame Stone Brick Stucco Synthetic Stucco Wood Siding Aluminum Siding Vinyl Siding Shingle, Material: _____ Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Flashing Material Copper Sheet Metal Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fences Wood Wrought Iron Aluminum Other: _____ Height: _____ Length: _____		
<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Fascias, Soffits, Rakeboards, Trim Wood Metal Synthetic Material, Type: _____ Other: _____	<input type="checkbox"/>		<input type="checkbox"/>	Terraces, Patios, Decks Wood Stone Brick Pavers Concrete Pavers Poured Concrete Other: <u>Composite deck & railing at rear</u>
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Roofing Material Wood Shingles Wood Shakes Slate Clay Tile Asphalt Shingles Metal Sheet Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Door Material Wood Metal Clad Other: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed): <input type="checkbox"/> <input checked="" type="checkbox"/> Air Conditioning Unit <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>		Window Type Double Hung Casement Other: _____	<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	Window Material Wood Aluminum Steel Other: <u>Clad</u>	<input type="checkbox"/>		<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Chimney Material Brick Stone Stucco Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Window Material Wood Aluminum Steel Other: <u>Clad</u>	<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>	Gutters/Downspouts Copper Aluminum Galvanized Sheet Other: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Muntins Not existing True divided lights Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			
4) Applicant's Signature: <u>Thomas Ahleman</u>						Date: 6.23.23				
Print Name: Thomas Ahleman										
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].										

SUPPLEMENTAL INFORMATION
COA Application Checklist

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

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

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

- Site plan with the existing footprint of the primary structure(s) clearly showing the side(s) being altered.
- If the changes also include a **change in the footprint**, provide a **site plan** clearly showing the location of proposed change, setback dimensions, existing and proposed lot coverage, existing and proposed setbacks, location and height of existing and proposed fences, parking, and landscape design (if any).

ADDITIONS, NEW CONSTRUCTION/DEMOLITION

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

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

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

ZONING VARIANCE FOR ADDITIONS, NEW CONSTRUCTIONS, FENCE VARIANCE

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

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

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

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

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

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

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

studio
talo architecture + design

Cade Sterling
Preservation Coordinator
City of Evanston
2100 Ridge Ave.
Evanston, IL 60201

June 23, 2023

Re: Certificate of Appropriateness Application
1126 Hinman Avenue

Dear Cade,

Attached is our Certificate of Appropriateness application for 1126 Hinman Avenue which is located in the Lakeshore Historic District. The project is an interior renovation and one-story addition to the rear of the home. The project includes removing an existing rear wood deck that is in poor condition and a very small rear entry that does not appear to be original. One of the reasons our clients chose this home is their appreciation of its historic character. They have engaged us to help them address some of the home's shortcomings. These include creating a suitable kitchen and adding both a family room and first floor powder room.

Our goal has been to design an addition that is as sympathetic to the existing home's massing, scale, materials and fenestration as possible. We chose a hipped roof for the addition because all of the roofs on original house, including the dormers, are hips. The existing wide front porch is a defining character of the home. The single wide hipped roof over the addition refers to the dominant horizontal character of the home and creates a covered porch off the new family room. The bay window/window seat at the west elevation refers to the bays on the original home. All proposed windows in the addition are double hung to match the style of the windows in the existing home. To maximize energy efficiency and reduce maintenance, the owners have selected Marvin fiberglass clad wood windows. We propose relocating two existing original bedroom windows on the second floor of the west elevation because of the way the addition hipped roof meets the existing home. The materials for the addition will largely be the same as on the existing home; stucco cladding on walls, architectural shingles for the roof, as well as wood trim and beadboard soffit for the elevations. Whereas the original front stairs, deck and railing are painted wood, we propose a composite material (Timbertech) for the rear stair, porch and railing. The existing piers and columns at the front porch are clad in stucco; the proposed columns at the rear addition will be similar in style but made of cast fiberglass.

I hope you agree that our commitment to preserving Evanston's rich architectural history is evident in this application. Thank you for your time and consideration.

Sincerely,



Thomas Ahleman AIA, LEED AP
President
Studio Talo Architecture Inc.

| studio talo architecture | 1234 sherman ave | evanston | il | 60202 | t 847.733.7300 | f 847.733.7303 | www.studiotalo.com |



ZONING ANALYSIS APPLICATION

Date Received: _____ ZONING OFFICE USE ONLY
 Ward: _____
 Zoning District: _____
 Preservation: _____
 Case Number: _____

I am applying for a zoning review of a:

- Construction project of less than 10,000 sq. ft.
- Construction project of 10,000 sq. ft. or more
- Determination of Use
- Other

PROPERTY

Address: 1126 Hinman Ave., Evanston, IL 60202

- Mixed-use
- Non-Residential
- Residential # of Units 1

For projects required to comply with Inclusionary Housing Ordinance:

- In TOD Area
- Outside of TOD Area

(for more information visit: <http://www.cityofevanston.org/IHO>)

Proposed Project:

The project consists of an interior renovation and one-story addition to a single family home.

APPLICANT

Name: Thomas Ahleman

Organization: Studio Talo Architecture, Inc.

Address: 1234 Sherman Ave., Suite 202 City, State, Zip: Evanston, IL 60202

Phone: 847.733.7300 Cell: 773.620.7232

E-mail: thomas@studiotalo.com

Please circle the primary means of contact.

PROPERTY OWNER (if different than applicant)

Name: Minna and Eric Swan

Address: 1126 Hinman Ave. City, State, Zip: Evanston, IL 60202

Phone: 847.867.9075 Cell: 847.867.9075

Email: eric.swan12@gmail.com

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

- same
- attorney
- builder/contractor
- lessee
- architect
- other: _____
- real estate agent

REQUIRED DOCUMENTS AND MATERIALS

Please submit the following:

- (This) Completed Application Form**
- Completed Inclusionary Housing Plan Proposal Form**
If the project includes five (5) or more new residential units in TOD Areas or ten (10) or more residential units outside of TOD Areas. This includes new for sale, or rental developments, and condominium conversions.
- Two (2) Copies of Plat of Survey** Date of Survey: 9.10.2018
Plat of survey must be completed by a licensed surveyor and must be current so that it displays every structure, patio, deck, walkway, etc. that is currently on the property. Copies must be legible for all dimensions and details.
- Two (2) Sets of Building Plans** Date of Drawings: 6.23.23
Building plans must be drawn to scale and must include interior floor plans and exterior elevations. For simple projects such as flat-work patios, plans may be hand drawn to scale directly onto the Plat of Survey.
- Determination of Use Description**
If you are applying for a Determination of Use, skip to the end of the application, sign and date, include a simple site plan of the proposed use (interior floor layout, seating, parking, etc.) and a one page letter that describes all aspects of the use (employees, hours of operation, loading/unloading, deliveries, parking, noise, etc.).
- Application Fee** Amount \$ _____
Application Fees may be paid by cash, check, or credit card.

Zoning Analysis Applications take up to 10 business days for initial review. Alterations or modifications that require re-review may take longer. Feel free to contact the Zoning Office directly at 847.448.8230 with any questions. Complete applications may be submitted in person or by mail to:

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

PROPERTY INFORMATION

	EXISTING	PROPOSED
Lot Area	11,167 s.f.	No Change
Lot Width (frontage)	50'	No Change
Dwelling Units / Rooming Units	1	No Change
Open Parking Spaces	0	No Change
Enclosed Parking Spaces	3	No Change
Off-site Parking Spaces	0	No Change
Loading Berths - Short	0	No Change
Loading Berths - Long	0	No Change
Employees	NA	NA

BUILDING SETBACKS

	EXISTING	PROPOSED
Front yard	39.77'	No Change
Street side yard (if corner lot)	NA	NA
Interior side yard (1)	4.18'	No change. 5'2"@addition
Interior side yard (2)	21.49'	No Change
Rear yard	69'	64' 3"

RESIDENTIAL & TRANSITIONAL CAMPUS DISTRICTS ONLY

BUILDING LOT COVERAGE

	EXISTING	PROPOSED
Principal Structure Footprint (excluding front porch)		
Roofed Front Porch (receives 50% credit)		
Detached Garage Footprint		
Other Accessory Structures' Footprints		
Other Roofed Areas		
TOTAL BUILDING LOT COVERAGE		

IMPERVIOUS SURFACE COVERAGE (hard surfaced areas not under a roof: asphalt, concrete, decks, brick pavers, etc.)

	EXISTING	PROPOSED
Patios & Terraces (brickwork receives 20% credit)		
Sidewalks		
Driveways		
Decks		
Stairs/Landings		
Other Impervious Areas		
SUB-TOTAL	1,201 sq.ft.	1,075 sq.ft.
+ Building Lot Coverage	2,077 sq.ft.	2,734 sq.ft.
TOTAL IMPERVIOUS SURFACE AREA	3,278 sq.ft.	3,809 sq.ft.

BUILDING HEIGHT

	EXISTING	PROPOSED
Principal Structure – Peak Height	35' 3"	No change. Addition=19' 2"
Principal Structure – Number of Stories	2.5	No change
Detached Garage – Peak Height	12'	No change
Other Accessory Structures – Peak Height	NA	NA

ALL OTHER DISTRICTS (Business, Commercial, Downtown, Industrial, Mixed Use, University)

	EXISTING								PROPOSED						
	Parking/ Loading	Dwelling Units	Hallways/ Elevator/ Stairs/Lobby	Mechanical/ Accessory Space	Non- Residential Gross Leasable area	Other	Gross Floor Area*		Parking/ Loading	Dwelling Units	Hallways/ Elevator/ Stairs/Lobby	Mechanical/ Accessory Space	Non- Residential Gross Leasable area	Other	Gross Floor Area*
Basement															
1st floor															
2nd floor															
3rd floor															
4th floor															
5th floor															
Total															

*GROSS FLOOR AREA: The sum of areas of all floors of a building measured from the exterior walls or from the center line of walls separating 2 buildings. The gross floor area of a building shall also include but not be limited to: basements, interior balconies and mezzanines, enclosed porches, and attic space finished or unfinished having minimum 5-foot floor to rafters height. The following areas shall be excluded from the calculation of gross floor area: elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses accessory to the building, off-street parking and loading.

BUILDING REGULATIONS

	EXISTING	PROPOSED
Principal Structure – Peak Height		
Principal Structure – Number of Stories		
Other Accessory Structures – Peak Height		
FAR (Floor to Area Ratio)		

AUTHORIZING 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."

Thomas Ahleman

Print Name



6.23.23

Applicant's Signature

Date

Please refer to the Zoning Ordinance at www.cityofevanston.org/zoning for all City of Evanston zoning regulations. To determine which zoning district a property is located in, visit the City's website at www.cityofevanston.org, click on the Resident link on the City's home page, then click on About My Place from the drop-down menu. Enter the house number in the field provided and select the street from the drop-down menu. Press the "Get Info" button. This will either take you directly to the information for the property, or a list of all tax parcels at the inputted address that may be selected for information on the property.

Community Development Department

2100 Ridge Ave

☎ 847-448-4311

☎ 847-448-8126

✉ zoning@cityofevanston.org

🌐 www.cityofevanston.org/zoning

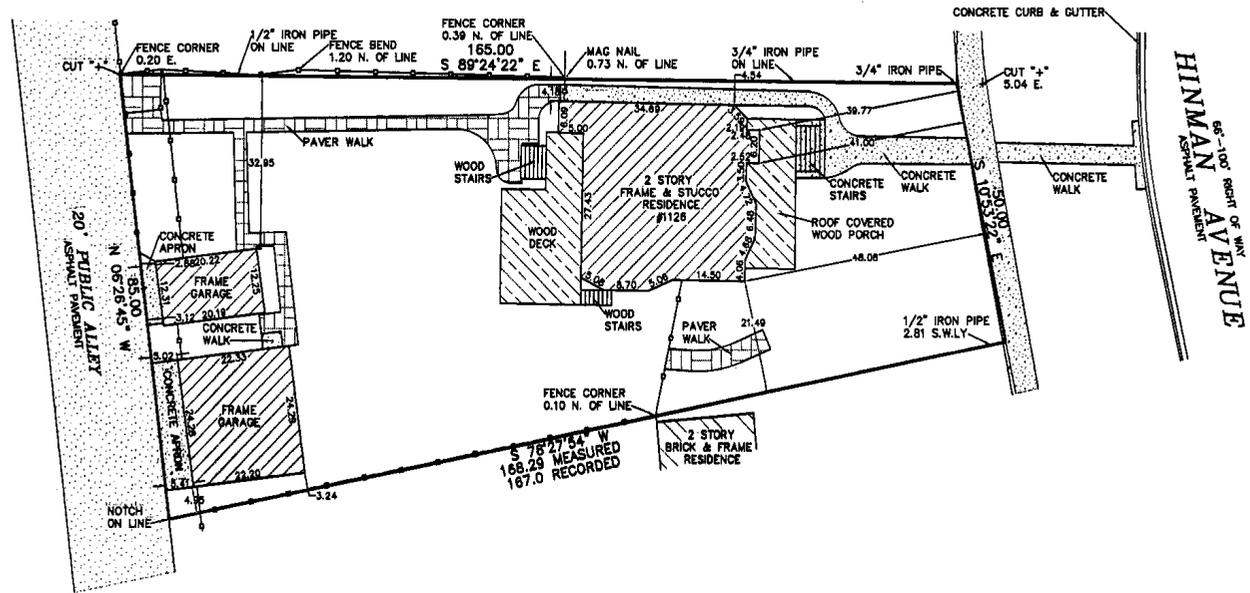
Evanston, IL 60201

T.K.D. Land Surveyors, Inc.

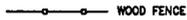
P.O. Box 212, South Elgin, Illinois 60177
Phone: (847) 997-9282
tkdlandsurveyors@aol.net

PLAT OF SURVEY

LOT 5 IN RESUBDIVISION OF LOTS 5 TO 11 IN BLOCK 77 IN THE SUBDIVISION BY NORTHWESTERN UNIVERSITY OF THE NORTH HALF OF THE NORTH HALF EAST OF CHICAGO AVENUE (EXCEPT 15 1/2 ACRES IN THE NORTHEAST CORNER OF SAID TRACT) IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN EVANSTON, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1887 IN BOOK 27 PAGE 14, IN COOK COUNTY, ILLINOIS.



LEGEND



MEASURED LOT AREA = 11,167 SQ. FT. (0.256 ACRES)

- * All dimensions shown are given in feet & decimal parts thereof
- * No angles or distances are to be assumed by scaling
- * Legal description, building lines and easements are taken from recorded subdivision plat and/or other available documentation. Refer to title policy, deed or local jurisdiction for building setbacks and easements not shown hereon and report any discrepancies.

Scale: 1" = 20'
 Job #: 18-445
 Address: 1128 Hinman Ave.
 Evanston, IL 60202
 P.I.N. 11-19-207-018-0000
 Ordered by: Marshall Richter



STATE OF ILLINOIS ss.
COUNTY OF COOK) ss.

I, Keith E. DeLaney, an Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.

Keith E. DeLaney Illinois P.L.S. #035-003386
 Dated: September 10, 2018

Field work completed: September 10, 2018
 Professional Design Firm Lic. No. 184.005204
 This professional service conforms to the current Illinois minimum standards for a boundary survey.

