



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

Page

1. PUBLIC COMMENT

Unless otherwise determined by the Chair, members of the public are afforded a maximum of 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.

2. CALL TO ORDER/DECLARATION OF A QUORUM

3. NEW BUSINESS

A. 23PRES-0233 - 748 Judson Avenue - Lakeshore Historic District 4 - 33

Studio Talo Architects, applicant on behalf of the homeowner, submit for a Certificate of Appropriateness to alter the homes west elevation fenestration, enclosing a basement window with brick to match existing, installing new windows and a door in new openings and replacing two existing double-hung basement windows with egress windows at the homes rear volume, and enclosing a second-story double hung window with brick to match existing at the homes east elevation.

Applicable Standards: Alteration [1-10]; and Construction [3, 4, and 7]

[748 Judson STAFF REPORT](#)

[748 Judson COA Application](#)

B. 23PRES-0228 - 1045 Maple Avenue - Landmark 34 - 61

Ken Hazlett, architect and applicant on behalf of the homeowner, requests a Certificate of Appropriateness to demolish an existing single-

story one car detached garage and construct an alley accessible two-story coach house with ground floor parking and upper-story accessory dwelling unit.

Applicable Standards: Demolition [1-6]; and Construction [1-11; and 13, 14, and 17]

[1045 Maple STAFF REPORT](#)

[1045 Maple COA Application](#)

C. **Adoption of the 2024 Meeting Schedule** 62

Staff recommends adoption of the 2024 meeting schedule.

[2024 Meeting Dates](#)

4. APPROVAL OF MEETING MINUTES

A. **Minutes of November 14, 2023** 63 - 68

[20231114 HPC Minutes](#)

5. DISCUSSION (NO VOTE WILL BE TAKEN)

A. **Memorandum of Agreement (MOA) Regarding Demolition of Ryan Field** 69 - 75

Members of the Preservation Commission will discuss the proposed MOA to be made among Northwestern University, the Illinois Environmental Protection Agency, and the Illinois State Historic Preservation Officer (SHPO) regarding demolition of Ryan Field. The purpose of discussion is not to mandate a specific outcome. Rather, the Commission's task is to consider whether the proposed mitigations constitute an adequately appropriate response to the adverse impact that the SHPO has already identified. The Commission's comments, as well as public comment received during this meeting, will be sent to the Illinois State Historic Preservation Officer to inform fulfillment of the Illinois State Agency Historic Resources Preservation Act, as known as Section 707, 20 ILCS 3420.

The Commission does not make a formal recommendation and no vote will be taken.

[DRAFT MOA Ryan Field Northwestern Evanston](#)

6. REPORTS

A. 2024 Annual Work Plan Development

76 - 79

Staff will present an overview of initiatives from the Preserve 2040 Plan in progress or completed, as well as additional initiatives identified for implementation in years 1-3 for consideration as part of the Commissions annual work plan to be adopted in January. This aligns with initiative 2.11 within the Preserve 2040 Plan as well as Article 11 of the Commissions Rules and Procedures.

[Annual Work Plan Memo](#)

B. Tribal Historic Preservation Officer Visit

Chair Dreller will report on her observations of a recent meeting organized by Northwestern University that emphasized bringing together Tribal Historic Preservation Offices of Tribal Nations whose land Northwestern and Evanston traditionally sit on and Native-focused Northwestern faculty and staff. The organizers' key goal for this meeting was to begin developing long term, collaborative relationships around preservation best practices and Native-focused research.

This aligns with initiative 1.4 and 1.7 within the Preserve 2040 Plan.

7. ADJOURNMENT

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

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



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 23PRES-0233 - 748 Judson Avenue - Lakeshore Historic District
Date: December 5, 2023

Public Notice

Studio Talo Architects, applicant on behalf of the homeowner, submit for a Certificate of Appropriateness to alter the homes west elevation fenestration, enclosing a basement window with brick to match existing, installing new windows and a door in new openings and replacing two existing double-hung basement windows with egress windows at the homes rear volume, and enclosing a second-story double hung window with brick to match existing at the homes east elevation.

Applicable Standards: Alteration [1-10]; and Construction [3, 4, and 7]

Construction Period:
1915

Style:
Craftsman

Architect of Record:
Edgar Ovet Blake
Lindstrom & Johnson (mason); Anton Peterson (carpenter).

Condition:
Good

Integrity:
Excellent

Status:
Contributing

Setting:

748 Judson Avenue is located in the southern portion of the Lakeshore Historic District on the northwest corner of Judson Avenue and Kedzie Street. The block was developed between the 1870s and early 1910s in a mix of late Victorian styles including the Italianate and Gothic Revival, as well as many early and excellent examples of the Craftsman Style constructed by both prominent architects and local builders and developers. The block also contains two early examples of the Prairie Style, and one later Colonial Revival styled home. The block retains excellent integrity of setting with no non-contributing resources and nine individual Landmarks.

Significance:

748 Judson Avenue is a Craftsman styled home designed by prolific local and regional architect, Edgar Ovet Blake. The home retains excellent integrity with prominent hipped roof with overhanging eaves and ceramic tile, symmetrical façade with front hipped dormer, center entry shielded by shallow ceramic tile canopy with rounded brackets, and retained historic windows with simple stone sills.

Edgar Ovet Blake

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

Craftsman Style

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

through the use of natural materials and geometric detailing, to the more artistically developed Prairie school.

Public Comment

None.

Applicable Standards

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

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

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

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

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

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

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: 748 Judson Ave, Evanston, IL 60202	FOR STAFF USE ONLY Application Number:
2) Owner's Name: Emily Sandberg and Jeffrey Treem	Address: 748 Judson Ave
City: Evanston, State: IL Zip: 60202	Phone: 847-962-8835 Email/Fax: treemberg@gmail.com
3) Architect's Name: THOMAS AHLEMAN	Address: 1234 SHERMAN AVE, STE 202
City: EVANSTON State: IL Zip: 60202	Phone: 847-733-7300 Email/Fax: thomas@studiotalo.com
4) Contractor's Name: TBD	Address: -
City: State: Zip: Phone: Email/Fax:	

5) Landmark: 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 ACTIVITY CONSISTS OF ALTERATIONS TO REAR ENTRY, INFILLING ONE WINDOW AND INTERIOR REMODELING; NEW PLUMBING, ELECTRICAL, AND HVAC;

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 checked="" type="checkbox"/> Alteration <input type="checkbox"/> Restoration <input type="checkbox"/> Addition <input type="checkbox"/> Landscaping	<input type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Garage: <input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Windows <input type="checkbox"/> Storm Windows <input checked="" type="checkbox"/> Doors <input type="checkbox"/> Storm Doors	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Style/Materials: MARVIN ALUMINUM CLAD WOOD	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Roof: <input type="checkbox"/> New <input type="checkbox"/> Re-roof	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Fence / Gate: <input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Siding: <input type="checkbox"/> New <input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Infill	<input type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear Material: Brick	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Sign <input type="checkbox"/> Awning	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Material:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Air Conditioning Unit	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Relocation	New Address for Relocation:	

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

Existing	Proposed		Existing	Proposed		Existing	Proposed		
<input type="checkbox"/>	<input type="checkbox"/>	Façades/Front Porch & Rear Porch Material Wood Frame Stone Brick Stucco Synthetic Stucco Wood Siding Aluminum Siding Vinyl Siding Shingle, Material: _____ Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Flashing Material Copper Sheet Metal Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Fences Wood Wrought Iron Aluminum Other: _____ Height: _____ Length: _____	
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4) Applicant's Signature: _____ *Thomas Aleman* _____
 Print Name: THOMAS ALEMAN

Date: 11/28/23

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

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

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

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

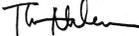
NO ZONING RELIEF SOUGHT

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

NO ZONING RELIEF SOUGHT

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

NO ZONING RELIEF SOUGHT

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

Date: 11/28/23

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

Adopted October 19, 2004/Updated March 30, 2021

Page 4 of 4

SUPPLEMENTAL INFORMATION
COA Application Checklist

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

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

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

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

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

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

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

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studio
talo architecture + design

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

Re: Certificate of Appropriateness Application
748 Judson Avenue

November 28, 2023

Dear Cade,

Attached is our application for the Certificate of Appropriateness for 748 Judson Avenue which is in the Lakeshore Historic District. Our clients chose this home in part because of their appreciation of its historic character. They have engaged us to help them address some of the home's shortcomings in a way that defers to the character of the home. The project consists of the renovation of the primary suite, second floor hall bath, kitchen/rear entry, and basement.

Like homes of its era, the home was built with a rear servant stair. Previous owners walled off the bottom of the stairs to create a first floor bathroom. From the second floor, the stairs currently lead nowhere. This is awkward and a poor use of space at best, and a fire hazard at worst. We propose filling in the floor here to create a closet for the adjacent bedroom. Unfortunately, the sill of the stair window is located below floor level. The window is barely visible from the street and currently interrupts a decorative brick soldier course. We propose to infill this window with brick salvaged from the west elevation and continuing the soldier course.

The other proposed change to the home's exterior is at the back door on the west. This would have originally been the service entrance, and the original windowless elevation reflects that utilitarian purpose. How we occupy our homes has changed, and for many people, the rear door is the most used exterior door. Another way that we live in homes differently is that the kitchen, rather than a service space, is an active living space. We propose to renovate the kitchen and rear entrance to better connect the the kitchen and back yard, and to make the kitchen brighter. Symmetry defines the home's main address on Kedzie, so we have employed local symmetry for the design of the new rear entrance. There is currently a sunroom/home office space above the rear entry with three large west-facing windows. Our rear entry design borrows the symmetry and the rhythm of solid to void from the sunroom above. The transom windows are fixed and the windows flanking the door are double hung like most of the existing first floor windows.

We have tried to minimize changes to the exterior, including keeping most of the existing windows. Where we have adjusted the exterior, it has been with an eye to the home's material character, symmetry, and fenestration. Thank you for your time and consideration.

