



AGENDA
Preservation Commission
Tuesday, September 12, 2023
Lorraine H. Morton Civic Center, Room 2800 7:00 PM

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 otherwise 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.

- A. **Comments Received Not Related to New or Old Business** 4 - 10
[Stephanie Gayes Comments](#)
[Carl Hopman Comments](#)

3. OLD BUSINESS

- A. **1404 Judson Ave - Landmark - LHD - 23PRES-0098** 11 - 52

Errol Kirsch, applicant and architect, submits for a Certificate of Appropriateness to alter the homes north elevation fenestration, and 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 related 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 conditions 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]

4. NEW BUSINESS

- A. **1041 Ridge Court - Ridge Historic District - 23PRES-0161** 53 - 103
- Mark Demsky, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to alter the homes west elevation fenestration, replacing existing jalousie windows, construct a bracketed gable overhang at the homes west entryway, and construct single and two-story additions to the homes northeast volume. The applicant further requests the following Major Zoning Variations: a rear yard setback of 6' where 30' is required; and building lot coverage of 34.5% where 30% is the maximum permitted. 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]
- [Ridge Court 1041 STAFF REPORT](#)
[Ridge Court 1041 COA Application](#)
- B. **1231 Maple Avenue - Ridge Historic District - 23PRES-0159** 104 - 122
- Jeanie Petrick, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to demolish the homes entry portico, and construct an open, roofed front porch at the homes primary street facing elevation. The Preservation Commission is the determining body for this case in accordance with Code Section 2-8-8.
- Applicable Standards:** Demolition [1-5]; Alteration [1-10]; and, Construction [1-8 and 10-14]
- [1231 Maple STAFF REPORT](#)
[1231 Maple COA Application](#)
- C. **1734 Asbury Avenue - Landmark - RHD - 23PRES-0160** 123 - 158
- Charles Neuhaus, Hanson Roofing, contractor and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to remove the homes existing slate tile roof an install an asphalt shingle roof in its place. The Preservation Commission is the determining body for this case in accordance with Code Section 2-8-8.
- Applicable Standards:** Alteration [1-10]
- [1734 Asbury STAFF REPORT](#)
[1734 Asbury COA Application](#)

5. APPROVAL OF MEETING MINUTES

- A. **Minutes of July 11, 2023** 159 - 162
[20230711_HPC_Minutes_DRAFT](#)

6. DISCUSSION (NO VOTE WILL BE TAKEN)

- A. **Disaster Recovery and Debris Management Plan** 163

General discussion on historic preservation considerations within the City's current disaster recovery and debris management plan.

[Disaster Recovery and Debris Management Plan Memo](#)

- B. **Upcoming October Historic Preservation Newsletter** 164 - 171

General discussion on columns or topics for inclusion and solicitation of interest by Commissioners to write content.

[Newsletter Memo](#)
[July Newsletter](#)

7. ADJOURNMENT

The Preservation Commission will hold its next regularly scheduled meeting on October 10, 2023 at 2100 Ridge Avenue in Room 2800.

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



Cade Sterling <csterling@cityofevanston.org>

Comments about saving Ryan Field for Land Use Commission and Preservation Commission by Stephanie Gayes

stephertg@yahoo.com <stephertg@yahoo.com>

Thu, Aug 10, 2023 at 11:10 AM

To: "mmjones@cityofevanston.org" <mmjones@cityofevanston.org>, "csterling@cityofevanston.org" <csterling@cityofevanston.org>

We must save Ryan Field! Our little stadium is iconic for our university and our city (and we can't forget that the history of our university is tightly linked with the history of our city). Our little stadium is a precious, beautiful, historic, and irreplaceable treasure. It has character and tradition. It has unique parabolic grandstands. It has two towers on the home grandstand, abundant arches, and a gothic aspect. It has the bronze wildcat behind the south end zone. It is the smallest stadium in the Big Ten Conference and the only stadium in the Football Bowl Subdivision that has detachable lights. We can't forget "Walk with Us" along Walker Way, through the Randy Walker Terrace, to the locker room, the Wildcats cheered on by the marching band and fans, a custom in memory of the late coach. We must keep all this.

The history of our little stadium is intimately connected with the history of our city. It was the masterpiece of our second mayor and two-time alderman, William Andrew Dyche. He advocated for creating it and as business manager of our university, he took charge of raising funds for its construction, which were private donations and bonds approved by the City Council. Our university dedicated this magnificent place in his honor. This gentleman served our city and our university faithfully and in an exemplary manner for many years. He was the president (among other high positions) of the State National Bank and Trust Company in our city. In our university, he was the business manager for about thirty-one years, a trustee, and a counselor.

We can't forget the firsts of our little stadium: the first televised football games (they were recorded by mechanical television by W9XAO) in 1931, the first night football game in the Big Ten Conference in 1935, and the first Black head coach of the Power 5 Conferences in 1981, Coach Dennis Green.

We need to save our little stadium's great moments like the 1995 season, when the Wildcats were undefeated in the Big Ten Conference and won a berth in the 1996 Rose Bowl game. We shouldn't forget the Cardiac Cats of 1996, nor the Big Ten Conference championships (some shared) of 1926, 1930, 1931, 1936, 1995, 1996, and 2000 or the Big Ten Conference West Division Championships of 2018 and 2020.

Our stadium has been the site of other important events. Two movies were filmed there: *Four Friends* (1981) and *The Express: The Ernie Davis Story* (2008).

We can't forget the "Run for Walk" races, Movie Nights, and graduations.

Finally, our little stadium is a cultural, community, and historic asset and we must do all that is needed to save it.

Sources: Under Every Stone, Northwestern University, Bleacher Report, Wikipedia, Inside NU, College Gridirons, ESPN

¡Necesitamos salvar la Cancha Ryan! Nuestro estadio es icónico para nuestra universidad y nuestra ciudad (y no olvidemos que la historia de nuestra universidad está vinculada estrechamente con la de nuestra ciudad). Nuestro estadio es un tesoro precioso, bello, histórico, e irremplazable. Tiene carácter y tradición. Tiene tribunas únicas en forma parabólico. Tiene dos torres en la tribuna de

casa, arcos abundantes, y aspecto gótico. Tiene el gato montés de bronce detrás de la zona de anotación del sur. Es el estadio más pequeño de la Conferencia de los Diez Grandes y el único de la Subdivisión de Tazones del Fútbol Americano que tiene luces de quita y pon. No olvidemos "Caminar con Nosotros" por la Vía Walker antes de los juegos de casa a la Terraza Randy Walker y el vestuario, los Gatos Monteses vitoreados por la banda de marcha y los fanáticos, un costumbre en memoria del entrenador fallecido. Necesitamos conservar todo esto.

La historia de nuestro estadito está íntimamente contentada con la historia de nuestra ciudad. Era la obra maestra de nuestro segundo alcalde y dos veces concejal, William Andrew Dyche. Él abogó por crearlo y como gerente de negocios de nuestra universidad, se encargó de recaudar fondos para su construcción, que eran de donaciones privadas y de finanzas aprobadas del Concejo Municipal.

Nuestra universidad se dedicó este lugar magnífico en su honor. Este caballero sirvió fielmente y de manera exemplar a nuestra ciudad y a nuestra universidad por muchos años. Era presidente (entre otros papeles altos) del Banco del Estado Nacional y Empresa del Fideicomiso en nuestra ciudad.

En nuestra universidad, era gerente de negocios por alrededor de treinta y un años, un fideicomisario (tomando el lugar de su padre después de su muerte), y un consejero.

No podemos olvidar los primeros de nuestro estadito: los primeros partidos de fútbol americano televisados (fueron grabados por televisión mecánico por W9XAO) en 1931, el primer partido nocturno de fútbol americano de la Conferencia de los Diez Grandes en 1935, y el primer entrenador prieto de las Cinco Poderosas Conferencias en 1981, el director técnico Dennis Green.

Necesitamos preservar los grandes momentos de nuestro estadito como la temporada de 1995, cuando los Gatos Monteses eran invictos en la Conferencia de los Diez Grandes y ganaron un puesto en el Juego del Tazón de las Rosas de 1996. No olvidemos ni los Gatos Cardíacos en 1996, ni los campeonatos de la Conferencia de los Diez Grandes (algunos compartidos) de 1926, 1930, 1931, 1936, 1995, 1996, y 2000 y de la División del Oeste de la Conferencia de los Diez Grandes de 2018 y 2020.

Nuestro estadito ha sido el sitio para otros eventos importantes. Dos películas fueron filmadas allá: *Cuatro Amigos* (1981) y *El Expreso: La Historia de Ernie Davis* (2008). Hemos tenido los preolímpicos del atletismo dos veces (1932 y 1948), un juego profesional entre los Osos y las Águilas, el Juego de las Estrellas de las Caridades de Chicago el 1943 y 1944.

No podemos las carreras "Correr para Walk," las Noches de Películas, y las graduaciones.

En fin, nuestro estadito es un bien cultural, comunitario e histórico y tenemos que hacer todo lo necesario para preservarlo.

Fuentes: Debajo de Cada Piedra, la Universidad Noroccidental, El Reporte Desde las Graderías, Wikipedia, Dentro de la Universidad Noroccidental, Emparrillados Universitarios, ESPN (por sus siglas en inglés)



Cade Sterling <csterling@cityofevanston.org>

Save and preserve Ryan Field from destruction

Carl Hopman <carl@hopman.me> Mon, Aug 28, 2023 at 3:21 PM
 To: "mmjones@cityofevanston.org" <mmjones@cityofevanston.org>, "cruiz@cityofevanston.org" <cruiz@cityofevanston.org>, "csterling@cityofevanston.org" <csterling@cityofevanston.org>, "mwynne@cityofevanston.org" <mwynne@cityofevanston.org>, "jnieuwsma@cityofevanston.org" <jnieuwsma@cityofevanston.org>, "bburns@cityofevanston.org" <bburns@cityofevanston.org>, "tsuffredin@cityofevanston.org" <tsuffredin@cityofevanston.org>, "erevelle@cityofevanston.org" <erevelle@cityofevanston.org>, "dreid@cityofevanston.org" <dreid@cityofevanston.org>, "jgeracaris@cityofevanston.org" <jgeracaris@cityofevanston.org>

Please save the historical Ryan Field stadium from destruction.

Ryan Field is an iconic football stadium in Evanston.

It has hosted many great games and wonderful moments. It has also been the site of two movies, The Express: The Ernie Davis Story (2008) and Four Friends (1981). It was home to the first Black head coach in Power 5 football history, Coach Dennis Green, 1981-1985 and the first televised football games in 1931 on W9XAO.

Ryan Field has beautiful flowing arches.

Ryan Field is the smallest stadium in the Big Ten Conference, at 47,130 seats.

It has two curved grandstands with two matching concrete towers on the home side. The curved grandstands are designed to have more seats in the middle than the ends.

It has detachable stadium lights. Night games have been a tradition since 1997 and have taken place on a few other previous occasions. Ryan Field is the only FBS ballpark without fixed stadium lights. It was home to the first night game in college football in the Big Ten Conference against Purdue University on October 7, 1935.

Big Moments

Ryan Field hosted the 1943 and 1944 Chicago Charities College All-Star Games, which were played with the college all-star seniors and NFL champions of the previous season. The college all-stars used our stadium as a practice site in both years. The games were on August 28, 1943 and August 30, 1944.

Ryan Field hosted the pre-Olympic trials for track and field of 1932 and 1948.

Ryan Field hosted the Eagles versus the Bears on September 27, 1970.

Remember 1930. On October 4th, the Wildcats broke the 15-game winning streak of Tulane and on October 11th, they beat undefeated Ohio State. On November 15th, the Wildcats won their third Big Ten title (shared) against Wisconsin, in front of a capacity crowd at our stadium at homecoming.

Remember 1995, when the Wildcats were perfect in the Big Ten Conference and earned a berth in the 1996 Rose Bowl. When Penn State visited on November 4th, Darnell Autry scored all of the Wildcats' three touchdowns, putting himself in Heisman Trophy contention.

Remember 1996, when the Cardiac Cats had six close games and won 5, the most famous one against Michigan on October 5th at home. They finished the season as Big Ten co-champions.

On November 13, 1926, the Wildcats beat the University of Chicago 37-7 in their final meeting. Our stadium was dedicated in honor of William Andrew Dyche, long-time business manager of the university, graduate of the class of 1882 and of Northwestern Academy, Evanston mayor from 1895-1899, and leader of the building of our stadium. Our stadium was considered among the best in college football and cost around \$1,425,000.

Remember November 4, 2000. The game, called "the most important game in the history of the spread offense" by Smart Football, set scoring records. The Wildcats snuck past Michigan 54-51. Sam Simmons caught an 11-yard pass from Zak Kustok on a quick slant with 20 seconds left.

Remember "Victory Right II." On September 29, 2001, Zak Kustok threw the ball, Kunle Patrick tipped it, and Jon Schweighardt caught it for 54 yards. It was the first home game since the September 11th attacks, with memorials before the game for September 11th and Rashidi Wheeler, who died in practice on August 3rd.

Remember the "33" game on October 2, 2004. According to Hail to Purple, "Northwestern broke a 33-year losing streak to OSU, beating the sixth-ranked Buckeyes in overtime in a night game at Ryan Field. In overtime Noah Herron (#33), on his 33rd carry, scored the game-winning touchdown (and NU's 33rd point)."

On October 27, 1962, the Wildcats beat Notre Dame to reach number one in the Associated Press rankings in front of a record-setting crowd of 55,752 fans, giving Notre Dame a four-game losing streak against the
Wildcats.

On October 3, 1931, the Wildcats beat Nebraska. Al Capone and his crew, including "Machine Gun Jack" McGurn, attended.

On November 7, 1931, homecoming, the Wildcats were down 14-0 after the first half, and came back to beat
Minnesota 32-14.

On October 18, 1997, homecoming, the Wildcats beat Michigan State, the 11th-ranked team in the country. Adrian Autry ran for 175 yards against the nation's 4th-ranked rushing defense, and Anwan Jones blocked a
28-yard field goal with 5 seconds remaining to win the game.

On October 8, 2005, when the Wildcats beat Wisconsin, with Tyrell Sutton running for 244 yards and three
touchdowns, including the game-winning one for 62 yards.

On November 21, 2009, the Wildcats also beat Wisconsin 33-31, thanks to the defense of Jordan Mabin and
Brian Peters, and qualified for the 2010 Outback Bowl.

On October 24, 2009, homecoming, when the Wildcats, who were down to Indiana 28-3 in the second
quarter, came back to win 29-28 with 21 seconds left in the game, the biggest comeback in Northwestern
history.

On November 22, 2008, the Wildcats won the prize in their rivalry against Illinois. C. J. Bacher passed for
two touchdowns, which were caught by Eric Peterman and Ross Lane. Stephen Simmons rushed for the

first quarter touchdown and the drive to the last touchdown was started by a 51-yard punt return by Brendan Smith.

On Halloween 1936, homecoming, the Wildcats scared number one-ranked defending national champion Minnesota 6-0, and won an unshared Big Ten championship, taking the number one rank for three weeks.

On September 26, 1959, the Wildcats ended Oklahoma's dynasty and climbed to number 2 in the Associated Press rankings in a rainy game.

On September 23, 1967, quarterback Bill Melzer handed off the ball to running back Chico Kurawski, who passed it back to Bill Melzer for the game-winning touchdown against the University of Miami (Florida).

On November 21, 2020, the 19th-ranked Wildcats beat 10th-ranked Wisconsin and won the Big Ten-West title and earned 8th place in the playoff rankings.

On October 26, 1991, the Wildcats beat Illinois during homecoming to capture the prize. Quarterback Len Williams said, "We looked like grapes." Northwestern, wearing purple helmets, purple jerseys, and purple pants, won 17-11 in the rain.

Remember "The Streakbreaker." On September 25, 1982, the Wildcats beat Northern Illinois 31-6, ending their losing streak, and touching off the wildest celebration in Northwestern history.

On October 27, 1945, homecoming, the Wildcats upset fourth-ranked Purdue, 26-14.

Save Ryan Field!

Ryan Field is our irreplaceable treasure.

Ryan Field is our past and our present.

Ryan Field is our future, which isn't for sale.

9/6/23, 10:06 AM

CITY OF EVANSTON Mail - Save and preserve Ryan Field from destruction

Sent with [Proton Mail](#) secure email.

<https://mail.google.com/mail/u/0/?ik=de5f428962&view=pt&search=all&permmsgid=msg-f:1775505595704467352&simpl=msg-f:1775505595704467352> 5/5



STAFF REPORT

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

Public Notice

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

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

Construction Period:
1899

Style:
Craftsman with Prairie influences

Architect of Record:
Myron Hunt

Condition:
Good

Integrity:
Good

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

Setting:

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

Significance:

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

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

Public Comment

None.

Recommendation on proposed Major Zoning Relief

Whenever an application is made for a special use or variation relating to a historic landmark, or a property located in a local historic district, the application shall be referred to the Preservation Commission that shall have the authority to make its recommendations to the appropriate decision making body. In this case the Land Use Commission. The Preservation Commission is not obligated to make a recommendation.

Applicable Standards for making a recommendation on zoning relief

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

- B. The request is necessary to provide the owner a recoverable rate of return on the real property where the denial thereof would amount to a taking of the property without just compensation; and
- C. The request will not be materially detrimental to the public health, safety, and welfare, or injurious to property in the district or vicinity where the Landmark is located.

Update

The case was presented at the regularly scheduled June meeting and was continued to allow the applicant the opportunity to revise the proposal in order to meet identified standards for review the Commission felt were not met. Specifically, the Commission identified Standards for Alteration #1, and, Standards for Construction #1, #6, #8, and #10.

Although several standards were identified as being problematic, the principle concern of the Commission related to standard for 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.*"

In order to minimize the overall impact to the north elevations integrity, the Commission further sited incompatibility with the disparate heights of the proposed three projecting masses (Construction #1), the rhythm of projections on the north elevation and their relationship both to the structure itself and those to which it is visually related (Construction #6), the roof shape of the proposed projecting masses including their small scale in comparison with the structures otherwise broad hipped roof forms (Construction #8 and 10).

The Commission offered technical assistance by way of potential revisions including relocation of the interior stair proposed to access the office addition thereby eliminating the smallest of the three projecting masses, and exploring creation of a single mass by connecting the covered basement entry to the office addition whereas the covered basement entry would visually read as an open side porch or at least as one cohesive composition.

Discussion on the request for proposed zoning relief

After hearing testimony from neighboring property owners in opposition to the proposed zoning relief, testimony by the applicant, and upon deliberation, the Commission declined to make a recommendation on the proposed zoning variations at the June meeting. Although it was acknowledged that the location of the proposed addition at the rear volume of the north elevation created subordination and was preferred to an otherwise zoning compliant location at the homes primary facade, the Commission questioned the need for the office addition. They further determined that the requested zoning relief, particularly the increase in lot coverage, was therefore not necessary in the interest of historic conservation to minimize an adverse effect to the structures integrity, to reconstruct or recreate an original feature no longer zoning compliant, nor as a zoning non-compliant alternative proposed to alleviate a hardship or deprivation of the properties use and value as created by the properties designation as Landmark. As such the requested relief, particularly the request for additional lot coverage, was found not to be materially

connected to the purview of the Preservation Commission and the request for zoning relief was deferred exclusively to the expertise of the Land Use Commission.

The video recording of the June 13 proceedings can be found [here](#).

Upon further review and interpretation of the code section pertaining to recommendations on zoning relief made by the Preservation Commission, staff believes the Commission can separate the setback and building lot coverage requests, making a recommendation on both, one or the other, or none, and that the Commission needs not find that the request is necessary **and** appropriate in the interest of historic conservation, but could recommend in favor of a zoning variation if it is either necessary, **or** appropriate.

Staff recommends that the Commission make a motion on the proposed zoning relief, separating the lot coverage and setback variations.

Upon further discussion with the applicant, staff notes the difficult challenge before the homeowner and architect to both meet the requirements of the zoning and preservation ordinances, which in this instance conflict with one another, and create the potential for a particular hardship rather than a mere inconvenience by way of a partial regulatory taking. The City Code predicts and attempts to limit the potential for these conflicts within Code Section 2-19-4 (E), by which the Preservation Commission may recommend approval of zoning relief if it is appropriate or necessary in the interest of historic conservation.

The zoning compliant location for the proposed addition would push the mass of the addition significantly farther toward the street, a location that would likely face difficulty meeting the preservation standards and would certainly make the proposed addition much more visible. To minimize this, the applicant has specifically placed the building toward the rear to create subordination and abate any adverse impact to the structures north elevation. In essence, the applicant has chosen to pursue a major zoning variation in order to better meet the preservation standards for review, and has positioned the addition in a location that is in the interest of historic conservation as opposed to an otherwise zoning compliant location. With this determination, the necessity of the addition, as well as the entirety of the building lot coverage variation could still be deferred exclusively to the Land Use Commission.

Applicable Standards

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

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

Construction

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

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

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

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

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

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

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

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

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

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

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

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

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

Application for Preservation Review of Certificate of Appropriateness (COA)



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

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

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

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

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

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

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

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

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

Section B: Application for Certificate of Appropriateness

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4) Applicant's Signature: 

Date: May 29 2023

Print Name: errol jay kursch

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













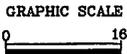
PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023

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

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

PLAT OF SURVEY



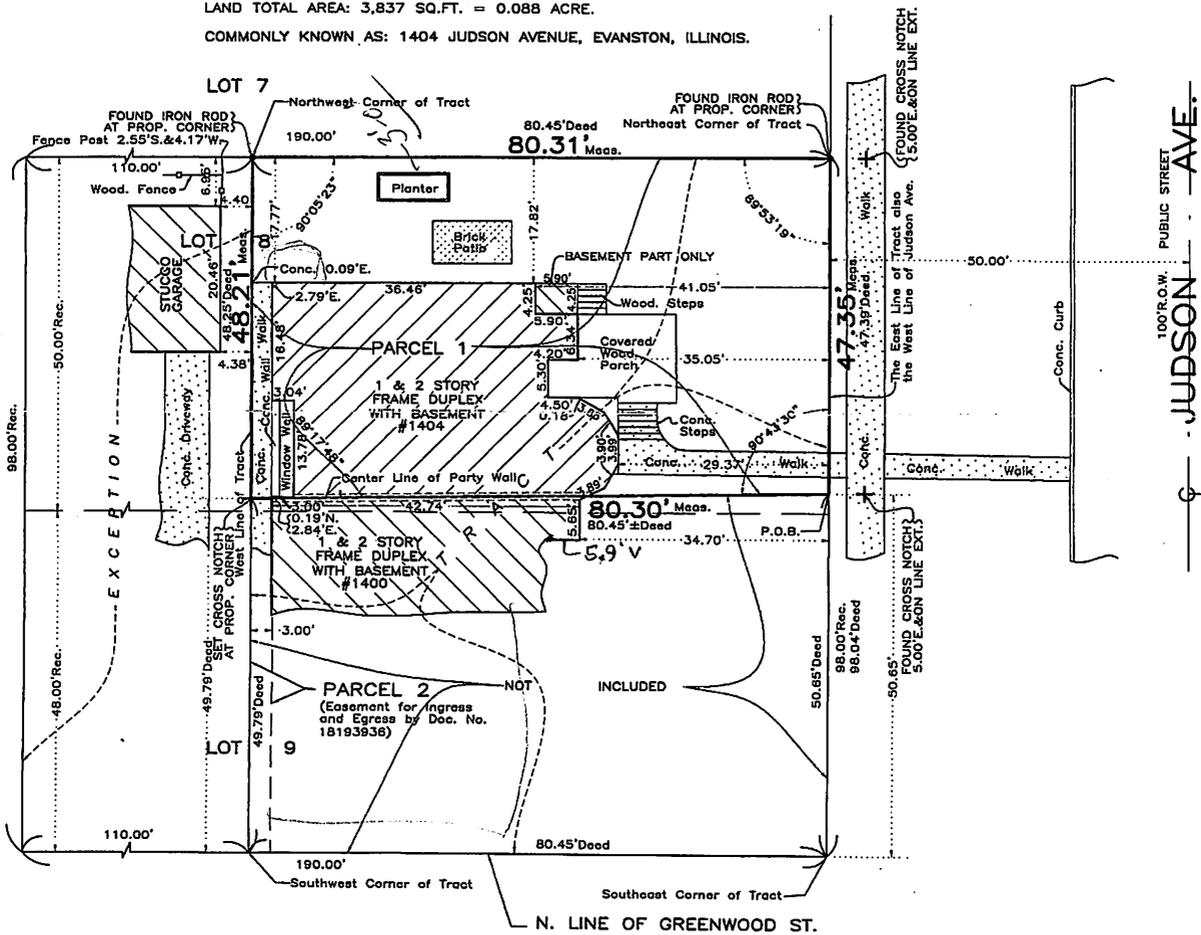
(IN FEET)
1 Inch = 16 Ft.