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

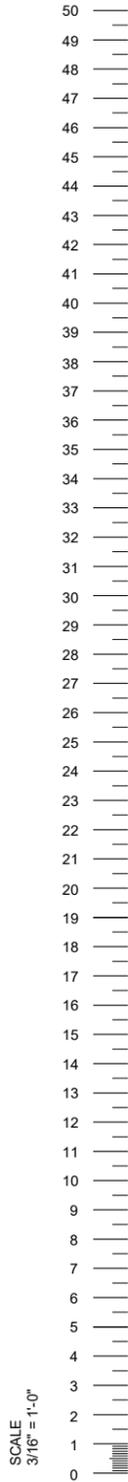
ZONING AND CERTIFICATE
OF APPROPRIATENESS
APPLICATION

SWAN RESIDENCE
1126 HINMAN AVENUE
EVANSTON, IL 60202

06/23/2023

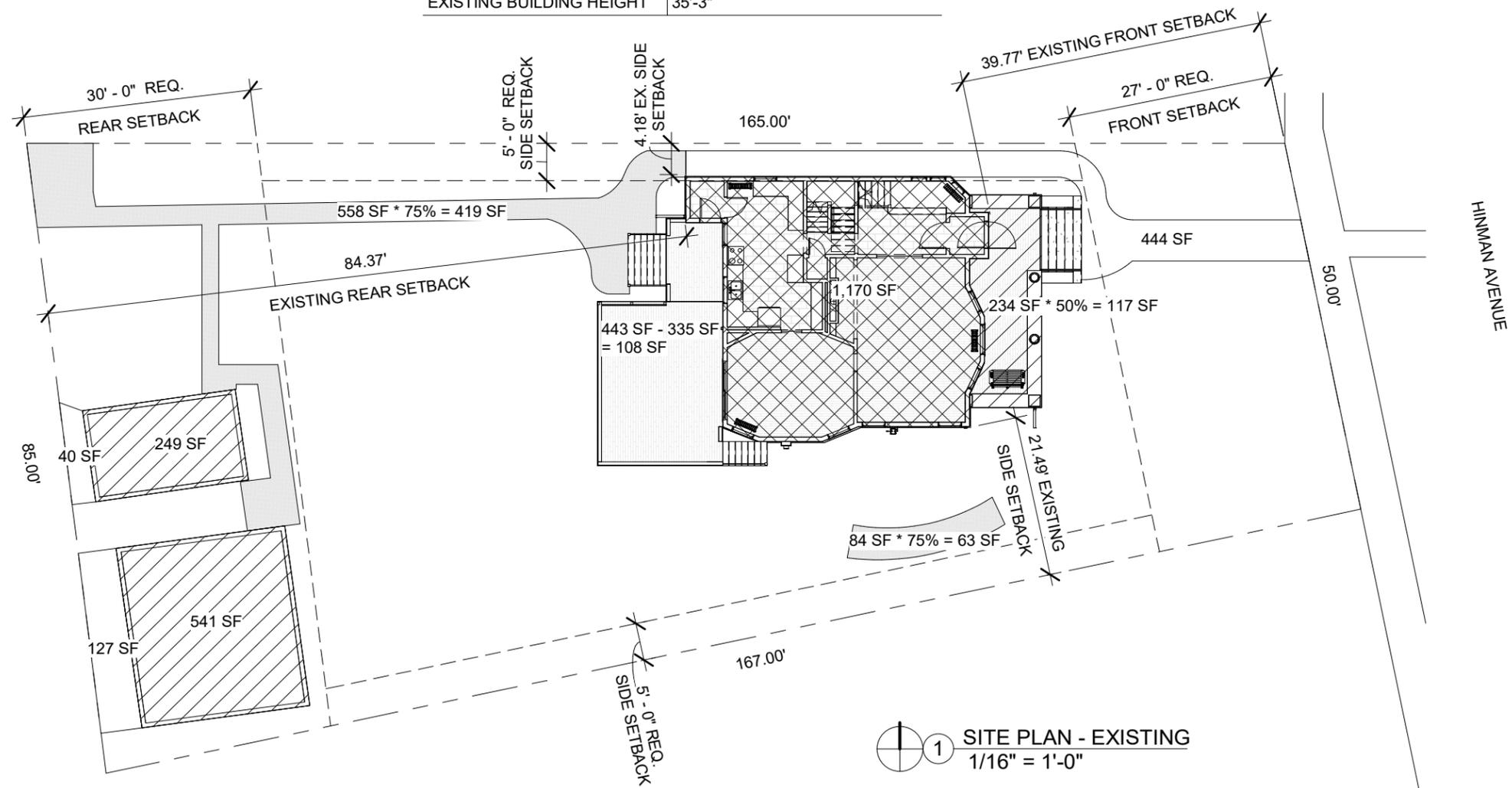
studi©
tal© architecture inc.

| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com | © 2023



ZONING ANALYSIS (R-1) LAKESHORE HISTORIC DISTRICT

LOT AREA	11,166.7 SF
BUILDING LOT COVERAGE	30% MAXIMUM / 3,350 SF
EXISTING BUILDING AREA	2,077 SF
ADDITION ALLOWED	1,273 SF
IMPERVIOUS COVERAGE	45% / 5025 SF
EXISTING IMPERVIOUS	3,278 SF
ADDITIONAL IMP. ALLOWED	1,747 SF
MAXIMUM BUILDING HEIGHT	35 FT OR 2 1/2 STORIES
EXISTING BUILDING HEIGHT	35'-3"



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

SWAN RESIDENCE

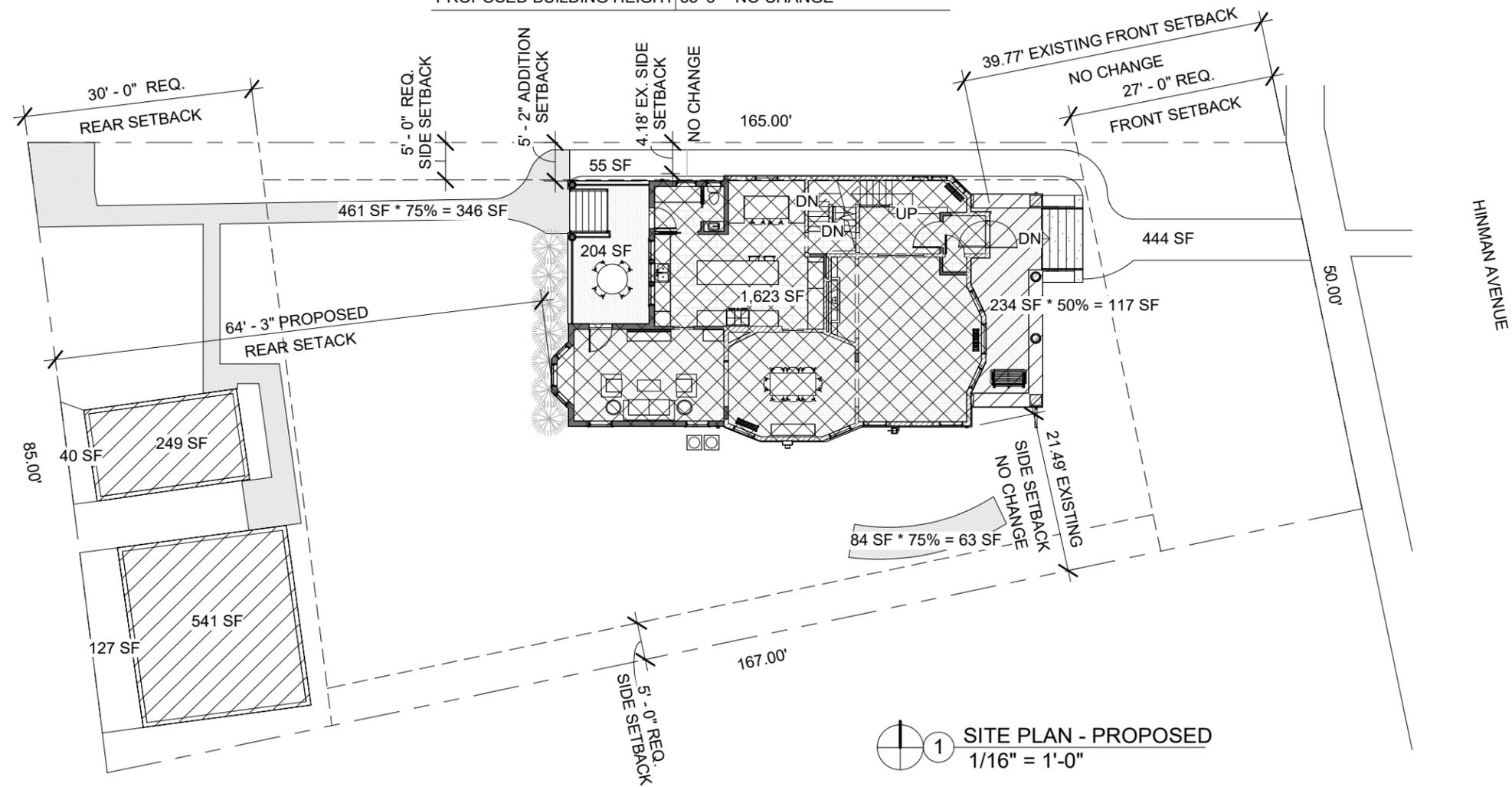
Date: 06/23/2023

Project #2310

SD0.1

ZONING ANALYSIS (R-1) LAKESHORE HISTORIC DISTRICT

LOT AREA	11,166.7 SF
BUILDING LOT COVERAGE	30% MAXIMUM / 3,350 SF
PROPOSED BUILDING AREA	2,734 SF
ADDITION ADDED	657 SF
IMPERVIOUS COVERAGE	45% / 5,025 SF
PROPOSED IMPERVIOUS	3,809 SF
ADDITIONAL IMP. ADDED	531 SF
MAXIMUM BUILDING HEIGHT	35 FT OR 2 1/2 STORIES
PROPOSED BUILDING HEIGHT	35'-3" - NO CHANGE



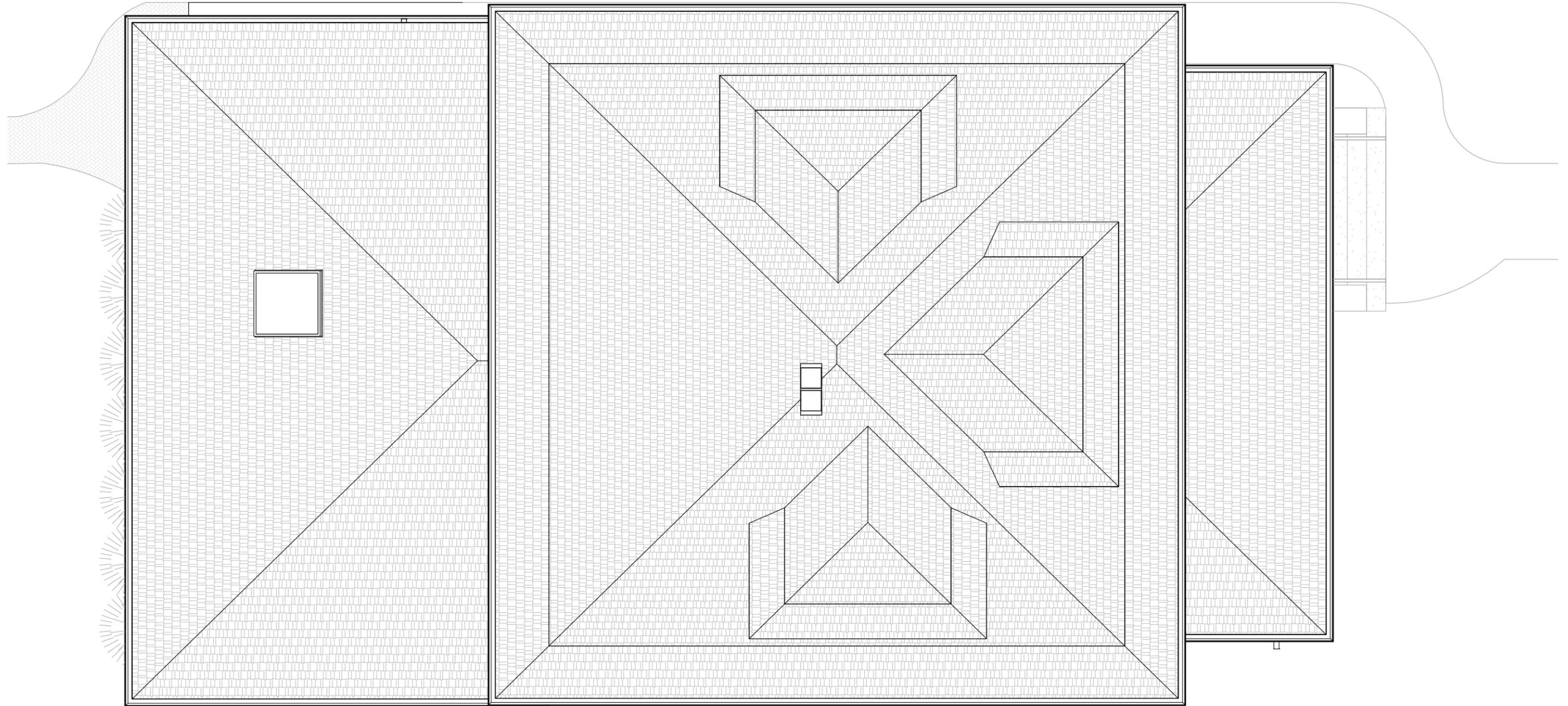
1 SITE PLAN - PROPOSED
1/16" = 1'-0"

SWAN RESIDENCE

Date: 06/23/2023

Project #2310

SD0.2



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

SWAN RESIDENCE

Date: 06/23/2023

Project #2310

SD0.3



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



REAR STAIR REMOVED.
NO OTHER WORK IN THIS
ELEVATION.

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



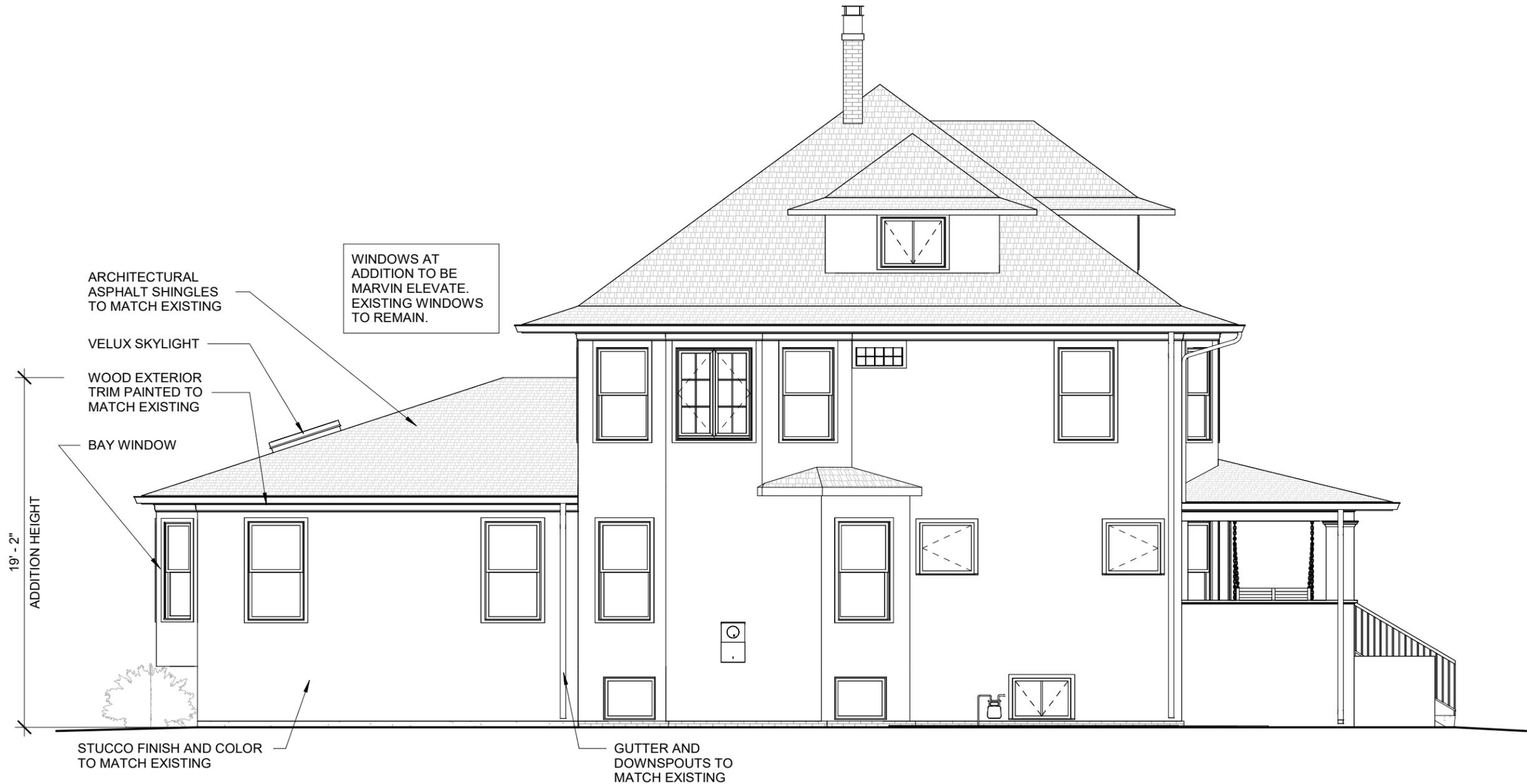
① SOUTH ELEVATION - EXISTING
3/16" = 1'-0"