Sincerely,



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

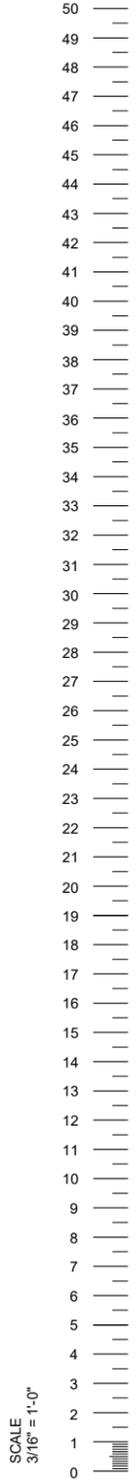
CERTIFICATE OF
APPROPRIATENESS
APPLICATION

TREEM SANDBERG
RESIDENCE
748 Judson Ave.
Evanston, IL 60202

11/28/23

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ZONING ANALYSIS (R-1)

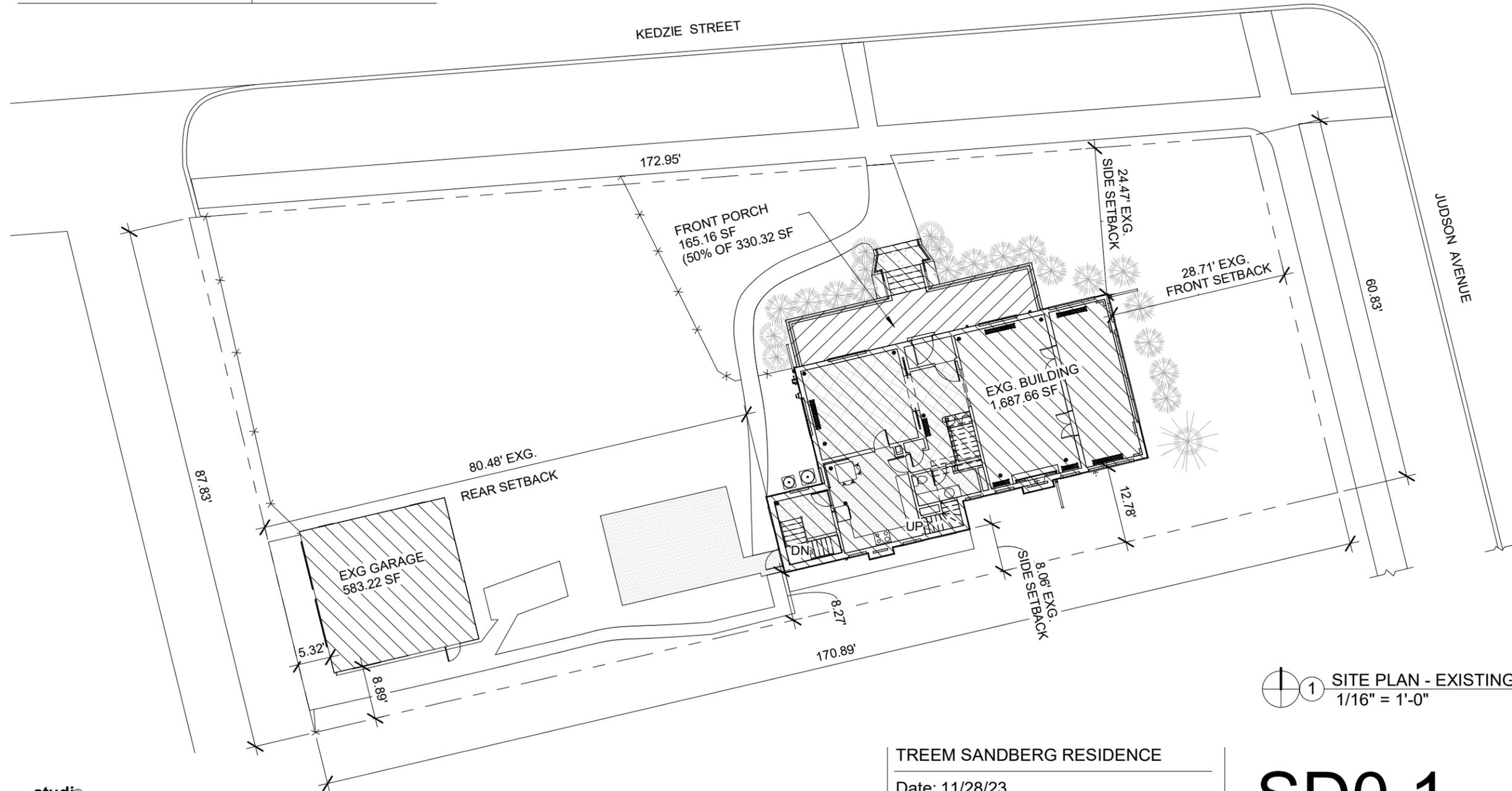
LOT AREA	12,702.25 SF
MIN. LOT SIZE	7,200 SF
MAX. BUILDING LOT COVERAGE	MAX 30% = 3,810.67 SF
EXG. BUILDING LOT COVERAGE	2,270.88 SF
ADDITION ALLOWED AS-OF RIGHT	1,539.79 SF
IMPERVIOUS COVERAGE	MAX 45% = 5,716 SF

ZONING ANALYSIS (R-1)

EXISTING IMPERVIOUS	3,732.39 SF
ADDITIONAL IMP. ALLOWED	1,983.61 SF
MAXIMUM BUILDING HEIGHT	35 FT OR 2 1/2 STORIES
EXISTING BUILDING HEIGHT	33'-2"

ZONING SETBACKS

DESCRIPTION	REQUIRED	EXISTING
LOT AREA	7,200 SF	12,702.25 SF
FRONT SETBACK	27 FT	26.71 FT
SIDE SETBACK NORTH	15 FT	24.47 FT
SIDE SETBACK SOUTH	5 FT	8.06 FT
REAR SETBACK	30 FT	80.48 FT