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

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

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

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



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

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



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

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

State of Illinois
County of Cook

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

Date: July 5, 2016

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



MAJOR VARIATION APPLICATION

CASE #: _____

zoning office use only

1. PROPERTY

Address 1404 Judson

Permanent Identification Number(s):

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

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

2. APPLICANT

Name: errol jay kirsch

Organization: errol jay kirsch architects

Address: 1046 fair oaks

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

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

Fax: Work: - Home: -

E-mail: ejk@ejka.com

Please circle the primary means of contact.

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

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

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

Name(s) or Organization: Brooke Harper

Address: 1404 Judson

City, State, Zip: evanston ill

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

Fax: Work: - Home: -

E-mail: brooke.harper@gmail.com

Please circle the primary means of contact.

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

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

Date 5/18/23

4. SIGNATURE

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

Applicant Signature - REQUIRED [Signature]

Date May 22, 2023

5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

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

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

J Plat of Survey

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

J Site Plan

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

J Plan or Graphic Drawings of Proposal

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

J Proof of Ownership

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

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

J Non-Compliant Zoning Analysis

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

J Application Fee Mailed on May 30 2023

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

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

6. PROPOSED PROJECT

A. Briefly describe the proposed project:

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

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

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

REQUESTED VARIATIONS

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

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

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

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

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

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

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

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

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

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

3. Either...

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

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

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

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

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

All other alternatives combine the office and residential use which does not provide the security, privacy or the quality of life for the residential & (1) office user.



City of Evanston
DISCLOSURE STATEMENT FOR ZONING HEARINGS

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

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

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

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

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

N.A.

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

same as # 1 above

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

N.A.

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

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

a. Names and addresses of all officers and directors.

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

If Applicant or Proposed Land User is not a Corporation

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

OWNER : Brooke Harper - # 1 above



**Zoning Analysis
Summary**

Review Date: 5/16/2023

Case Number:

Case Status/Determination:

23ZONA-0066 – 1404 Judson Avenue

Non-Compliant

Applicant: Errol Jay Kirsch

Plans prepared by: Errol Jay Kirsch Architects

Reviewer: Cade W. Sterling

Plans dated: 3.6.23

Survey dated: 7.5.16

District: R1 – Lakeshore Hist. Dist. - Landmark

Proposal:

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

Non-compliant:

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

Additional Comments:

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

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



ERROL JAY KIRSCH ARCHITECTS 1049 Fair Oaks Oak Park, IL email:ejk@ejka.com tel: 708.308.8190	
SHEET NOTES :	
Existing Front Elevation (east)	
Harper 1404 Judson Ave. Evanston, Illinois	
PRINTS Date of Printing: 3/11/2023 10:26:43 AM	
No.	Date
Revised	03.05.23
ARCHITECT SEAL : These drawings were prepared under my supervision and in accordance with all applicable Federal and State regulations and in accordance with the Evanston Date: _____ Reg. Arch. _____	
SHEET NO. A3.1e	



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

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

SHEET NOTES :

Existing Side Elevation (north)

Harper
 1404 Judson Ave. Evanston, Illinois

PRINTS Date of Printing : 3/11/2023 10:26:58 AM

Date	Issued by	Date
	Revised	03.08.23

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

Date :
 Reg. Arch.

SHEET NO.
 A3.2e



ERROL JAY KIRSCH ARCHITECTS
 1046 Fair Oaks Oak Park, IL email: ejk@ejka.com tel: 708.386.9190

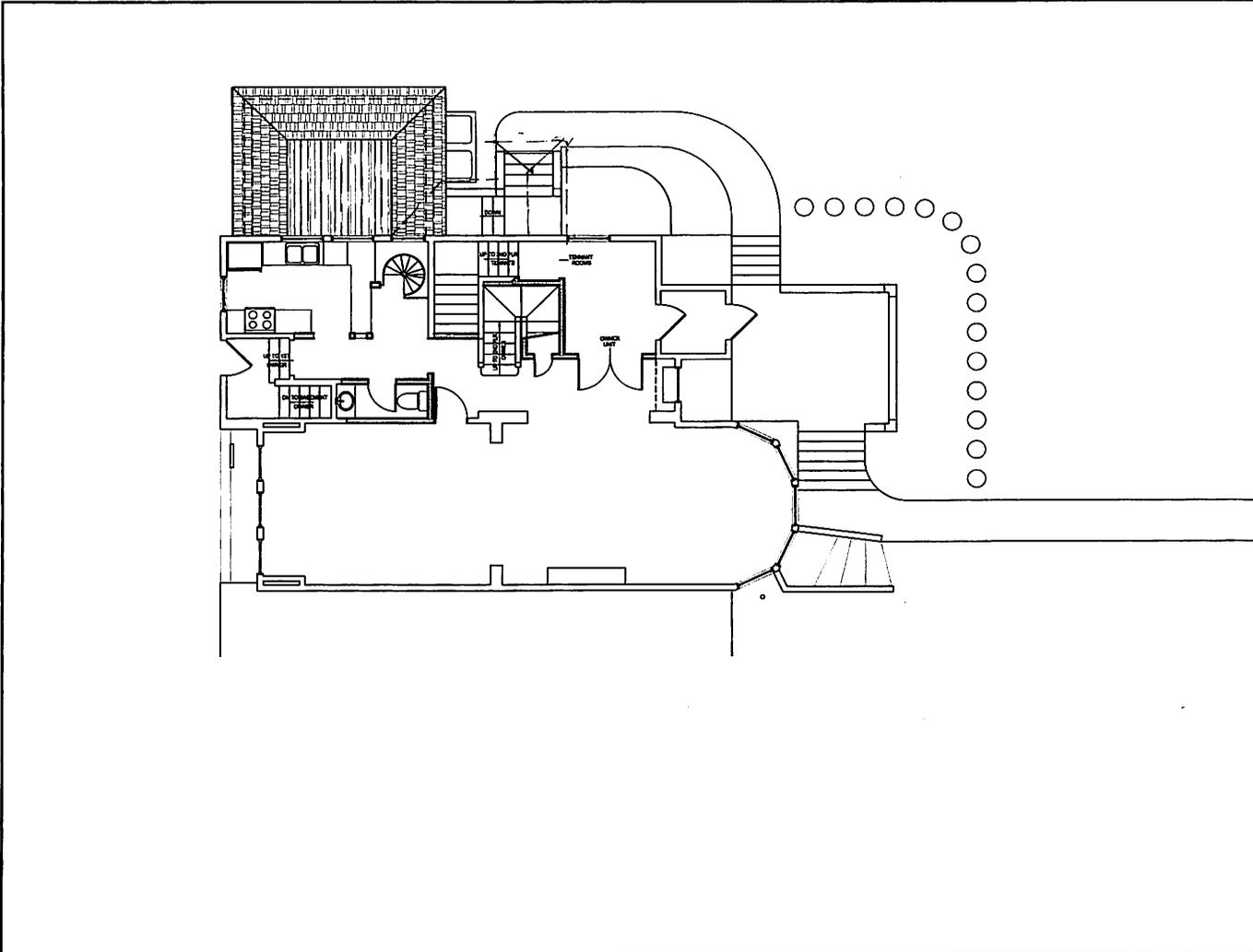
SHEET NOTES :

Exterior Elevations
 Harper
 1404 Judson Ave. Evanston, Illinois

PRINTS Date of Printing :
 Zoning Revisions 06.26.23

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

SHEET NO.
 A3.1



ERROL JAY KIRSCH ARCHITECTS
 1045 Fair Oaks Oak Park, IL email:ejk@erroljay.com tel 708.585.8190

SHEET NOTES :

Plan : First Floor

Harper
 1404 Judson Ave. Evanston, Illinois

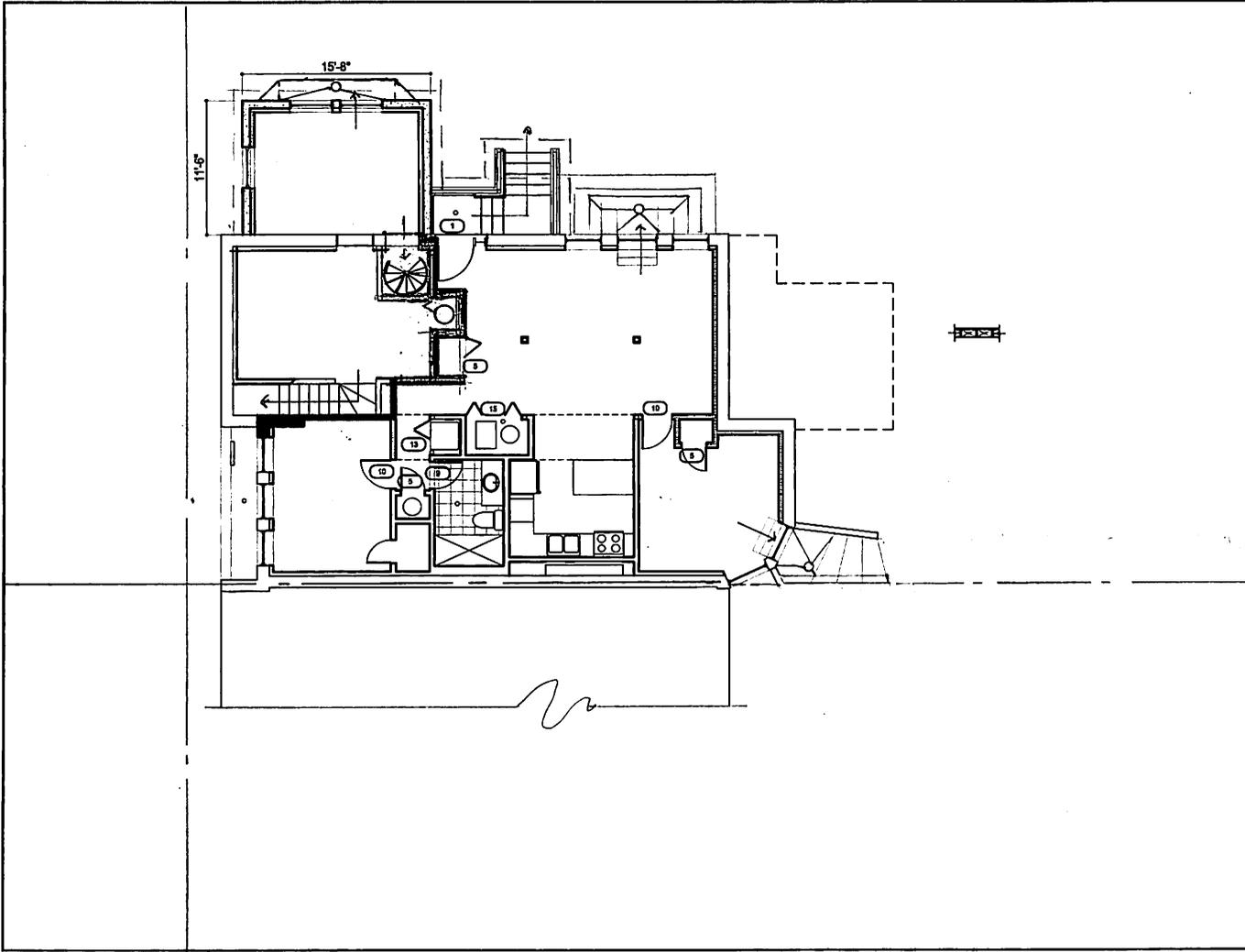
PRINTS Date of Printing :

Rev	Issued for	Date
	Zoning Revisors	08.28.23

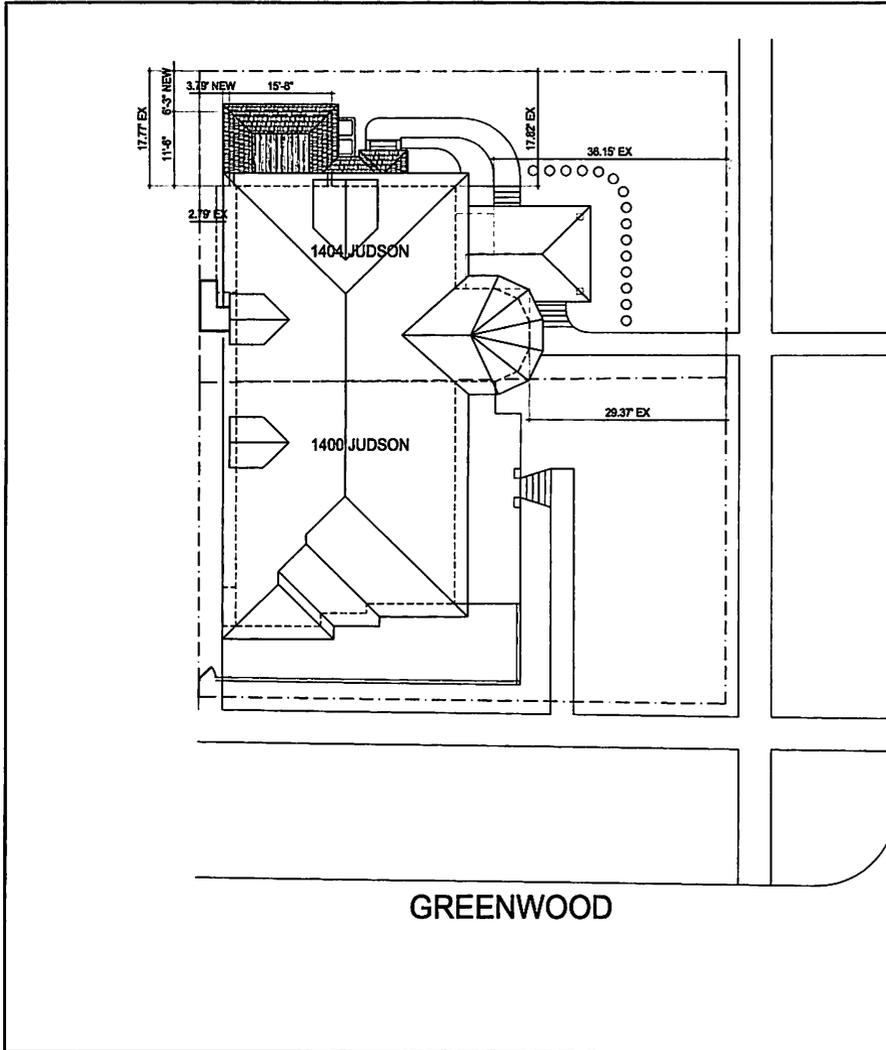
ARCHITECT'S SEAL :
 These drawings were prepared under my supervision and in accordance with all applicable Federal and State regulations and in accordance with the Evanston Code.

Date : _____
 Reg. Arch. _____

SHEET NO.
A1.1



ERROL JAY KIRSCH ARCHITECTS 1945 Fair Oaks Oak Park, IL email: ejk@ejka.com tel: 708.388.2190	
SHEET NOTES :	
Plan : Basement	
Harper 1404 Judson Ave. Evanston, Illinois	
PRINTS Date of Printing :	
No. Issued for	Date
Zoning Revisions	06.26.23
<small>ARCHITECT SEAL :</small> <small>These drawings were prepared under my supervision and in accordance with all applicable Federal and State regulations and in accordance with the Evanston</small>	
<small>Date :</small> <small>Reg. Arch.</small>	
<small>SHEET NO.</small> A1.0	



SITE ANALYSIS : W/ NEW ADDITION

LOT SIZE : 7830 S.F.

	1404 JUDSON		1400 JUDSON		TOTAL AREA
	EXIST.	NEW	EXIST.	NEW	
BUILDING FOOTPRINT	1260 SF	-	1210 SF	180 SF	2650 SF 2650 SF
PORCHES STAIRS	215 SF	-	345 SF	-	
SHED	-	-	30 SF	-	30 SF
SIDEWALK	180 SF	165 SF	250 SF	-	605 SF
BLDG COVERAGE (30% max):	2650/7830 = 33.8%				2650 SF
LOT COVERAGE (45% max):	3285/7830 = 41.9%				3285 SF

JUDSON

GREENWOOD

ERROL JAY KIRSCH ARCHITECTS
 1040 Fair Oaks Oak Park, IL email:ejk@erjka.com tel:708.395.8192

SHEET NOTES :

Site Plan
 Harper
 1404 Judson Ave. Evanston, Illinois

PRINTS Date of Printing :

Rev	Issued for	Date
1	Zoning Revisions	08.28.23

ARCHITECT SEAL :
 These drawings were prepared under my supervision and in accordance with all applicable Federal and State regulations and in accordance with the provisions of the Illinois State Board of Registration for Professional Engineers and Architects.

Date :
 Reg. Arch.:

SHEET NO.
 T1.2



↑



2.



3.



STATEMENT OF SIGNIFICANCE

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

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

EVANSTON LANDMARK

ADDRESS: 1400-04 Judson

COMMON NAME: Same

REAL ESTATE INDEX NUMBER:

DATE OF CONSTRUCTION: 1899

ARCHITECT OR BUILDER: Myron Hunt

ORIGINAL SITE: MOVED:

SIGNIFICANCE:

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

OTHER COMMENTS:



A.



Page

8

17

BEGINNING STREET #

END STREET #

STREET # SUFFIX

STREET NAME

SUFFIX

PIN



LOCAL

WITHIN LOCAL DISTRICT?

LOCAL DISTRICT CONTRIB/NON-CONTRIB?

LOCAL LANDMARK? YEAR

LOCAL LANDMARK ELIGIBLE?

CRITERIA:

NATIONAL REGISTER

WITHIN NR DISTRICT?

NR DISTRICT CONTRIB/NON-CONTRIB?

NR LANDMARK? YEAR

NR ELIGIBLE? CRITERIA

PHOTO ID

ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY CURRENT USE

CONDITION HISTORIC USE

INTEGRITY SECONDARY STRUCTURE

NRSECOND

ARCHITECTURAL DESCRIPTION

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

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

1404		JUDSON	AVENUE
------	--	--------	--------

ALTERATIONS

Replacement front steps with wrought iron railing at porch.

HISTORIC INFORMATION

OLD ADDRESS
(city dir.year)

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

ORIGINAL OWNER

Scott, William M.

ORIGINAL ARCHITECT

Hunt, Myron

BUILDING MOVED?

No

ARCHITECT SOURCE

BP1334

MOVED FROM

BUILDER

Foley, M.

ADDITIONAL PHOTOGRAPHS



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



PHOTO ID3

OTHER PINS

SURVEYOR

Lara Ramsey

SURVEYOR ORGANIZATION

GRANACKI HISTORIC CONSULTANTS

SURVEY DATE

2/28/2012

Historic Info Compiler

aoe

SURVEYAREA

EVANSTON LAKESHORE PHASE II

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

1404 [] JUDSON AVENUE

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

DATE OF CONSTRUCTION 1899

MOVING INFORMATION

BUILDING MOVED? No

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

MOVED FROM []

ORIGINAL PERMIT INFORMATION

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

BUILDING PERMIT DESCRIPTION []

COST []

ORIGINAL OWNER Scott, William M.

ORIGINAL OWNER OCCUPIED? []

ORIGINAL ARCHITECT Hunt, Myron

ARCHITECT SOURC BP1334

BUILDER Foley, M.

EXTERIOR ALTERATION PERMITS

[]

OTHER PERMIT INFO

[]

COA INFO

[]

HISTORIC INFO

[]

OTHER SOURCES

[]

HISTORIC INFO COMPILER ace

City of EVANSTON
LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 1404

STREET JUDSON AVENUE

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

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



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 1041 Ridge Court – Ridge Historic District - 23PRES-0161
Date: September 5, 2023

Public Notice

Mark Demsky, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to alter the homes west elevation fenestration, replacing existing jalousie windows, construct a bracketed gable overhang at the homes west entryway, and construct single and two-story additions to the homes northeast volume. The applicant further requests the following Major Zoning Variations: a rear yard setback of 6' where 30' is required; and building lot coverage of 34.5% where 30% is the maximum permitted. 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]

Construction Period:

Circa 1950s

Style:

Colonial Revival-Styled Ranch

Architect of Record:

Unknown

Condition:

Good

Integrity:

Excellent

Status:

Non-Contributing based on the 1983 survey, but would likely be contributing under a re-survey of the District.

Setting:

1041 Ridge Court is a single-family home located in the southwest portion of the Ridge Historic District on the east side of Ridge Court at the corner of Ridge Court and Greenleaf Street. The surrounding blocks were primarily developed between the 1870s and early 1900s with various late Victorian styles including Queen Anne, Gothic Revival, Shingle, Stick, and Italianate. There are also several later revival styles with excellent integrity. Unlike the varying residential typologies and housing densities within the nearby Lakeshore and Northeast Historic Districts, construction of multi-family apartment buildings in this portion of the City was largely confined to fringe areas between established Commercial Districts and low-density, large lot residential neighborhoods. As such, surrounding properties are primarily single-family in use, located on large lots, and are between two and two-and-one-half stories in height.

Significance:

The Ridge Historic District contains some of the City's earliest and largest estates, and was home to many of the City and Northwestern University's early founders and influential families. Wealthy owners of these large estates and their descendants had a history of selling or subdividing portions of their land to family, friends, partners, and other individuals who then commissioned new homes. This was common practice from the mid-1800s through the 1950s. Building within the District would remain constant from the 1870s through the early 1920s when it would begin to slow considerably due to newly enacted land use controls. The District contains a rich amalgam of high-style architectural styles and building forms, including later, albeit limited, vernacular and styled examples of the ranch, minimal traditional, and cape cod. 1041 Ridge Courts significance or contribution to the District rests largely in its ability to communicate a continued evolutionary aspect of the District as well as its representation of a domestic and vernacular architectural style that contains good integrity and is not common throughout Evanston.

The modern Ranch house has its antecedents in the frontier architecture of California and the American Southwest where the traditional one-story Spanish settlement took place. Toward the mid-20th century, the Ranch home became associated with the new suburban residential subdivisions that were developed to accommodate the influx of returning World War II serviceman. In many locations across the Country, the preferred Ranch type was not the Modern versions associated with the California prototypes of Joseph Eichler and Cliff May, but the traditional "styled" and more vernacular "spare" formats meant to entice middle-class families seeking familiarity in developed neighborhood environments – neighborhoods characterized with late Victorian or early revival styles of early decades of the 20th century. Although uncommon throughout Evanston, styled-Ranch types include primarily the Colonial, Classical Revival, and Tudor Revival although there are some Ranch homes with International Style features as well. The majority of Ranch homes in Evanston could be classified as simply Post War Modern, or as Neo-Revivals.

Colonial Revival-Styled Ranch

The archetypical Colonial Revival House is two to two-and-a-half stories in height, rectangular or square in form, featuring columned entry porches with sidelights and elaborate surrounds; wall pilasters; entry doors with transoms; red or brown brick construction; hipped roofs and dormers; dentil courses at the roof line; and, double-hung, multi-paned windows. Colonial Revival-styled Ranch homes incorporate several characteristic architectural features of their early 20th century counterparts but adapted to the Ranch house form. Colonial Revival Ranch homes provided homeowners the prestige

of a Colonial Revival home in a building form that offered affordability with an appearance of modernity. Adapted features included pitched roofs, columned porch entries often without capitals – although the main doorway entries are often recessed from the wall plane – red brick construction, and double-hung multi-pane windows, jalousie windows or glass block, and fixed shutters. Peak gables with decorative wood siding in the gable apex are also common features on main elevations. More elaborately designed Colonial Revival Ranch homes include entry sidelights, roof cupolas, brick dentils below the eave line, and open carports or enclosed garage wings with wood-paneled overhead doors with lights.

Public Comment

None.

Recommendation on proposed Major Zoning Relief

Whenever an application is made for a special use or variation relating to a historic landmark, or a property located in a local historic district, the application shall be referred to the Preservation Commission that shall have the authority to make its recommendations to the appropriate decision making body. In this case the Land Use Commission. The Preservation Commission is not obligated to make a recommendation.