SWAN RESIDENCE

Date: 06/23/2023

Project #2310

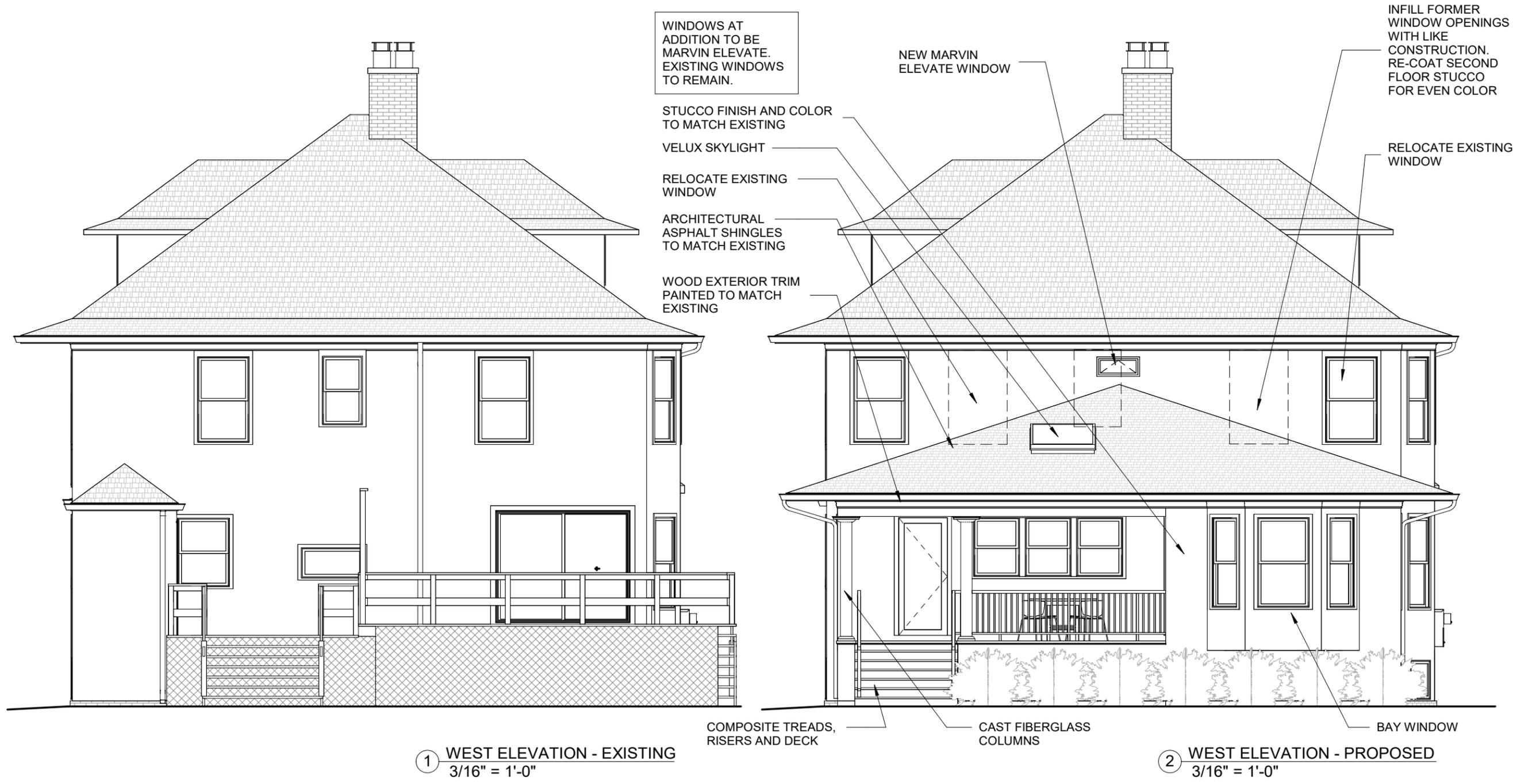
SD0.5



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

SWAN RESIDENCE
Date: 06/23/2023
Project #2310

SD0.6





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

SWAN RESIDENCE

Date: 06/23/2023

Project #2310

SD0.8

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

SWAN RESIDENCE

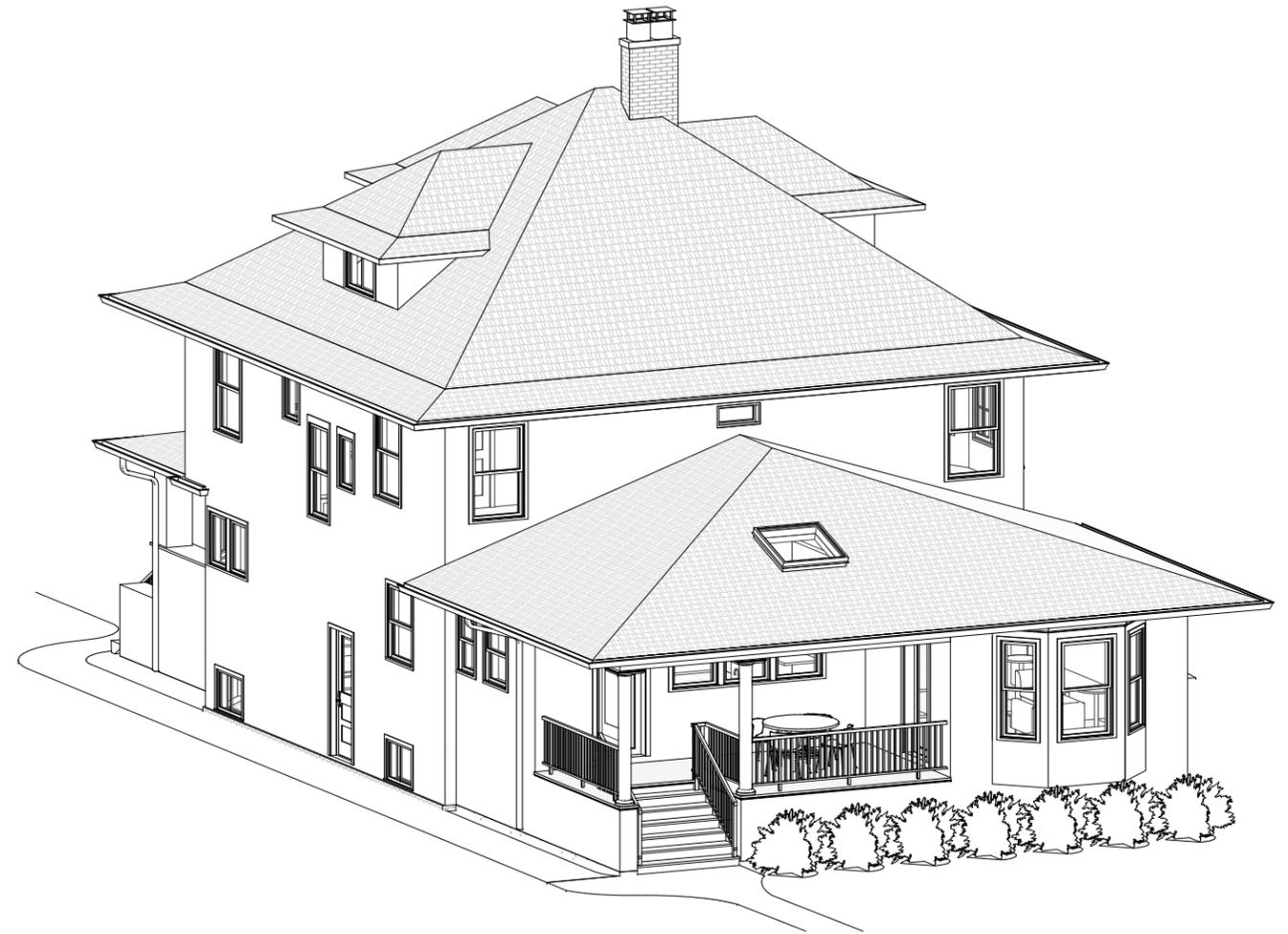
Date: 06/23/2023

Project #2310

SD0.9



1 NW AXO - EXISTING



2 NW AXO - PROPOSED

SWAN RESIDENCE

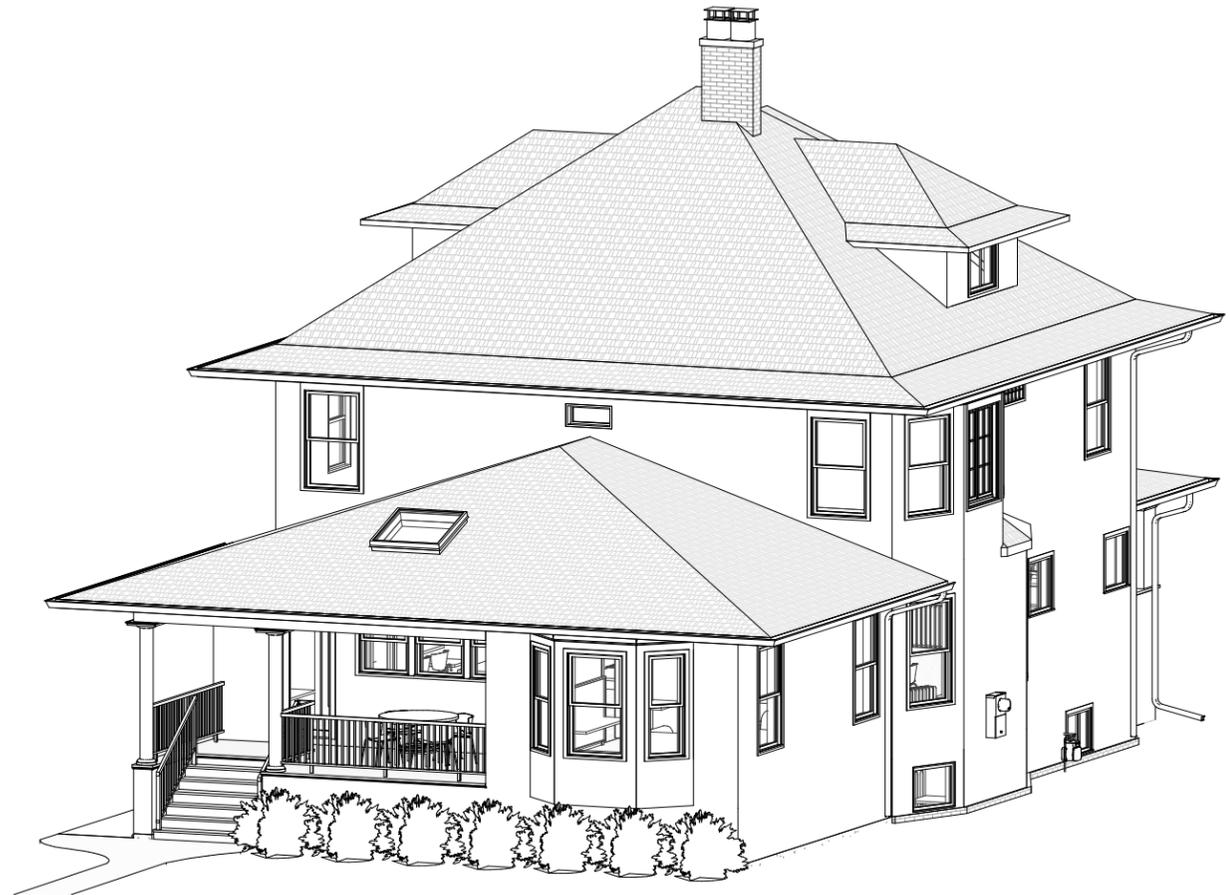
Date: 06/23/2023

Project #2310

SD0.10



① SW AXO - EXISTING



② SW AXO - PROPOSED



1 REAR PERSPECTIVE - PROPOSED

SWAN RESIDENCE

Date: 06/23/2023

Project #2310

SD0.13

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SD0.12



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SWAN RESIDENCE
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Project #2310

SD0.12





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SWAN RESIDENCE

Date: 06/23/2023

Project #2310

SD0.12

BEGINNING STREET #

END STREET #

STREET # SUFFIX

STREET NAME

SUFFIX

PIN



PHOTO ID

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

ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY CURRENT USE

CONDITION HISTORIC USE

INTEGRITY SECONDARY STRUCTURE

NRSECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Craftsman"/>	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="1905"/>	FOUNDATION	<input type="text" value="Parged"/>
OTHER YEAR	<input type="text"/>	PORCH	<input type="text" value="Full front"/>
DATESOURCE	<input type="text" value="Building permit"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (current)	<input type="text" value="Stucco"/>	WINDOW MATERIAL 2	<input type="text" value="Leaded glass"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW TYPE	<input type="text" value="Double hung/other"/>
PLAN	<input type="text" value="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="1/1; 1-light; diamond pane"/>
NO OF STORIES	<input type="text" value="2.5"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

1126		HINMAN	AVENUE
------	--	--------	--------

ALTERATIONS

Front door appears to be historically appropriate replacement door.

HISTORIC INFORMATION

OLD ADDRESS
(city dir.year)

ORIGINAL OWNER

Moody, F. K.

ORIGINAL ARCHITECT

Blake, E. O.

BUILDING MOVED?

No

ARCHITECT SOURCE

MOVED FROM

BUILDER

Schroeder, W. T. (mason)

ADDITIONAL PHOTOGRAPHS



PHOTO ID2 \Images\11-19-207-016-0000-2.jpg



PHOTO ID3 \Images\11-19-207-016-0000-3.jpg

OTHER PINS

SURVEYOR

Lara Ramsey

SURVEYOR ORGANIZATION

GRANACKI HISTORIC CONSULTANTS

SURVEY DATE

2/14/2012

Historic Info Compiler

aoe

SURVEYAREA

EVANSTON LAKESHORE PHASE II

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

1126 [] HINMAN AVENUE

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

[]

DATE OF CONSTRUCTION 1905

MOVING INFORMATION

BUILDING MOVED? No

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

MOVED FROM []

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # 2447 **DATE** 1905.08.01

BUILDING PERMIT DESCRIPTION 2-story frame residence 33x32x35, 8 rooms

COST \$5,000

ORIGINAL OWNER Moody, F. K.

ORIGINAL OWNER OCCUPIED? yes

ORIGINAL ARCHITECT Blake, E. O.

ARCHITECT SOURC []

BUILDER Schroeder, W. T. (mason)

EXTERIOR ALTERATION PERMITS

BP35024, 1960.11.07, remodel kitchen, owner J.B. Moran.
BP38053, 1967.03.15, add deck to rear, \$900, owner J.B. Moran, contr Edward Rechteris.

OTHER PERMIT INFO

BP6341, 1915.07.01, 1-story garage 12'x20'x12'h \$200, owner Helen R Miller, archt Stanley Miller, mason MacLean Constr Co.

COA INFO

[]

HISTORIC INFO

[]

OTHER SOURCES

ELHD n/a. PHOTO at EHC: Hokanson & Jenks 1970.