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

TREEM SANDBERG RESIDENCE

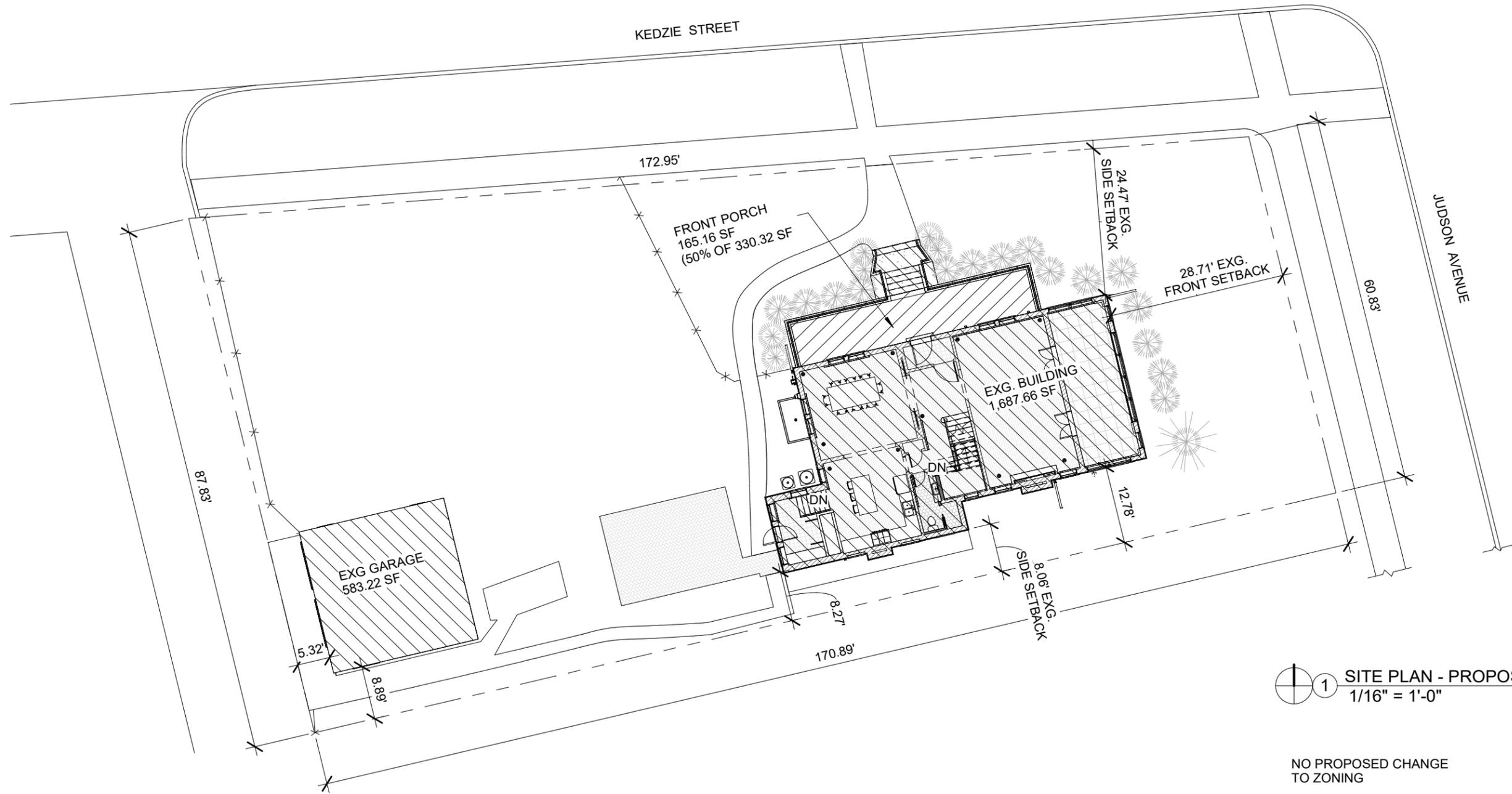
Date: 11/28/23

Project #2315

SD0.1

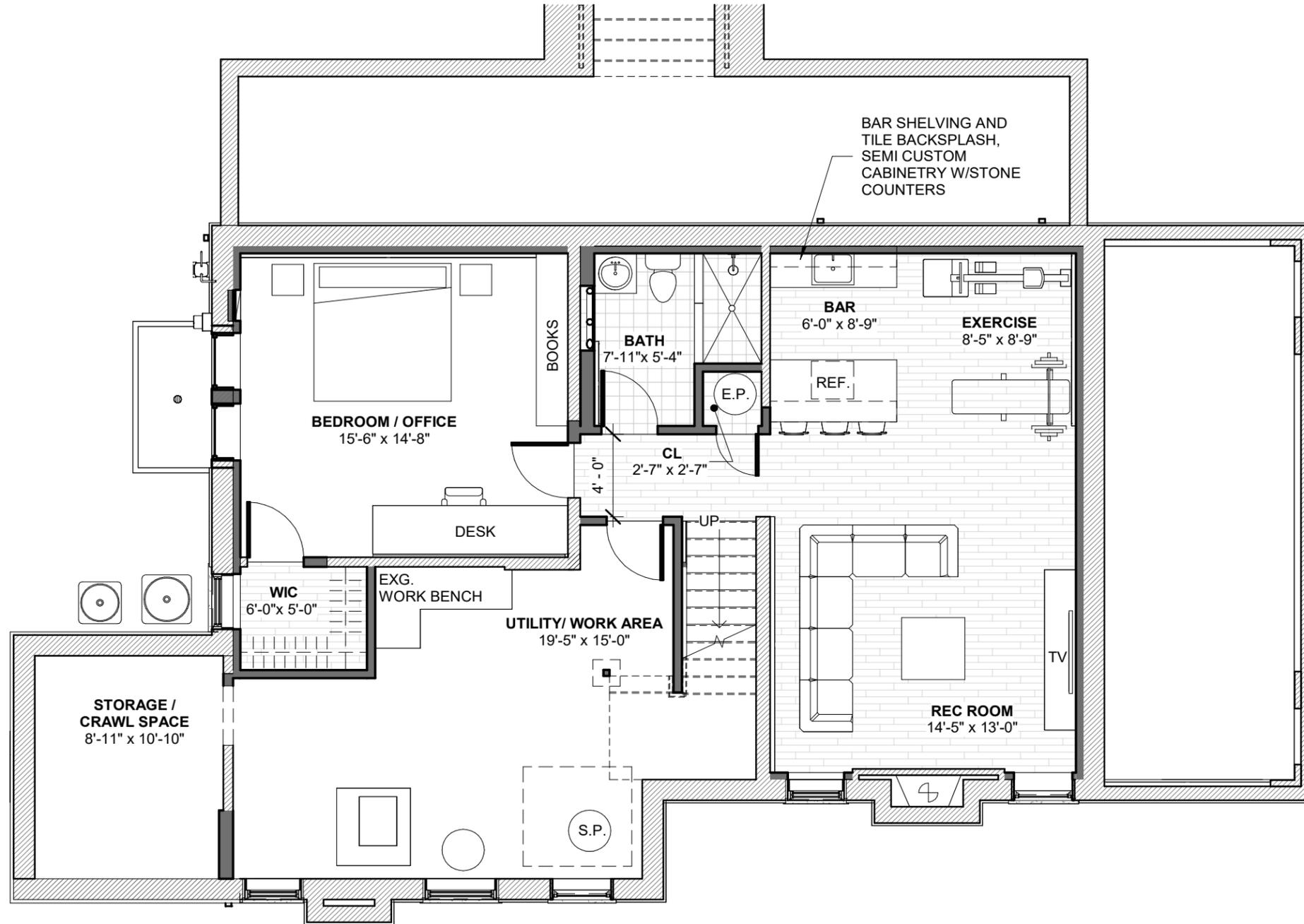
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1 SITE PLAN - PROPOSED
1/16" = 1'-0"

NO PROPOSED CHANGE
TO ZONING



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

TREEM SANDBERG RESIDENCE

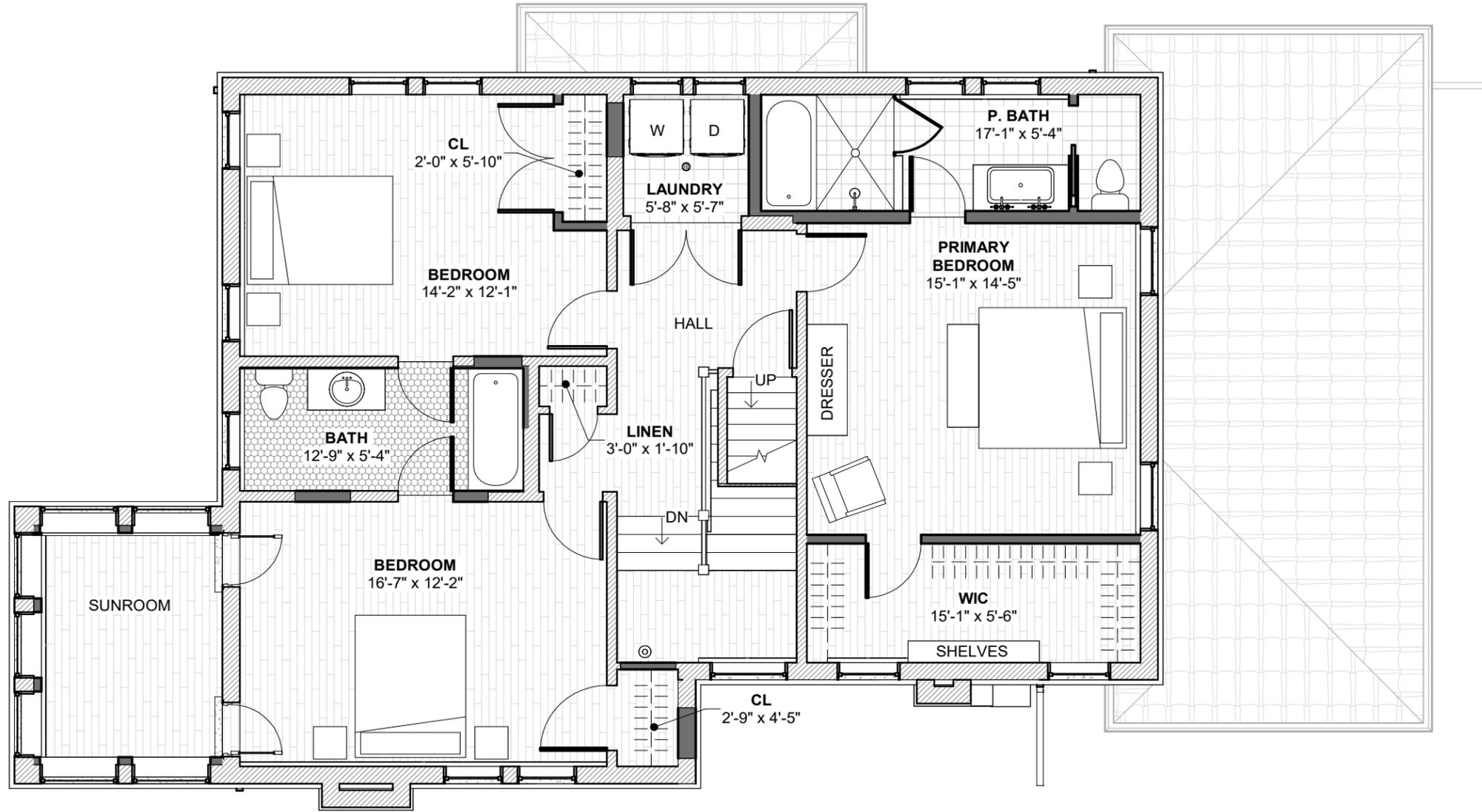
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Project #2315

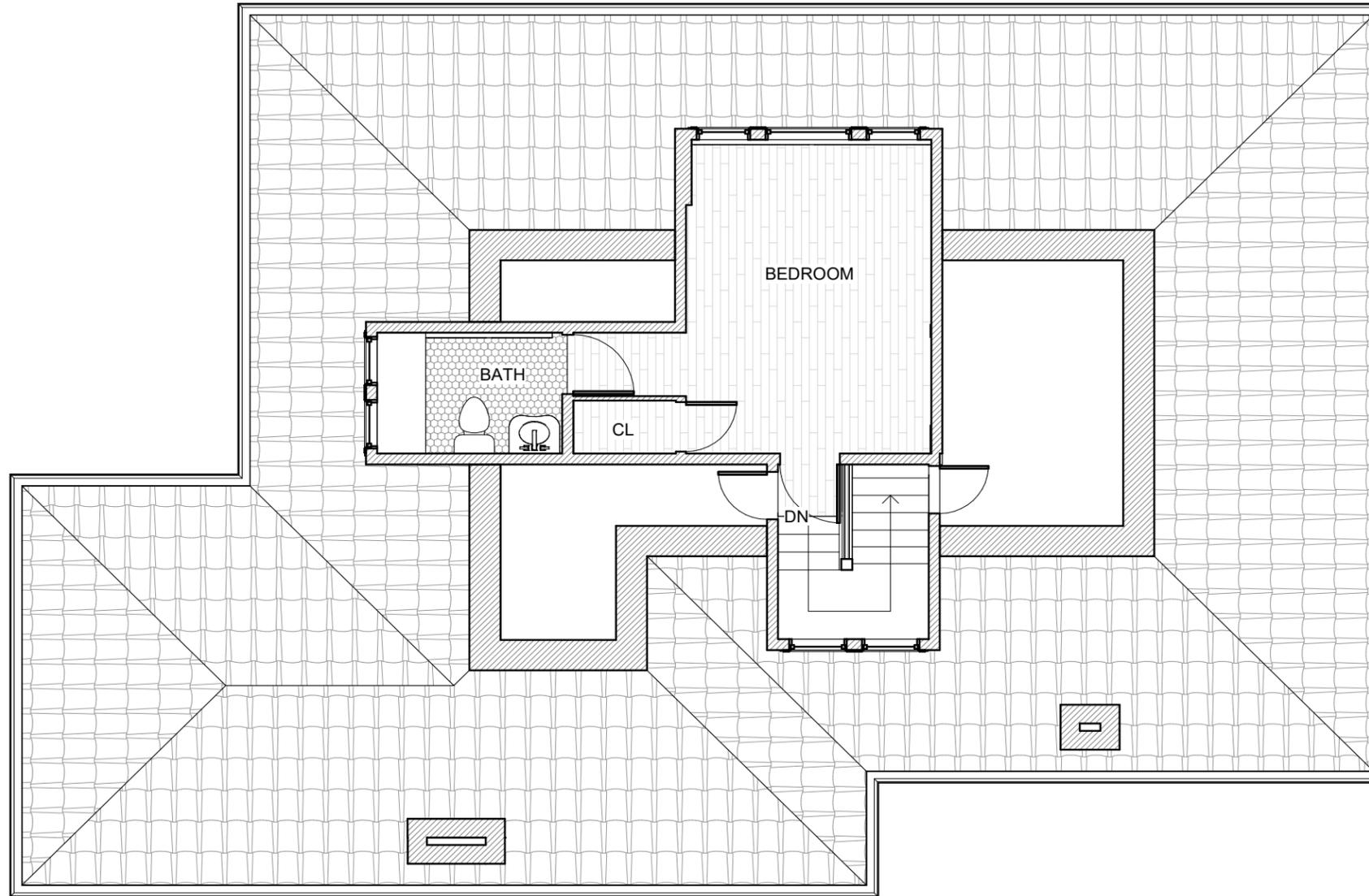
SD1.1



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



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



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

TREEM SANDBERG RESIDENCE

Date: 11/28/23

Project #2315

SD1.4



① EXISTING SOUTH
3/16" = 1'-0"