Staff recommends the Commission make a positive recommendation for the proposed zoning relief as presented noting the difficult challenge before the homeowner and architect to both meet the requirements of the zoning and preservation ordinances, which in this instance conflict with one another, and create the potential for a particular hardship rather than a mere inconvenience by way of a partial regulatory taking. The City Code predicts and attempts to limit the potential for these conflicts within Code Section 2-19-4 (E), by which the Preservation Commission may recommend approval of zoning relief if it is appropriate or necessary in the interest of historic conservation.

As an example, minimizing the requested relief may be possible through a second-story addition atop the existing ground-floor footprint, triggering only a minor variation, and eliminating the lot coverage variation. However, this would increase the overall bulk of the addition, depreciate the homes architectural integrity, and be incompatible with the homes existing design vocabulary and horizontal expression. Similarly, moving the addition to the south over the existing attached garage, would minimally reduce the degree of the requested setback variation, but creates interior inefficiencies and diminishes the existing separation between the homes interior habitable space and attached garage -- an important characteristic of the style.

In keeping with the preservation standards for construction, the architect has proposed a sensitive addition which manages change and minimizes the adverse impact to the structures integrity, while also enforcing compatible relationships with surrounding structures and design vocabularies in height, scale, directional expression, proportion of facades, materials and textures, and the predominant rhythm of the spacing of structures within the District. In this way, the proposal meets the intent of the zoning ordinance.

Applicable Standards for making a recommendation on zoning relief

- A. The request is necessary and/or appropriate in the interest of historic conservation so as to not adversely affect the historical architecture or aesthetic integrity of the landmark or character of the local historic district; or
- B. The request is necessary to provide the owner a recoverable rate of return on the real property where the denial thereof would amount to a taking of the property without just compensation; and
- C. The request will not be materially detrimental to the public health, safety, and welfare, or injurious to property in the district or vicinity where the Landmark is located.

Applicable Standards

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

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

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: 1041 Ridge Court, Evanston, IL 60202	FOR STAFF USE ONLY Application Number:
2) Owner's Name: Howard Hartenstein	Address: 1041 Ridge Court
City: Evanston	State: IL
Zip: 60202	Phone: 312-907-2294
	Email/Fax: howhart@yahoo.com
3) Architect's Name: Mark Demsky	Address: 113 Dartmouth Court
City: Glenview	State: IL
Zip: 60026	Phone: 312-404-1340
	Email/Fax: markdemsky@gmail.com
4) Contractor's Name: Ravenswood Construction	Address: 2046 Dewey Ave.
City: Evanston	State: IL
Zip: 60201	Phone: 847-493-9224
	Email/Fax: dykes_mike@yahoo.com
5) Landmark: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
6) Within Local Historic District: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No;	
If yes, <input type="checkbox"/> Lakeshore <input checked="" type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources	
7) Refer to the completed Zoning Analysis and check as applicable if project requires:	
<input checked="" type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> Fence Variance → If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require any Zoning Variance or Fence Variance or Special Use → Complete section B only.	
Check if your project requires: <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Development → Refer to Supplemental Information on page (i) below.	

Section B: Application for Certificate of Appropriateness

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

The subject property is a mid-twentieth century home with period features and a charming scale. The Owners would like to add more space, notably a Living Room, two bedrooms and an expanded kitchen. The existing lot is situated on the corner of Greenleaf Street and Ridge Court, which requires adhering to front yard setbacks on two elevations, and rear yard and side yard setbacks on the other two. Because of the size and shape of the lot, the existing home setbacks are mostly non-conforming.

One approach to expansion is to put a second story over the majority of the home, still requiring relief from allowed setbacks, and essentially destroying the character of the building as a post-war ranch home.

The preferred approach of the Owners is to preserve the existing character by expanding only to the east of the existing ridgeline. The addition would be predominantly on the ground floor, with a second story tucked into the volume visible from the backyard. The rear yard setback to the east would be treated essentially like a side yard along Greenleaf, maintaining a six foot setback at its narrowest point.

With this approach, we are asking for relief from the allowed building lot coverage (34.5% requested, 30% allowed) and rear yard setback (6'-0" requested, 30'-0" required [existing is 25'-0" non-conforming]).

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

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
<input checked="" type="checkbox"/> Construction	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Demolition	<input type="checkbox"/> Partial <input type="checkbox"/> Total	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Alteration <input type="checkbox"/> Restoration <input 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:	<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:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Sign <input type="checkbox"/> Awning	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Material:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Air Conditioning Unit	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Relocation	New Address for Relocation:	

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

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

The goal is to maintain the period character of the home and the district. The proposed solution would allow the building to remain as a predominantly single-story ranch home. If the directive is to deny the relief from the rear yard setback and building lot coverage, then the Owners would pursue a second story addition over the majority of the footprint. We feel that this is a much inferior direction.

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.

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

The proposed solution will not be detrimental to the property or to the district. In reality, the proposed addition follows the guidelines as if it were located in a side yard, like most of the homes on Greenleaf Street.

4) Applicant's Signature: *Howard Hartenstein*

Print Name: Howard Hartenstein

Date:

7/5/2023

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

SUPPLEMENTAL INFORMATION
COA Application Checklist

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

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

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

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

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

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

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

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

5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- (This) Completed and Signed Application Form
- Plat of Survey Date of Survey: 05-23-01
- Project Site Plan Date of Drawings: 08-21-23
- Plan or Graphic Drawings of Proposal (If needed, see notes)
- Non-Compliant Zoning Analysis
- Proof of Ownership Document Submitted: _____
- Application Fee (see zoning fees) Amount \$_____ plus Deposit Fee \$150

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

Plat of Survey

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

Site Plan

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

Plan or Graphic Drawings of Proposal

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

Proof of Ownership

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

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

Non-Compliant Zoning Analysis

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

Application Fee

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

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

6. PROPOSED PROJECT

A. Briefly describe the proposed project:

The project is an addition to a single family residence in an R-1 District. The existing rear yard setback is non-conforming, and we are seeking further relief from the 30'-0" required. Also, in order to respect the existing nature of the one-story home, we are seeking relief from the maximum building lot coverage of 30%, and asking for 34.5% coverage.

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

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

REQUESTED VARIATIONS

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

(A) Section <small>(ex. "6-8-3-4")</small>	(B) Requirement to be Varied <small>(ex. "requires a minimum front yard setback of 27 feet")</small>	(C) Requested Variation <small>(ex. "a front yard setback of 25.25 feet")</small>
1		
6-8-2-7	Requires 30% building lot coverage maximum.	34.5% building lot coverage.

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

2		
6-8-2-8 (A) 4	Requires a minimum rear yard setback of 30 feet. 25 feet is the existing non-conforming setback.	A rear yard setback of 6' at the tightest point.
3		

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

The lot is the minimum size allowed in an R-1 District at 7,500 sf. The lot is situated on a corner, saddling the property with two front yard setbacks. In addition, the lot is a parallelogram, making the building area an unusual shape.

Although not designated an historic structure, the home is a post-war ranch situated in an Historic District.

Three of the four setbacks are already existing non-conforming.

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

The requested rear yard setback is equal to the side yard setbacks along Greenleaf Street. If Greenleaf were the only front yard, the requested setback would be conforming. There will be no adverse effects on the neighbors.

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

The option exists for a second floor addition, but variances would be required since the existing setbacks are mostly non-conforming. We also feel strongly that a second floor addition does not serve the nature of the home or of the District.

3. Either...

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

(a) this property is Owner occupied and will remain so.

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

The house has non-conforming setbacks from the time of its construction. The corner lot having two front yards is also an existing requirement not created by the Owner. The shape of the lot also artificially forces the variance to be more extreme than what it actually is, since 6' is at the tightest point of the plan. If Greenleaf Street was recognized as the front yard (narrowest lot dimension) then a variance would not be required.

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

As mentioned, a second story was considered, but does not serve the nature of the home or of the Historic District where it is located. We feel a sensitive alteration mainly on the ground floor is a much better solution architecturally and historically than a second floor addition. Even a second floor would require zoning relief because of the existing non-conforming setbacks.



**City of Evanston
DISCLOSURE STATEMENT FOR ZONING HEARINGS**

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

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

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

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

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

Howard Hartenstein and Amina DiMarco

1041 Ridge Court

Evanston, IL 60202

312-907-2294

howhart@yahoo.com

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

If Applicant or Proposed Land User is a Corporation

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

- a. Names and addresses of all officers and directors.

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

If Applicant or Proposed Land User is not a Corporation

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

Same as (3) above. 100% joint interest.



MAJOR VARIATION INFORMATION

A. GENERAL INFORMATION

1. What projects are eligible for a Major Variation?

Property Owners may apply for a Major Variation from the following zoning regulations:

1. Yards and setbacks
2. Height
3. Lot size, width and depth (including flag lots).
4. Lot coverage including impervious surface and/or floor area ratio
5. Off street parking and loading
6. Home occupations. (Ord. 115-0-04)

2. Who can submit an application?

The applicant must either own, lease, or have legal or equitable interest in the subject property, or must be the representative of such a person. All persons or parties which have an ownership interest in the affected properties must be identified and must sign the application. The Property Owner(s) may, at their discretion, designate another person as Applicant to act on their behalf in processing this application. In that case, the designated Applicant will be considered the primary contact, until the application is closed or the Property Owner changes the designated Applicant by contacting the Zoning Office in writing. **Standing** (§6-3-8-4):

3. How do I submit an application?

Applications must be submitted in person to the Zoning Office, City of Evanston, Civic Center Room 3700, 2100 Ridge Avenue. Our office hours are Monday through Friday (excluding Holidays) from 8:30am until 5:00pm. Evanston.

Applications must be complete, including all required documentation and fee.
Applications are not accepted by mail or e-mail.
Application materials cannot be returned.

4. What forms of payment are accepted? Cash, Credit Card, Check.

5. Can I withdraw my application? Will my fee be returned?

Yes, an application may be withdrawn any time prior to the final publication of the ZBA Agenda (the Friday before the hearing). If the newspaper notice has not been published or mailed notices sent out, a full refund is general granted. If this has occurred, only the \$150 transcript deposit is returned.

6. Who has access to my application materials?

The application is a public document, and as such, may be reviewed by the general public upon request.

B. INFORMATION ABOUT MAJOR VARIATIONS

1. What is the timeframe?

The approximate time from when the Zoning Division receives a completed Major Variation application to when the applicant can reasonably expect a decision on that application is 30 -40 days.

2. What is the Process?

- Upon receipt of a complete application, the Zoning Department contacts the applicant via phone and with a letter detailing the next steps in the process
- The City publishes a notice of the hearing in a locally circulating newspaper, generally the Evanston Review, between 15 and 30 working days prior to a hearing;
- The City posts a sign announcing the date of the Zoning Board of Appeals hearing on the subject property no less than 10 working days before the hearing date;
- The City must mail notification of the public hearing and an overview of the proposed application to all properties that are within 500' of any point on the subject property;
- The project is heard before the Site Plan Appearance and Review Committee (SPAARC). This committee provides a recommendation to the Zoning Board of Appeals. This committee is made up of representatives from City departments such as Building, Police, Fire and Preservation. A representative of your project must attend. The committee meets every Wednesday at 2:30 at the Civic Center, room 2404.
- The Zoning Board of Appeals is a City Board made up of 7 members. You will present your case to the Board, who in turn will ask you questions to assist in their deliberation. Further, anyone in opposition may present their case and ask questions of you (as you may to them). It takes 4 yes votes to approve a submitted application.
- The City encourages all applicants to discuss their proposal with their neighbors prior to the public hearing.

3. What standards are used to decide? (§6-3-8-12(A)):

To grant a major variance, the Zoning Board of Appeals must find that the request meets the following 7 standards:

1. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties.
2. The requested variation is in keeping with the intent of the zoning ordinance.
3. The alleged hardship or practical difficulty is peculiar to the property.
4. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.
5. (a) The purpose of the variation is not based exclusively upon a desire to extract additional income from the property, or
(b) While the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the zoning board of appeals or the city council, depending on final jurisdiction under section [6-3-8-2](#) of this chapter, has found that public benefits to the surrounding neighborhood and the city as a whole will be derived from approval of the variation, that include, but are not limited to, any of the standards of section 6-3-6-3 of this chapter.
6. The alleged difficulty or hardship has not been created by any person having an interest in the property.
7. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Zoning Board of Appeals issues its decision or recommendation to the City Council regarding said variation.

4. Can I Appeal?

An applicant may appeal the decision of the Zoning Board of Appeals to the Illinois Circuit Court. (§6-3-8-6(E)):

CONTACT INFORMATION

Community Development Department – Planning & Zoning Division

2100 Ridge Avenue, Room 3202 Evanston, Illinois 60201

P.847-448-4311 F.847-448-8126 E.zoning@cityofevanston.org www.cityofevanston.org/zoning



City of Evanston
DISCLOSURE STATEMENT
FOR ZONING HEARINGS

OFFICE USE	
CASE #	
DATE RECEIVED	

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

1. Address or location of property for which zoning relief is sought, if applicable:
1041 Ridge Court, Evanston, IL Zip: 60202

2. Name of applicant for zoning relief: Howard Hartenstein

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

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

5. Name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number _____ above, or indicated below.

Howard Hartenstein,
1041 Ridge Court, Evanston, IL 60202
312-907-2294
howhart@yahoo.com

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

If Applicant or Proposed Land User is a Corporation



7.

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

a. Names and addresses of all officers and directors.

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

If Applicant or Proposed Land User is not a Corporation



8.

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

I certify that all of the above statements and all statements, information and exhibits that I am submitting in conjunction with this application for relief from the requirements of the Zoning Ordinance or for an appeal from the Zoning Administrator's decision are true to the best of my knowledge.

7/5/2023

Applicant's signature

Date

Applicant's signature

Date

Applicant's signature

Date



**Zoning Analysis
Summary**

Review Date: 6/8/2023

Case Number:

23ZONA-0095 – 1041 Ridge Court

Case Status/Determination:

Non-Compliant

Applicant: Mark Dempsky

Reviewer: Cade W. Sterling

Plans prepared by: Mark Dempsky

Plans dated: 5.25.23 (received)

Survey dated: 5.23.01

District: R1 – Ridge Hist. Dist.

Proposal:

Rear two-story addition to existing single-story single-family residence

Non-compliant:

Code Section	Proposed and Required	Recommendation
6-8-2-7 – Building Lot Coverage	The proposed building lot coverage is 34.5% where 30% is the maximum permitted and 25 % is the existing condition.	As new construction, I recommend revising the proposal to comply with the building lot coverage requirements. Alternative solutions exist which may meet the zoning requirements or reduce the degree of relief proposed.
6-8-2-8 (A) 4. Rear-Yard Setback	The proposed rear-yard setback is 6' where 30' is the minimum required and 25' is the existing non-conforming condition.	

Additional Comments:

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

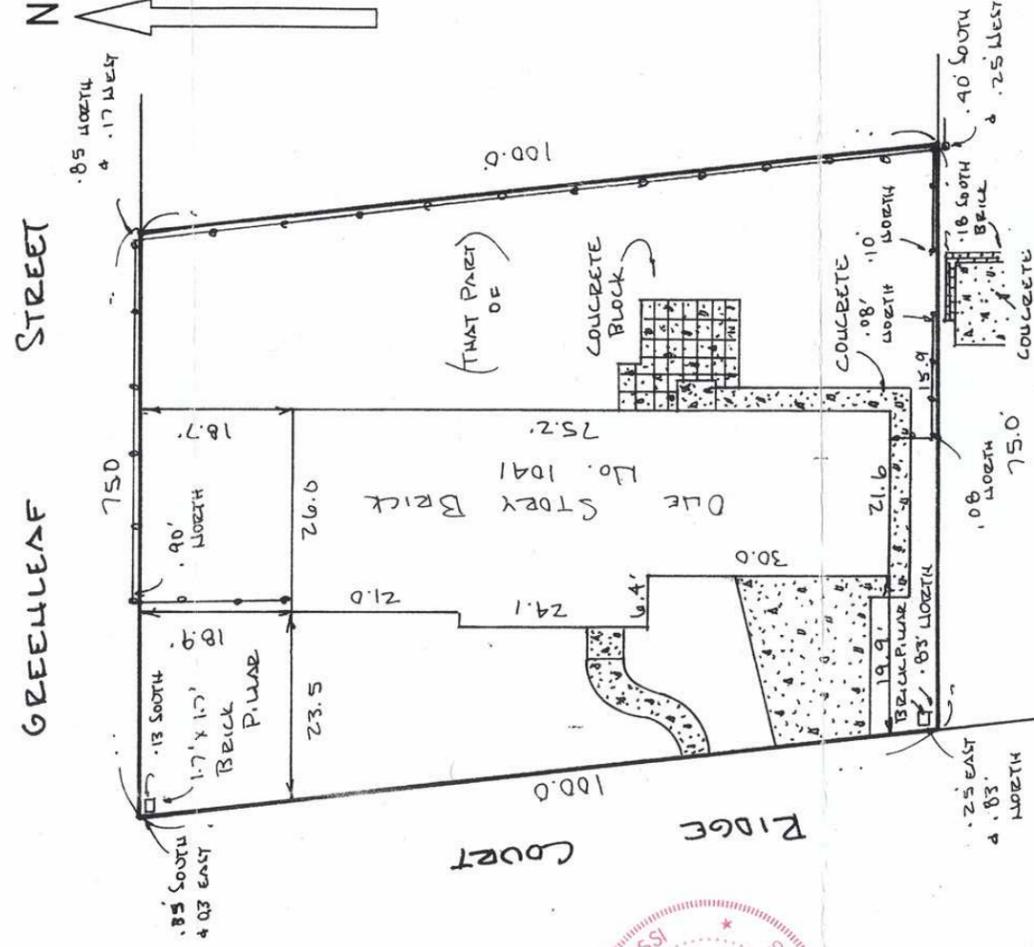
Principal Use and Structure:

6-8-2-6	Lot width: No Change: 75' is existing where 35' is the minimum required.
---------	---

6-8-2-5	Lot size: No Change: 7,491 square feet is existing where 7,200 square feet is the minimum required.
	Dwelling Units #: 1
6-8-2-7	Building Lot Coverage: Non-Compliant: The proposed building lot coverage is 34.5% where 30% is the maximum permitted and 25% is the existing condition.
6-8-2-10	Impervious Surface Coverage: Compliant: The proposed impervious surface ratio for the zoning lot is 43.75% where 45% is the maximum permitted and 34.25% is the existing condition.
6-8-2-9	Building Height: Compliant: The proposed building height is 23.5' and two-stories where the lesser of 2.5 stories or 35' is the maximum permitted.
6-8-2-8	Yards: Front (west): No Change Street Side (north): No Change Interior Side: (south) No Change Rear: (east) Non-Compliant: The proposed rear-yard setback is 6' where 30' is the minimum required and 25' is the existing legally non-conforming condition.

mortgage company and title insurance company and is not to be used for any purposes of boundary disputes, location of actual deed, title or platted lines, or for construction of new improvements. Graphic representation shall be deemed approximate and no reliance should be placed on the scale of the drawing. This plat title and paragraph have been added in accordance with 68 Ill. Adm. Code 1270.56.

THE WESTERLY 75.0 FEET MEASURED ALONG THE SOUTH LINE OF GREENLEAF STREET AND BEING PARALLEL WITH AND 75.0 FEET EAST OF THE EASTERLY LINE OF RIDGE COURT OF THE NORTH 100 FEET OF LOTS 6, 7 AND 8 TAKEN AS A SINGLE TRACT OF LAND, IN BLOCK 1 IN SARAH CRAINS SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS) J.S.
COUNTY OF LAKE)

On behalf of MID AMERICA SURVEY COMPANY, I hereby certify that the building(s) on the property shown are within the property lines as monumented and that the adjoining improvements do not encroach, unless shown. This professional service conforms to the current Illinois minimum standards for a mortgage inspection and is not a boundary survey.

Dated: MAY 23, 2001

By: *William J. Rossi*
MID AMERICA SURVEY COMPANY

Professional Illinois Land Surveyor. My license expires 11/30/2002

All distances shown are in feet and decimal parts thereof. No distances are to be determined by scaling.