HISTORIC INFO COMPILER ace



**Zoning Analysis
Summary**

Review Date: 6/22/23
By: Joshua Hunt

Case Number:

23ZONA- ##### Address – 1126 Hinman

Case Status/Determination:

Compliant

Applicant:

Plans prepared by: Studio Talo Architecture

Plans dated: 06/21/23

Survey dated:

District: R1

Proposal:

One-story rear addition

Additional Comments:

Compliant regarding proposed Option 1.

Principal Use and Structure:	
<i>Zoning Code Section</i>	<i>Use: Include standard, existing, and proposed; Indicate Compliant, Non-compliant, No change, Legal non-conforming</i>
6-8-2-6	Lot width: No Change 50 Feet where 35 Feet is required
6-8-2-5	Lot size: No Change 11,116.7 Feet where 7,200 Feet is required
6-8-2-7	Building Lot Coverage: Compliant 23.5% is proposed where 18.6% is existing and 30% is the max
6-8-2-10	Impervious Surface Coverage: Compliant 34% is proposed where 29.4% is existing and 45% is the max
6-8-2-9	Building Height: Compliant 30 Feet 6 Inch existing max height where the proposed addition is less than the existing where 35 Feet is the max
6-8-2-8	Yards: Compliant Front: C 33 Feet is Existing where 27 Feet is the Minimum North Interior Side: C 5 Feet is existing where 5 Feet is the Minimum South Interior Side: C 16.5 Feet is existing where 5 Feet is the Minimum Rear: C 69 Feet is existing where 30 Feet is the Minimum
Miscellaneous:	
6-4-1-9	Yard Obstructions (Eaves and Gutters): Compliant Matches Existing



STAFF REPORT

To: Members of the Preservation Commission
From: Joshua Hunt, Planning Assistant
Cade W. Sterling, City Planner
Subject: 2241 Sherman Avenue – Northeast Historic District - 23PRES-0125
Date: June 29, 2022

Public Notice

Thomas Ahleman, architect and applicant on behalf of the owner, submits for a Certificate of Appropriateness to demolish an existing single-story addition and uncovered deck at the homes rear volume, alter the homes east elevation fenestration, and construct a new single-story addition and uncovered wood deck at the homes rear volume.

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

Construction Period:

1905

Style:

Craftsman

Architect of Record:

William Walters [Waters?]

Condition:

Good

Integrity:

Good

Status:

Contributing

Setting:

Located in the north central portion of the Northeast Historic District on the east side of Sherman Avenue between Colfax Street to the north and Noyes Street to the south, 2241 Sherman Avenue is a two-and-one-half story Craftsman styled home constructed in 1905. The home is two blocks west of the Northwestern University Campus. The properties on the west side of Sherman Avenue have much larger lot sizes than those to the east. In the early 20th Century, much of the surrounding blocks along Sherman Avenue redeveloped with higher residential densities in-part due to the streetcar system which ran along Sherman Avenue north to Central Street. The proximate blocks contain many significant thematic apartment resources – including many individual Landmark multi-family structures designed at the height of Evanston’s population and construction boom between 1920 and 1930.

Significance:

The home retains excellent integrity and is a good representative example of the Craftsman Style. The home was likely built for speculation, as much of the area along Sherman Avenue developed quickly in the late 1890s and early 1900s due to extension of the street car system. The architect noted in the National Register Nomination for the District is William Walters. No information could be found for a William Walters. It is possible the home was designed by William Waters, a prominent Wisconsin architect, who also worked in Illinois and Indiana. Waters would have been 62 at the time of construction.

The Craftsman Style derived from the Arts and Crafts Movement of the late 19th century — a movement that valued hand craftsmanship, natural materials and simplicity in design and rejecting Victorian era excesses and mass-production. Craftsman style houses feature a mix of wood clapboards, shingles, stucco and sometimes half-timbering. If stone or brick was used, it was typically laid to look more rustic, with rough cuts and uneven application. Roofs are low-sloped hipped or gable roofs with deep overhangs supported by wood brackets and knee-braces. Exposed rafter tails are also a feature. In one and one-half story versions, the attic space is made usable with dormers or windows set in the gable ends. Wide front porches are common and are often supported by rustic brick or stone piers. Windows are usually double hung or casement types with multi-paned or diamond-paned glass. The Craftsman Style does not have its own building form but was a style applied to common building types, such as the bungalow and the American Foursquare. The style was popularized by national design plan books and magazines such as *The Craftsman*, published by Gustav Stickley between 1901 and 1916. Though high-style, expensive Craftsman homes are not uncommon, it was generally promoted as an affordable, middle-class style for Americans, and mass-produced for speculation, ironically.

Prior approvals:

A previous proposal for a two-story rear addition was reviewed and approved by the Commission in June of 2022 under case number 22PRES-0079. A link to the packet with the previously approved drawings can be found [here](#). The applicant now proposes a revised plan for the addition which reduces the overall adverse impact to the structures rear elevation and overall mass of the structure with a single-story rather than two-story addition. The applicant requested the changes as a modification to the previous Certificate of Appropriateness. However, after consultation with the application pre-review subcommittee, it was agreed that the changes were so substantial that it constituted a new case which should be reviewed by the full Commission.

Public Comment

None.

Applicable Standards

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

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

Demolition

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

Alteration

1. Every reasonable effort shall be made to adapt the property, structure, site or object in a manner that requires minimal alteration of the property, structure, site or object and its environment.
2. The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible except when retention represents a hazardous or dangerous condition.
3. All properties, structures, sites and objects shall be recognized as products of their own time. Alterations to sites, buildings, structures, or objects that have no historic basis shall be discouraged.
4. Changes that may have taken place in the course of time are evidence of the history and development of a property, structure, site or object and its environment.

These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

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

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

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

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

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

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

Construction

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

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

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

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

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

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

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

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

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.

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CERTIFICATE OF APPROPRIATENESS REVISION

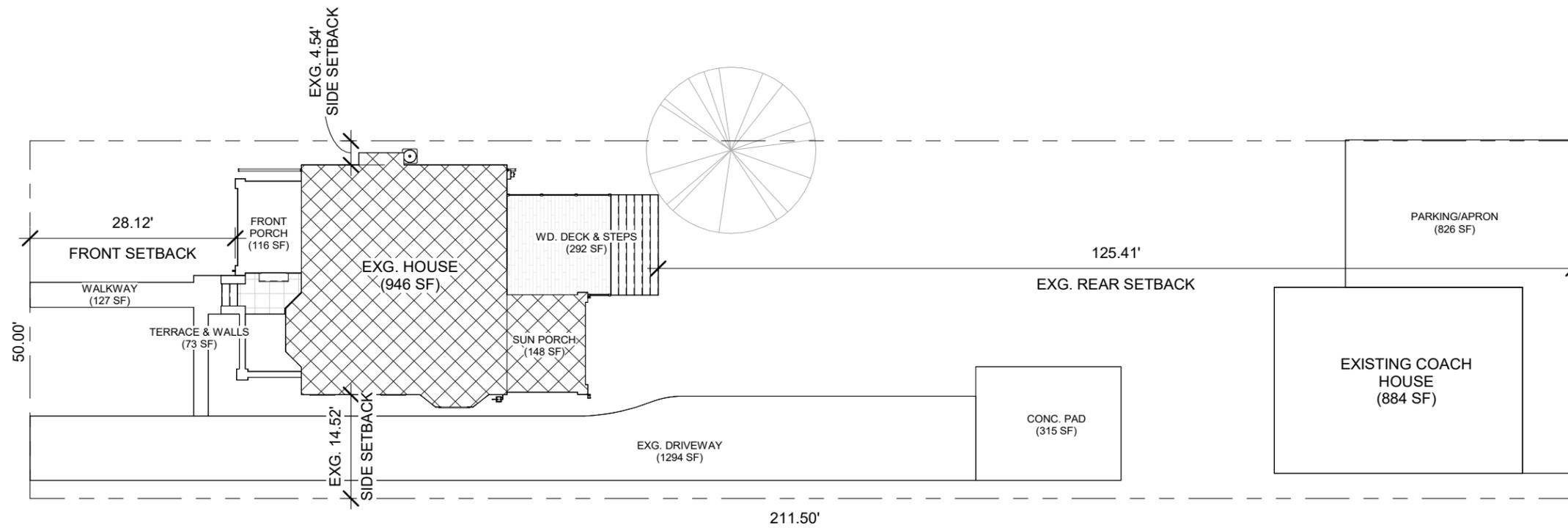
McGUIRE RESIDENCE 2241 SHERMAN AVENUE EVANSTON, IL 60201

06/27/2022

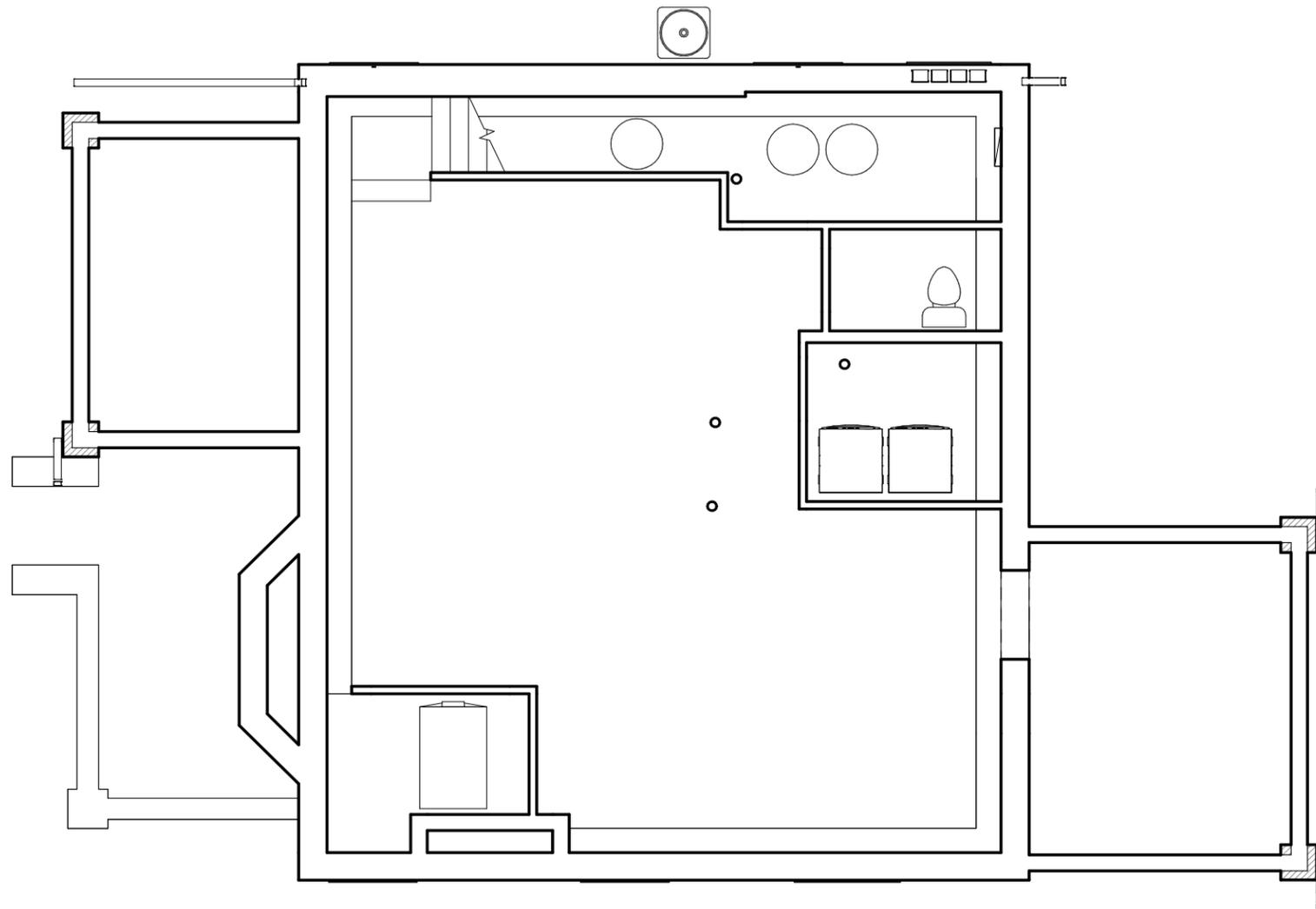


ZONING ANALYSIS (R-1)

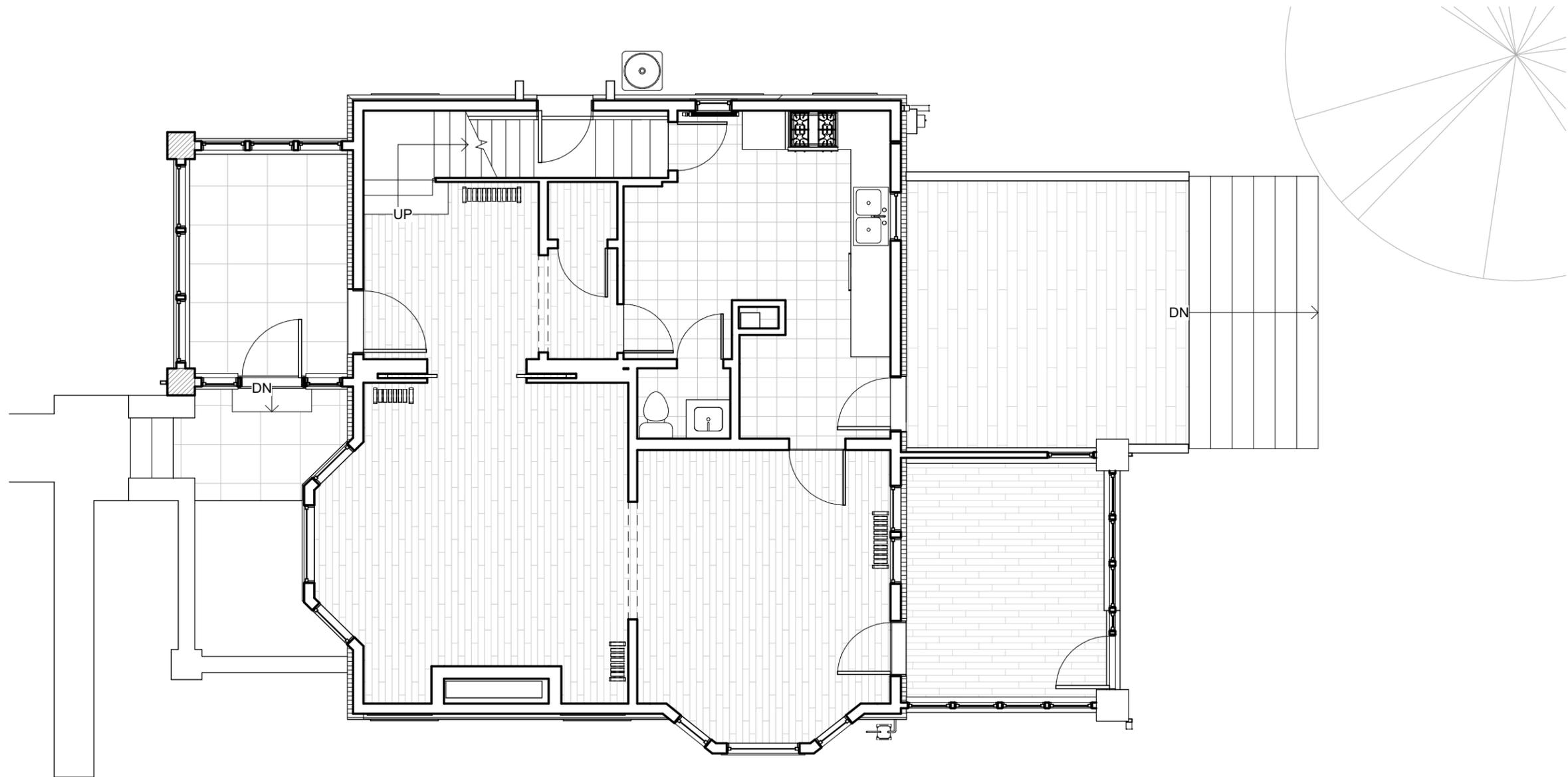
LOT AREA	10,575 SF
BUILDING LOT COVERAGE	30% MAXIMUM / 3,173 SF
EXISTING BUILDING AREA	2,036 SF
ADDITION ALLOWED	1,137 SF
IMPERVIOUS COVERAGE	45% / 4,759 SF
EXISTING IMPERVIOUS	4963 SF
ADDITIONAL IMP. ALLOWED	-204 SF
MAXIMUM BUILDING HEIGHT	35 FT OR 2 1/2 STORIES
EXISTING BUILDING HEIGHT	33'-5"