NO PROPOSED CHANGE

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TREEM SANDBERG RESIDENCE
Date: 11/28/23
Project #2315

SD2.0



① EXISTING NORTH
3/16" = 1'-0"

NO PROPOSED CHANGE

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TREEM SANDBERG RESIDENCE

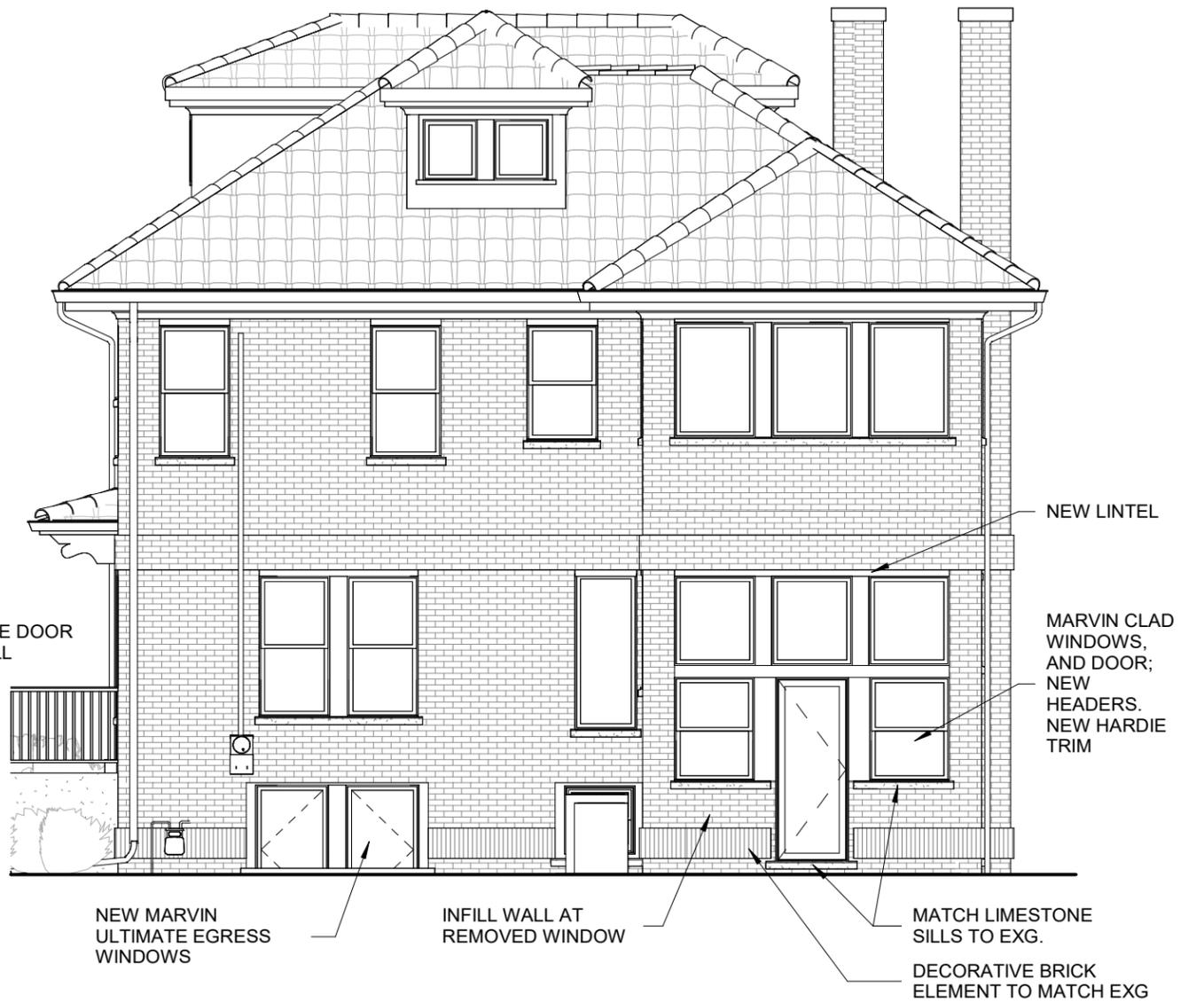
Date: 11/28/23

Project #2315

SD2.1



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



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



① EXISTING EAST
3/16" = 1'-0"



② EAST ELEVATION
3/16" = 1'-0"



① NW AXON - EXISTING



NEW WINDOW WELL
 NEW WINDOWS AND DOOR
 AT REAR ENTRY

② NW AXON - PROPOSED



① NW PERSPECTIVE - EXISTING



② NW PERSPECTIVE - PROPOSED

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TREEM SANDBERG RESIDENCE

Date: 11/28/23

Project #2315

SD3.1



VIEWS FROM THE STREET

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TREEM SANDBERG RESIDENCE

Date: 11/28/23

Project #2315

SD3.2



SIDE VIEW



REAR VIEWS



VIEWS FROM THE ALLEY

LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P. = SET IRON PIPE
FT. = FEET/FOOT	S.I.R. = SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

	= CHAIN LINK FENCE
	= WOOD FENCE
	= METAL FENCE
	= VINYL FENCE
	= EASEMENT LINE
	= SETBACK LINE
	= INTERIOR LOT LINE

PLAT OF SURVEY

OF

LOT 35 (EXCEPT THE SOUTHERLY 40 FEET) AND ALL OF LOT 36 IN BLOCK 3 IN KEDZIE AND KEENEY'S ADDITION TO EVANSTON IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

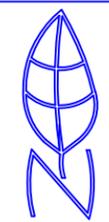
AREA OF SURVEY:

"CONTAINING 12,702 SQ. FT. OR 0.29 ACRES MORE OR LESS"

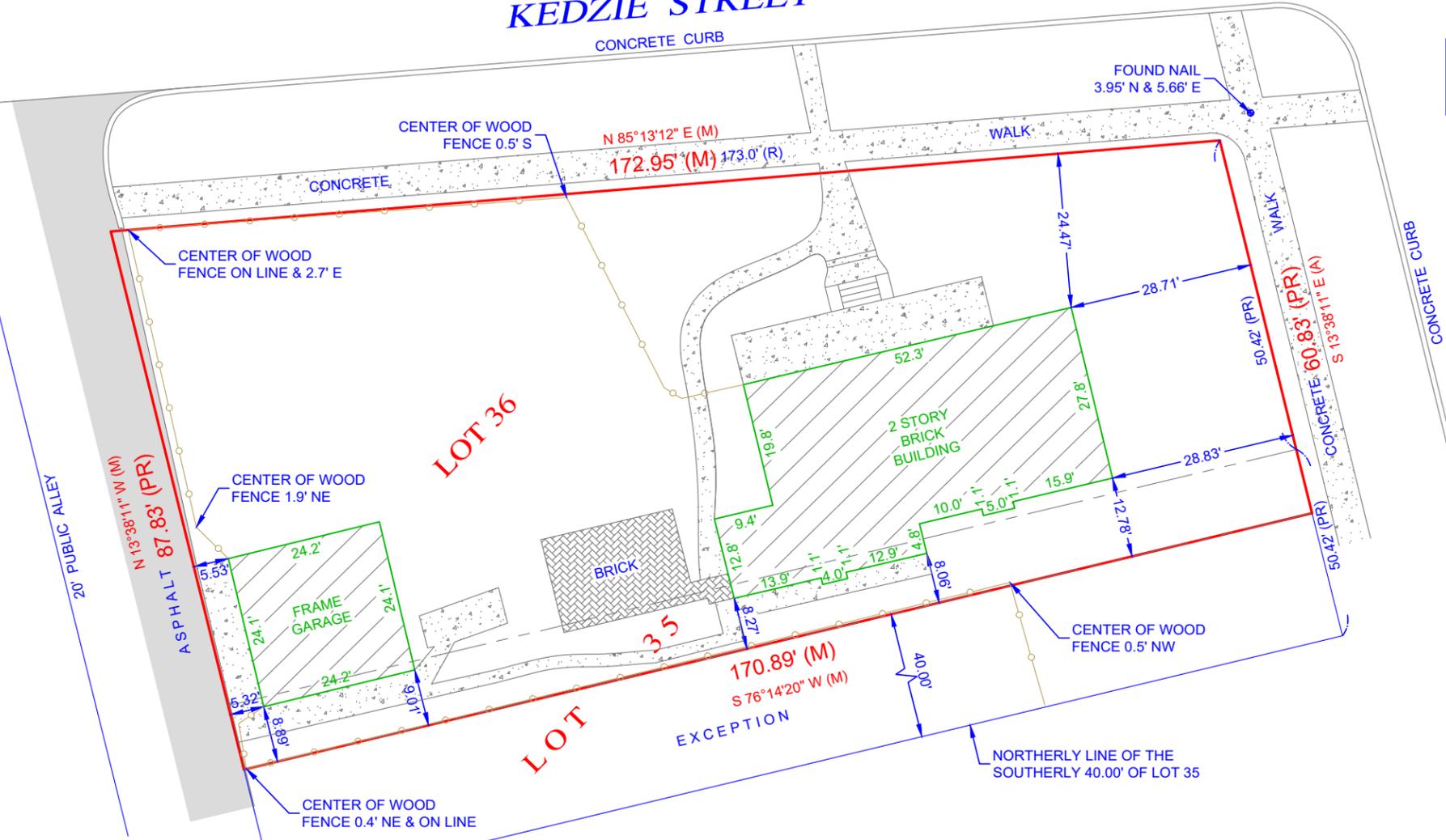
(80' R.O.W.)

KEDZIE STREET

CONCRETE CURB



BASIS OF BEARING:
WESTERLY LINE OF JUDSON AVENUE AS FOUND
MONUMENTED AND OCCUPIED.
S 13°38'11" E (A)



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 15TH DAY OF SEPTEMBER, A.D., 2023, AT LISLE, ILLINOIS.

J. L. Morrison

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2024
ILLINOIS BUSINESS REGISTRATION NO. 184-001245



- NOTE:
- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
 - ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
 - COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
 - NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 748 JUDSON AVENUE
EVANSTON, ILLINOIS

CLIENT LANE LAW ASSOCIATES

FIELDWORK DATE (CREW) 09/14/2023 (BV/JN)
DRAWN BY: RT REVISED: JOB NO. 23-09-0023

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

PREVIOUSLY SURVEYED?