Job No. 169707
Address: 1041 RIDGE CT
EVANSTON, ILL

P.I.N. 11-19-113-018
Township: LAKEVIEW
Ordered By: JOHNN WIDLEY

Scale: 1" = 20'
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A.01

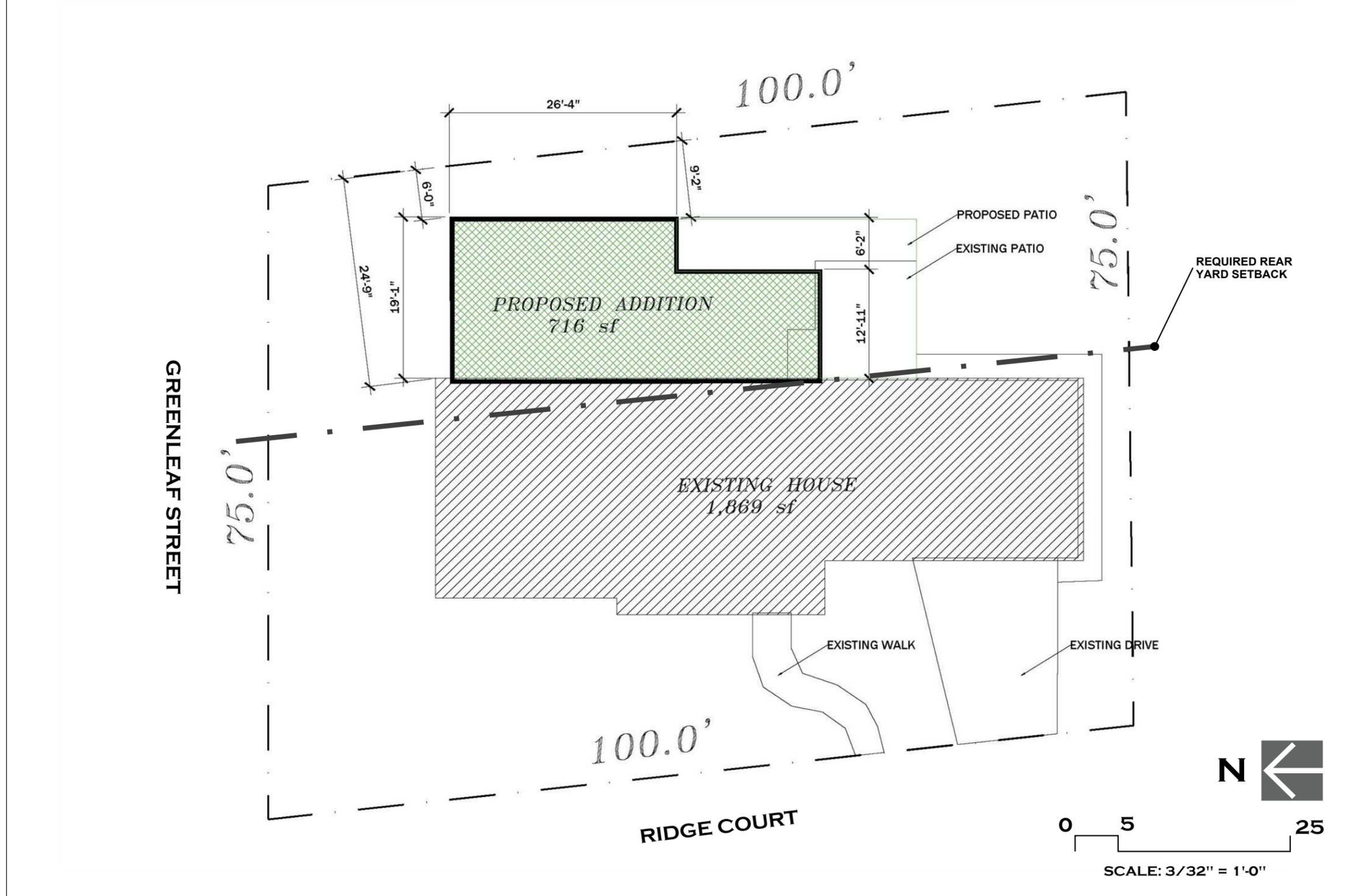
Plat of Survey

ISSUE August 21, 2023
PROJECT Hartenstein Residence
DRAWN BY MD
PROJECT NO. 2303

CLIENT Howard & Amina Hartenstein
1041 Ridge Court
Evanston, IL 60202



ARCHITECT Mark Demsky Architect
113 Dartmouth Ct
Glenview, IL 60026



ARCHITECT
 Mark Demsky Architect
 113 Dartmouth Ct
 Glenview, IL 60026

CLIENT
 Howard & Amina Hartenstein
 1041 Ridge Court
 Evanston, IL 60202

PROJECT
 Hartenstein Residence

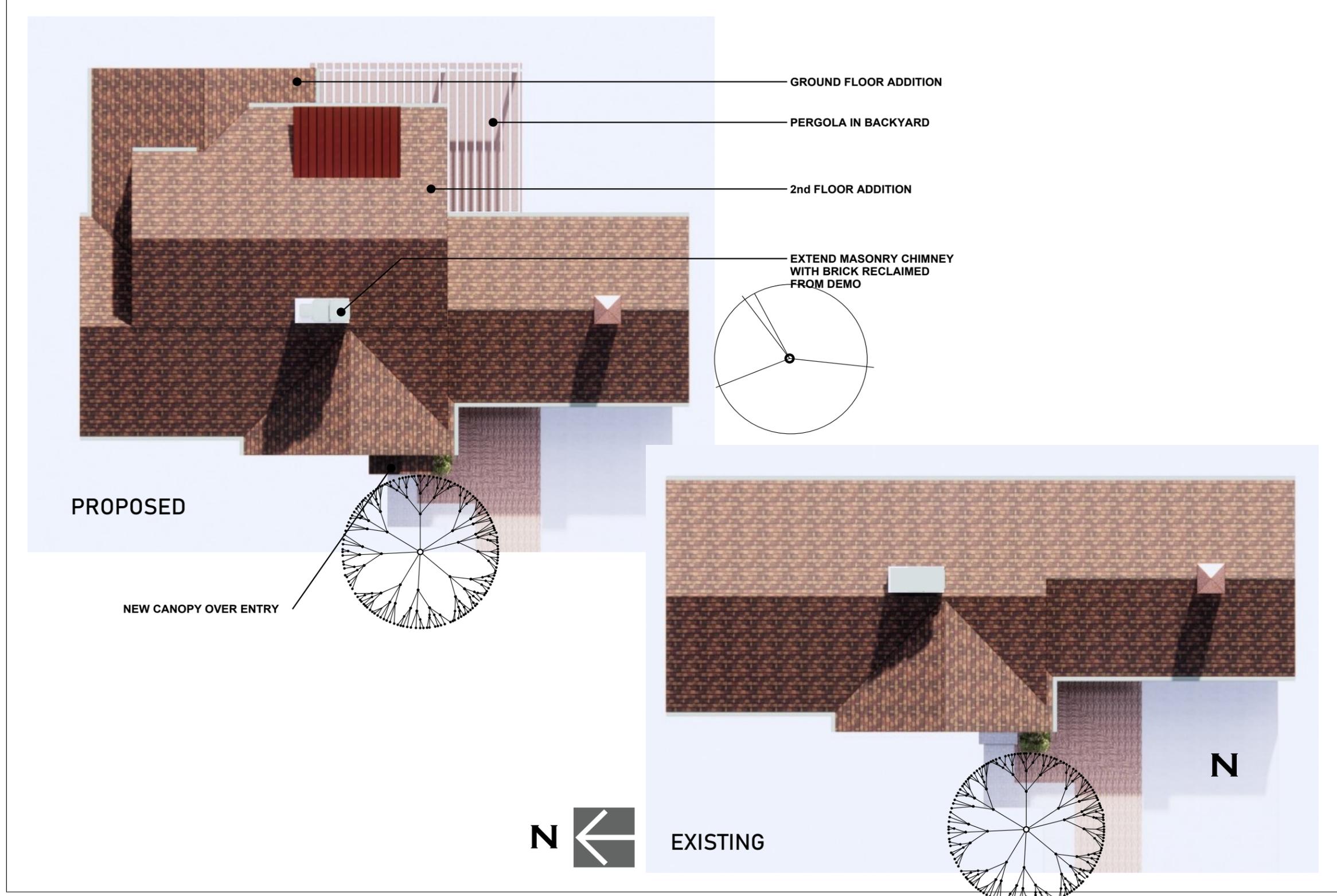
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PROJECT NO.
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A.02

Site Plan
Proposed Work



ARCHITECT
 Mark Demsky Architect
 113 Dartmouth Ct
 Glenview, IL 60026

CLIENT
 Howard & Amina Hartenstein
 1041 Ridge Court
 Evanston, IL 60202

PROJECT
 Hartenstein Residence

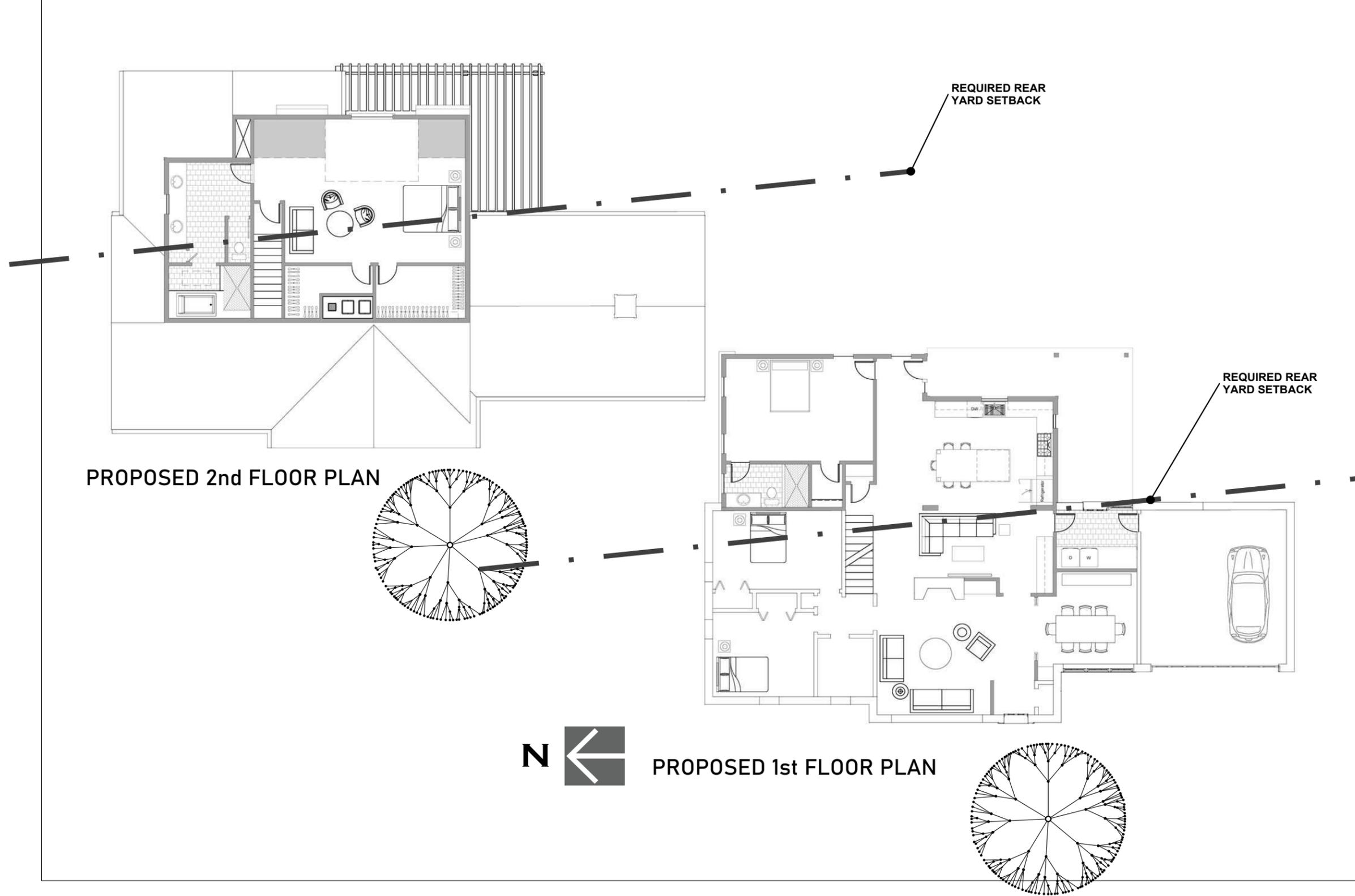
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PROJECT NO.
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Roof Plan

A.03



PROPOSED 2nd FLOOR PLAN

PROPOSED 1st FLOOR PLAN



REQUIRED REAR YARD SETBACK

REQUIRED REAR YARD SETBACK

Floor Plans

A.04

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VIEW FROM GREENLEAF LOOKING SOUTH



VIEW FROM BACKYARD LOOKING NORTH



VIEW FROM RIDGE COURT LOOKING EAST



VIEW FROM GREENLEAF LOOKING SOUTHWEST



VIEW FROM BACKYARD LOOKING WEST



VIEW FROM RIDGE COURT LOOKING NORTHEAST



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 2303

Existing
 Conditions
 Photos

A.05



6 NEIGHBOR TO THE EAST ON GREENLEAF



4 NEIGHBOR'S HOME AND GARAGE



2 NEIGHBOR'S GARAGE & SUBJECT PROPERTY



5 NEIGHBOR TO THE SOUTH ON RIDGE CT.



3 NEIGHBOR'S HOME & DRIVE



1 VIEW OF NEIGHBOR FROM SOUTHWEST

Existing
Conditions
Photos

A.06

PROJECT
August 21, 2023 Hartenstein Residence
PROJECT NO.
2303

CLIENT
Howard & Amina Hartenstein
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Mark Demsky Architect
113 Dartmouth Ct
Glenview, IL 60026





RIDGE CT. STREETScape

GREENLEAF ST. STREETScape

Ridge Court Elevation

A.07



ARCHITECT
 Mark Demsky Architect
 113 Dartmouth Ct
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Ridge
Court
Elevation

A.08



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PROJECT NO.
 2303

EXTEND HEIGHT OF CHIMNEY

NEW CANOPY OVER ENTRY

CONTINUE ROOFLINE



PROPOSED



EXISTING



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CLIENT
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 2303

View from
 Ridge
 Court

A.09

NEW CANOPY OVER ENTRY

PROPOSED



EXISTING

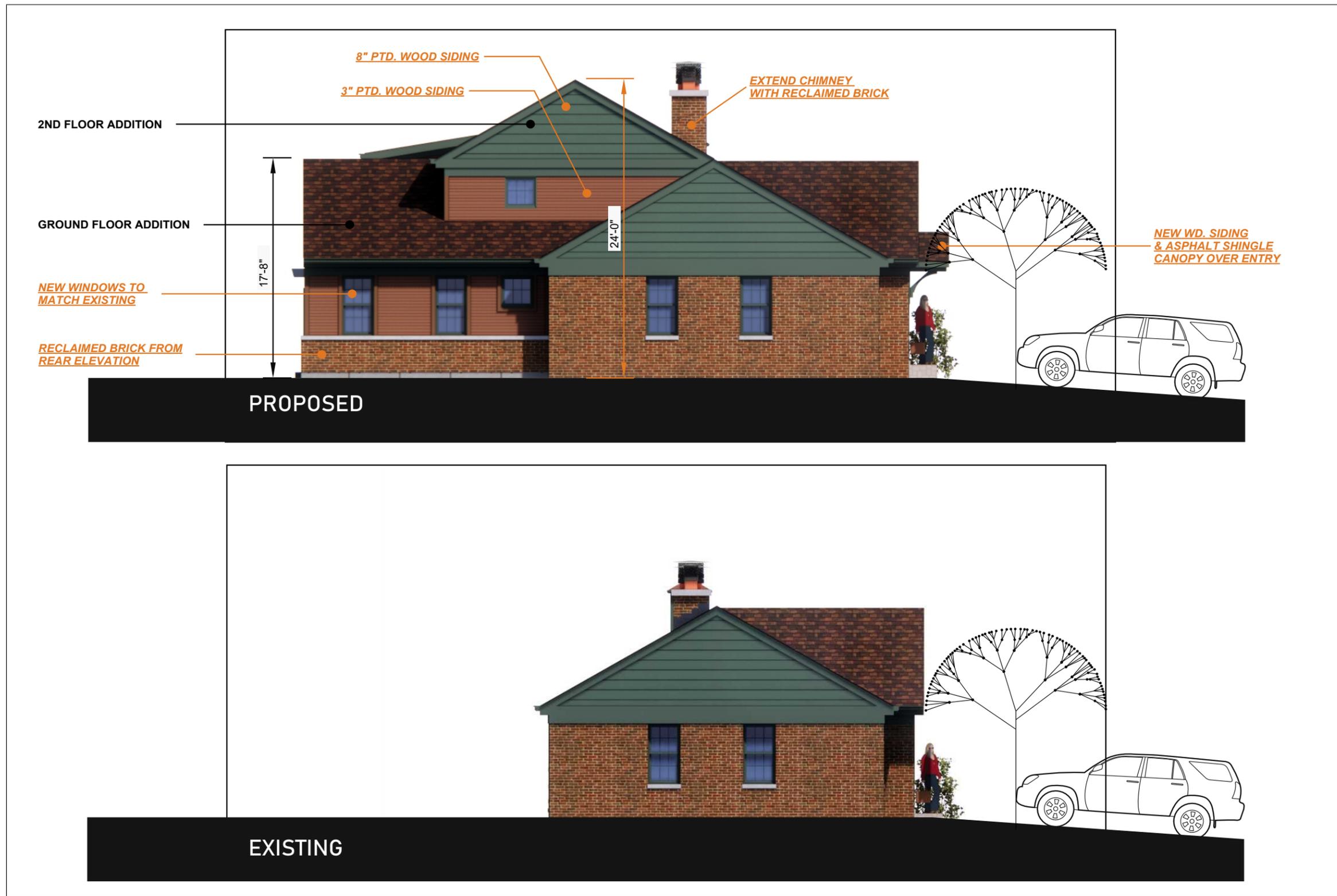


Front Entry

A.10

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**Greenleaf
Street
Elevation**

A.11

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CONTINUE ROOFLINE TO CREATE 2ND STORY

NEW WINDOWS TO MATCH EXISTING

EXTEND HEIGHT OF CHIMNEY

NEW CANOPY OVER ENTRY DOOR



PROPOSED



EXISTING



ARCHITECT
 Mark Demsky Architect
 113 Dartmouth Ct
 Glenview, IL 60026

CLIENT
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DRAWN BY
 MD

SE View from
 Greenleaf
 Street

A.12

GABLE AND ROOF PITCH TO MATCH EXISTING GREENLEAF ELEVATION

NEW WINDOWS TO MATCH EXISTING



PROPOSED

2ND FLOOR VOLUME PULLED BACK FROM GREENLEAF AND FROM RIDGE COURT

USE RECLAIMED BRICK FROM REAR ELEVATION



EXISTING



ARCHITECT
 Mark Demsky Architect
 113 Dartmouth Ct
 Glenview, IL 60026

CLIENT
 Howard & Amina Hartenstein
 1041 Ridge Court
 Evanston, IL 60202

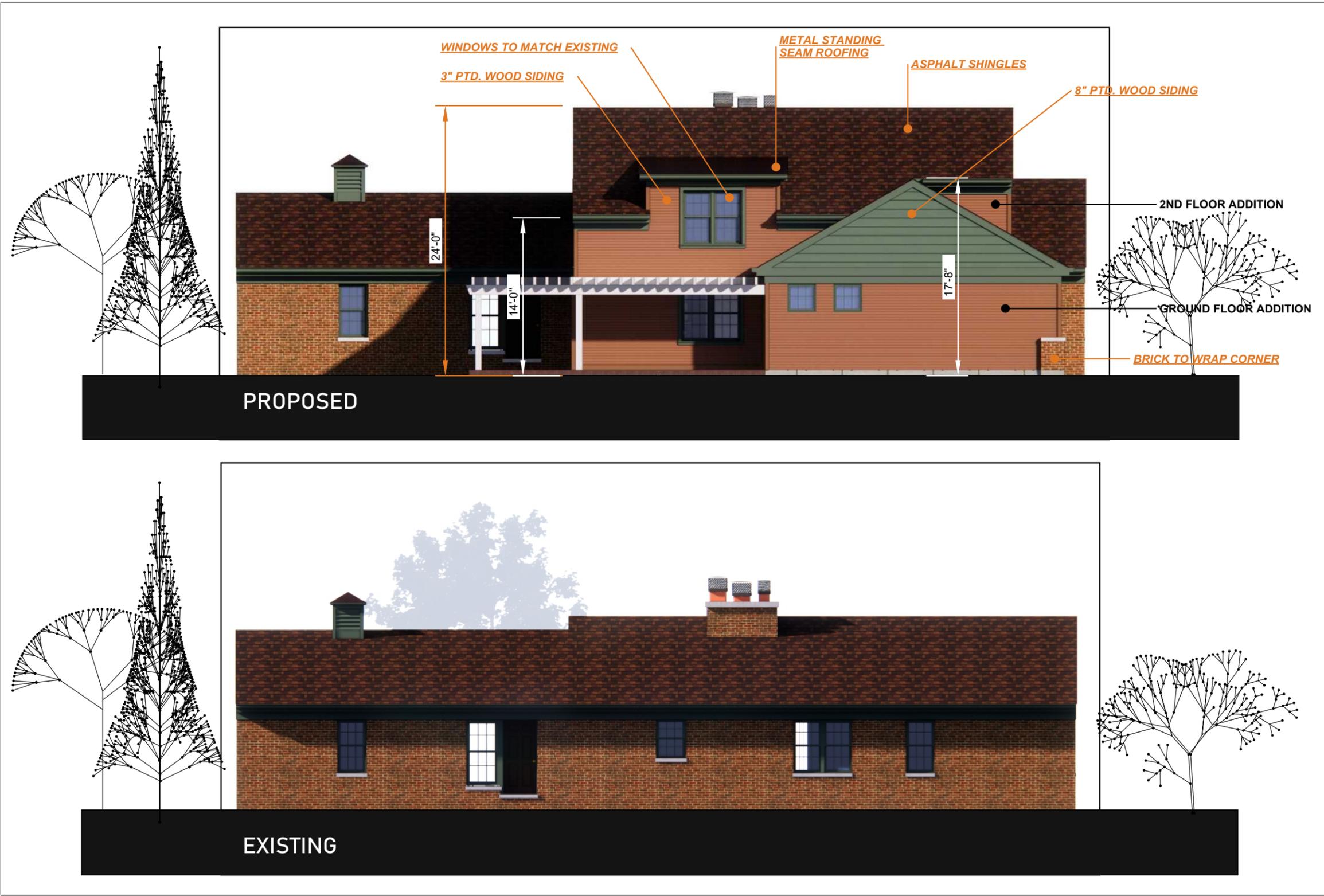
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SW View from
Greenleaf
Street

A.13



A.14

**Rear
Elevation**

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CONTINUE ROOFLINE FROM FRONT ELEVATION



PROPOSED

MAINTAIN LOW GUTTER LINE- PROVIDE DORMER FOR 2ND FLOOR

GABLE AND ROOFLINE TO MATCH GREENLEAF ELEVATION

PAINTED SIDING IN BRICK TONES

NEW PAVER PATIO



EXISTING



ARCHITECT
 Mark Demsky Architect
 113 Dartmouth Ct
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 Howard & Amina Hartenstein
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DRAWN BY
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NW View from Backyard

A.15



ARCHITECT
 Mark Demsky Architect
 113 Dartmouth Ct
 Glenview, IL 60026

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South Elevation

A.16

The following pages show a study of a "more compliant" version of an addition to the subject property. This version would not need relief for Building Lot Coverage, but would still require a variance for the Rear Yard Setback in order to match the Existing Non-Conforming Setback.

The applicant feels this option does not recognize the original character, style and scale of the original building and the Historic District where it is located.

Also, the desired addition of a Kitchen and Great Room do not work functionally on the second floor. For these reasons, this option is not desirable.

A.17

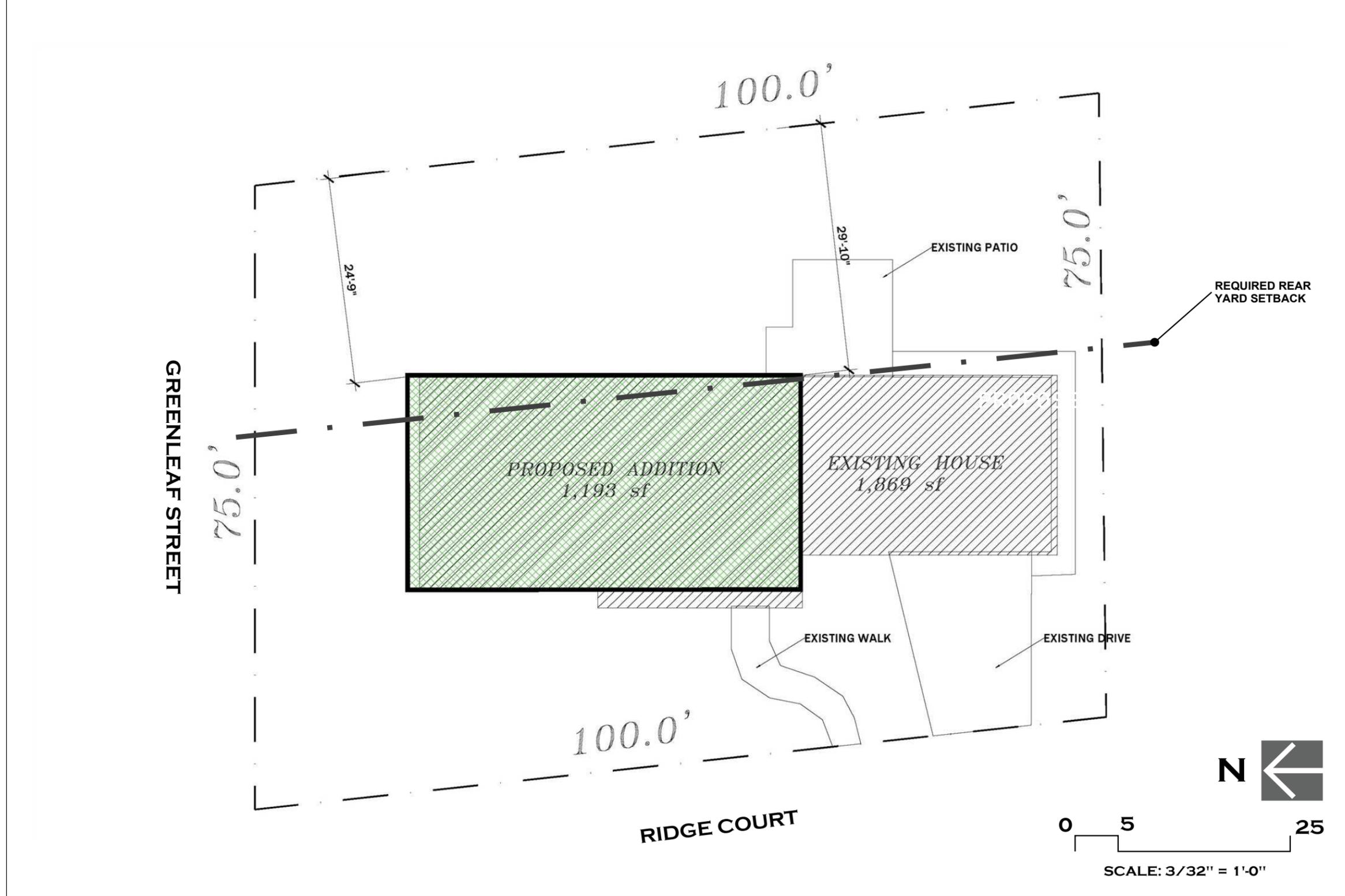
**More Compliant
Version**

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ARCHITECT Mark Demsky Architect
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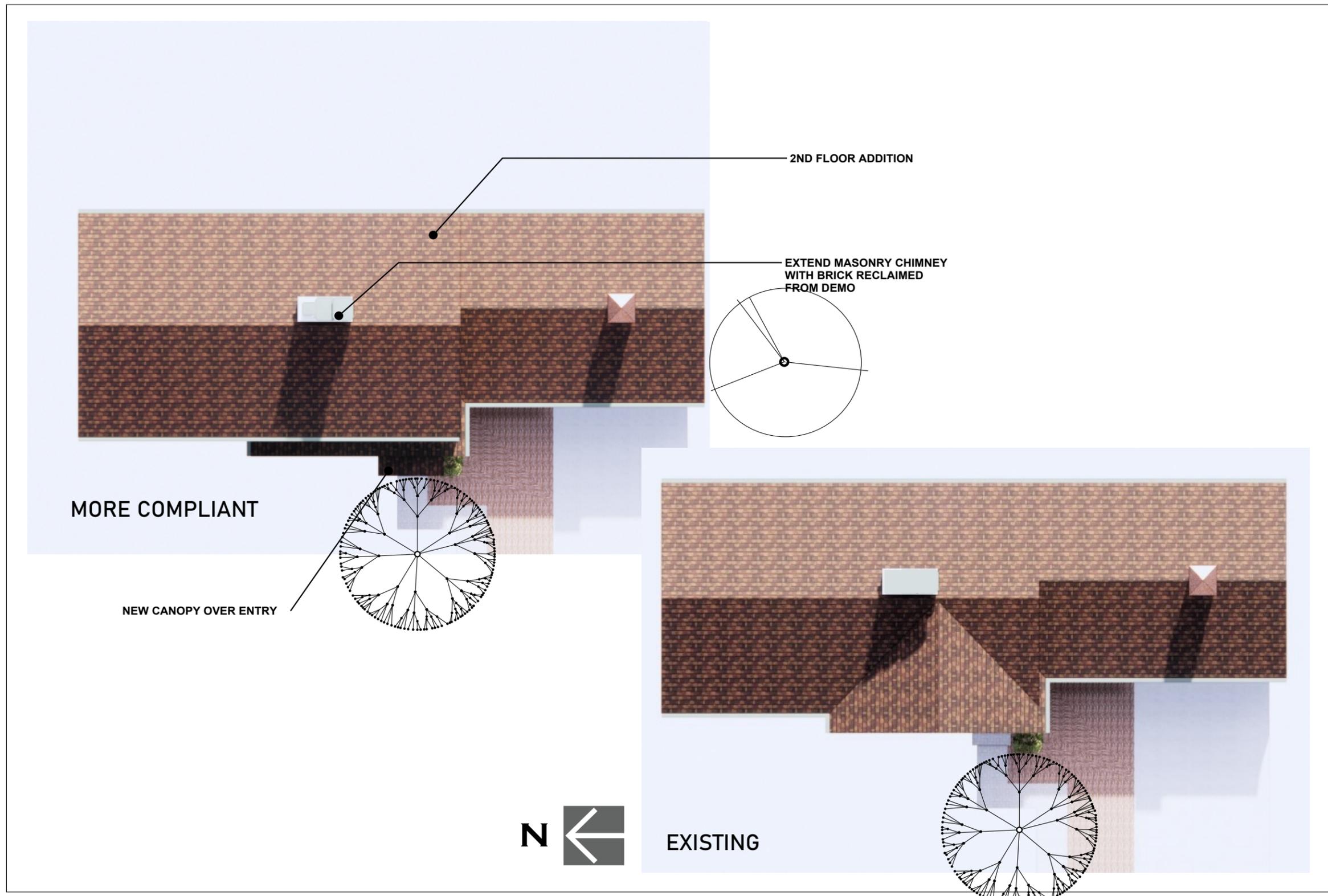