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



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



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

McGUIRE RESIDENCE

Date: 06/27/2022

Project #2201

SD0.3

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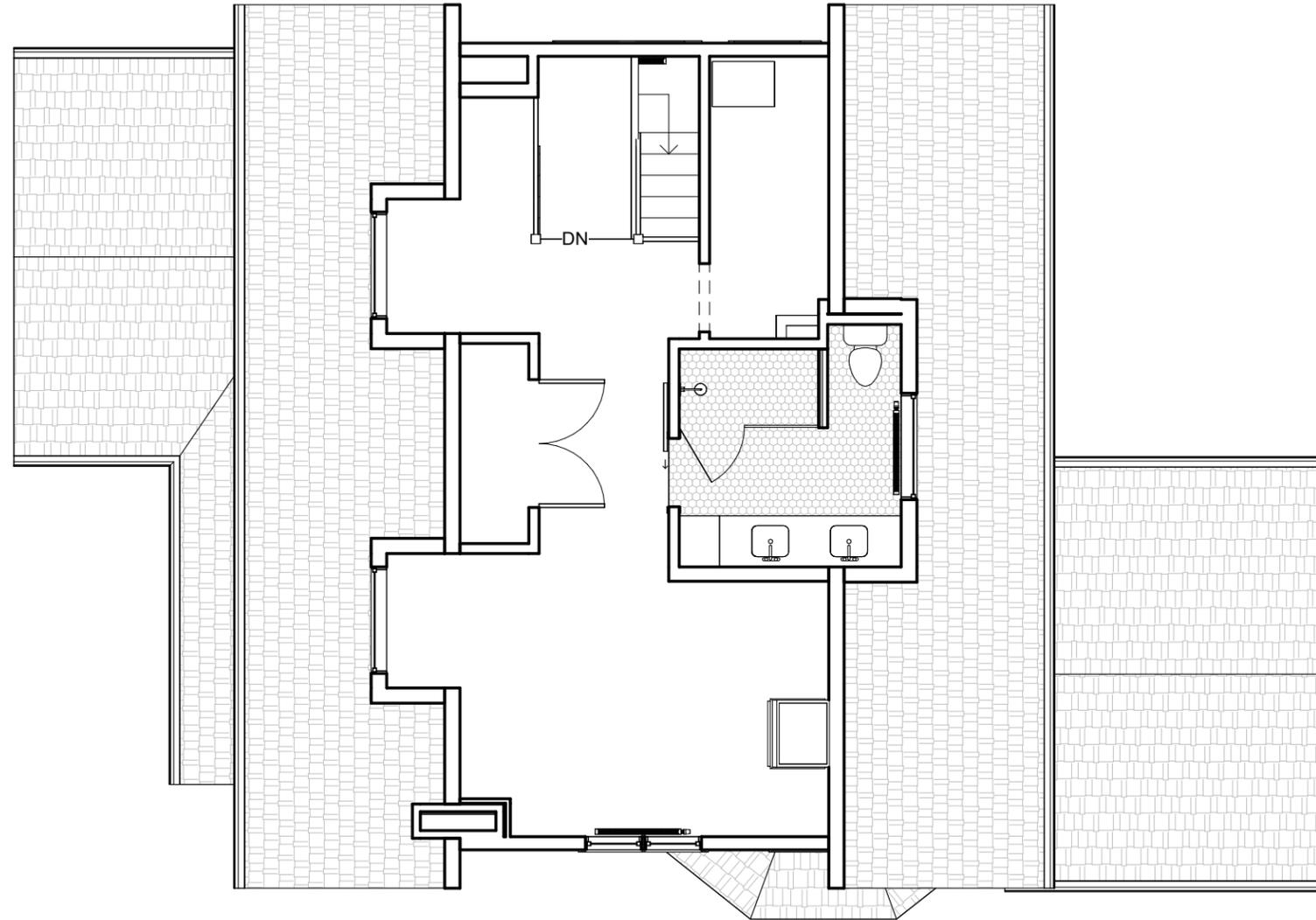
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1 SECOND FLOOR - EXISTING
 3/16" = 1'-0"

McGUIRE RESIDENCE
 Date: 06/27/2022
 Project #2201

SD0.4



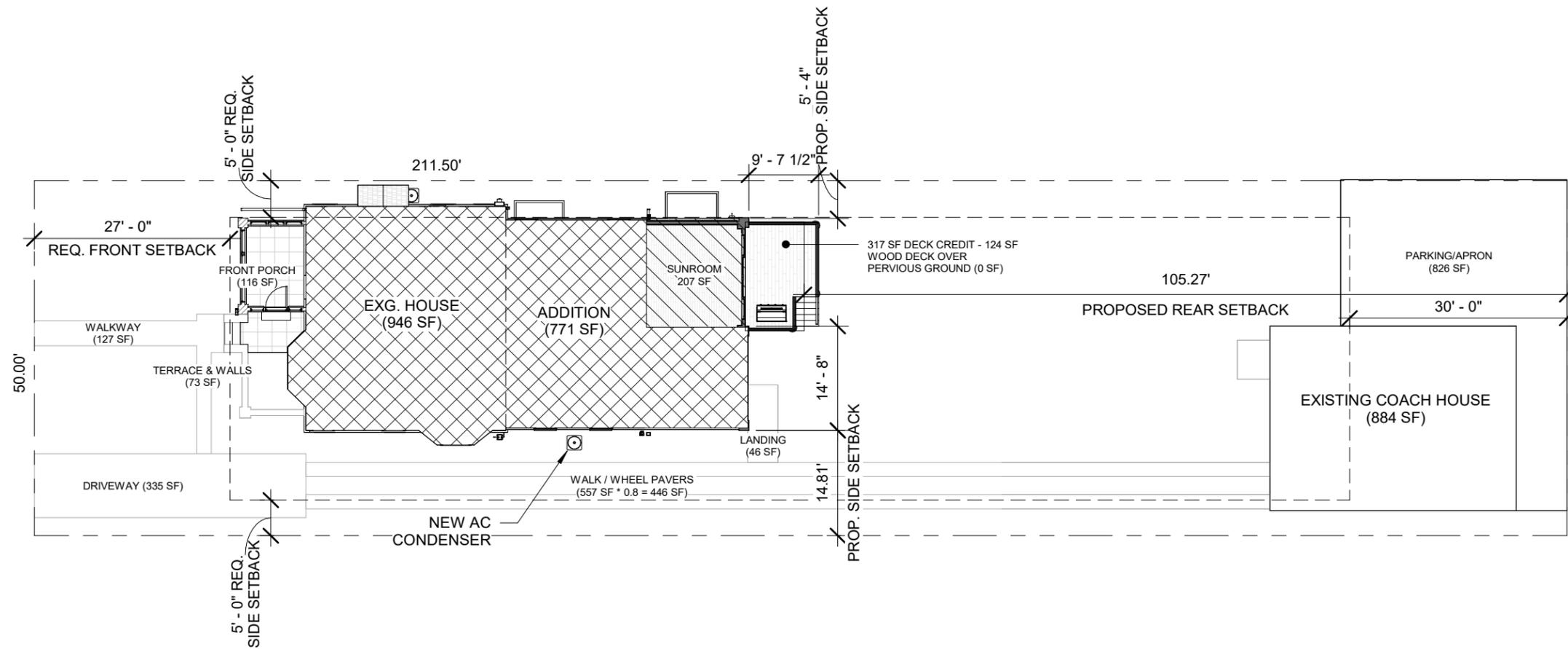
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Date: 06/27/2022

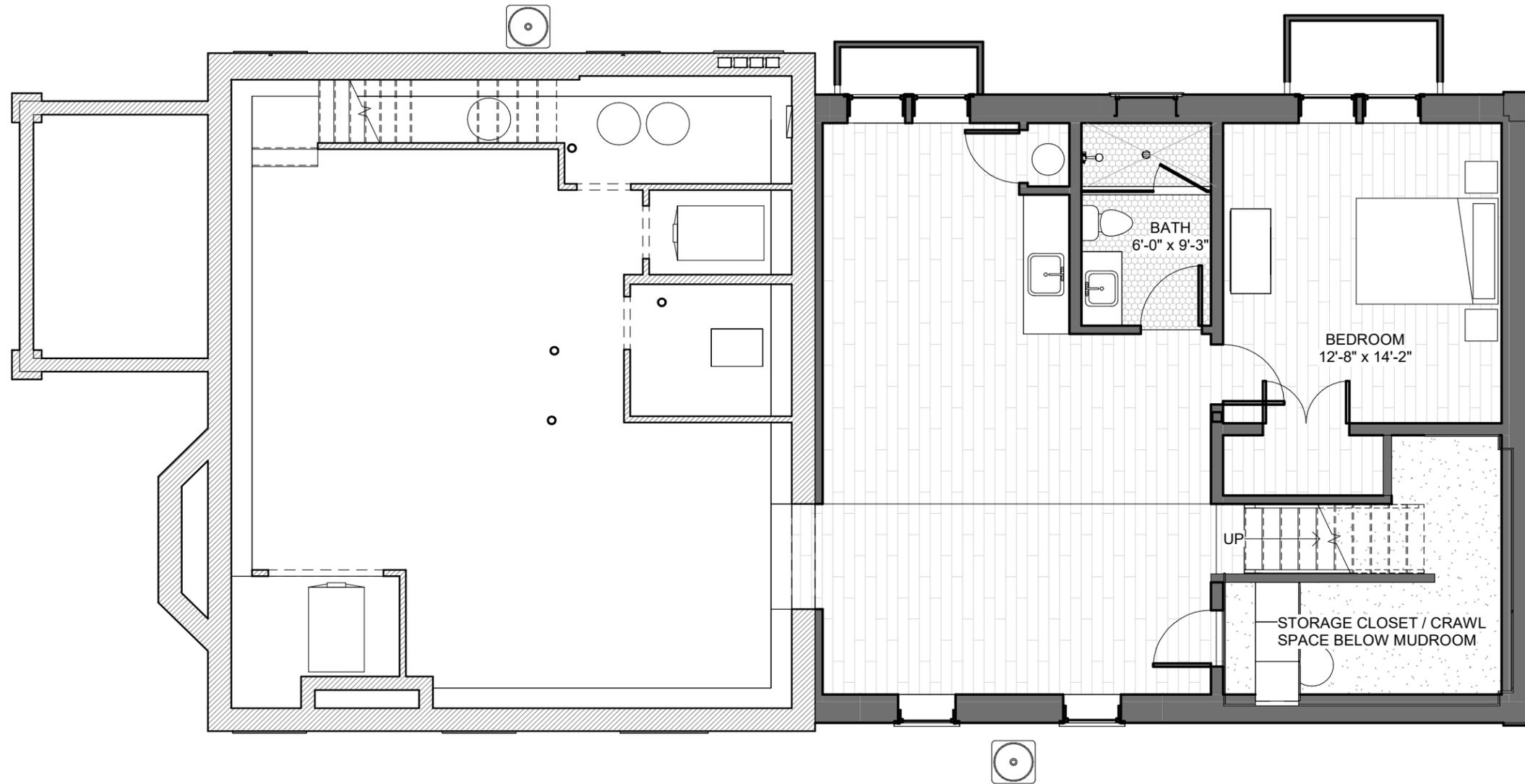
Project #2201


 1 ATTIC PLAN - EXISTING
 3/16" = 1'-0"

SD0.5



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



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

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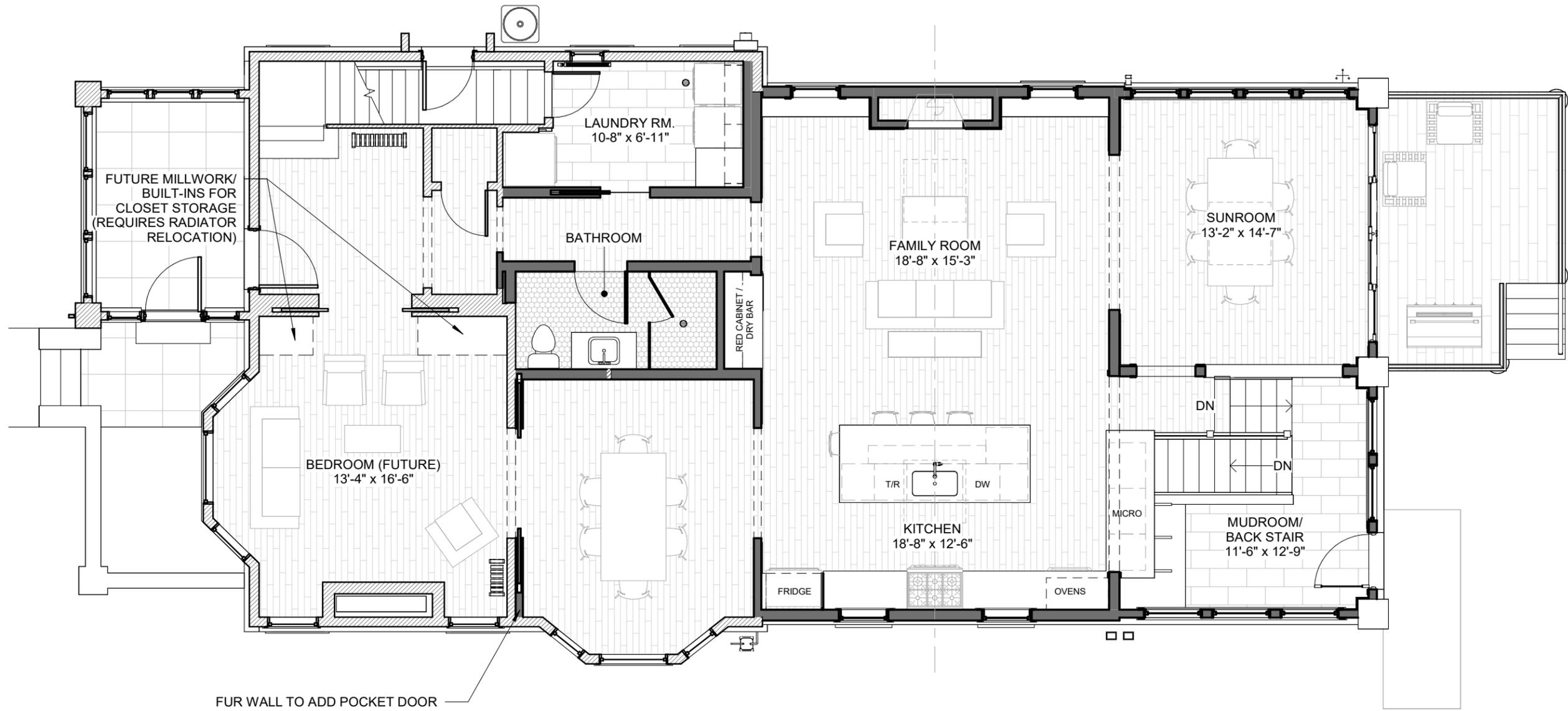
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McGUIRE RESIDENCE