GENERAL INFORMATION

CATEGORY CURRENT USE
 CONDITION HISTORIC USE
 INTEGRITY SECONDARY STRUCTURE
 NRSECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Craftsman"/>	ROOF TYPE	<input type="text" value="Hipped"/>
DETAILS	<input type="text" value="-"/>	ROOF MATERIAL	<input type="text" value="Ceramic tile"/>
CONSTRUCTION YEAR	<input type="text" value="1915"/>	FOUNDATION	<input type="text" value="Brick/not visible"/>
OTHER YEAR	<input type="text" value="-"/>	PORCH	<input type="text" value="-"/>
DATESOURCE	<input type="text" value="Building permit"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (current)	<input type="text" value="Brick"/>	WINDOW MATERIAL 2	<input type="text" value="-"/>
WALL MATERIAL 2 (current)	<input type="text" value="-"/>	WINDOW TYPE	<input type="text" value="Double hung/casement/other"/>
PLAN	<input type="text" value="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="1/1; 1-light"/>
NO OF STORIES	<input type="text" value="2.5"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

748 - JUDSON AVENUE

ALTERATIONS

Front concrete patio with wrought iron railings; windows replaced in east side sun porch

HISTORIC INFORMATION

OLD ADDRESS
(city dir.year)

-

ORIGINAL OWNER

Raymond, J H

BUILDING MOVED?

No

ORIGINAL ARCHITECT

Blake, Edgar O.

MOVED FROM

-

ARCHITECT SOURCE

BP6377

BUILDER

Lindstrom & Johnson (mason); carp Anton Peterson

ADDITIONAL PHOTOGRAPHS



PHOTO ID2 \Images\11-19-408-018-0000-2.jpg



PHOTO ID3 \Images\11-19-408-018-0000-3.jpg

SURVEYOR

Lara Ramsey

SURVEYOR ORGANIZATION

GRANACKI HISTORIC CONSULTANTS

SURVEY DATE

3/9/2011

Historic Info Compiler

aoe

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

748 — - JUDSON AVENUE

OLD ADDRESS
(city dir.year)

-

DATE OF CONSTRUCTION 1915

MOVING INFORMATION

BUILDING MOVED? No

MOVING PERMIT # - **DATE** -

MOVED FROM -

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # 6377 **DATE** 1915.07.15

BUILDING PERMIT DESCRIPTION 2-story brick veneer residence 42' x 32' x 22' high

COST \$10,000

ORIGINAL OWNER Raymond, J H

ORIGINAL OWNER OCCUPIED? Yes (1917EvD)

ORIGINAL ARCHITECT Blake, Edgar O.

ARCHITECT SOURC BP6377

BUILDER Lindstrom & Johnson (mason); carp Anton Peterson

EXTERIOR ALTERATION PERMITS

-

OTHER PERMIT INFO

P26531 1949.07.02 1-story frame 2-car garage 21x24x12 \$750 owner J B Vcashion carp Hill-Becker(sp?) Lumber Co

COA INFO

Installing two air conditioners behind house, minimum 10" from side lot line, not visible from the street (05)

HISTORIC INFO

Blake was a prolific Evanston architect who grew up nearby.

OTHER SOURCES

ELHD # n/a. Baird & Warner real estate photo 1958 (EHC).

HISTORIC INFO COMPILER aoe

PRIMARY KEY 11-19-408-018-0000



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 23PRES-0228 - 1045 Maple Avenue - Landmark
Date: December 5, 2023

Public Notice

Ken Hazlett, architect and applicant on behalf of the homeowner, requests a Certificate of Appropriateness to demolish an existing single-story one car detached garage and construct an alley accessible two-story coach house with ground floor parking and upper-story accessory dwelling unit.

Applicable Standards: Demolition [1-6]; and Construction [1-11; and 13, 14, and 17]

Construction Period:

1909

Style:

Craftsman

Architect of Record:

George William Fowler Senior

Condition:

Excellent

Integrity:

Excellent

Status:

Registered Landmark outside a District. Registered in 1982 under criterion A7 (exemplification of an architectural style).

Setting:

1045 Maple Avenue is an individual Landmark located on the southeast corner of Greenleaf Street and Maple Avenue, one block east of the Ridge Historic District. Despite not being included in the Ridge Historic District, the portion of the City north of Main Street and south of Lake Street between the Ridge and Lakeshore Historic Districts contains a high concentration of individual Landmarks and a good degree of integrity.

Significance:

This frame structure is representative of a type common after the turn of the century. Broad and two stories high, it has a low attic within a pitched-roof that has a front gable with a triplet of narrow, multilight windows. Its cubic mass is enlivened with two projections on the front façade. The one on the north end is narrow and rises through the full two stories so that its southern pitched roof slope continues that of the main mass, and on both floors has extensive glazing to produce sun porches. The rest of the front is taken up by a single story, pitched roof porch that projects farther than the sun porches. Its side and broad front openings are cut out of the wall surfaces. Three additional elements add character to the basic design: wooden belt courses which cross the stucco surface at the level of the first and second floor window sills, knee brackets that meet the ridge and bottom plate of each of the three roofs, and six-light upper sashes which appear in the double-hung windows. Except for a thin post added to help support the porch lintel, the building has extremely good integrity and subtle Prairie influences. The detached single-car garage is original and listed as contributing. Its only known alteration is a replaced overhead door.

George William Fowler Senior

Little is known of George William Fowler Senior, although he and his wife Mable Overton Fowler were part of a distinguished South Side Chicago family with strong associations with Anthony Overton III, the owner of the Chicago Bee newspaper and the Overton Hygienic Manufacturing Co., one of the first in the nation to make cosmetics that complemented African-American complexions. George Fowler Senior's son, George S. Fowler Junior, was educated at the Illinois Institute of Technology and would also practice architecture, with commissions in Evanston, Hyde Park, and Benton Harbor. He would later become Director of Engineering for the Chicago Housing Authority during a pivotal time in that organization's history.

Craftsman Style

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

Public Comment

None.

Applicable Standards

Staff recommends the following standards be applied. Additional standards may be applied at the 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: 1045 Maple Ave.	FOR STAFF USE ONLY Application Number:
2) Owner's Name: Charles Sagen	Address: 1045 Maple Ave
City: Evanston	State: IL
Zip: 60202	Phone: 847-475-7200
	Email/Fax: n.a.
3) Architect's Name: Kenneth Stede Hazlett	Address: 609 Dempster St.
City: Evanston	State: IL
Zip: 60201	Phone: 847-475-7200
	Email/Fax: kenehazlett.comcastbiz.net
4) Contractor's Name: Hazlett + Mertz LLC	Address: 609 Dempster St.
City: Evanston, IL	State: IL
Zip: 60201	Phone: 847-475-7200
	Email/Fax: kenehazlett.comcastbiz.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 type="checkbox"/> Yes <input checked="" 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 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 current Owner of 1045 Maple Avenue proposes to demolish the existing 1 car detached Garage and, in its place, construct an ADU with a 2 car Garage + storage on the 1st Floor and a one bedroom Living Space on the 2nd Floor so that his aging parents (also Evanston residents) may continue to live independently under his supervision. The proposed ADU conforms to all Zoning regulations and does not require a Zoning Variance. There are no revisions of any kind to the Main House, which was built in 1909 by George J Fowler, Architect, and named an Evanston Landmark in 1978 in response to a petition by the Owner at that time. The existing Garage is not mentioned on the original Building Permit or in the Evanston Landmark Statement of Significance. While the Main House is stucco with wood belt courses below the windows, the existing Garage is wood siding with vertical battens. The existing Garage may have been built later. The existing garage slab is buckling, and the garage cannot be used.

The new proposed ADU/Garage is designed to replicate the massing and key details of the Main House as mentioned in the Evanston Landmark Statement of Significance, at a reduced scale. Specifically, these are the 1.) the stucco exterior; 2.) cubic massing enlivened by the projection of the stair element; 3.) a pitched roof with gables; 4.) wood belt courses which cross the stucco below the windowsills of both floors and knee brackets connecting the roof to the exterior walls. The intent is a new ADU/Garage designed to coexist with the existing Main House, resulting in a solution that provides for the needs of the current Owner while acknowledging the history of the adjoining Landmark Main House.

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

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
<input checked="" type="checkbox"/> Construction	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> Partial <input checked="" type="checkbox"/> Total	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input 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 checked="" type="checkbox"/> Replacement <input type="checkbox"/> Rehabilitation	Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Windows <input type="checkbox"/> Storm Windows <input type="checkbox"/> Doors <input type="checkbox"/> Storm Doors	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Style/Materials: <i>Wood Clad / D.H.</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 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 <i>Stucco</i>	<input type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear Material: <i>Stucco</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 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 checked="" 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 checked="" type="checkbox"/>		<input checked="" 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: <u>Wood Deck</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Door Material Wood Metal Clad Other: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Driveway Material Asphalt Poured Concrete Brick Pavers Concrete Pavers Crushed Stone Other: _____	
<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
<input type="checkbox"/>	<input type="checkbox"/>	Chimney Material Brick Stone Stucco Other: _____	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/> Air Conditioning Unit (located on south side of ADU in code-conforming location.)		
<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"/>	Window Material Wood Aluminum Steel 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 type="checkbox"/>		<input type="checkbox"/>				
<input type="checkbox"/>	<input type="checkbox"/>	Gutters/Downspouts Copper Aluminum Galvanized Sheet Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Muntins Not existing True divided lights Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			

4) Applicant's Signature: 
 Print Name: Kennan Hazlett

Date: 11-14-23

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

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

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

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

N.A.

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

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: _____

Date:

Print Name:

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

Adopted October 19, 2004/Updated March 30, 2021

Page 4 of 4

No 3889

Building Permit No. 3831

APPLICATION FOR BUILDING PERMIT.

Evanston, Ill, 11/11 1909

TO THE COMMISSIONER OF PUBLIC WORKS:

The undersigned herewith applies for a permit to build a 2 Story, Basement and Attic Frame residence, 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

1045 Maple Ave. W. 90' LOT 24 BLOCK 4
Minim add

On Maple Street, Avenue, between Greenleaf Street, Avenue, and Lee Street, Avenue.