Site Plan
 More Compliant
 Version

A.18

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A.19
Roof Plan
More
Compliant

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 Glenview, IL 60026





2ND FLOOR ADDITION

26'-10"

NEW WD. SIDING & ASPHALT SHINGLE CANOPY OVER ENTRY

MORE COMPLIANT

EXISTING

Ridge Ct.
Elevation
More Compliant

A.20

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Glenview, IL 60026

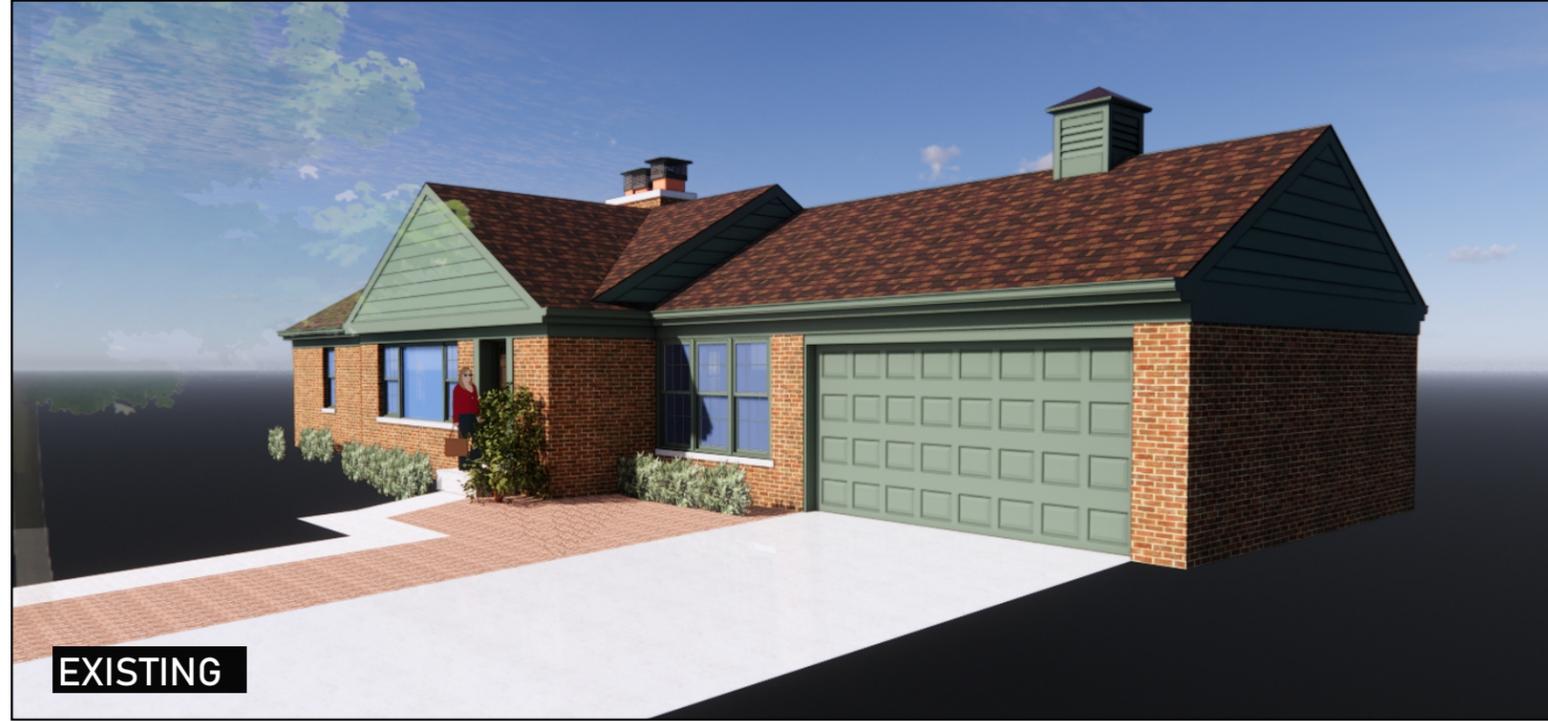


2ND FLOOR ADDITION

NEW CANOPY
OVER ENTRY



MORE COMPLIANT



EXISTING

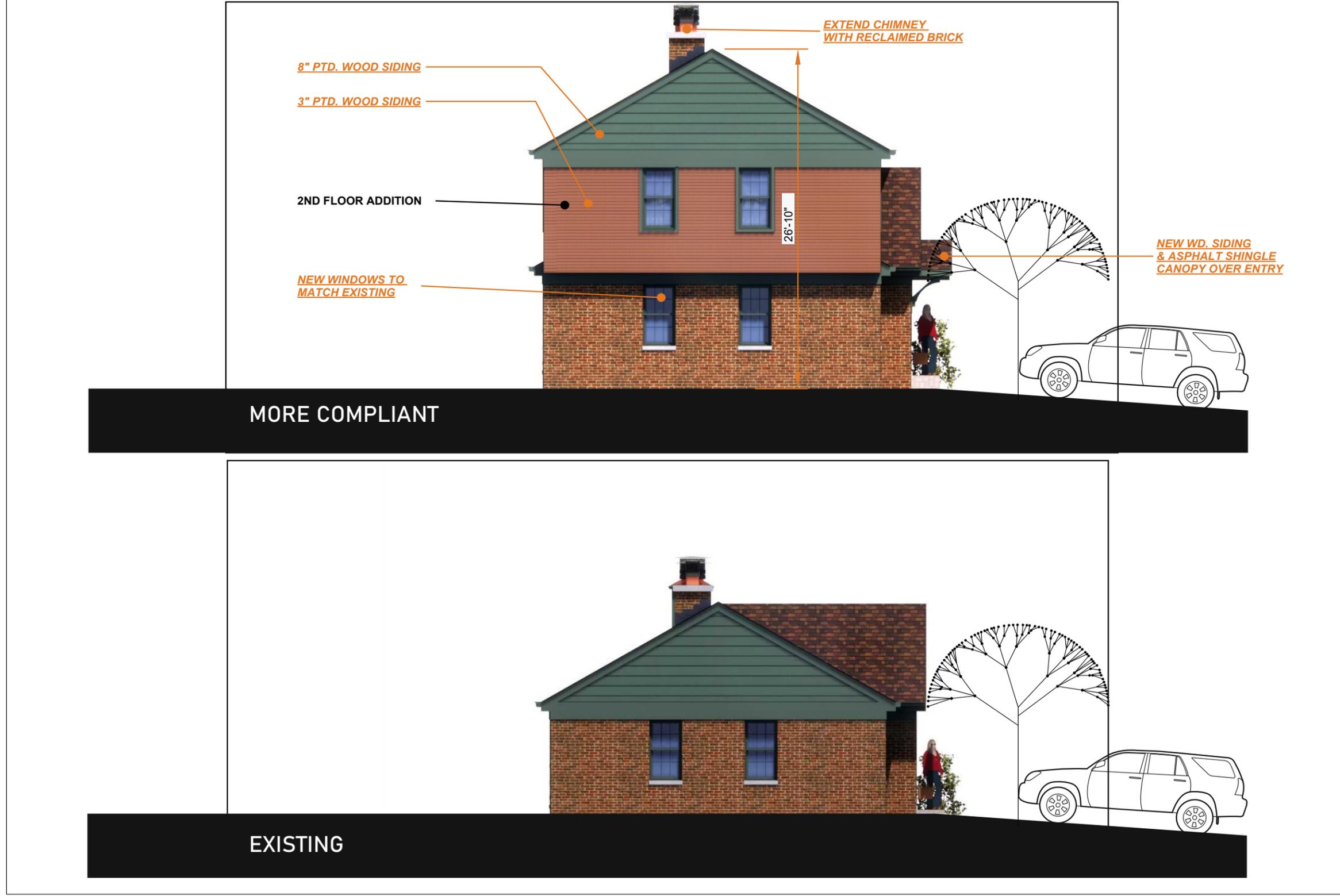
View from
Ridge Ct.
More Compliant

A.21

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Glenview, IL 60026





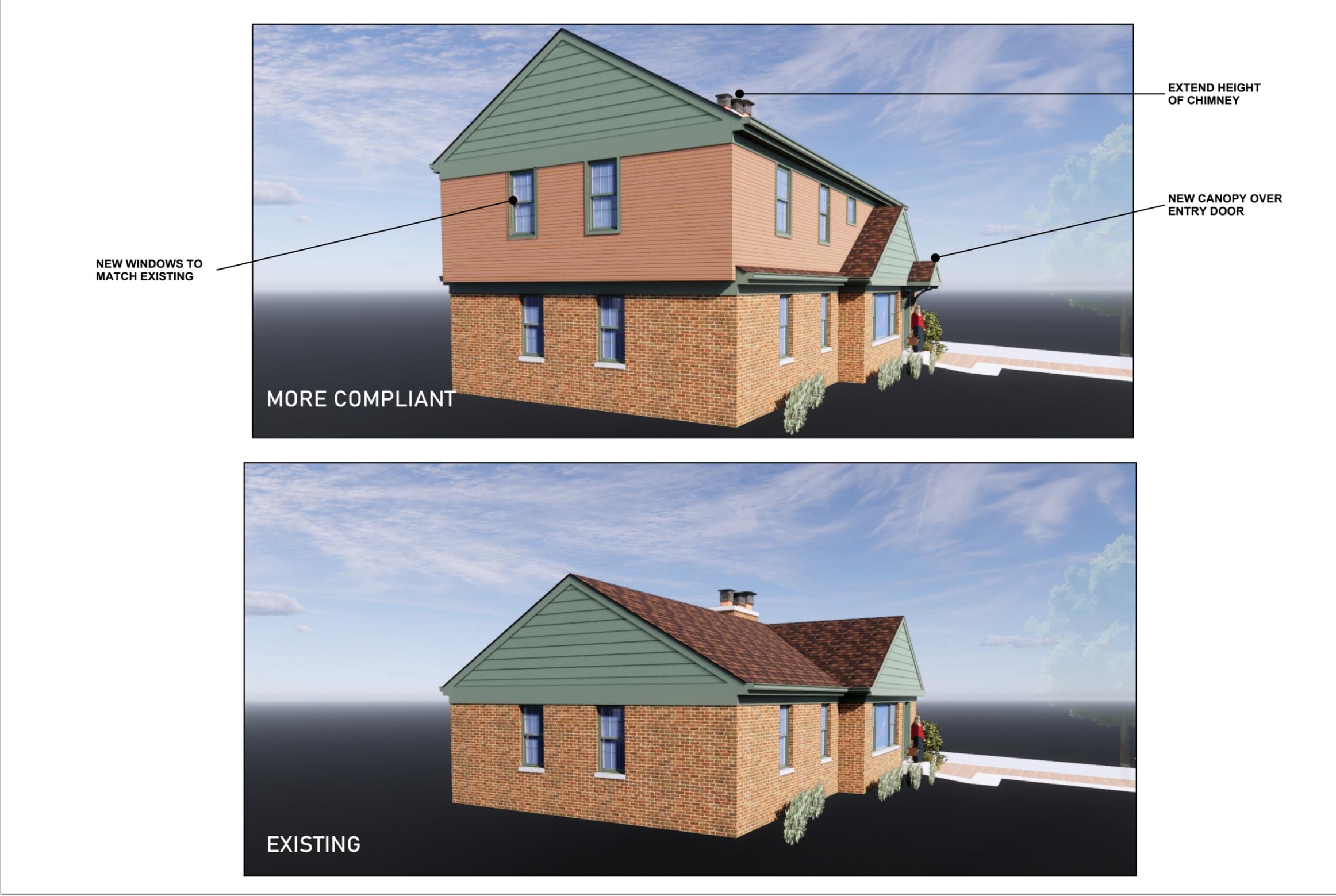
**Greenleaf St.
Elevation
More Compliant**

A.22

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SE View from
Greenleaf St.
More Compliant

A.23

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MORE COMPLIANT



EXISTING

SW View from
Greenleaf St.
More Compliant

A.24

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PROJECT

Hartenstein Residence

PROJECT NO.

2303

CLIENT

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ARCHITECT

Mark Demsky Architect

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Glenview, IL 60026





Rear
Elevation
More Compliant

A.25

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MORE COMPLIANT



EXISTING

NW View from
Backyard
More Compliant

A.26

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August 21, 2023

PROJECT
Hartenstein Residence

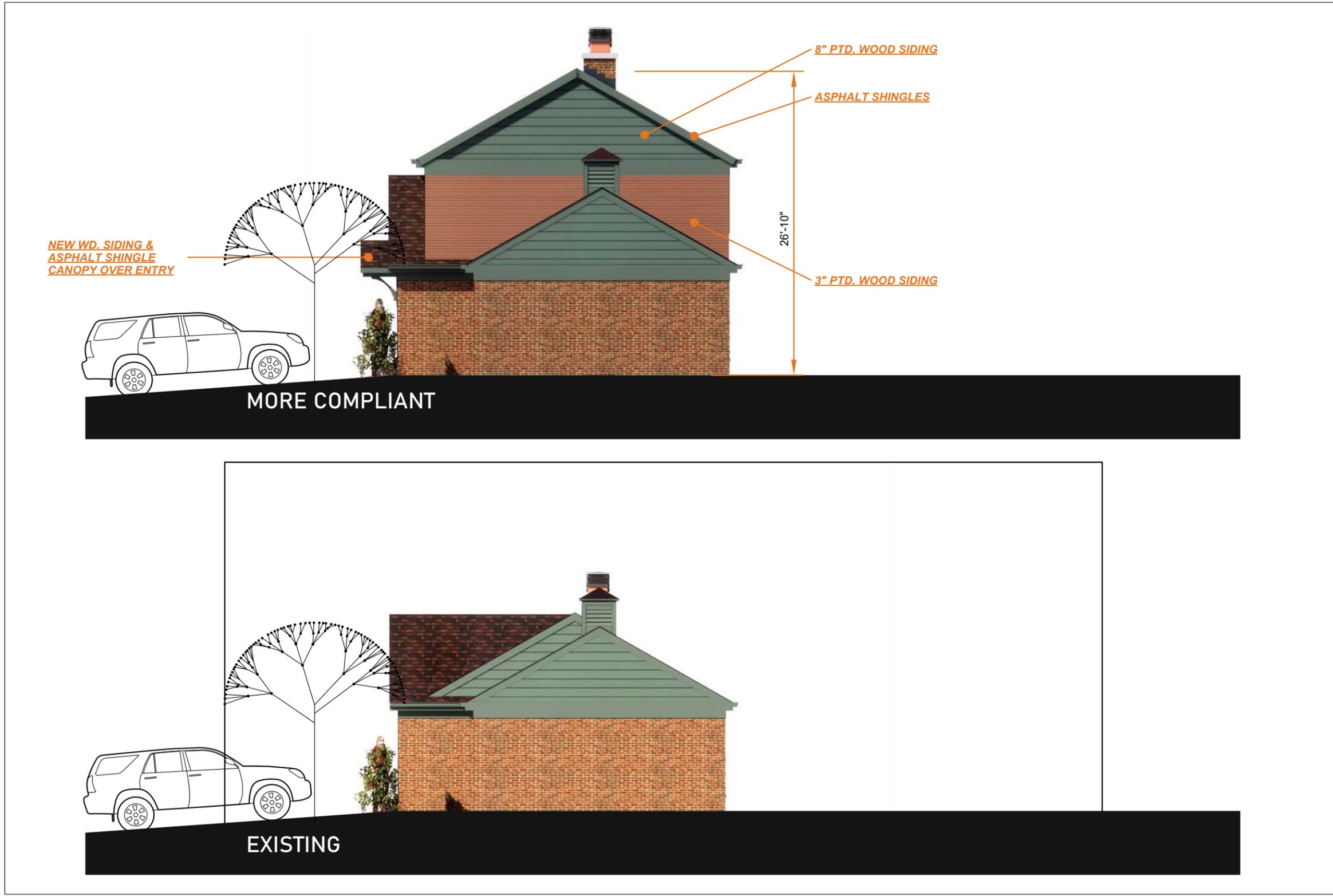
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A.27

**South Elevation
More Compliant**

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CLIENT Howard & Amina Hartenstein
 1041 Ridge Court
 Evanston, IL 60202





STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 1231 Maple Avenue – Ridge Historic District - 23PRES-0159
Date: September 5, 2023

Public Notice

Jeanie Petrick, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to demolish the homes entry portico, and construct an open, roofed front porch at the homes primary street facing elevation. The Preservation Commission is the determining body for this case in accordance with Code Section 2-8-8.

Applicable Standards: Demolition [1-5]; Alteration [1-10]; and, Construction [1-8 and 10-14]

Construction Period:
1889

Style:
Stick

Architect of Record:
Stephen A. Jennings

Condition:
Good

Integrity:
Good (alterations to front entry, including removal of the front porch in 1924)

Status:
Contributing

Setting:

1231 Maple Avenue is located in the east central portion of the Ridge Historic District on the east side of Maple Avenue between Dempster Street to the north and Crain Street to the south. Surrounding homes are an eclectic mix of high-style structures of various residential typologies and densities. The block was predominately constructed between the late 1800s and early 1900s and in whole has excellent integrity and contains a significant number of individually registered Landmarks and contributing structures with a high-degree of architectural integrity designed by master architects.

Significance:

1231 Maple Avenue is a modest Stick styled home designed in 1889 by prominent Evanston architect Stephen A. Jennings (1857 – 1930). Born in Chicago and educated at the University of Illinois, Stephen A. Jennings was a prolific architect of Queen Anne and other Victorian and Classical Revival-styled homes, flats and other buildings in Evanston and adjacent Chicago neighborhoods during the latter half of the 19th century and early 20th century. His main body of work in Evanston, occurred between 1885 and 1897 before he left to start a new practice in Seattle; he would later move to Detroit to continue his work. One of Jennings most recognized commissions in Evanston is the St. Mary's Roman Catholic Church at 1012 Lake Street (1891). He died in Grosse Pointe, Michigan in 1930.

1231 Maple Avenue retains good to excellent integrity, and even alterations to the front entry, including the removal of the original front-porch, could be considered historic in their own right.

The Stick Style is a transitional period between the Gothic Revival and Queen Anne. The Stick Style stressed the wall surface itself as a decorative element rather than a simple plane surface. The style thus incorporated decorative detailing applied around the windows, doors, and gables, and patterned wall treatments. Similar to the Italianate and Gothic Revival styles before it, the Stick style was also popularized through pattern books, many of which were published in the mid 1860s through the 1870s. The style was not popularized in Evanston until the 1880s, and was far less widespread than its close relation the Queen Anne style.

Historic characteristics of the style often include gabled roofs, decorative trusses and ornamental elements at the gable apex. The walls are typically clad in wood shingles and clapboard siding is often interrupted by patterns of horizontal, vertical, or diagonal boards.

Public Comment

None.

Applicable Standards

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

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

Demolition

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

Alteration

1. Every reasonable effort shall be made to adapt the property, structure, site or object in a manner that requires minimal alteration of the property, structure, site or object and its environment.
2. The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible except when retention represents a hazardous or dangerous condition.
3. All properties, structures, sites and objects shall be recognized as products of their own time. Alterations to sites, buildings, structures, or objects that have no historic basis shall be discouraged.
4. Changes that may have taken place in the course of time are evidence of the history and development of a property, structure, site or object and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features, materials, finishes, examples of skilled craftsmanship, or examples of distinctive construction techniques that characterize a property, structure, site or object shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or

pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

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

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

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

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

Construction

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

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

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

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

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

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

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

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

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

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

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

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

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

Application for Preservation Review of Certificate of Appropriateness (COA)



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

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

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

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

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

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

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

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

1) Property Address: 1231 Maple Avenue	FOR STAFF USE ONLY Application Number:
2) Owner's Name: Sarah & Angus Utley	Address: 1231 Maple Avenue
City: Evanston State: IL Zip: 60201	Phone: 310-871-4352 Email/Fax:
3) Architect's Name: Jeanie Petrick	Address: 1326 Asbury Avenue
City: Evanston State: IL Zip: 60201	Phone: 847-721-5975 Email/Fax:
4) Contractor's Name:	Address:
City:	State: Zip: Phone: Email/Fax:

5) Landmark: Yes No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).

6) Within Local Historic District: Yes No;
If yes, Lakeshore Ridge Northeast Evanston Apartment Thematic Resources

7) Refer to the completed Zoning Analysis and check as applicable if project requires:
 Major Zoning Variance; Minor Zoning Variance; 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: Special Use 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 project is to build back a front porch with respect to the house and neighborhood. We are proposing all wood framing and finish materials. The trim details are similar to existing either on the house or within the surrounding neighborhood.

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

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

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

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

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

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

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

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

4) Applicant's Signature: _____
Print Name:

Date:

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

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.