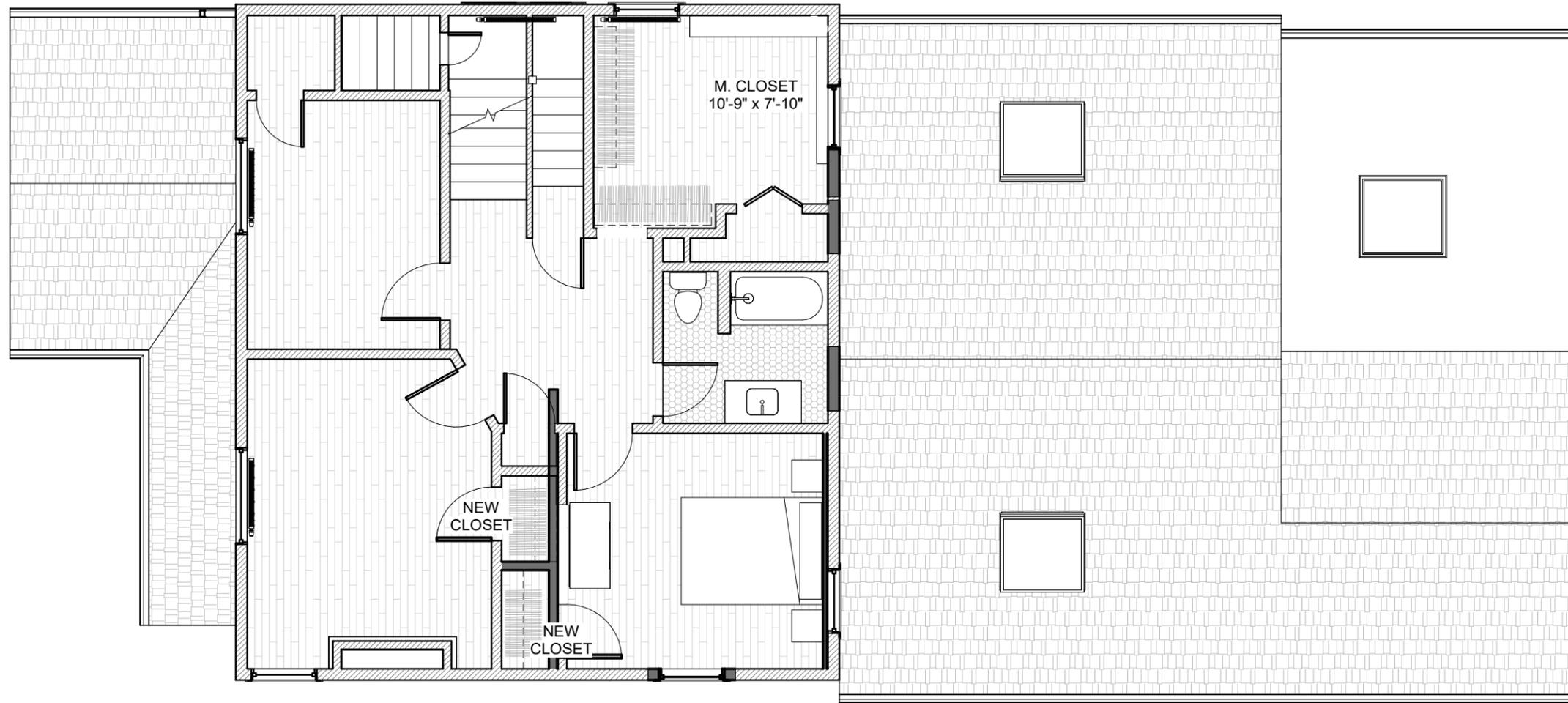
Date: 06/27/2022

Project #2201

SD1.1



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



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

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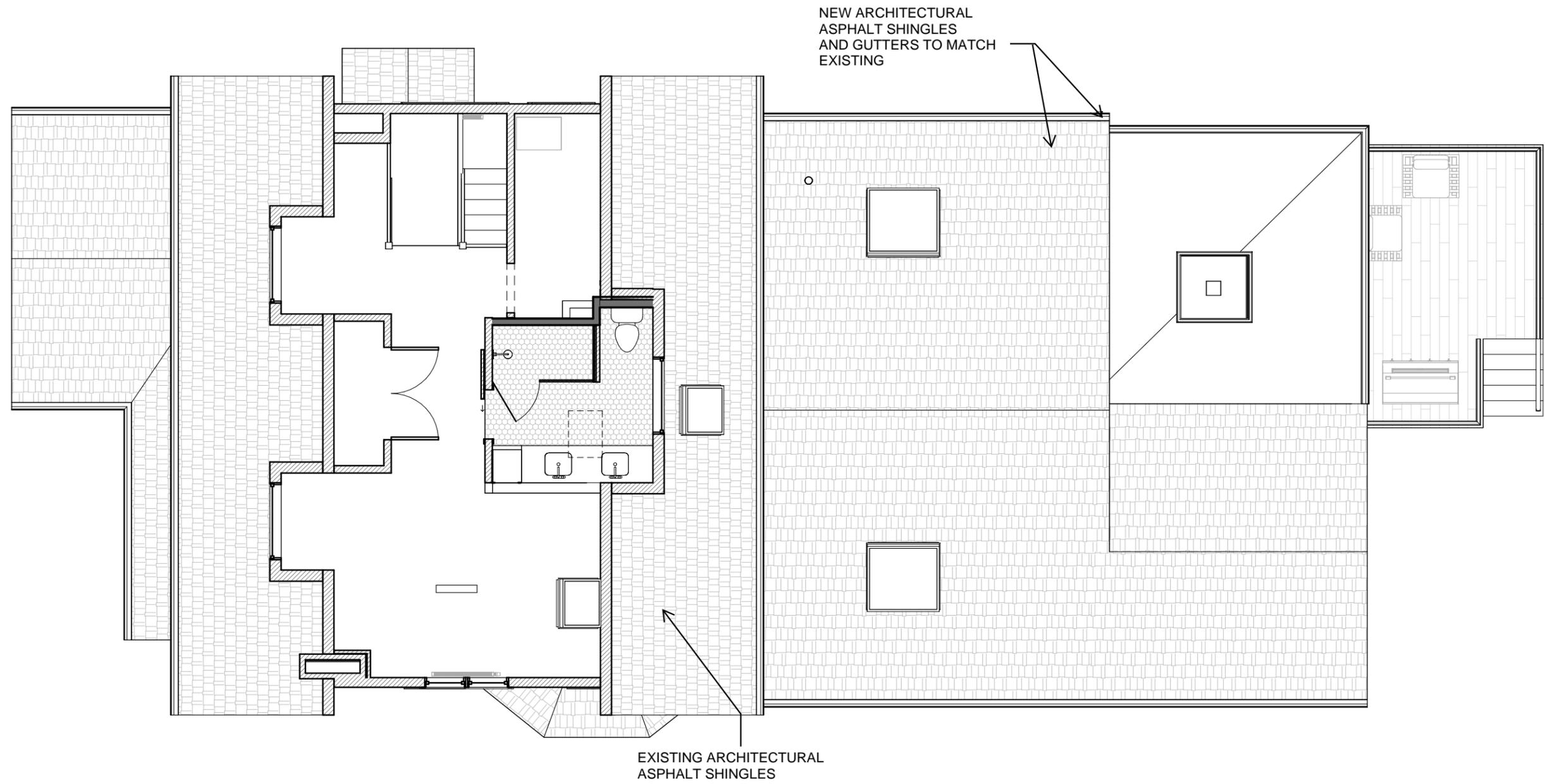
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McGUIRE RESIDENCE

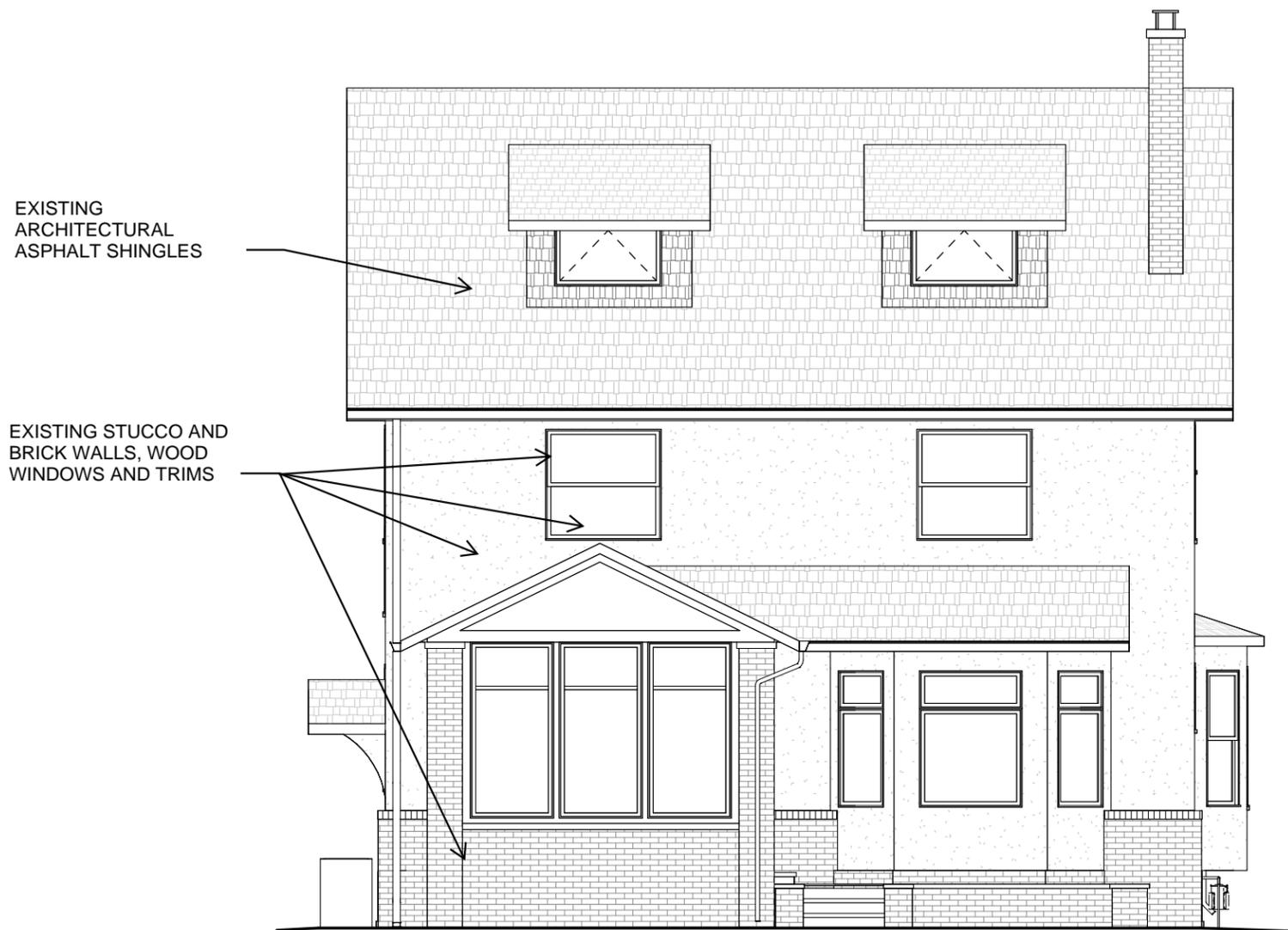
Date: 06/27/2022

Project #2201

SD1.3



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

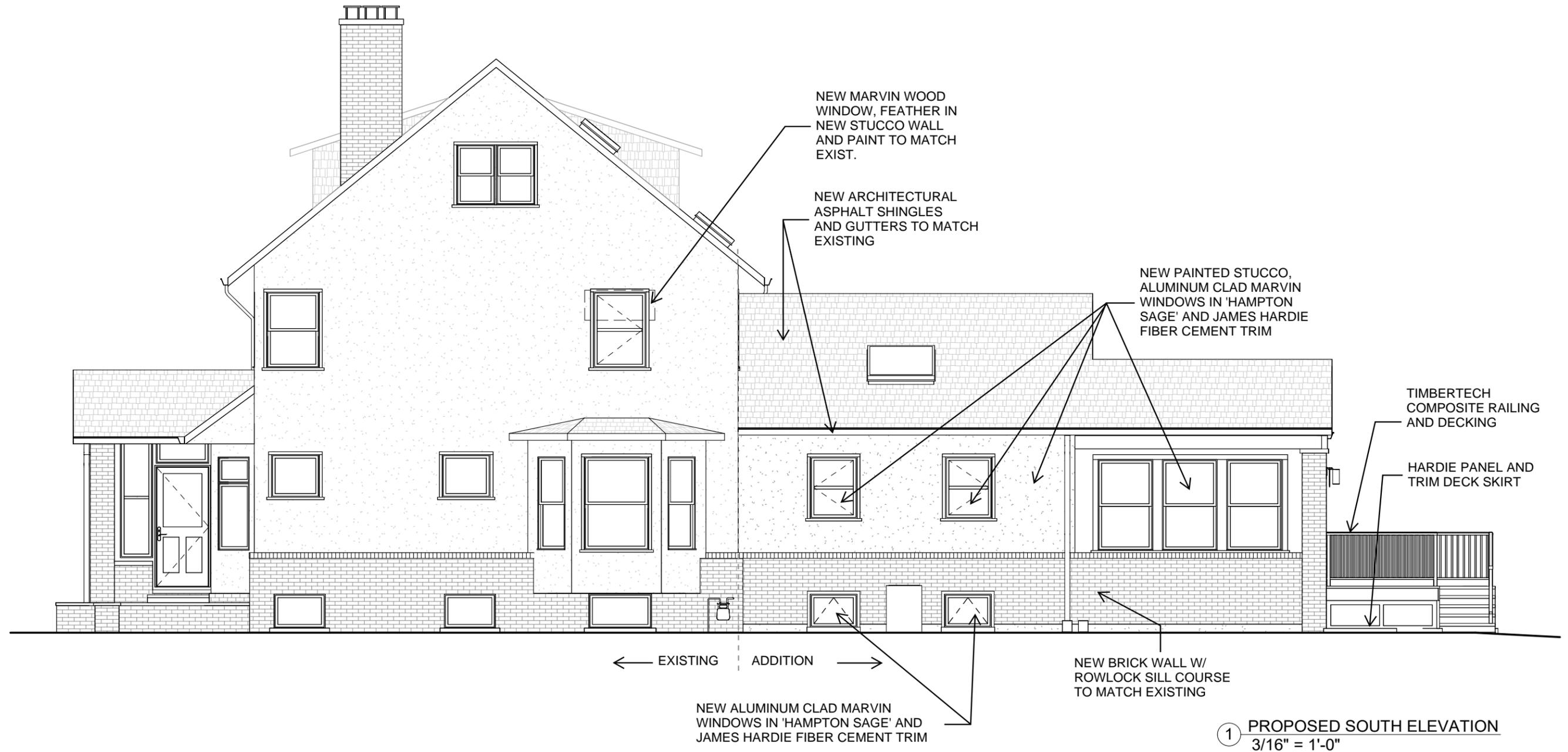


① EXISTING WEST ELEVATION
3/16" = 1'-0"