MATERIALS AND COST.		DIMENSIONS.		FURNISHINGS.		SERVICE.	
No. Cu. yds. Stone	<u>Two</u>	Width or Front	<u>30</u>	Water Closets	<u>1</u>	Heated by	<u>Furnace</u>
No. Thousands of Brick	<u>"</u>	Length or Depth	<u>32</u>	Sinks	<u>1</u>	Lighted by	<u>Gas or elect</u>
No. Cu. Yards Concrete	<u>33</u>	Elevation or Height	<u>30</u>	Bath Tubs	<u>1</u>	Ventilated by	
No. Sq. Yards Plastering	<u>700</u>	Rooms	<u>7</u>	Laundry Tubs	<u>1</u>		
Total Cost of Building	<u>4000</u>	Fire Escapes		Urinals			

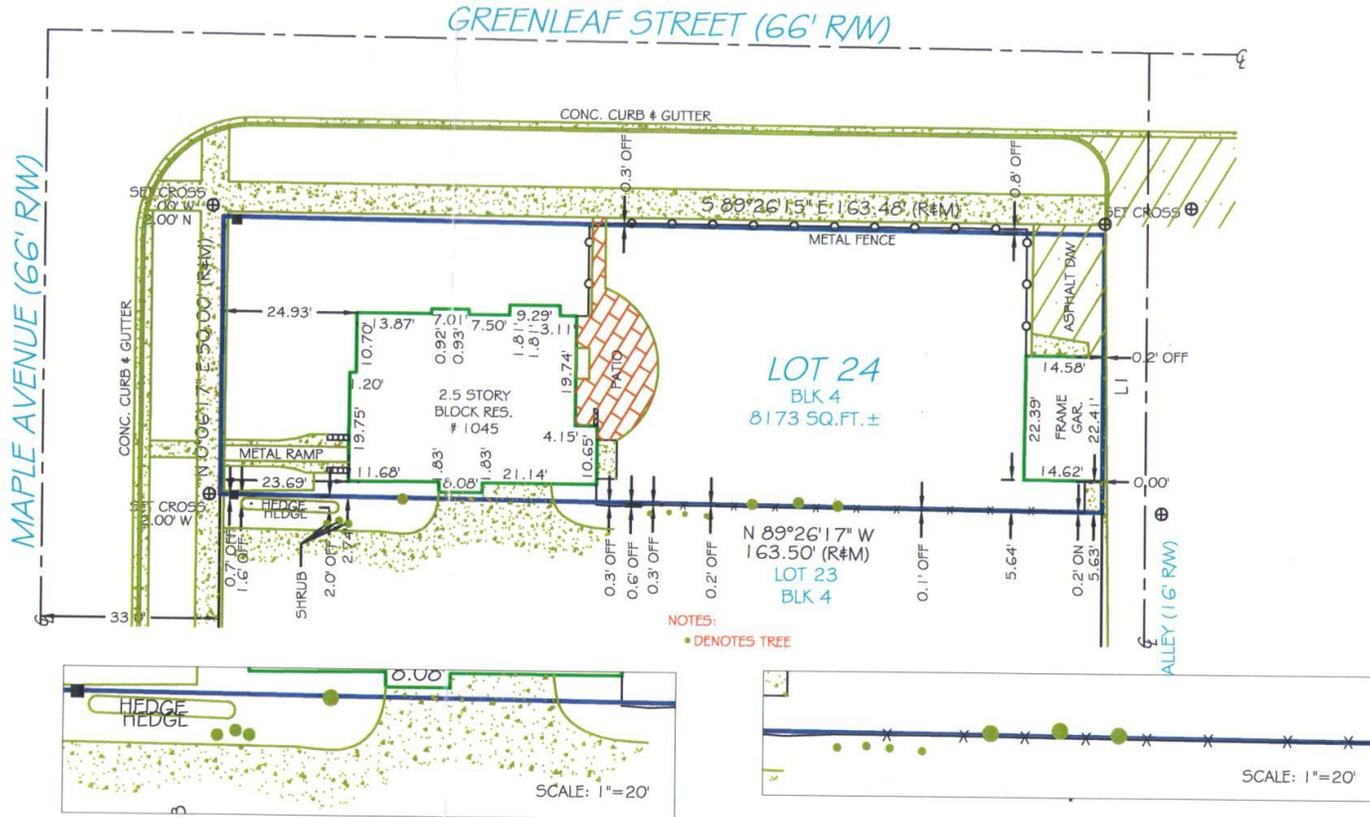
Eveline G. Mace Owner W. Mace Mason _____ Sewer Builder
Plumber " Carpenter _____ Electrician

Heating and Ventilation
Geo. J. Fowler Architect. Signed by Harry D. Mace Builder.

17010974
BOUNDARY SURVEY
COOK COUNTY

LOT 24 IN BLOCK 4 IN UNION ADDITION TO EVANSTON, IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TABLE:
L1 5 0°05'06" W 50.00' (R#M)



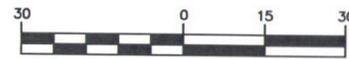
STATE OF ILLINOIS }
COUNTY OF GRUNDY } 55

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF FEBRUARY, 2017 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2018
EXACTA LAND SURVEYORS LB# 5763



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.





1045 Made Ave

Main House

West Elevation

11-14-23



1045 Maple Ave

Main House

North Elevation

11-14-23



1045 Maple Ave

Main House

East Elevation

11-14-23



1045 Maple Ave.

Main House

South Elevation

11-14-23



1045 Maple Ave

Existing Garage

West Elevation

11-14-23



1045 Maple Ave

Existing Garage

North Elevation

11-14-23



1045 Maple Ave

Existing Garage

East Elevation

11-14-23

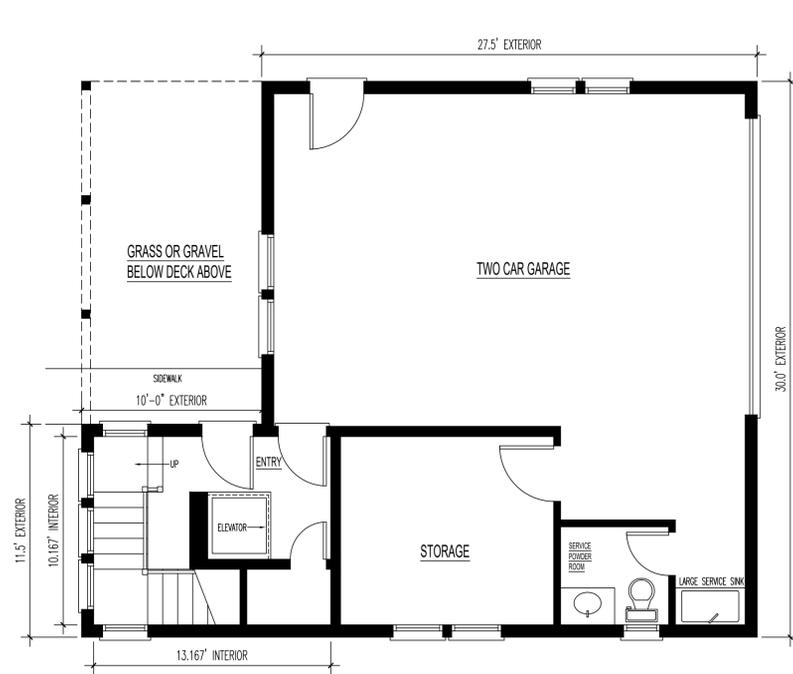


1045 Maple Ave

Existing Garage

South Elevation

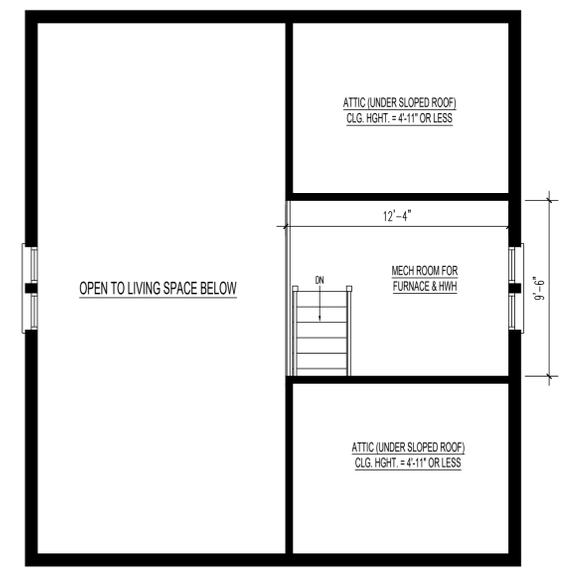
11-14-23



1 1st FLOOR
SCALE: 1/4" = 1'-0"

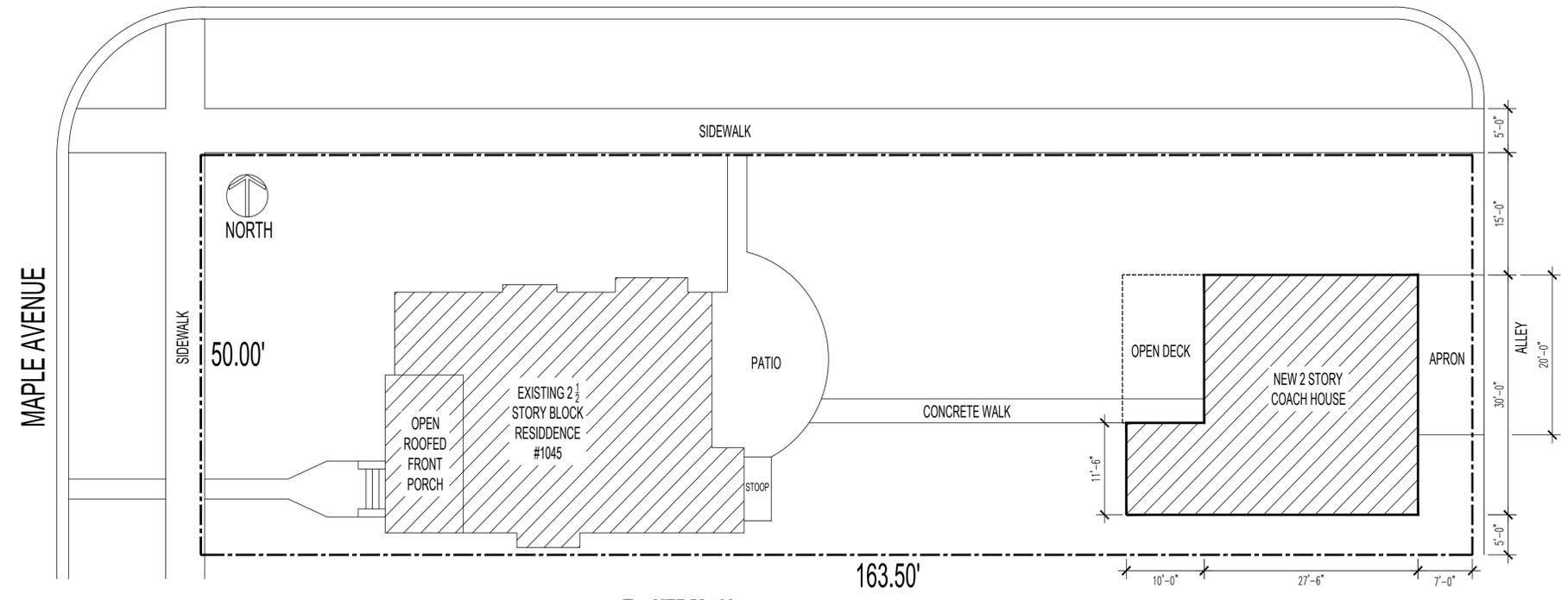


2 2nd FLOOR
SCALE: 1/4" = 1'-0"