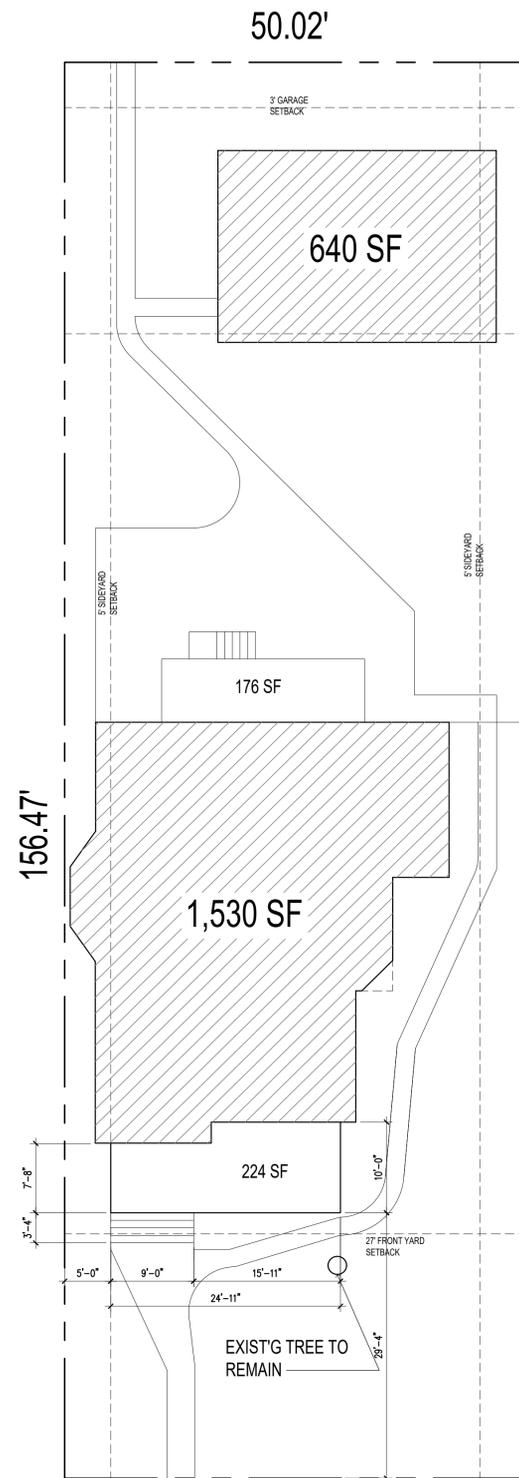
 - Site plan with the existing footprint of the primary structure(s) clearly showing the side(s) being altered.
 - If the changes also include a **change in the footprint**, provide a **site plan** clearly showing the location of proposed change, setback dimensions, existing and proposed lot coverage,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



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

ZONING INFORMATION:

ZONE = R1 SINGLE FAMILY RESIDENTIAL

HISTORIC DISTRICT = RIDGE

SITE SQUARE FOOTAGE = 7,827 SF

MAXIMUM BUILDING FOOTPRINT (30%) - 2,348 SF

EXISTING RESIDENCE FOOTPRINT = 1,530 SF

EXISTING GARAGE = 640 SF

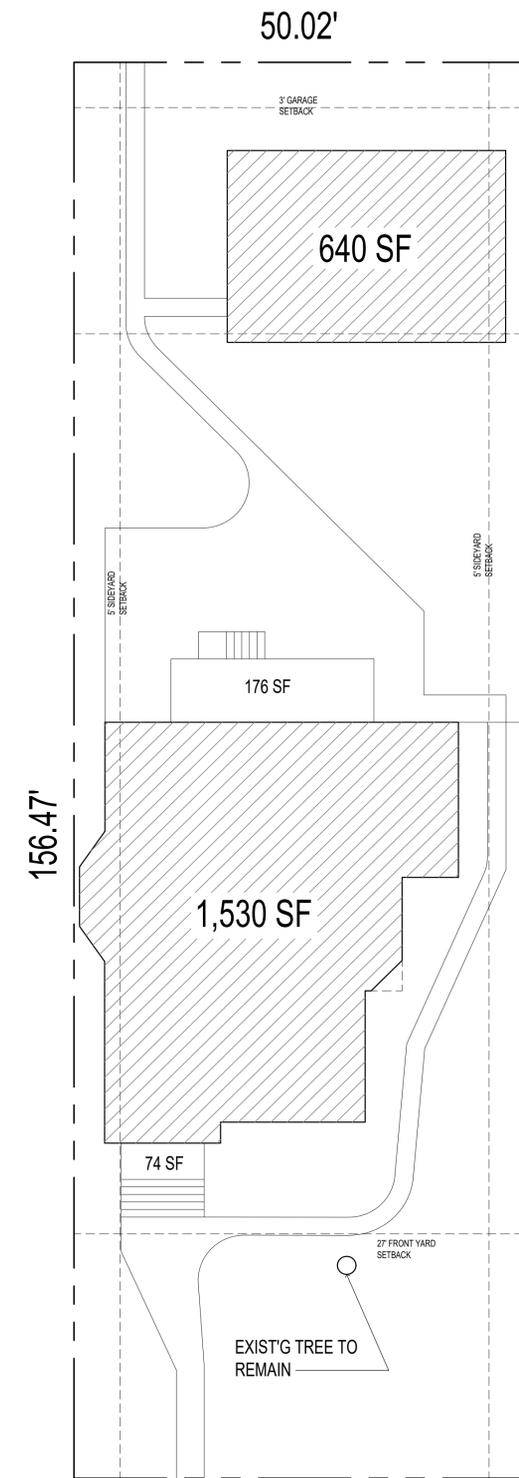
TOTAL EXISTING FOOTPRINT = 2,170 SF (27.7%)

PROPOSED NEW FRONT PORCH FOOTPRINT = 224 SF (50% EXEMPT)

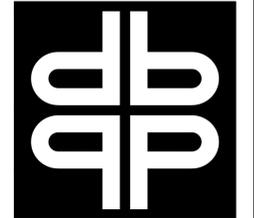
PROPOSED BUILDING FOOTPRINT = 2,282 SF (29.2%)

MAXIMUM IMPERVIOUS SURFACE LOT COVERAGE IS 45% = 3,522 SF

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



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



PETRICK ARCHITECTURE

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

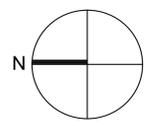
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INTERIORS REMODEL FOR:

UTLEY RESIDENCE
1231 MAPLE AVENUE, EVANSTON

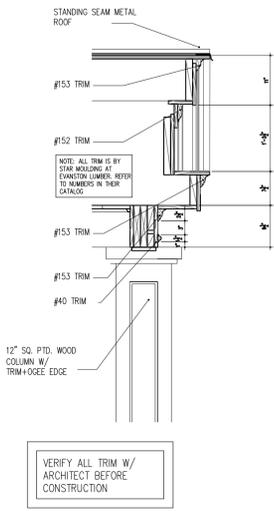
28 OCT 22	14 AUG 2023						
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SCALE:
AS NOTED
DATE:
14 AUG 2023

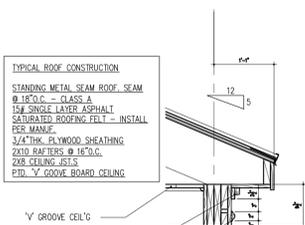
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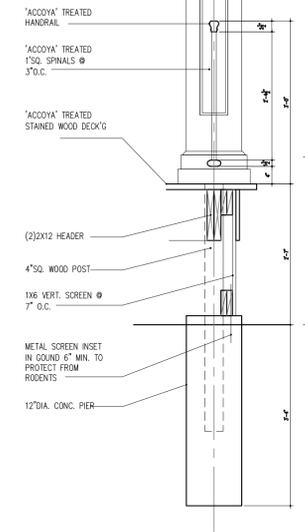


3 WALL SECTION @ PEDEMENT
SCALE: 3/4" = 1'-0"

TYPICAL ROOF CONSTRUCTION
STANDING METAL SEAM ROOF SEAM @ 12\"/>



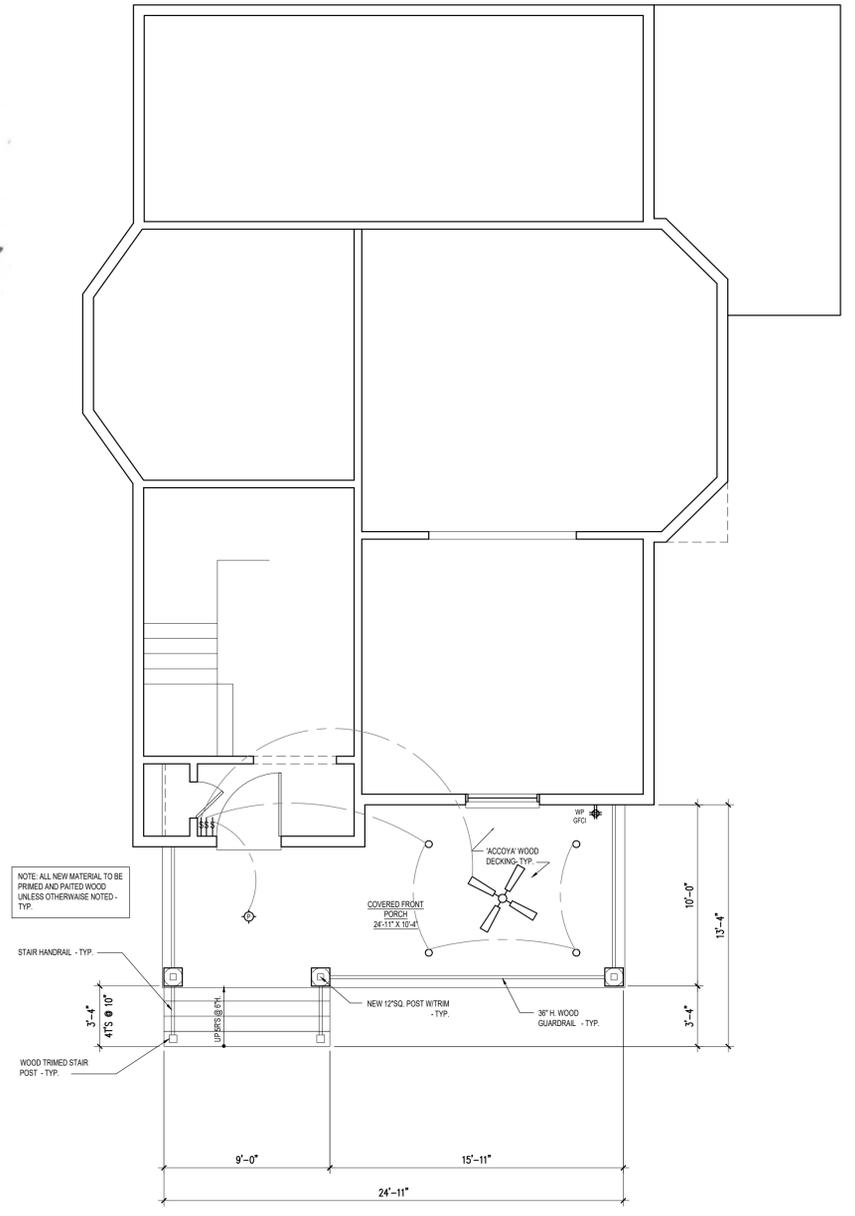
NOTE: ALL TRIM IS BY STAR MOULDING AT EVANSTON LUMBER. REFER TO NUMBERS IN THEIR CATALOG



2 WALL SECTION @ PORCH
SCALE: 3/4" = 1'-0"

- LEGEND**
- SMOKE DETECTOR
 - 4\"/>

- SPECIFICATIONS:**
- WINDOWS - ALUM. CLAD WINDOWS BY PELLA ARCHITECTE SERIES RESERVE
 - EXTERIOR DOORS - BY SIMPSON OR SIMILAR
 - INTERIOR DOORS - BY TRUSTILE OR SIMILAR
 - SIDING - OPAQUE STAINED 4\"/>



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



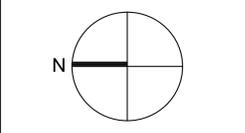
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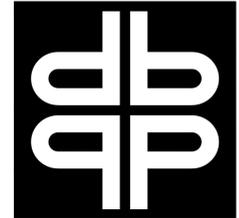
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SCALE:
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DATE:
14 AUG 2023

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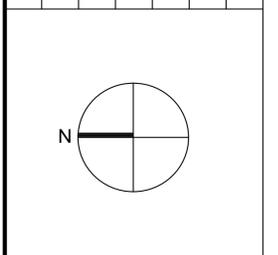
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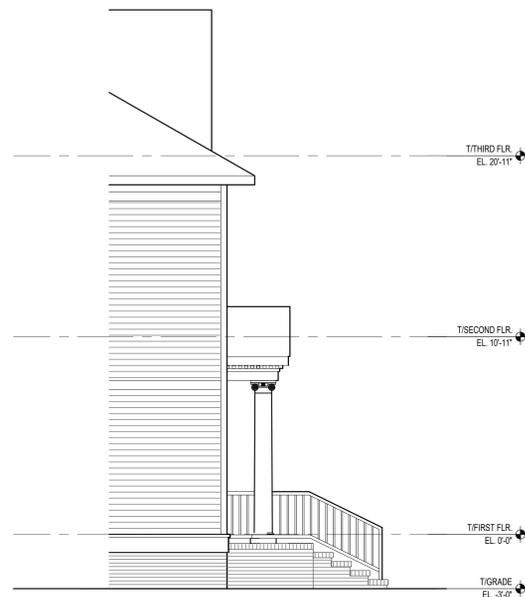
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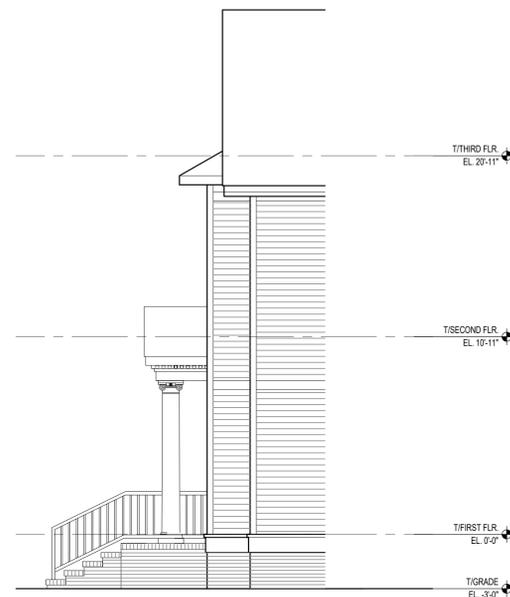
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DATE:
14 AUG 2023

A3



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

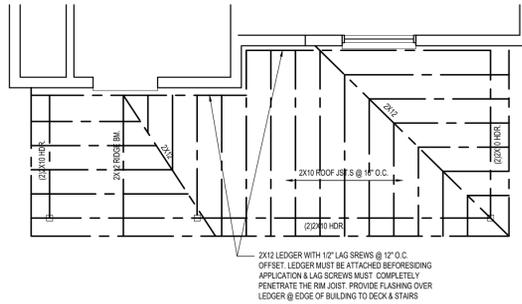


2 EXISTING SIDE / SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

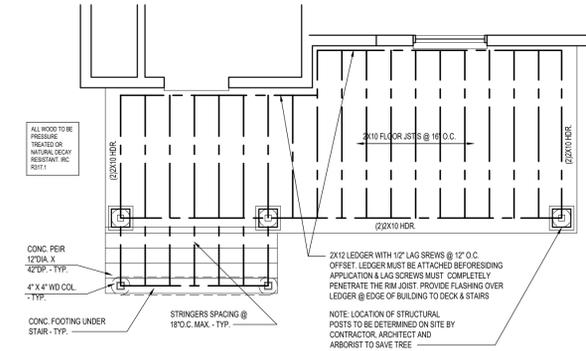


1 EXISTING FRONT / WEST ELEVATION
SCALE: 1/4" = 1'-0"

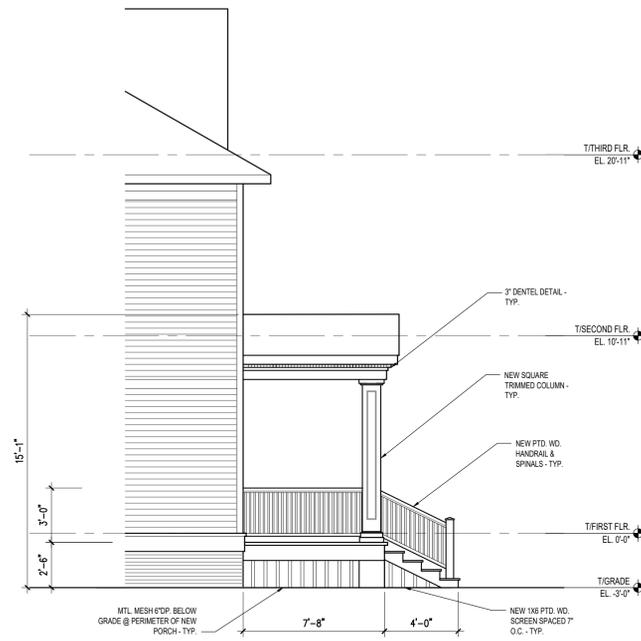
FIELD VERIFICATION: CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL FIGURED DIMENSIONS AND CONDITIONS AT THE JOBSITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.



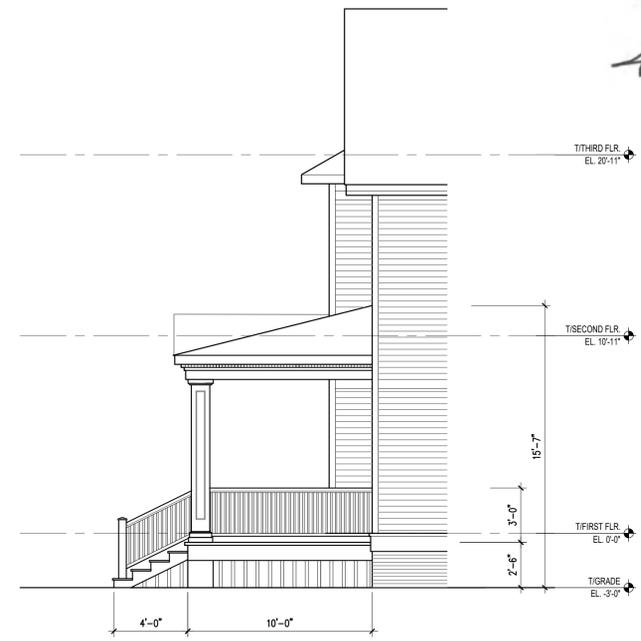
5 FRONT PORCH ROOF FRAMING
SCALE: 1/4" = 1'-0"



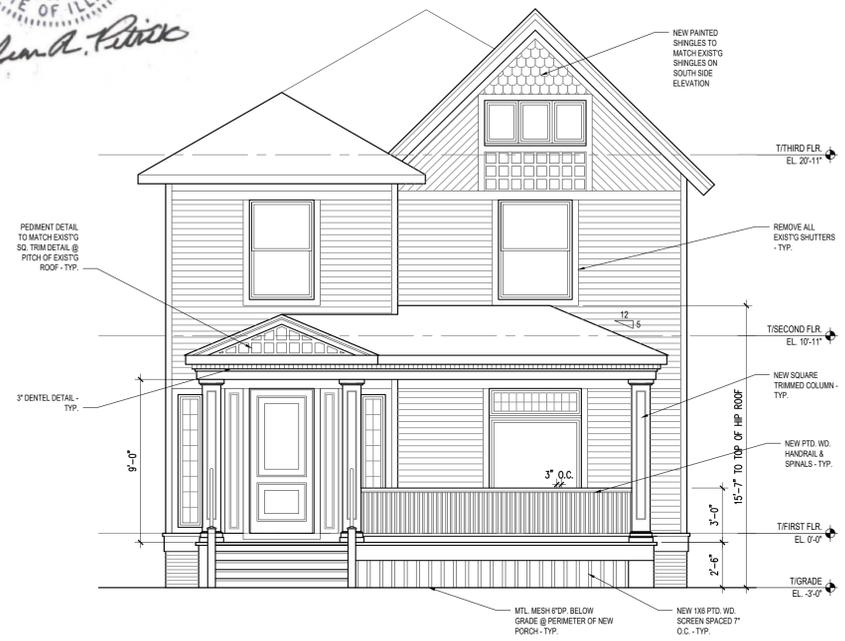
4 FRONT PORCH FRAMING
SCALE: 1/4" = 1'-0"



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



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



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



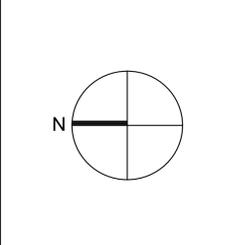
PETRICK ARCHITECTURE
ARCHITECTURE + INTERIORS
1326 ASBURY AVE EVANSTON, IL
PH 847.721.5975
JP@PETRICKARCHITECTURE.COM

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

INTERIORS REMODEL FOR:
UTLEY RESIDENCE
1231 MAPLE AVENUE, EVANSTON

28 OCT 22	12 AUG 2023						
SCHEMATIC DESIGN	ISSUE FOR PERMIT						



SCALE:
AS NOTED
DATE:
14 AUG 2023

A2



South Line of **DEMPSTER STREET**

PLAT OF SURVEY

LOT 20 IN BLOCK 2 IN HUSE'S ADDITION TO EVANSTON, SAID ADDITION BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, WEST OF THE CHICAGO AND NORTHWESTERN RAILROAD OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

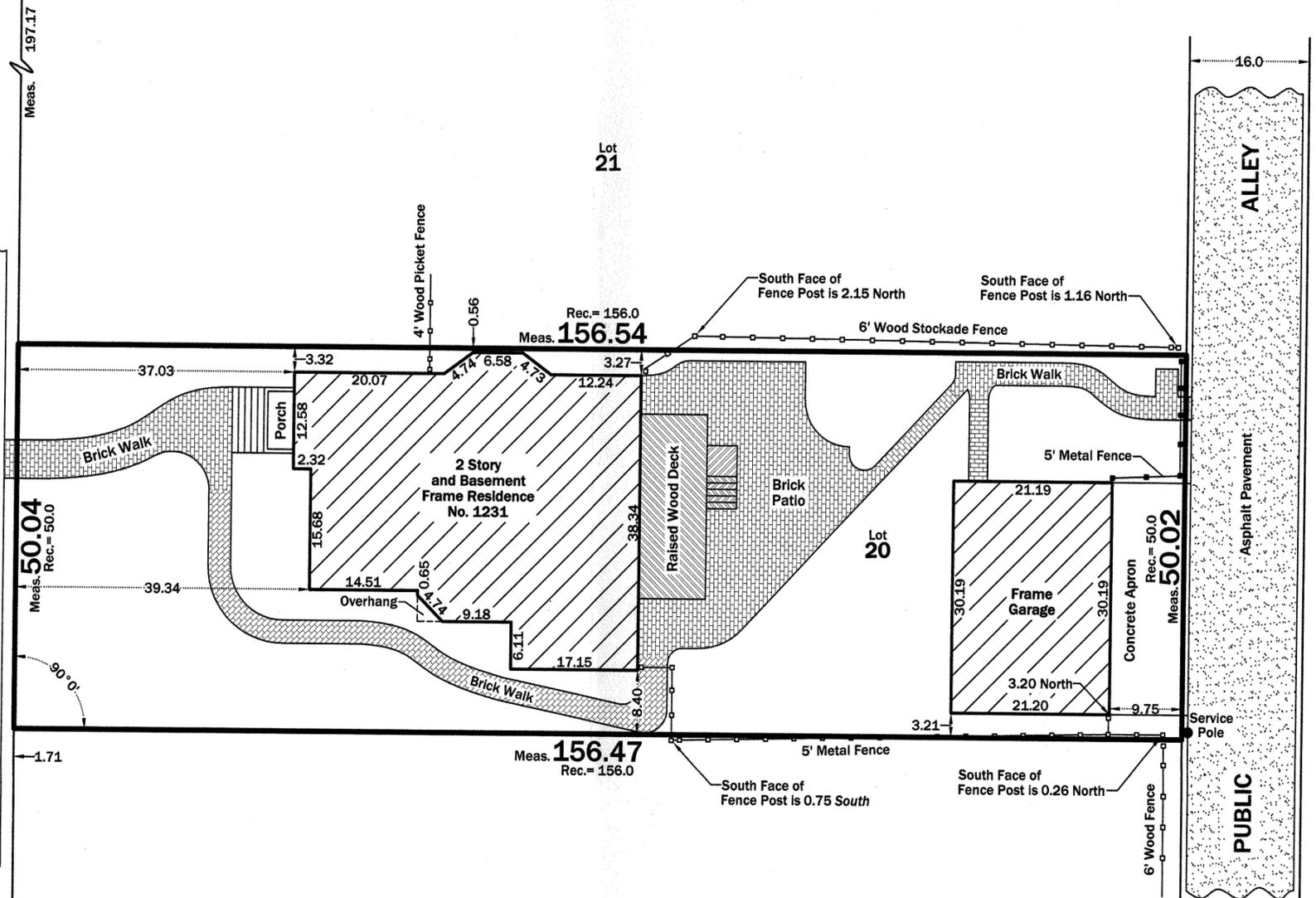
COMMONLY KNOWN AS # 1231 MAPLE AVENUE, EVANSTON, ILLINOIS.