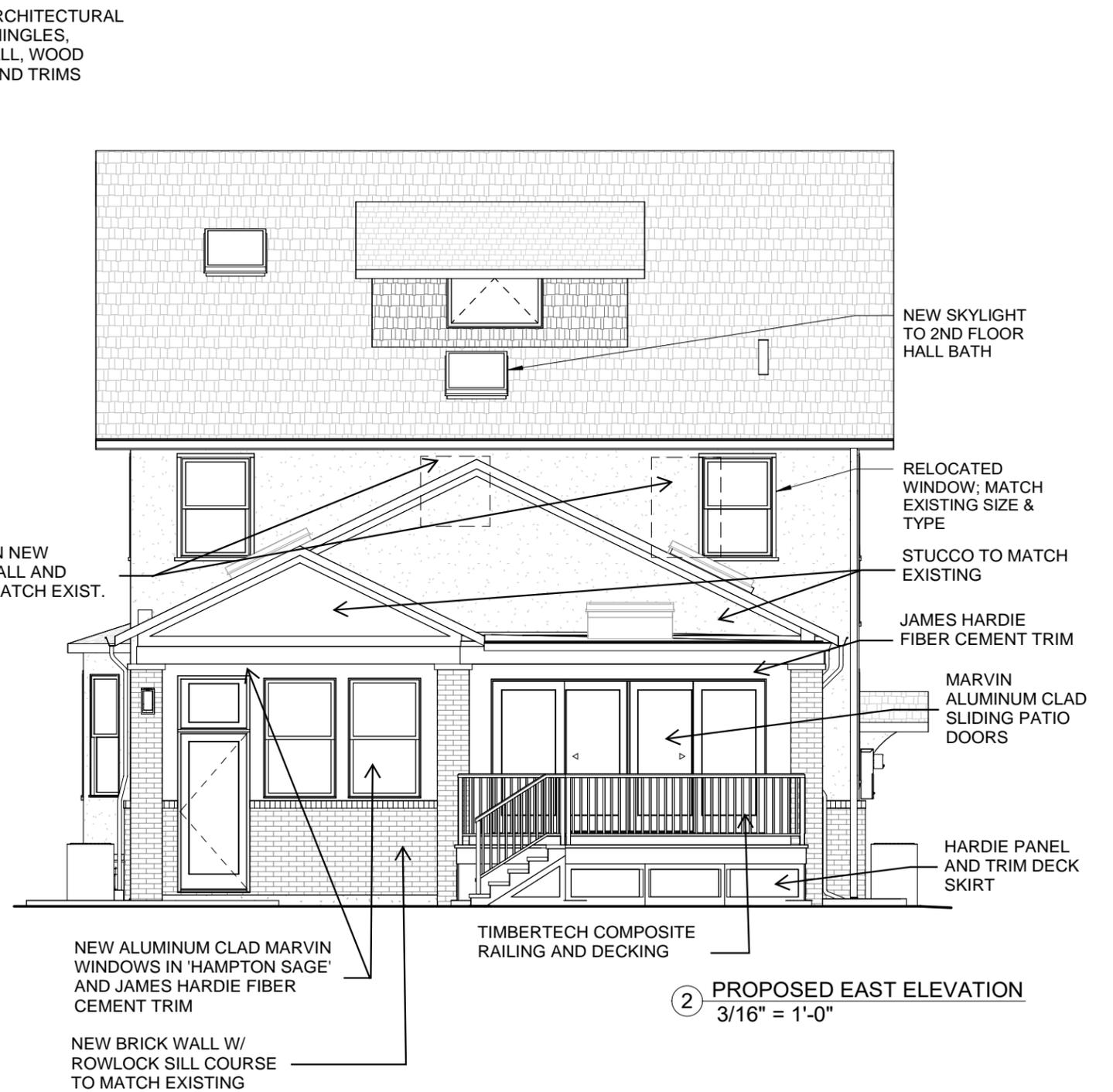
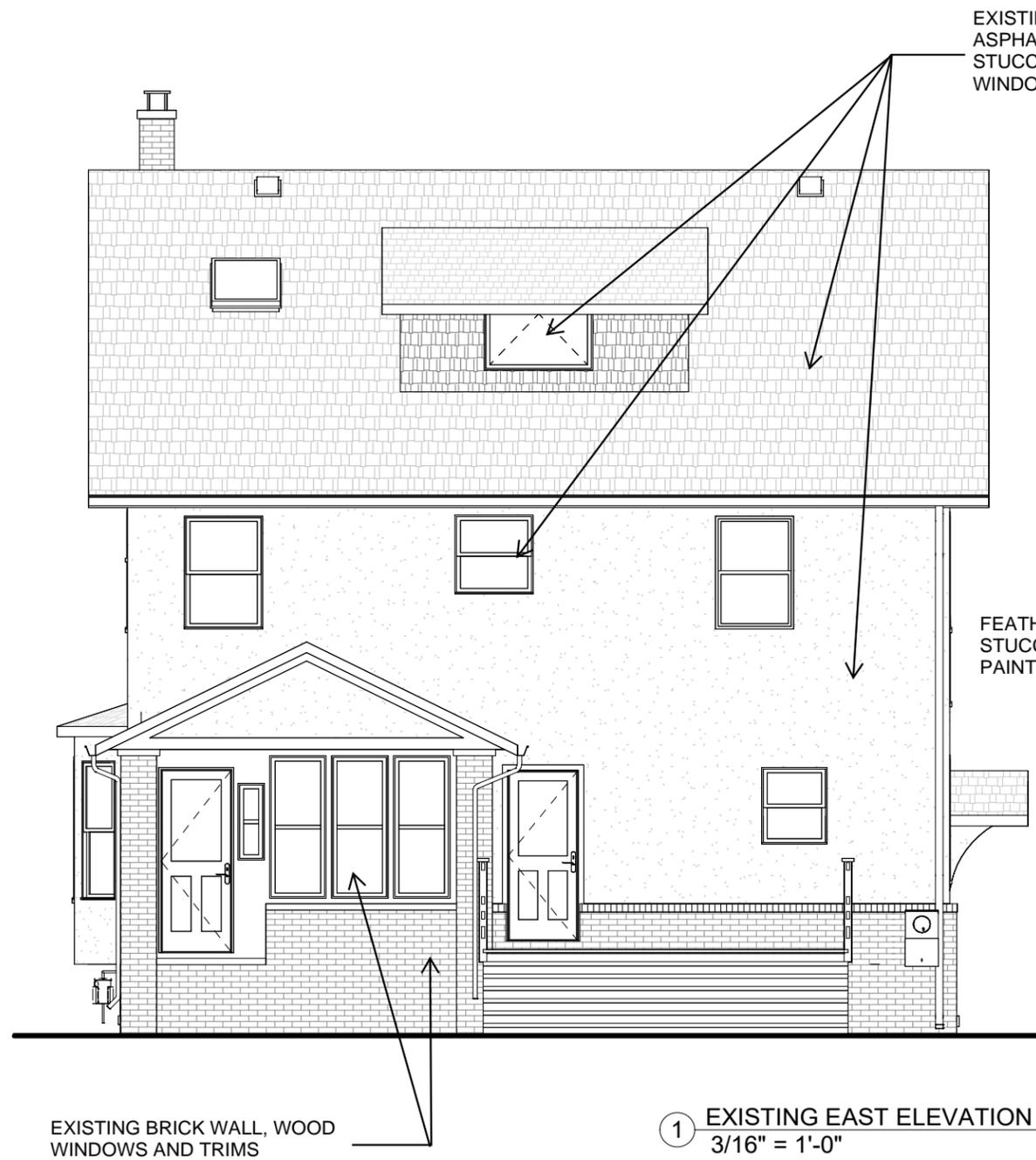
NO PROPOSED CHANGE

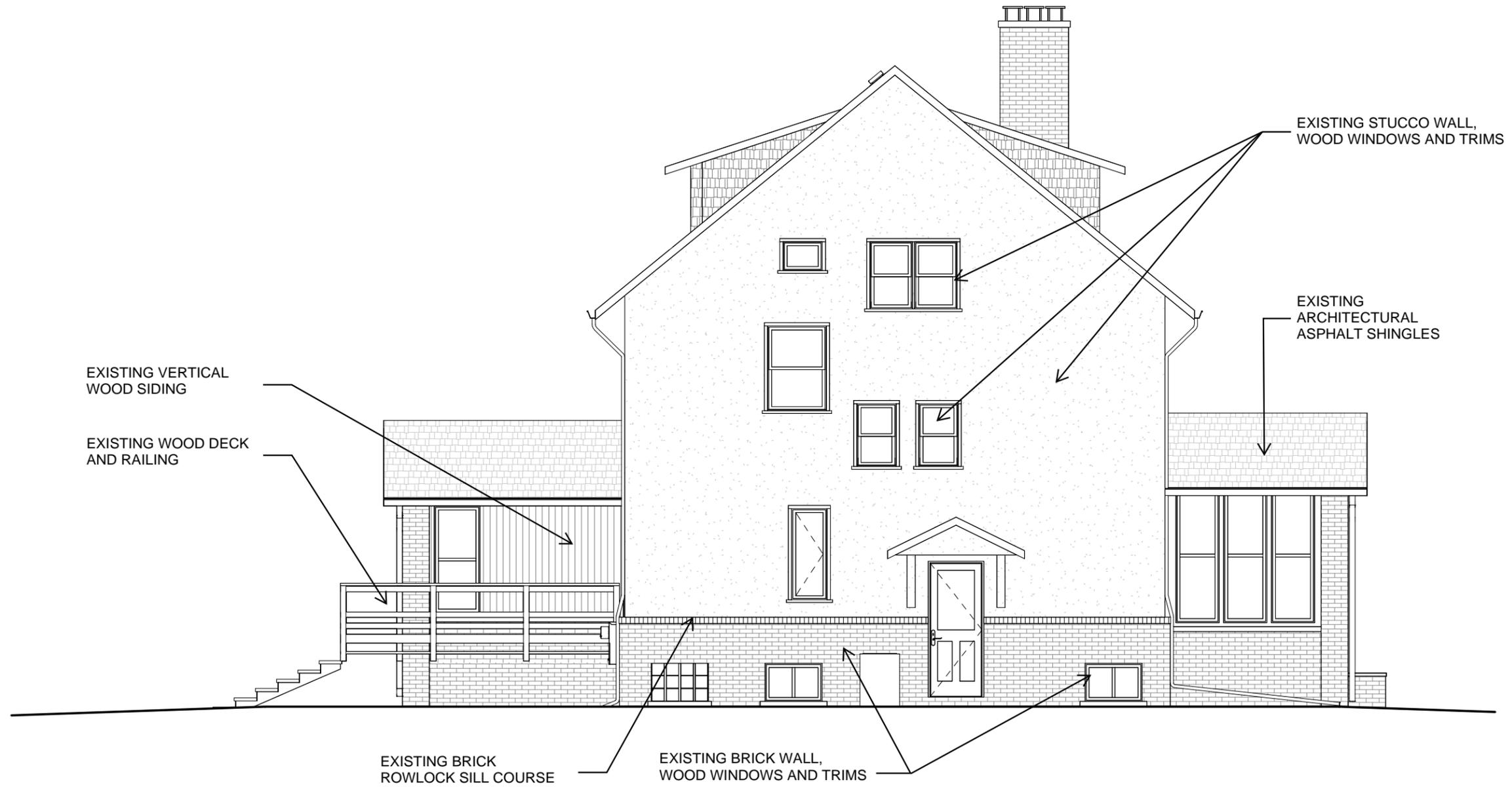


① EXISTING SOUTH ELEVATION
3/16" = 1'-0"

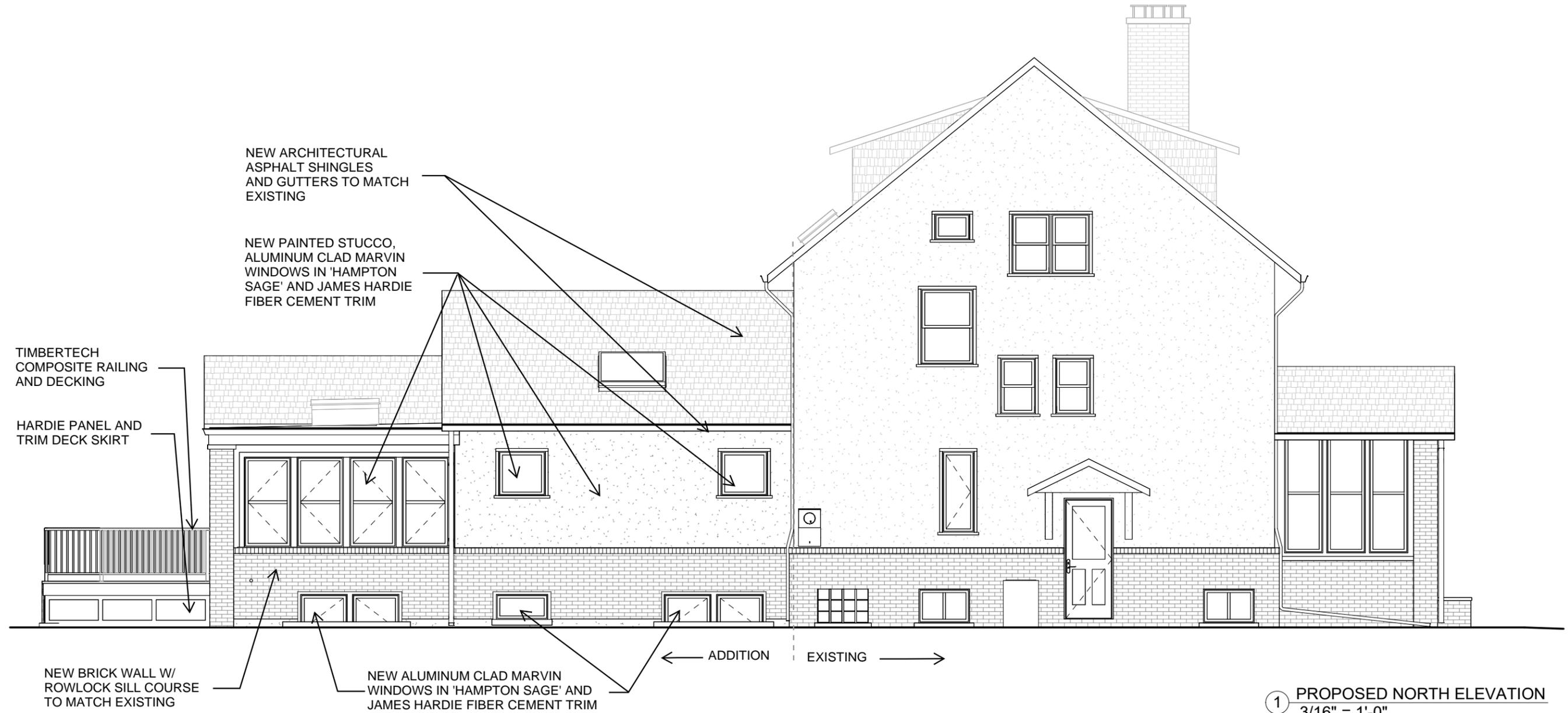


1 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"