3 ATTIC: NO HABITABLE SPACE
SCALE: 1/4" = 1'-0"

GREENLEAF STREET



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

<p>KEN HAZLETT LLC ARCHITECTURE + PROJECT MANAGEMENT</p> <p>609 DEMPSTER STREET EVANSTON, ILLINOIS 60201 847-475-7200</p>	
<p>SAGAN RESIDENCE 1045 MAPLE AVENUE EVANSTON, IL 60202</p>	
<p>REVISIONS:</p>	
<p>DRAWN BY: ASH & DJM</p> <p>DATE: AUGUST 10, 2023</p>	<p>SHEET NO. A-1</p>



1 COACH HOUSE ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



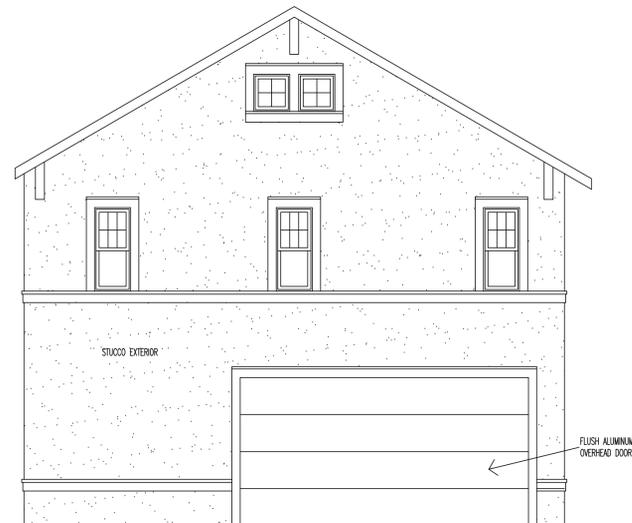
2 COACH HOUSE ELEVATION - WEST
SCALE: 1/4" = 1'-0"

NOTES:

- 1.) ALL TRIM, FASCIA, SOFFITS, BRACKETS & SILLS ARE WOOD TO MATCH EXISTING MAIN HOUSE.
- 2.) ALL WINDOWS/EXTERIOR DOORS ARE WOOD/CLAD TO MATCH MAIN HOUSE.

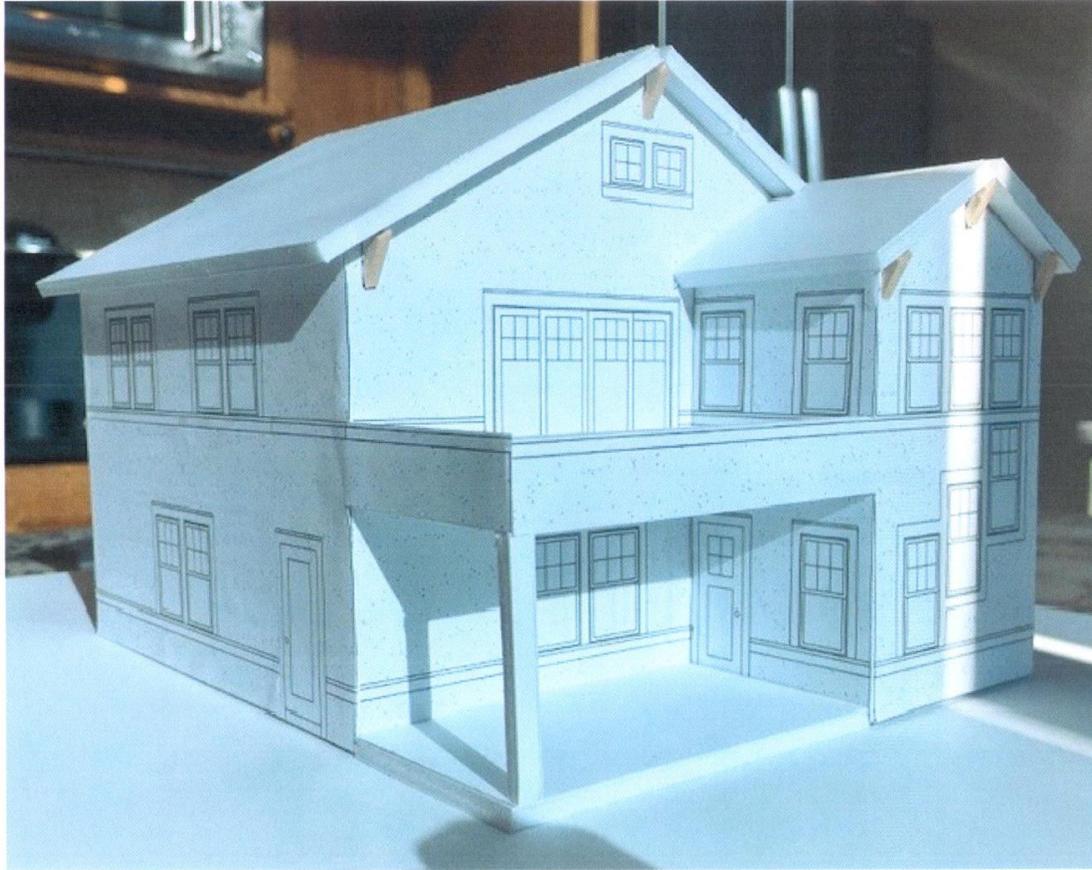


3 COACH HOUSE ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



4 COACH HOUSE ELEVATION - EAST
SCALE: 1/4" = 1'-0"

<p>KEN HAZLETT LLC ARCHITECTURE + PROJECT MANAGEMENT</p> <p>609 DEMPSTER STREET EVANSTON, ILLINOIS 60201 847-475-7200</p>	
<p>SAGAN RESIDENCE</p> <p>1045 MAPLE AVENUE EVANSTON, IL 60202</p>	
<p>REVISIONS:</p>	
<p>DRAWN BY: ASH & DJM</p> <p>DATE: AUGUST 10, 2023</p>	<p>SHEET NO. A-2</p>



1045 Maple Ave

Proposed ADU

View from Main House

11-28-23

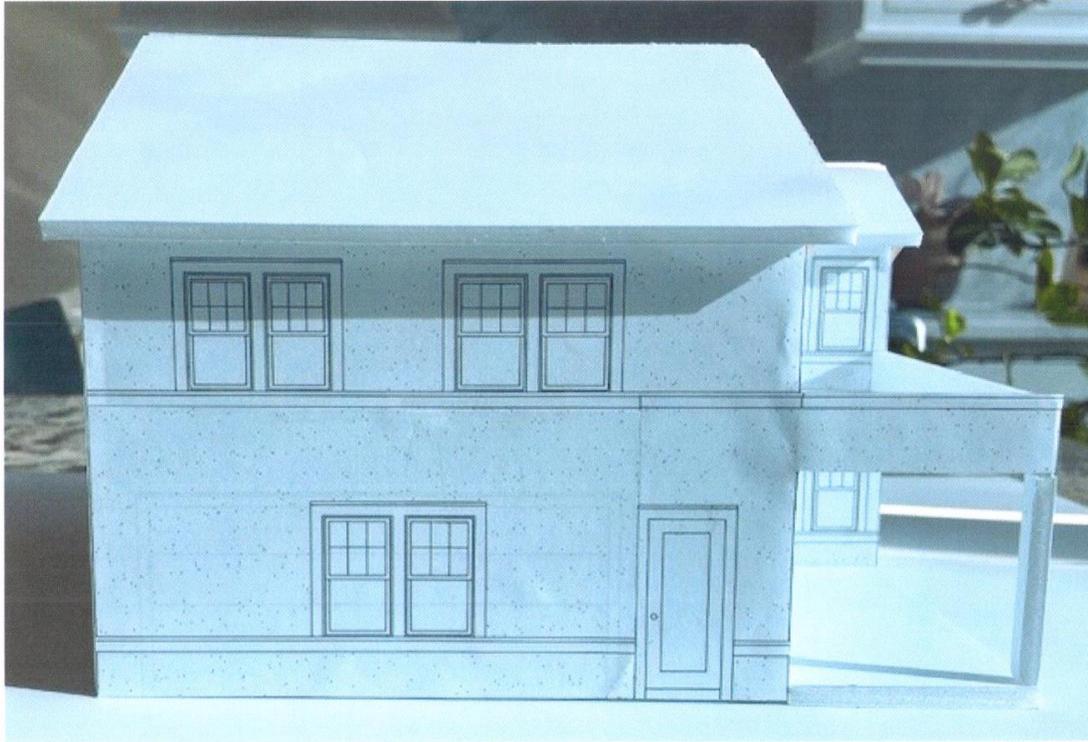


1045 Maple Ave

Proposed ADU

Angled View from Greenleaf St.

11-28-23



1045 Maple Ave.

Proposed ADU

View from Greenleaf St.

11-28-23



1045 Maple Ave

Proposed ADU

View from Alley

11-28-23

City of EVANSTON

1045 MAPLE AVENUE

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

LOCAL

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

A7: Exemplify an architectural style, construction technique or building type once common in the City.