MAPLE AVENUE

MAPLE AVENUE

ALLEY

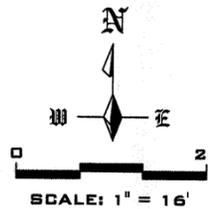
PUBLIC



PREPARED FOR: CENTRAL LAW GROUP
 PURPOSE: MORTGAGE / SALE
 FIELD DATE: 12-23-19
 DELIVERY DATE: 12-30-19
 FORMATS: BOND & PDF

Information hereon is not sufficient nor guaranteed for new construction, unless property corners noted. Distances and angles may not be assumed by scaling. Distances noted hereon are in feet and decimals. Building Lines & Easements per title, if provided. Compare all points on ground prior to construction.

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



NORTH SHORE SURVEY, LTD.
 436 CATALPA LANE, LIBERTYVILLE, ILLINOIS 60048
 (847) 446-6510 NORTHSHORESURVEY@GMAIL.COM
 PROFESSIONAL DESIGN FIRM NO. 184.006982

State of Illinois }
 County of Cook } SS

WE, North Shore Survey, Ltd., do hereby certify that we have surveyed the property as described in the above caption in accordance with official records and/or previous surveys and that the plat hereon drawn is a correct representation of said survey.

Arthur P. O'Shea
 PROFESSIONAL ILLINOIS LAND SURVEYOR
 LICENSE NO. 35-2232 EXP. 11-30-2020

DATED: DECEMBER 23, 2019

INSTR.: ART
 CAD: ART LEGAL: ARD

FILE NO.
43581-U







STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 1734 Asbury Avenue – Landmark - Ridge Historic District - 23PRES-0160
Date: September 5, 2023

Public Notice

Charles Neuhaus, Hanson Roofing, contractor and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to remove the homes existing slate tile roof and install an asphalt shingle roof in its place. The Preservation Commission is the determining body for this case in accordance with Code Section 2-8-8.

Applicable Standards: Alteration [1-10]

Construction Period:
1872

Style:
Italianate

Architect of Record:
Unknown; Additions and alterations by Pond & Pond (1911/1912)

Condition:
Excellent

Integrity:
Excellent (minor alterations)

Status:
Landmark designated in 1978 under Criterion A4 and A6 (exemplification of architectural style including historic alterations), and A9 (be included in the 1972 Statewide Architectural Survey).

Setting:

1734 Asbury Avenue is located in the northern portion of the Ridge Historic District on the west side of Asbury Avenue between Lyons Street to the north and Church Street to the south. Surrounding homes are an eclectic mix of styles including contemporary interventions. The block was predominately developed between the 1870s and 1890s and retains good integrity of setting. Contributing structures on the same block include 1700, 1713, 1719, and 1735 Asbury Avenue. Architecturally significant and Landmarked structures include 1710, 1714, 1720, 1723, 1724, 1733, and 1742 Asbury Avenue.

Significance:

The home has both architectural and historic significance, and was first identified as architecturally significant in the 1972 Statewide Architecture Survey. The home was built for Joseph M. Lyons in 1872, a year after the Chicago Fire, and a time which saw significant growth in Evanston, as many wealthy families relocated from Chicago and built large estates in what is now the Ridge Historic District. The home would quickly transfer ownership to merchant John J. Richards, but his business sustained heavy losses in the Chicago Fire and he was unable to retain ownership, selling in 1879. The home was then purchased and occupied by Charles H. Fuller, who owned and operated an advertising business in Chicago. Fuller would Commission the alterations and additions completed by notable architects Pond and Pond.

This conspicuous structure began life as a twin to its neighbor to the south, 1724 Asbury Avenue. Its original appearance as a large, brick Italianate structure, now painted, remains clear. Brick quoins edge the corners, and brick strips edge the windows in the second story with segmental arches over the narrower ones that flank the segmentally-arched French window in the center, probably a modification of the two narrow, original central windows. A cornice with paired brackets trims the slated hop roof. The pair of flat-fronted, two-story bays with pilasters on the south face are perhaps in whole or in part original or part of the two-story rear addition designed by Pond & Pond in 1911 and 1912. Additional historic alterations include the dormers, also with hipped roofs, on the front, and the porch placed along the ground floor and extended to the north as a porte cochere with low pyramidal roof. The addition's simple entablature is supported by piers that repeat the original corner quoin motif. The front yard fence is original to the home, and the property contains one of the few remaining stables to the west that retains its original cupola and simple brackets.

Although an attached document to the Statement of Significance references Pond and Pond as the original architect, the timing of the Commission (circa 1870s) would have been prior to the two attending the University of Michigan and before any of their first known commissions. Alterations and the rear addition are attributed to Pond and Pond after they had relocated to Chicago.

The existing slate roof is identified as a character defining feature in the Statement of Significance and appears to be original based on a search of historic building permits pulled for the property. Character defining features are identified in order to better understand what aspects of a building are essential to its integrity, and are thus areas where change should be minimized.

Alexander Jackson Downing's pattern books popularized the Italianate style, which was loosely modeled after the grand villas of northern Italy. Italianate homes first began to appear in most eastern and Midwestern states in the 1840s but declined in popularity after the financial panic of 1873 and the subsequent depression when home building slowed. Italianate homes in Evanston, including 1322 Lake, are typically constructed in wood clapboard or masonry, two to three stories in height, and L-shaped, asymmetrical or gable-fronted in form. Its most recognizable features include an elaborate roof-line cornice with decorative brackets and tall, narrow double hung windows that are often arched at the top and crowned with a hood mold made of brick or stone. Roofs are typically hipped with little pitch, and covered in clay tile, slate tile, or standing seam metal.

Requested Information and Pre-Review Comments

Staff and the Application Pre-Review Subcommittee of the Preservation Commission asked the applicant to provide supplemental documentation. Specifically, the applicant was asked to submit a legible roof plan identifying all areas of the roof scheduled for replacement and to identify if the copper detailing is also planned to be replaced, to respond to each of the standards for alteration, to provide a summary of why replacement in-kind is not being explored or is not feasible, and why a composite material that better mimics the existing general appearance of the slate tile was not being explored for use as a more compatible alternative to an asphalt shingle that would minimize any adverse impact to the structures architectural integrity.

Although alteration of a single component of a home may seem minimal, the collective sum of these individual alterations over time can result in significant degradation of integrity.

Public Comment

None.

Applicable Standards

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

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

Alteration

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

4. Changes that may have taken place in the course of time are evidence of the history and development of a property, structure, site or object and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features, materials, finishes, examples of skilled craftsmanship, or examples of distinctive construction techniques that characterize a property, structure, site or object shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.
7. The surface cleaning of buildings, structures or objects shall be undertaken with the gentlest means possible. Treatment methods that will cause damage to the historic materials of the structure, site, or object must not be used.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
9. Innovative design for alterations to existing properties shall not be discouraged when such alterations do not destroy significant historic, cultural, architectural or archaeological material, and such design is compatible with the features, size, scale, proportion, massing, color, material and character of the property, neighborhood and environment.
10. Wherever possible, alterations to structures and objects shall be done in such a manner that if such alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.



**Certificate of Appropriateness Application (COA)
Administrative Approval for MINOR WORK Only**

Application Number (staff only)

IMPORTANT NOTE: Minor work involves no or minimal alteration to the integrity of a structure in terms of design and/or materials (i.e. restoration, re-roofing in kind, fences, adding a new window to match existing, or replacement in kind of certain features when restoration is not feasible). Administrative approval is not allowed for special uses, zoning or fence variances, demolition, new construction or additions. For major work, one must apply for a certificate of appropriateness for review with the Preservation Commission. Ask staff for the major work application form if needed.

1) ADDRESS: No. & Street Name of property: **1734 Asbury** Zip: **60201**
 Seeking for zoning or fence variance or special use? Check Yes No If Yes, stop here and read **IMPORTANT NOTE** above!

2) Is the property an Evanston Landmark? Check Yes ; No
 3) Is the Property located within a historic district? Check Yes ; No If yes: Lakeshore H.D. ; Ridge H.D.
 Northeast Evanston H.D. ; Suburban Apartment Thematic Resources

4) Owner's name: **William Farrow** No. & Street: **2130 Jackson** City: **Evanston**
 State: **IL** Zip: **60201** Phone: **847-612-3980** Fax: Email:

5) Applicant/business name: **Charles S. Neuhaus** No. & Street: **2130 Jackson** City: **Evanston**
 (if different from owner) State: **IL** Zip: **60201** Phone: **847-328-2550** Fax: Email:

6) Architect's name: No. & Street: City:
 (if different from applicant) State: Zip: Phone: Fax: Email:

7) Contractor's name: **Hanson Roofing, Inc.** No. & Street: **2130 Jackson** City: **Evanston**
 (if different from applicant) State: **IL** Zip: **60201** Phone: **847-328-2550** Fax: Email: **hansonroofing@ameritech.net**

8) Activity (for minor work only): Check in the matrix below the proposed activity and write the requested information in box 9) below:

Activity (circle activity as needed)	Location			Proposed Work			Existing and Proposed		Dimensions		Visible from the public way	
	Front	Side	Rear	Restoration	Replacing in kind/ Restoration is not feasible	New installation	Material(s) Write in	Style/type Write in	Height Write in	Length Width Write in	Yes	No
Altering minimally main house or other structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
Restoring main house or other structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	State				<input type="checkbox"/>	<input type="checkbox"/>
Roof on house/garage/other	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	asphalt s	asphalt s			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fence/gate/masonry wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
Doors/storm doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
Windows/storm windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
Stairs/railing/landings/decks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
Land altering activity, i.e. walks, patios, berming, excavating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
Sign/Awning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
Air conditioning unit(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>

9) DESCRIBE briefly below the activity as checked in the matrix and submit as applicable: photos of existing conditions, site plan or plat of survey showing the location of the activity (i.e. stairs, fences/gates/masonry walls, signs, air conditioning units, land altering activity). Also, submit proposed plans, existing and proposed exterior elevations showing the design and materials of proposed fences/gates/masonry walls, windows or doors (when appropriate), all with dimensions and materials. Documentation should not exceed 11"x17" paper size.

striping and re-roofing slate roof with new asphalt shingle roof. Flat sections to be replaced with new one ply membrane

Applicant's name: (print) **Charles S. Neuhaus** Signature: *Charles S. Neuhaus* Date: **7-7-23**

Submit application to: Preservation Coordinator, City of Evanston, Community & Economic Development Department, Planning & Zoning Division, room 3900, Civic Center, 2100 Ridge Avenue, Evanston, Illinois 60201, Phone: 847-448-8687; Fax: 847-448-8120; email: cruz@cityofevanston.org.

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: 1734 Asbury	FOR STAFF USE ONLY Application Number:
2) Owner's Name: William Farrow	Address: 1734 Asbury
City: Evanston State: IL Zip: 60201	Phone: 847-612-3980 Email/Fax:
3) Architect's Name:	Address:
City: State: Zip: Phone: Email/Fax:	
4) Contractor's Name: Hanson Roofing Charles Neuhaus	Address: 2130 Jackson Ave
City: Evanston State: IL Zip: 60201	Phone: 847-328-2550 Email/Fax: HansonRoofing@ameritech.net
5) Landmark: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
6) Within Local Historic District: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No;	
If yes, <input type="checkbox"/> Lakeshore <input checked="" type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources	
7) Refer to the completed Zoning Analysis and check as applicable if project requires:	
<input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> Fence Variance → If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require any Zoning Variance or Fence Variance or Special Use → Complete section B only.	
Check if your project requires: <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Development → Refer to Supplemental Information on page (i) below.	

Section B: Application for Certificate of Appropriateness

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

We will strip the slate off the roof and replace it with a 30yr warranty architectural shingle. With the roof needing a replacement we believe that replacing the slate with an architectural shingle will still keep the same feel to the house since being in a historical district.

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

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

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

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

4) Applicant's Signature: Charles S. Neuhaus
Print Name: Charles Neuhaus

Date: 08/11/2023

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

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

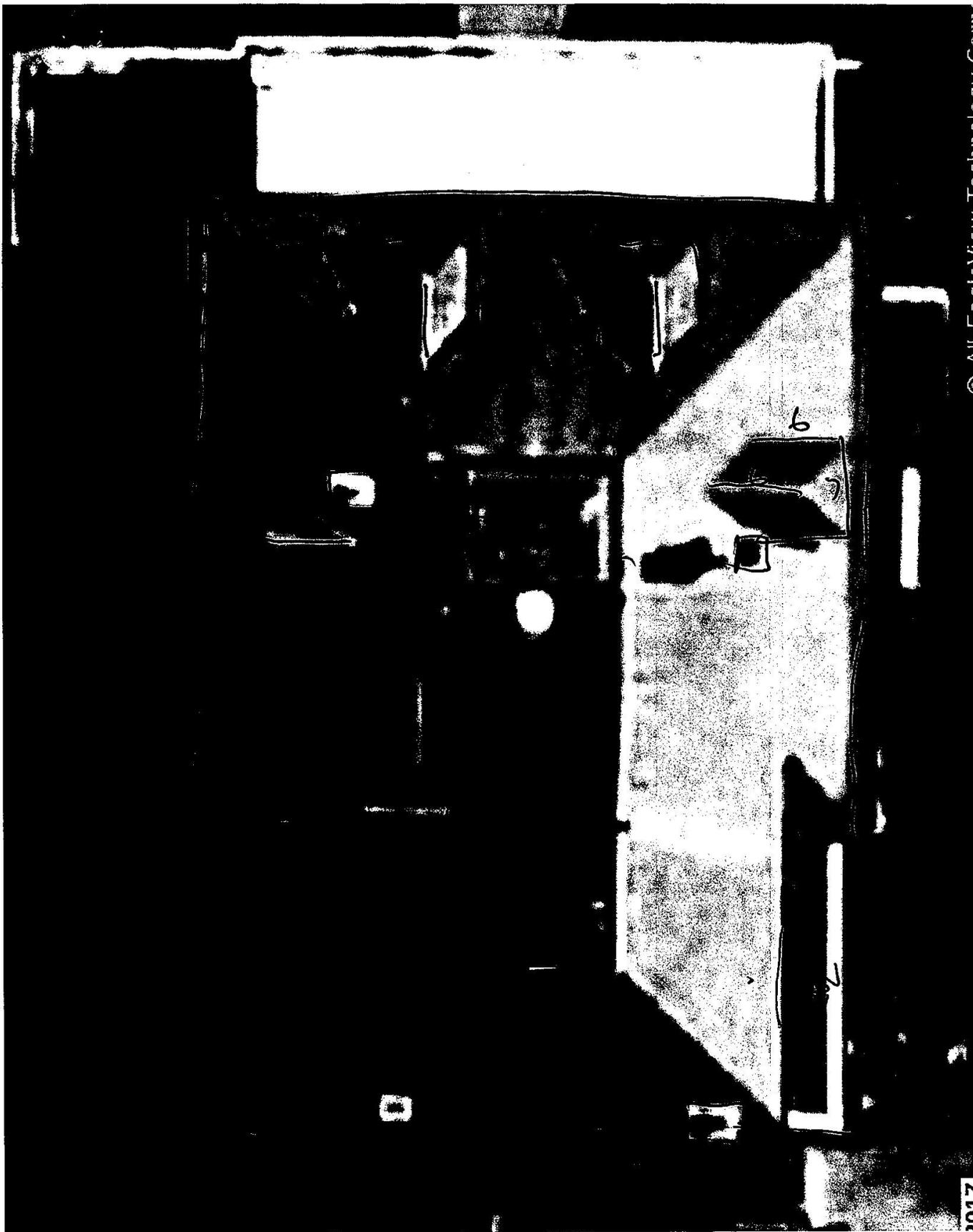
PLANNED DEVELOPMENT - Planned Development Application as submitted to the Zoning Division, including: Zoning Analysis, General Information Form, Special Use Application, Executive Summary and Aerial Photograph, Zoning Comparison, Number of Units, Unit Mix and Description, Statement in Support of Proposal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



1734 Asbury Ave Application for Preservation Review

1. Detailed photos of the existing roof that demonstrate the extent of deterioration that requires complete replacement







2. A narrative that describes why the roof cannot be spot repaired or why the deteriorated portions of the roof cannot be replaced with in-kind slate

The existing slate shingles have exceeded their life expectancy and are delaminating to the point where they have become brittle. These brittle slate shingles are breaking to the point where making repairs has become futile. Relacing one slate shingle often results in breaking several others in the surrounding area. Total roof replacement is required.

3. Photos that document the dimension of the existing slate roofing material including width, length, and edge thickness







4. Photos of a portion of the existing slate roof with a mock-up of the proposed shingle next to it to compare existing and proposed conditions

Once the slate is removed, we will be replacing with a CertainTeed Gand Manor architectural asphalt shingle roof that will match the already existing asphalt roof part of the house. See below photos that show both the slate portion of the roof with the asphalt shingles in the same photo.



5. Review the standards for alteration carefully, available here, and respond to each as to why you believe they are met

We have reviewed the standards for alteration and believe that the proposed replacement of the existing slate shingle roof needs to be replaced with a CertainTeed Grand Manor architectural asphalt shingle roof.

GRAND MANOR[®]

Luxury
Roofing Shingles

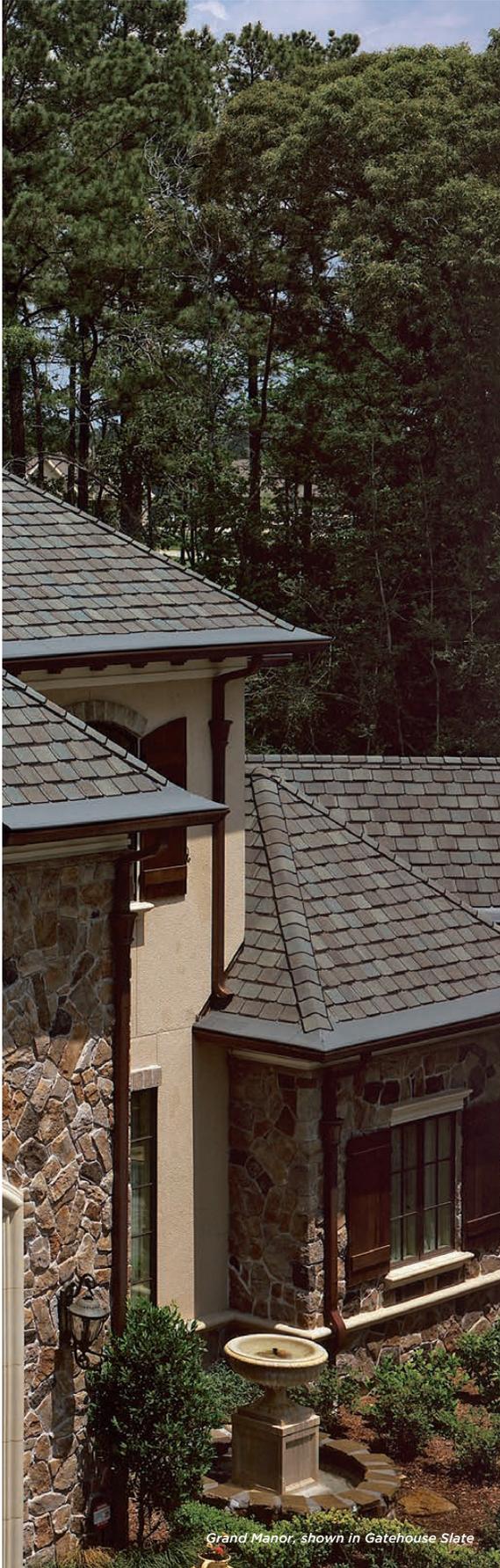


Grand Manor, shown in Brownstone

CertainTeed
SAINT-GOBAIN



NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.



The Peak of Perfection

Some roofs say more. About you. About your style. About the home that uniquely showcases your life.

Grand Manor says it all with a style and grace that is exceptional from every angle. The luxurious multi-layered laminated shingle replicates the look of slate with the confidence backed by a lifetime warranty.

Your home becomes your castle with one of the heaviest shingles we've ever made. CertainTeed developed Grand Manor to endure all types of weather and always look its best, even on the steepest slopes.

STRIKING LOOKS

Deep shadows and random tabs are the secrets behind the design genius in Grand Manor. The result is a shingle with the incredibly authentic depth and dimension of slate.

LASTING BEAUTY

Our exclusive Super Shingle® construction design results in a shingle that, once installed, offers virtually five layers of protection. Made of the industry's most durable roofing materials, you'll have a roof with unsurpassed defense against the elements.

STREAKFIGHTER® PROTECTION

The ultimate in stain protection, CertainTeed's StreakFighter technology uses the power of science to repel algae before it can take hold and spread. StreakFighter's granular blend includes naturally algae-resistant copper to combat the ugly black streaking caused by algae and help your roof maintain its beauty for years to come.

With Grand Manor on your home, you'll have the assurance of being protected by one of CertainTeed's finest, most durable luxury shingles—and the confidence of knowing that whenever you look up at your roof, you'll see something beautiful.

Grand Manor, shown in Gatehouse Slate



GRAND MANOR® COLOR PALETTE



Black Pearl



Brownstone



Colonial Slate



Gatehouse Slate



Georgian Brick



Grand Manor, shown in Stonegate Gray

Elegance Defined with Style and Grace

GRAND MANOR®

- Authentic depth and dimension of natural slate
- Dynamic color options
- Super Shingle® construction offers five layers of protection
- Streakfighter® protection against algae



Sherwood Forest



Stonegate Gray



Terra Cotta



Tudor Brown



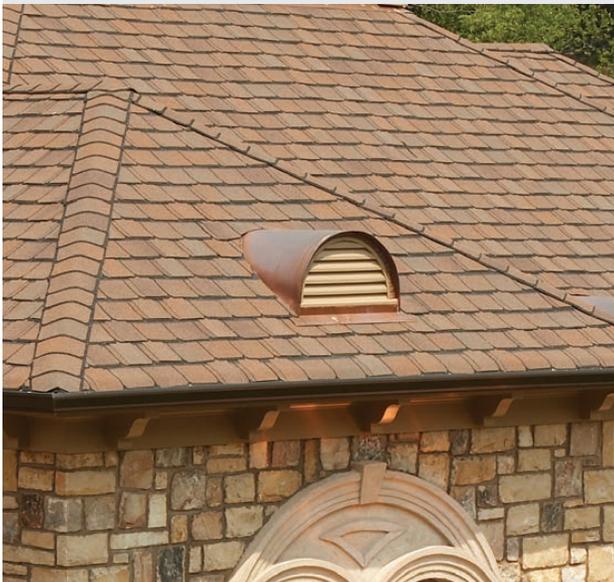
Weathered Wood

See page 6 for specifications and warranty details.

Strength with Style

GRAND MANOR[®]

- Class A fire resistance
- Algae resistance
- 110 MPH wind warranty, upgradable to 130 MPH
- Lifetime-limited warranty



6

SPECIFICATIONS

- Two full-size, fiberglass-based shingles with randomly applied tabs
- Authentic depth and dimension of natural slate
- Virtual five-layer coverage when applied
- 425 lbs. per square

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- **STREAK** Fighter 15-year algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 MPH wind-resistance warranty
- Wind warranty upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip and ridge required.

See actual warranty for specific details and limitations.



Add a Little Accent to Your Roof

For a stylish finishing touch to cap hips and ridges, use Shangle Ridge® accessory—available in colors to match your Carriage House shingles.