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



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

McGUIRE RESIDENCE

Date: 06/27/2022

Project #2201

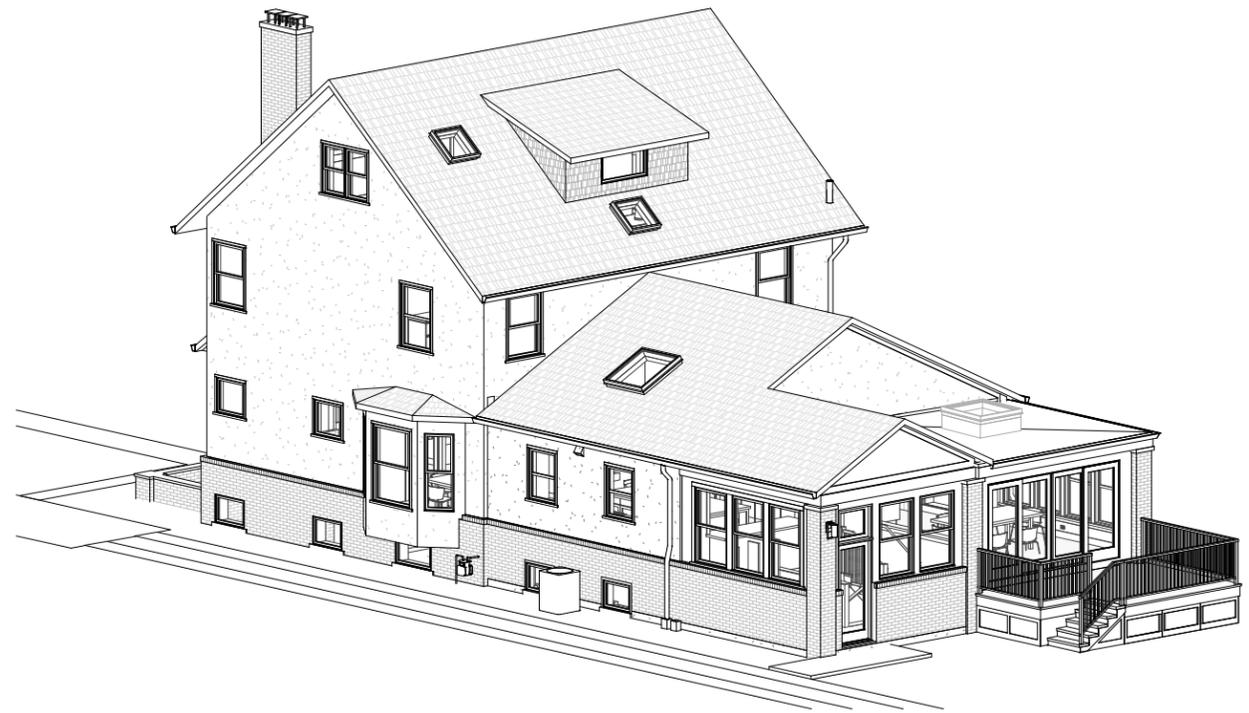
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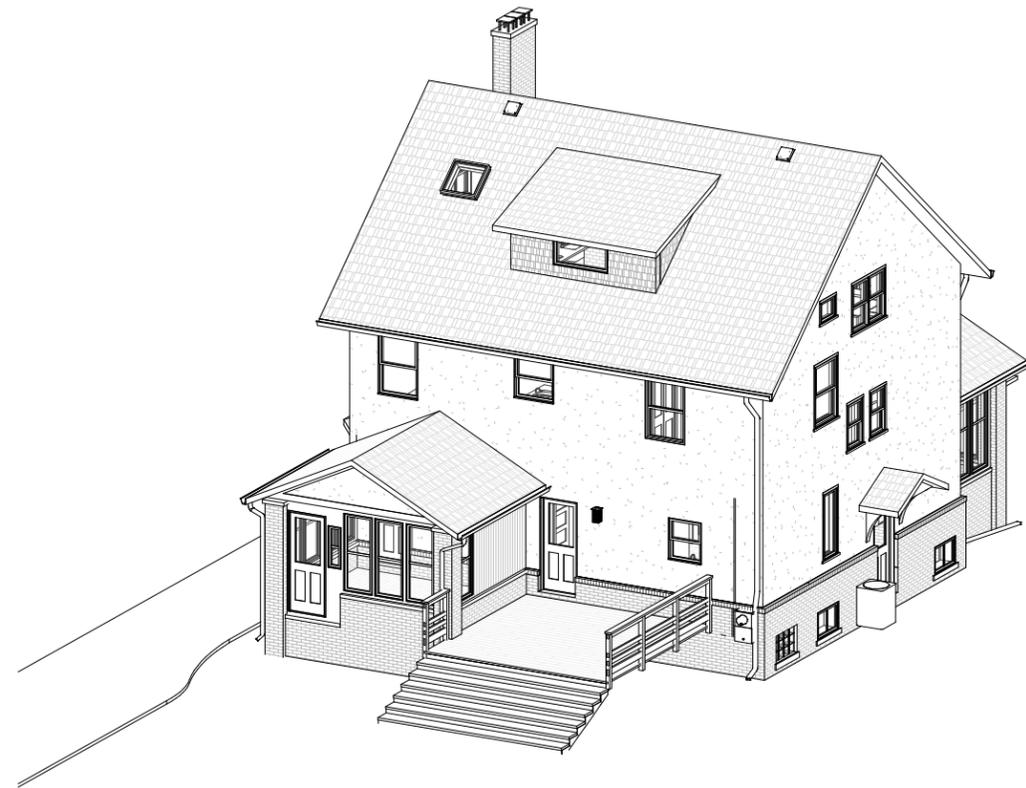
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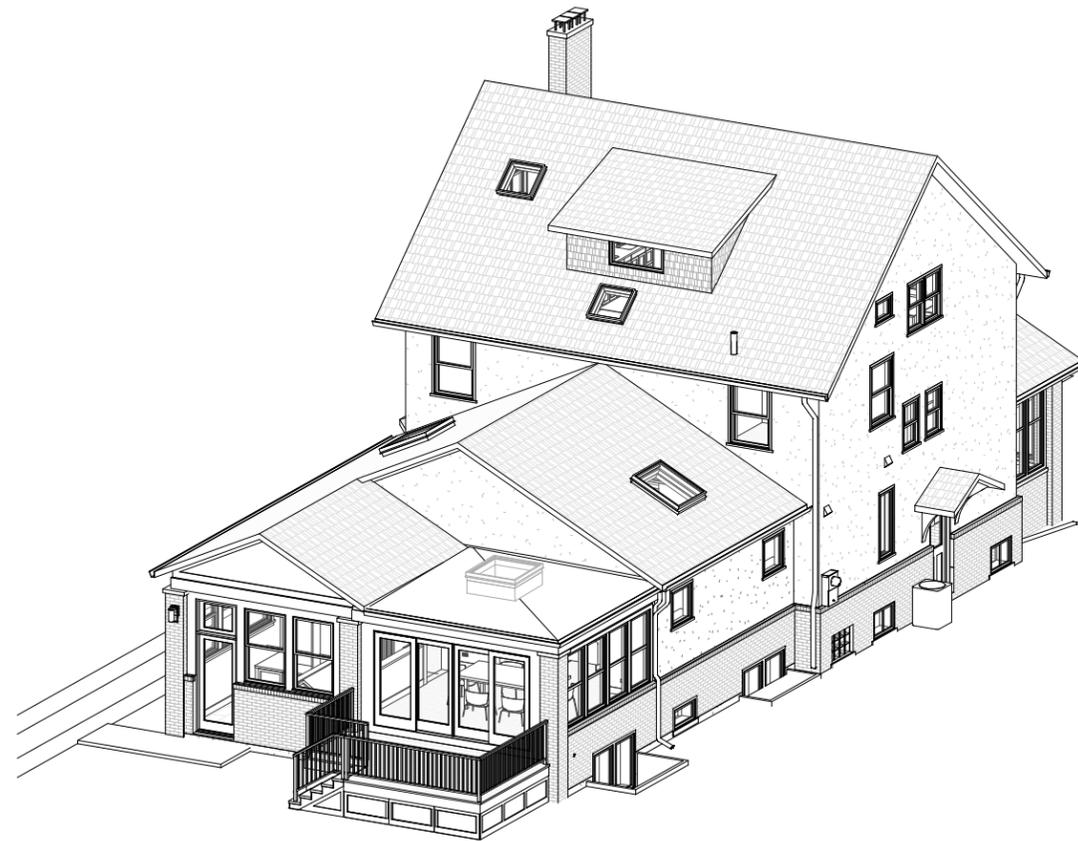
① BIRD'S EYE VIEW SE EXISTING



② BIRD'S EYE VIEW SE PROPOSED



1 BIRD'S EYE VIEW NE EXISTING



2 BIRD'S EYE VIEW NE PROPOSED



① VIEW LOOKING SW EXISTING



② VIEW LOOKING SW PROPOSED



① VIEW LOOKING NW EXISTING



② VIEW LOOKING NW PROPOSED



VIEW FROM SHERMAN AVENUE



VIEW FROM ALLEY

McGUIRE RESIDENCE

Date: 06/27/2022

Project #2201

SD4.0



MEETING MINUTES

PRESERVATION COMMISSION

Tuesday, June 13, 2023
7:00 P.M.

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

Members Absent:

Staff Present: Cade W. Sterling

Presiding Member: Sarah M. Dreller, Chair

Minutes Taken by: Joshua Hunt

CALL TO ORDER / DECLARATION OF A QUORUM

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

NEW BUSINESS

A. **2125 Sherman Avenue – Northeast Historic District – 23PRES-0096**

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]; and Construction [1-8, and 10-14]

New Business was originally skipped until applicant appeared. Jeanie Petrick presented the project as follows:

- She was hired to add a porch to the front of the house which was believed to previously exist there many years ago.
- The existing concrete front stoop is made up of stone clad and is deteriorating thus instigating this project.
- An old map displaying the previously believed existing front porch was shown that lined up all the houses on the street with their front porches being perfectly parallel to each other
- There is currently vinyl siding which is wished to be changed back to a treated wooden siding as well as this wood being used for the wooden windows which are either double hung or casement and none of the windows have mullions in them
- In the North elevation where the chimney is shown the edge of the old house to the east is all brand new addition
- The proposed covered entry to the back door extends to the bay simply for a covered entry.
- Replacing the two windows with 2 fixed glass doors and 1 active glass door
- Using shingles under the roof line and the side dormers to resemble the wide and narrow buildings similar to this building

Questions/Answers:

Commissioner Bodan asked if the shingles are still present in the gable behind the siding. J. Petrick said they have yet to investigate and there is a possibility.

Chair Dreler asked what happens if the siding beneath the siding was different than the wooden siding what would be the process for approval. Cade Sterling says that it would be a minor change that could be processed.

Commissioner Jacobs asked who will be making the accoya windows. J. Petrick says Marvin would be and the exterior would be accoya but doesn't know if the interior would be. The color would be opaque.

Chair Dreler asked would the columns on the drawing sheet look like what the built columns would look like. J. Petrick says yes they would be.

Commissioner Cohen asked if the existing door was the original door and if the proposed door would be a two panel solid door. J. Petrick says they will not be changing the door.

Commissioner Jacobs asked if the existing windows are original and specifically the front facing windows. J. Petrick says that some have been replaced but she doesn't know if all of them have been replaced and the front windows are intended to remain the same as they are existing.

Commissioner Klein asked if there was going to be dentil molding. J. Petrick says yes.

Commissioner Jacobs asked if the new linear siding applies to only the shingles and the gable and what shaped siding it would be. J. Petrick says yes it would be applied to only the shingles and the gable and the shape would be beveled.

Chair Dreller asked for an explanation on how the roof line will intersect with the part of the elevation that is heading backwards. J. Petrick says the footprint of the existing house shows the columns where the roof extends past the columns and then the roof extends into the house causing the pediment to extend beyond.

Chair Dreller asked if the large tree in the yard will be destroyed in this construction. J. Petrick said that they hope to save it with a plan to create a cantilever on the decking and roof line to hide the tree and so they can keep the column and the tree with the tree being 4 feet from the proposed construction.

Commissioner Jacobs recommends that some additional data will be provided and after that would be created there would be a commissioner meeting to review the data/changes.

Action:

Commissioner Jacobs made a motion to grant a COA for 2125 Sherman Avenue as presented, contingent on staff approval of details missing or requested and if there are questions related to the approval that review by a subset of commissioners opinion shall occur. Commissioner Cohen seconded the motion. The motion passed unanimously 8-0.

B. 1404 Judson Ave - Landmark - LHD - 23PRES-0098

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]

Errol Kirsch presented the project as follows:

- The proposed addition to the north side is located at the rear end of the property, 5 feet south of the north property line and 1 foot east of the rear property line
- States that the building lot percentage was previously non-conforming to code at 31% and he is seeking an extra 2% for a total of 33% building lot coverage
- He believes moving the addition portion of the building to the front would be more visible and have a greater impact on the residents including the existing residents.

Questions/Answers:

Commissioner Cohen asked how the proposed space is intended to be used from the exterior. Kirsch said the proposed space is not accessible from the exterior and is only accessible from the interior off of the kitchen.

Chair Dreler asked for Kirsch to go over the architectural plans. Kirsch then goes into detail about the plan.

Commissioner Bodan asked what the dimension is from the north face of the addition to the property line. Kirsch said he doesn't truly know but believes it is close to what is existing.

Commissioner Jacobs asked if the shed piece towards the front porch is existing. Kirsch says that it is existing.

Commissioner Klein asked if the attic has an emergency stair. Kirsch said that that is an existing steel fire escape that allows an emergency exit from the attic and second floor. This structure would remain.

Commissioner Klein asked if the terracing would be non-permeable or permeable. Kirsch said that it would be permeable for planting.

Commissioner Sullivan asked if the retaining wall would go above grade or be at grade. Kirsch said they would be approximately 6 inches above grade so you can see them.

Commissioner Bodan asked for Kirsch to describe how the front basement window would change. Kirsch said the plan is to shift the window shown in the basement plan from the one in the south to the one in the north in order to make sure the terracing comes up and out and not overlap the line of the neighbor to the south.

Commissioner Bodan asked if the new window will be recessed and what would be seen for the new window. Kirsch said yes the new window will be recessed at 4-5 inches. To meet the building code they will drop the sill of the window, replicate the wood of the window, but making the opening of the window 20 inches minimum of width and a height of 5.7 square feet

and no more than 3 feet above the finished floor.

Commissioner Jacobs asked if the addition form that pokes up the highest is for headroom for the stairs to get down into the office space. Kirsch said that was correct.

Commissioner Jacobs asked if the hip roof is not being completed to its peak in order to preserve the two kitchen windows. Kirsch said yes but also to work with the same pitches the architecture already has.

Commissioner Ziehm asked for opinions from the Commission on the proposition. Commissioner Morris said she believes it could be one volume.

Chair Dreller asked the commission if the PC quality violates the standards they are reviewing it for or if it meets the standards. Commissioner Morris says she believes it does not meet the standards.

Commissioner Sullivan asked how the ADU is accessed. Kirsch said the office addition is accessed from the interior while the ADU is accessed from the concrete stairs along the side of the house.

Chair Dreller asked Commissioner Morris what standards she believed this project was in violation of. Morris said standard 1 from standards from alteration was in violation. Commissioner Cohen said Standards for Constructions 1, 6, 8 and 10 were also violated. Commissioner Jacobs said that the violations were all related to the massings.

Commissioner Klein asked how do the standards relate to the Zoning. Cade Sterling said typically he would defer to Kirsch if he believes the changes that would be made would change the zoning summary and if they do this should not proceed to the Land Use commission in order to verify if the degree of relief requested has changed.

Chair Dreller asked how common it would be for the project to go to the Land Use Commission with changes made. Cade Sterling said that if that was what the Commission would like to do then the variations requested should be discussed and decided. If they don't think the variations are pertinent to the Commissions review, then the application could be deferred to the Land Use Commission to judge the relief on the merits of the standards.

Commissioner Zeihm asked if the project could go forward without a COA from the Preservation Commission. Cade Sterling said yes it could be continued and if it was continued the case would be reviewed the 12th of July and could be reviewed by the Preservation Commission with revisions on the 11th of July, so the testimony and action on the 11th could be relayed to the Land Use Commission the following day by staff.

Chair Dreler recommends that the applicant be prepared to address each of the standards identified at the next meeting.

Commissioner Jacobs said he doesn't believe the truncated hip roof is appropriate to the house.

Action

Commissioner Klein made a motion to continue the case until July 11th, specifically to address the standards for constructions 1, 6, 8, and 10, and for alteration standard 1. The motion was seconded by Commissioner Cohen and passed unanimously 8-0.

APPROVAL OF MEETING MINUTES

A. **Minutes of May 9, 2023**

- The minutes were approved as presented without revision.

STAFF REPORTS

A. **Legacy Business Program**

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

- Officially called the Evanston Legacy Business Alliance
- The working group has finalized a logo that will be used on a multitude of mediums and applications
- The logo was sent out to 32 pilot businesses for review
- Next steps are to move forward with website development that acts as a repository of information on each legacy business, including a brief description of their significance and contribution to the City, their history, traditions, and character defining features.
- Qualifications for businesses are a minimum of 20 years of continuous operation and the ability to demonstrate a social, cultural, economic, and/or political contribution to the city as well as commit to retention of their character defining features and traditions.
- A videographer from the Economic Development Division and Communications team has been collecting stories of the pilot candidates and creating videos out of those stories for inclusion on the website.
- The website will be housed on a separate server but will also be accessible on the City's current webpage.

B. **Subcommittee Reports**

Staff provided an update on the Diversity, Equity, and Inclusion Committee and Education and Advocacy Committee including creation of a flyer that will be distributed electronically and in-person to attract new Commissioners with diverse backgrounds and perspectives. Staff also updated the Committee on getting approval from the City to create a newsletter with specific topic areas. The newsletter will be distributed quarterly beginning in July or August. The distribution list has over 2500 members. This was discussed as being a very positive initiative that addressed aspects of the Preserve 2040 Plan and acts as the Commission's principle means of communication and outreach.

ADJOURNMENT

A motion to adjourn the meeting at 9:03 PM on Tuesday, June 13, 2023, passed unanimously.