Color Companion Products™ for Flat Roof Areas

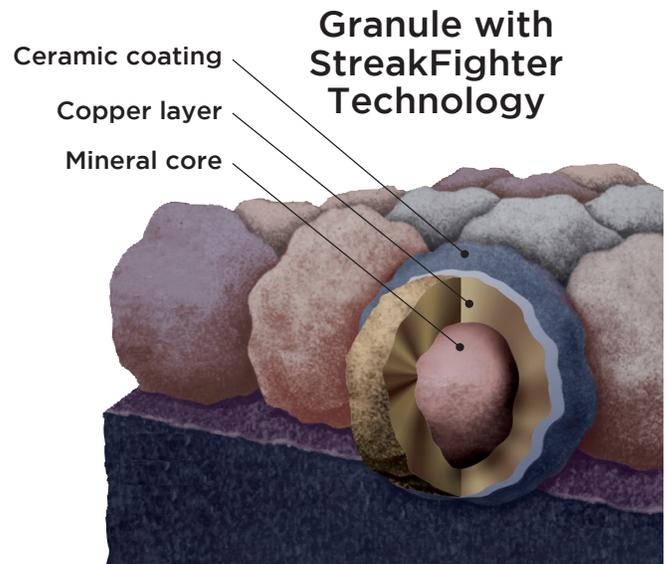
With CertainTeed Flintlastic® SA, you can coordinate flat roof areas like carports, canopies and porches with your main roof. Flintlastic SA is a self-adhering low slope roofing product available in colors that complement some of the most popular CertainTeed shingles.



The Ultimate in Stain Protection

STREAKFighter® Algae-Resistant Stain Technology

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's StreakFighter technology uses the power of science to repel algae before it can take hold and spread. StreakFighter's granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.





Integrity Roof System™

A COMPLETE APPROACH TO LONG LASTING BEAUTY AND PERFORMANCE



With as much care as you take in selecting the right contractor, choosing the right roof system is equally as important. A CertainTeed Integrity Roof System combines key elements that help ensure you have a well-built roof for long-lasting performance.

It all starts with CertainTeed's broad line of shingles, featuring brilliant color blends, dramatic styles and shadow lines, and the strongest warranties in the industry. The right shingle can mean the difference between an average, everyday look or a beautiful roof that's the talk of the neighborhood.

Shingles are just the beginning - to keep your new roof performing and looking great for years to come it takes a complete CertainTeed Integrity Roof System approach.

1. Waterproofing Underlayment

The first step in your defense against the elements. Self-adhering underlayment is installed at vulnerable areas of your roof to help prevent leaks from wind-driven rain and ice dams.

2. Water-Resistant Underlayment

Provides a protective layer over the roof deck and acts as a secondary barrier against leaks.

3. Starter Shingles

Starter Shingles are the first course of shingles that are installed and designed to work in tandem with the roof shingles above for optimal shingle sealing and performance.

4. Shingles

Choose from a variety of Good-Better-Best styles to complement any roof design and fit your budget.

5. Hip & Ridge Caps

Available in numerous profiles, these accessories are used on the roof's hip and ridge lines for a distinctive finishing touch to your new roof.

6. Ventilation

A roof that breathes is shown to perform better and last longer. Ridge Vents, in combination with Intake Vents, allow air to flow on the underside of your roof deck, keeping the attic cooler in the summer and drier in the winter.



learn more at: certainteed.com/roofing

CertainTeed Corporation

ROOFING • SIDING • TRIM • DECKING • RAILING • FENCE • GYPSUM • CEILINGS • INSULATION

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1734 Asbury Avenue

An Evanston Landmark with Historical Significance

This home was built for Joseph M. Lyons in 1872. Then it was the home of commission merchant John J. Richards (1825-91), but after sustaining heavy losses in the 1871 Chicago Fire he was unable to retain ownership and sold in 1879. He did, however, continue to rent the house until 1881. From 1901 to 1919 it was the home of Charles H. Fuller (1843-1919), who came to Chicago in 1871 and founded his own advertising business in 1880. There was remodeling done in 1911 and an addition put on in 1912.

This home was designed by brothers Allen Bartlit Pond and Irving Kane Pond. This team, originally from Ann Arbor, Michigan settled in Chicago. Allen began practice in Chicago in 1886. He was an architect for the Hull House Association and the Gads Hill Center (social settlements). Irving settled in Chicago in 1879 and began practice with his brother in 1886. He was also an architect for the Hull House and Chicago Commons, Chicago Federal Building in Kankakee, the Michigan Union at University of Michigan in Ann Arbor, Lorado Taft's studio at 60th Street and Ellis Avenue in Chicago, and numerous other important buildings. Irving served as president of the American Institute of Architects in 1908.

In many ways Frank Lloyd Wright's architecture was the most influential of the twentieth century, but Wright was not the only modern architect of his time. The Prairie School was made up of architects who shared Wright's ideas and included many who earned fine reputations in their own rights including Pond and Pond. Working primarily in the Chicago area, they brought considerable attention to the work of "Western" architects as they were also called. While most Prairie School architects followed Wright loyally, the diversity of their ideas reflected the optimism and imagination that characterized their time. Pond and Pond belonged to both the Chicago Arts and Crafts Society and the Chicago Architectural Club and were also members of a more informal group known as the "Eighteen". Although Allen and Irving were innovative designers, they are not

considered members of the Prairie School. The group of architects first came together in 1893 in Chicago, when many, including Wright, moved into studios in a new Loop office building, Steinway Hall on Van Buren Street. They were held together by a search for something modern. As they discussed architecture, their rejections of tired architectural forms hardened. Their new ideas began to take hold. Ultimately, a distinct Prairie style did emerge - much owing to Wright - but as the "Eighteen" started out, each applied new ideas in his own way, working hard to design simplified houses that needed most of all to be original.

No. 4493

Building Permit No. 14449

APPLICATION FOR BUILDING PERMIT.

TO THE COMMISSIONER OF PUBLIC WORKS:

Evanston, Ill., June 20 1911

Basement and Attic

The undersigned herewith applies for a permit to build a *improvement*, and hereby agrees upon issuance of said permit to conform to and comply with the conditions of the same and the ordinances of the City of Evanston, so far as they may apply to any work set forth in this application.

Same to be located and built in strict accordance with accompanying description, plans and specifications, which are hereby submitted for your approval.

DESCRIPTION

1734 Asbury Ave	LOT 18	BLOCK 2
Lynn Gilbert + Woodford's add		
On Asbury Avenue	between Lynd Street	and Church Street Avenue

MATERIALS AND COST.	DIMENSIONS.	FURNISHINGS.	NO.	SERVICE.
No. Cu. yds. Stone . . .	Width or Front . . .	Water Closets . . .		Heated by . . .
No. ⁰⁰ Thousands of Brick . . . 800	Length or Depth . . .	Sinks . . .		Lighted by . . .
No. Cu. Yards Concrete . . .	Elevation or Height . . .	Bath Tubs . . .		Ventilated by . . .
No. Sq. Yards Plastering . . . 500	Rooms . . .	Laundry Tubs . . .		
Total Cost of Building . . . 4000.	Fire Escapes . . .	Urinals . . .		

C.H. Fuller Owner
 Mason
 Sewer Builder
 Plumber *The McEann Co.* Carpenter
 Electrician

Heating and Ventilation

Pond + Pond Architect. Signed by *The McEann Co.* Builder.

No. 1928

1915

APPLICATION FOR BUILDING PERMIT.

TO THE HEALTH COMMISSIONER:

Evanston, Ill., 1915 189

The undersigned herewith applies for a permit to build a One Story and Basement To Add to Base. And agrees to faithfully conform to, and comply with the rules and regulations established, or that may hereafter be established, concerning the construction, heating, lighting, ventilation, drainage and water service of buildings. The same to be located and built in strict accordance with the accompanying description and plans, which are herewith submitted for your approval.

DESCRIPTION.

<u>1734 Asbury Ave.</u>	LOT <u>18</u>	BLOCK <u>2</u>	<u>Lyons, Gilbert and Woodford's Add.</u>
-------------------------	------------------	-------------------	---

On Asbury Avenue, Street, between Church Avenue, Street, and Lyons Avenue, Street.

MATERIALS AND COST.	No.	DIMENSIONS.	No. FEET.	FURNISHINGS.	No.	SERVICE.
No. Cords of Stone		Width or Front	<u>26</u>	Water Closets		Heated by
No. Thousands of Brick		Length or Depth	<u>13</u>	Sinks	<u>1</u>	Lighted by
No. Cu. Yards of Concrete		Elevation or Height	<u>26</u>	Bath Tubs		Ventilated by
No. Sq. Yards of Plastering		Rooms	<u>2</u>	Laundry Tubs		
Total Cost of Building	<u>150</u>	Fire Escapes		Urinals		

C. H. Fuller Owner. Mason. Sewer Builder. Plumber.

 Architect. Signed by W. B. Swanson, etc. Builder.

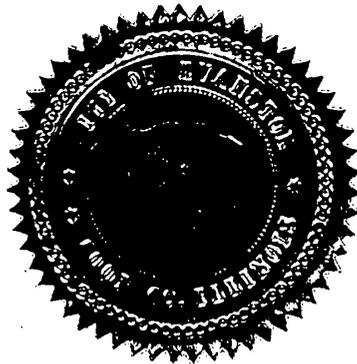
City of Evanston

By reason of its
Architectural Significance
the building located at

1734 ASBURY AVENUE

has been declared an

Evanston



Landmark

By the Evanston City Council upon the recommendation
of the Evanston Preservation Commission in
accordance with City of Evanston Ordinance 57-0-78.

Mayor James C. Lytle
City of Evanston, Illinois

Chairman James D. McWilliams
Evanston Preservation Commission



STATEMENT OF SIGNIFICANCE

Your house has been designated an Evanston Landmark because it was identified as architecturally significant in the 1972 Illinois Historic Structures Survey. The Evanston Preservation Commission began its own intensive survey in 1976. Because a thorough and accurate evaluation is a lengthy process, the Commission has completed study in six of ten designated areas.

Your house is located in one of the four unsurveyed Intensive Study Areas. When the Commission completes its evaluation of these areas, additional information on your house will be sent to you.

EVANSTON LANDMARK

ADDRESS: 1734 Asbury Avenue
 COMMON NAME: Same
 REAL ESTATE INDEX NUMBER:
 DATE OF CONSTRUCTION: c.1875
 ARCHITECT OR BUILDER: Unknown
 ORIGINAL SITE MOVED

SIGNIFICANCE:

HISTORICAL	<input type="checkbox"/> H1	<input type="checkbox"/> H2	<input type="checkbox"/> H3
ARCHITECTURAL	<input type="checkbox"/> A4	<input type="checkbox"/> A5	<input type="checkbox"/> A6
	<input type="checkbox"/> A7	<input type="checkbox"/> A8	<input checked="" type="checkbox"/> A9

OTHER COMMENTS:

David W. Horn Jr.
 1734 S. Asbury
 Evanston
 Edwin T. Miller

1724 Asbury

designer unknown

1872
~~c.1874~~

A4 A6 A9

This conspicuous structure began life as a twin to its neighbor to the south, 1724 Asbury. Its original appearance as a large, brick Italianate structure, now painted, remains clear. Brick quoins edge the corners, and brick strips edge the windows in the second story with segmental arches over the narrower ones that flank the segmentally-arched French window in the center, probably a modification of the two narrow, original central windows. A cornice with paired brackets trims the slated hip roof. The pair of flat-fronted, two-story bays with pilasters on the south face are perhaps in whole or in part original or perhaps from the improvements documented in 1902 and 1911 (this later one by Pond and Pond). One or the other of those improvements accounts for the dormer placed between them and two more dormers, also with hipped roofs, on the front, and the porch placed along the ground floor and extended to the north as a porte cochere with a low pyramidal roof. The addition's simple entablature is supported by piers that repeat the original corner quoin motif. The fence posts here and across the front of 1724 Asbury perhaps date from this same time. A stable to the west retains its cupola and simple brackets. The main building has very good integrity. It is listed on the State Survey.

Built for Joseph M. Lyons who owned a brickyard just west of here.



MEETING MINUTES

PRESERVATION COMMISSION

Tuesday, July 11, 2023
7:00 P.M.

Members Present: Beth Bodan, Carl Klein, Sarah Dreler, John Jacobs, Stuart Cohen
Amanda Ziehm, Susan Reinhold, Joshua Bowes-Carlson

Members Absent: Jamie Morris, Aleca Sullivan

Staff Present: Cade W. Sterling

Presiding Member: Sarah M. Dreler, Chair

Minutes Taken by: Cade W. Sterling

CALL TO ORDER / DECLARATION OF A QUORUM

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

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)).

- Commissioner Klein made a motion to continue this matter to the September 12 meeting of the Preservation Commission to allow the applicant additional time to revise his proposal and get approval from the State Historic Preservation Office. The motion was seconded by Commissioner Reinhold and adopted unanimously.

NEW BUSINESS

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

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.

- Thomas Ahleman presented a detailed overview of the proposal, the need for additional interior space, which catalyzed the project, and how many of the proposed detailing and forms relate to the existing structure and its design vocabulary.
- Mr. Ahleman explained the minor changes to window location in order to maximize the interior space and efficiency of space while reducing the overall mass of the proposed addition.
- Commissioner Jacobs asked the applicant about the proposed window material, manufacturer, and configuration.
 - The windows are Marvin Ultimate aluminum clad wood units with no divided lights. The casings for the new window openings will be wood with profiles to match existing. This matches the overall material choice for the cladding on the addition which is wood rather than fiber cement.
- Commissioner Reinhold made a motion for approval, seconded by Commissioner Cohen and carried unanimously.

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

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.

- Thomas Ahleman presented a detailed overview of the proposal including the desire to expand the homes interior space while being attentive to retaining the homes architectural character and materiality. The home has new owners who purchased the home due to its history, character, and location in a historic district.
- Materials are the same as on the home, which is primarily stucco. There was a desire to mimic the homes dramatic roof forms on the addition rather than introduce a new vocabulary. This required modification to the homes second-story fenestration, moving two windows further to the edges of the rear elevation, and eliminating a central bathroom window. Although the fenestration is changes, the second-story remains compatible in its pattern of fenestration to other elevations on the home. The homes bays were also replicated on the new rear elevation creating a harmonious composition.
- Commissioner Jacobs asked about the composite materials being used on the rear porch. The columns are a composite and would be painted, the material of the deck, railing, and balusters were not determined. After conferring with his client, Mr. Ahleman stated that these details would be wood.
- The dimension of the balusters would match the balusters on the front elevation porch.
- Commissioner Jacobs asked about the new Marvin Elevate windows (composite) and how the trim would transition with the stucco cladding. Mr. Ahleman stated they would match the existing profiles.
- Commissioner Cohen stated his approval of the deviation for the balusters on the rear

porch and creating more openness as compared to the front porch. He also stated conflict with the way the front and rear porches were supported where the front porch has less emphasis on the round columns than what is proposed at the rear, calling more attention to them – this effectively puts more emphasis on the point of entry and stair at the rear elevation. Overall Commissioner Cohen complimented the design and attention to the existing homes design vocabulary and materiality.

- Commissioner Bodan moved approval of the proposal as presented. Seconded by Commissioner by Commissioner Cohen and carried unanimously.

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

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.

- Mr. Ahleman presented the proposed project, making special note that this was a project previously approved by the Commission as a much larger two-story gable addition. For a variety of reasons, including commentary by the Commission during that approval, the homeowners have decided to revisit the design and reduce its scale.
- The primary design challenge was how to integrate the vocabulary of the longer addition with the scale of the existing home. The revision does reduce bulk and mass from what was previously approved, but the challenge remained.
- All materials and detailing remain the same as the prior proposal including the Marvin aluminum clad wood windows. The prior screen porch became an enclosed sunroom in order to maximize interior space on a single-story where two-stories were previously proposed.
- Commissioners asked about the skylight in the upper-story bathroom, why it is off-center, and if it were possible to reduce its exposure above the roof line. Commissioners asked about the use of light tubes. Mr. Ahleman stated it would be reduced to the maximum extent possible and was off-center due to the location of the shower in the bathroom. Mr. Ahleman and Commissioners also noted that this would be minimally visible if one were standing in the alley – it is more visible on the drawings than in reality.
- Commissioner Reinhold stated that the roof forms and shapes and how they intersect are very complex, but there are no great solutions with the constraints that exist. It may not be the ideal solution, but it is one that meets the standards.
- Chair Dreler agreed with Commissioner Reinhold and further stated that this is a rear addition on a contributing structure in a location that is minimally visible.
- Commissioner Cohen stated that the form and expression of the rear addition is largely horizontal, including the relatively flat roof form. The verticality of the brick piers at the rear addition conflict with this and it may be a stronger composition if those were stucco. Mr. Ahleman didn't disagree but made reference to the brick piers elsewhere on the home.
- Commissioner Cohen made a motion to approve as presented. Seconded by Commissioner Ziehm and carried unanimously.
- Mr. Cohen complimented the applicant.

APPROVAL OF MEETING MINUTES

A. **Minutes of June 13**

- The minutes of June 13 were approved with an amendment to note Commissioner Reinholds absence.

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.

- Mr. Sterling provided an update on the recruitment push, having identified over 100 individuals, organizations, and businesses to reach out to, including posting of physical flyers, information in the City's various newsletters, and other outreach efforts.
- There is currently one vacancy on the Commission with two more after the September meeting.
- The work by the subcommittee and City staff has been effective with many new applicants as well as many more interested in volunteering or applying in the future.

B. **Historic Preservation Newsletter**

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

- There are ~2800 subscribers to the Commissions agendas. The newsletter would be sent to this same group.
- Staff and the Commission discussed the upcoming newsletter, the first in ~30 years, that is scheduled to be released at the end of July. This was seen as an exciting opportunity, and Commissioners were asked to contribute content areas for the October newsletter under a variety of topics and regular columns that could be considered including:
 - Statement by the Chair
 - Partner Spotlight
 - Resource Spotlight
 - Meet a Commissioner (bio)
 - Then and Now (comparative photo)
 - Technical assistance corner



MEMORANDUM

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: Disaster Recovery and Debris Management Plan
Date: September 7, 2023

Background

The City of Evanston, led by the Fire Department and City's Office of Emergency Preparedness and Management, has been preparing a disaster recovery and debris management plan to be utilized in times of natural disaster or other emergency.

This document seeks to make for a more resilient and prepared community in times of disaster, with primary concern being a tornado or straight line wind damage. As nearly 10% of the City of Evanston is under a local historic designation, and additional properties recognized as federally designated, the document contains specific reference to the treatment of historic resources in times of disaster with specific considerations that differ from the treatment and decision making for non-historic resources. Special considerations include:

- Creation of assessment teams in coordination with FEMA and the State Historic Preservation Office.
- The need for extensive and accurate pre and post disaster documentation including up-to-date surveys, and photo documentation.
- Special considerations for debris management.
- Guidelines for temporary stabilization and repair.
- Special considerations for demolition of properties in a condition hazardous to the health and wellbeing of the general public; and,
- In-field prioritization of resources that fall under the plans general guidelines and those that must be treated with additional sensitivity.

Next Steps

Staff is asking for one or two Commissioners to review and provide input on the draft plan.



MEMORANDUM

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: Historic Preservation Newsletter
Date: September 7, 2023

Background

As discussed in previous meetings, the Commission has re-activated a quarterly newsletter which is intended to act as the bodies primary form of advocacy and outreach to the broader community.

The first newsletter was released on July 14, and was well received by the community.

- Of the 2,800 subscribers, 897 or 40% read the newsletter.
- There were 1,497 total opens for the newsletter. This is the total, so its higher than the above number as it accounts for subscribers who re-opened and re-read the newsletter.
- There were 97 total “clicks”, meaning the links that were accessed within the newsletter. Of these, the Commissions annual report to City Council was the most opened (26) followed the Legacy Business Program (20), and finally links to the presentation by the Rebuilding Exchange, and 2040 Plan (12 each).

A schedule of anticipated newsletter release dates is as follows:

1. July 14, 2023 (complete)
2. October 20, 2023
3. January 19, 2024
4. April 19, 2024

Final content for the newsletter must be finalized and received one week prior to the scheduled release date with draft content received the week prior to that.

1. October 6 (Draft); October 13 (Final)
2. January 5 (Draft); January 12 (Final)
3. April 5 (Draft); April 12 (Final).

Request

Staff is looking for Commissioners to volunteer to write content for the upcoming October newsletter. The format should follow the same format from the July newsletter (short narrative of about 5-7 sentences and links to more information and a visual). Staff will also reach out to local and regional partner organizations and preservation advocacy groups to

cross pollinate content and promote events. Commissioners are welcome to brainstorm new topics or regular columns. Some previously discussed include:

- Letter from the Chair
- Partner Spotlight (highlight a local partner or advocacy group and how they contribute to and advance historic preservation)
- Resource spotlight (highlight a historic resource and why its significant)
- Meet a Commissioner (short bio)
- Then and Now (comparative photos of a resource or area of the City)
- Technical Assistance Corner (provide short tips on things to consider when undertaking a project or specific scope of work, routine maintenance, repair, restoration, replacement, etc.)
- Preserve 2040 implementation

cityofevanston.orgFriday, July 14, 2023 | [View in browser](#)

Letter From The Chair

Dear Evanston preservation friends and colleagues:

Welcome to the Preservation Commission's new quarterly newsletter. My fellow commissioners and I are absolutely thrilled to revive this tradition, which helped foster a spirit of shared purpose years ago and which we hope will broaden our engaged community again now.

Embracing the past to meet the challenges of today: Although issuing Certificates of Appropriateness is fundamental to the Preservation Commission's mission, we are empowered and eager to do so much more. Equity and inclusion, education and advocacy, climate resilience, advancing affordability, economic development – all of these are on our official "to do" list for Evanston. Let us know what's most important to you. And, please, offer to get involved! We're all volunteers doing the best we can with our limited time and resources, so your help moving historic preservation in a positive direction here would certainly be appreciated.

Sarah M. Dreler, PhD

9/7/23, 10:56 AM

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Chair, City of Evanston Preservation Commission



A new plan with ambitious goals

Historic preservation is as much about the future as it is about the past. It has evolved significantly, and today preservation is much more than architectural heritage. Instead, it lives at the intersection of many of Evanston's collective goals including affordability, economic vitality, sustainability, and celebration of our diverse places, people, stories, and traditions. In April of this year, the City Council adopted the Commission's *Preserve 2040 Plan*. With this guiding document, Evanston has a significant opportunity to not just follow historic preservation best practices but to lead in their discovery and implementation.

Year in Review

Over the past few years, the Preservation Commission has worked to create more transparency and efficiency, reduce burdens on owners of historic properties for routine types of work, increase the Commission's volunteer capital, and develop opportunities for diversifying and expanding how historic preservation engages with and impacts the broader Evanston community. A significant part of this work is our [annual reporting](#) – creating trust and accountability in our work.



Partner Spotlight

Earlier this year, the Commission was fortunate to have Executive Director Aina Gutierrez [present her important work](#) at the intersection of climate resilience, affordability, and workforce development. [The Rebuilding Exchange](#) is an Evanston-based social enterprise that reuses building materials, reduces construction waste, and trains, connects, and supports individuals seeking careers in the building trades.

Did you know the Rebuilding Exchange specializes in everything from soft stripping kitchens to full-home deconstruction? Compared to traditional

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demolition, this service diverts approximately 1,500 tons of usable materials from landfills every year to be rediscovered and reused at their Chicagoland retail stores including at [1245 Hartrey Ave.](#) in Evanston.



Legacy Business Alliance

The City is celebrating its living heritage through the legendary businesses and nonprofits which contribute to the City's historic, cultural, economic, and social identity. Members of the Preservation Commission worked alongside City staff and Councilmembers to advance the Legacy Business Alliance, currently a group of 32 diverse pilot candidates representing all nine wards. [Glantz Design](#) was contracted to develop the program's branding and website, which will act as a repository for those businesses' and nonprofits' unique histories, people, stories, traditions, and contributions to Evanston's identity. [Stay tuned](#) for more information and Legacy Business highlights to come!

Apply to join the Preservation Commission

There are plenty of volunteer options, but now is a great time to become a commissioner if that appeals to you. We have a great group of hard-working City staff and elected officials who genuinely want to support our work. We're hoping incoming commissioners will enrich our decision-making with a range of life experiences and fresh perspectives; please consider adding your voice and insights or spreading the word to others who might be open to collaborating with us.

City of Evanston™

EVANSTON PRESERVATION COMMISSION

**OPPORTUNITIES NOW!
HAVE A VOICE IN YOUR COMMUNITY.**

Share your passion and knowledge, whether you're a history buff, architect, homeowner or keeper of community stories.

Enable change through innovative programs around climate resilience, affordability, and public engagement.

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Support Evanston's Preserve 2040 Plan with diverse ways to contribute for every interest.

Visit cityofevanston.org/bcc to apply to be a commissioner now!

For more information, visit cityofevanston.org/historicpreservation. You can also contact Cade W. Sterling, City Planner at csterling@cityofevanston.org or 847-448-8231

That's all for now. Thanks for reading!



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