PHOTO ID:

NATIONAL REGISTER

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

GENERAL INFORMATION

CATEGORY CONDITION
INTEGRITY CURRENT USE
HISTORIC USE
SECONDARY STRUCTURE NR SECOND

ARCHITECTURAL DESCRIPTION

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

ALTERATIONS

ADDITIONAL PHOTOGRAPHS



PHOTO ID:

11-19-115-001-0000-02.jpg



PHOTO ID:

11-19-115-001-0000-03.jpg

HISTORIC INFORMATION

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

PERMIT/HISTORIC INFORMATION

PERMIT MOVING INFORMATION

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

ORIGINAL PERMIT INFORMATION

BUILDING PERMIT # DATE OTHER PERMIT INFORMATION
BUILDING PERMIT DESCRIPTION COST COA INFO
ORIGINAL OWNER OCCUPIED? 11PRES-0181: Replace asphalt shingles on older sections of house with same asphalt shingles.
EXTERIOR ALTERATION PERMITS
11ROOF-0274: Roof; 06FRA0000000142: Take down existing wood fence install iron fence.
HISTORIC INFO OTHER SOURCES
HISTORIC INFO COMPILER VOLUNTEER



STATEMENT OF SIGNIFICANCE

City of Evanston

This frame structure is representative of a type common after the turn of the century. Broad and two stories high, it has a low attic within a pitched-roof that has a front gable with a triplet of narrow, multilight windows. Its cubic mass is enlivened with two projections on the front facade. The one on the north end is narrow and rises through the full two stories so that its southern pitched roof slope continues that of the main mass, and on both floors has extensive glazing to produce sun porches. The rest of the front is taken up by a single story, pitched roof porch that projects farther than the sun porches. Its side and broad front openings are cut out of the wall surfaces. Three additional elements add character to the basic design: wooden belt courses which cross the stucco surface at the level of the first and second floor window sills, knee brackets that meet the ridge and bottom plate of each of the three roofs, and six-light upper sashes which appear in the double-hung windows. Except for a thin post added to help support the porch lintel, the building has very good integrity.

EVANSTON LANDMARK

ADDRESS: 1045 Maple
 COMMON NAME: Same
 REAL ESTATE INDEX NUMBER:
 DATE OF CONSTRUCTION: c. 1905-2 1909
 ARCHITECT OR BUILDER: Unknown, Geo W Fowler
 ORIGINAL SITE MOVED
 SIGNIFICANCE:
 HISTORICAL H H2 H3
 ARCHITECTURAL A4 A5 A6
 A7 A8 A9

OTHER COMMENTS:

Thomas A. Varner





MEMORANDUM

To: Members of the Preservation Commission

From: Cade W. Sterling, Planner

Subject: Proposed 2024 Meeting Schedule

Date: December 5, 2023

Summary

Staff recommends adoption of the following schedule for the 2024 calendar year. Outside of the January and July meetings, all meeting dates fall on the second Tuesday of each month. As in past years, an August recess is planned due to historic low case load and difficulty meeting quorum.

Month	Date	Notes
January	16 (Third Tuesday)	Third Tuesday due to the Holiday and associated deadline for application submissions if held on the second Tuesday.
February	13	
March	12	
April	9	
May	14	
June	11	
July	16 (Third Tuesday)	Second Tuesday would have Commissioners reviewing packet materials over the holiday weekend.
August	N/A	Cancelled
September	10	
October	8	
November	12	
December	10	



MEETING MINUTES

PRESERVATION COMMISSION

Tuesday, November 14, 2023
7:00 P.M.

Members Present: Carl Klein, Sarah M. Dreler, Beth Bodan Amanda Ziehm, John Jacobs, Joshua Bowes-Carlson, Charles Smith, Thomas Ahleman

Members Absent: Samantha Steele, Stuart Cohen, 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

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.

- No comment received.

NEW BUSINESS

A. **23PRES-0208 - 1021 Forest Avenue - Landmark - LHD**

Shumaker Design Associates, architect and applicant on behalf of the homeowner, requests a Certificate of Appropriateness to alter an existing single-story three car detached garage, constructing a second-story addition atop the existing ground floor footprint for use as an accessory dwelling unit, and constructing a new two-story addition to the

structures north volume. The Preservation Commission is the determining body for the Certificate of Appropriateness per Code Section 2-8-8.

- Garry Shumaker provided an overview of the proposed project including that all materials will match those existing on the home, which includes a larger addition to its rear volume completed within the last decade or two.
- The proposed windows will match the new windows on the rear addition of the home.
- The Commission asked about the existing garage, what year it was built, and suggested that it has a slightly divergent design vocabulary from the rest of the home, particularly the roof form.
- Mr. Shumaker indicated that the garage was completely rebuilt at the same time as the addition was constructed to the homes rear volume. It has new windows that can be salvaged as they are serviceable.
- The Commission asked if the applicant considered replicating a roof form for the proposed structure that complimented the garage's existing roof form
- The applicant responded that it had been considered but the new construction presented an opportunity to create a roof form more compatible and sympathetic to the home.
- The Commission asked the applicant about the necessary minor zoning relief, having concerns that the lot, particularly the rear-yard was too built out and not compatible with surrounding character.
- The applicant stated that minor variations are not the purview of the Commission to review.
- Mr. Sterling stated that the City Code conflicts in this instance where the zoning ordinance directs minor variations to the Commission for review and recommendation, but the Preservation Ordinance does not give the Commission that authority and controls in this instance. The Commission may review minor variations but does not make recommendations on them.
- Mr. Sterling noted that if the concerns raised could be tied to the applicable standards, it would be in order to discuss them further.
- Commissioners expressed concern with the bulk of the structure, particularly under standard for alteration #1 as well as standard for construction 5 and 10. It was suggested that an addition in only the vertical direction would meet the standards but the two-story addition to the existing footprint did not seem compatible.
- Additional Commissioners disagreed, stating they felt it was compatible, particularly in regard to the properties surroundings and the general character of the Lakeshore Historic District which contains many large coach houses.

- Mr. Shumaker expressed that they were required to retain the existing three off-street parking spaces which precluded stair access from the existing garage space, and necessitated the new two-story addition.
- A motion to approve as presented was made by Commissioner Bodan, seconded by Commissioner Jacobs and carried on a vote of 7-1. Commissioner Ziehm dissented under Standard for Alteration #1.

B. 23PRES-0193 - 927 Ridge Avenue - Ridge Historic District

Tom Lemberis, contractor and applicant on behalf of the homeowner, requests a Certificate of Appropriateness to alter the structures roofing material, replacing original slate tiles with asphalt shingles. The Preservation Commission is the determining body per Code Section 2-8-8.

- Todd Archermen, homeowner, presented the proposal, with emphasis on an insurance dispute that resulted in payment significantly below the cost necessary to replace the slate in-kind. The cost of the new slate roof would be disproportionate to the overall value of the home.
- Commissioners asked the applicant to provide more detail on the adjusters report that was included, and why repair was not considered.
- Mr. Archermen stated that repair was considered, and was preferred. However, he was told by both the adjuster as well as multiple contractors that repair was not feasible or financially viable due to the number of damaged tiles, need to walk on the tiles for repair, resulting in more damage and replacement, and insufficient underlayment that is the result of active leaks. To repair the underlayment, a majority of the tiles would need to be removed and replaced at a cost similar to full replacement in slate. Additionally, the tile roof is over 100 years old and at the end of its lifecycle.
- Commissioners agreed that repair was likely not feasible in this situation and that the cost associated with both in-kind replacement or replacement with a composite slate tile would be prohibitive.
- Commissioners discussed the proposed asphalt shingle, noting that the structure is listed as non-contributing, and that the proposed shingle does a decent job at creating differentiation in the general appearance of the roof and is a more sympathetic choice to a typical 3-tab shingle or asphalt shingle that replicates wood.
- Commissioners asked about the existing gutters and whether they would be removed or not, as well as the copper on the barrel dormer and roof ridge and valleys.

- The applicant stated that these would be removed and replaced with aluminum.
- Commissioners asked about the barrel dormer roofing material.
- The applicant responded that it would be shingles or a modified bitumen material.
- Commissioners noted that it was a character defining feature of the home that should be treated with sensitivity and asked if it could be replaced in copper
- The applicant said he would explore that but noted the other material, gutters, ridge, valleys, flashing etc, would not be copper.
- Commissioners agreed that copper in this location may conflict with the new design vocabulary and material pallet, and suggest the use of a standing seam roofing material.
- The applicant agreed to this.
- Commissioners asked about the sides of the dormer which are currently clad in slate.
- The owner stated the intention was to clad the side walls in asphalt shingle.
- Commissioners asked if the applicant would use a wood panel or siding instead to compliment the existing condition of the home and retain the dormers visual quality as a unique feature.
- The applicant agreed to this.
- A motion to approve with conditions was made by Commissioner Jacobs and seconded by Commission Ahleman. The motion carried unanimously.

APPROVAL OF MEETING MINUTES

- A. **Minutes of October 10**
- The meeting minutes of October 10 were approved without amendment.

STAFF REPORTS

- A. **October Newsletter Engagement Summary**
- Staff will provide data related to distribution of the October newsletter, the number of recipients, total opens, and number of unique clicks by content area.
- Mr. Sterling provided an overview of the engagement summary, noting an increase in viewership over the past newsletter, as well as an increase in those whom subscribe to the Commissions newsletter.
 - Mr. Sterling noted that although the speaker series and presentations have been very impactful in person, the number of

views as a result of the newsletter seems very low and the Commission may consider an alternative or supplemental way to present that information moving forward.

DISCUSSION (NO VOTE WILL BE TAKEN)

A. Preservation Ordinance Overview

Staff will provide an overview of the Preservation Ordinance with a focus on what types of projects come before the Commission, what powers and duties the Commission has that fall outside of design review, procedure if members feel the Ordinance is not being followed, procedure for making changes to the ordinance or to make recommendations for amendments to the City Code, and aspects of the ordinance that deviate from best practice or nationwide innovative trends and approaches to preservation. Examples include demolition delay and demolition by neglect procedures, conservation districts, and registration and celebration of culturally significant resources that may lack architectural integrity.

The slides for the presentation will be made available at the time of the meeting on November 14 and subsequently posted on the Commissions website.

- Mr. Sterling provided the Commission with an overview of the ordinance and the responsibilities of the Commission followed by questions and answers related to the slides.
- Mr. Sterling noted that the presentation was intended to be used as a training tool for future Commissioners.

B. Nomination period for 2024 Officers and 2024 Annual Housekeeping Items

Nominations for 2024 officers, including Chair, Vice-Chair, and Secretary will be open through December with a vote on new officers held at the regularly scheduled January meeting.

- Mr. Sterling reminded Commissioners that the nomination period for 2024 Officers would be open through the December meeting with elections held in January.
- Mr. Sterling also reminded the Commission about other annual responsibilities including adoption of a 2024 meeting schedule at the December meeting, and work on the annual report to be reviewed by the Planning and Development Committee.
- Additional items for consideration include reviewing the Commissions Rules and Procedures, Eligibility Study List, and Rules of Circumstance.

ADJOURNMENT

DRAFT

The Commission adjourned at 9:45pm

Page 6 of 6

**MEMORANDUM OF AGREEMENT AMONG
NORTHWESTERN UNIVERSITY,
THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, AND THE
ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING DEMOLITION OF 1501 CENTRAL ST. IN EVANSTON, ILLINOIS,
KNOWN AS RYAN FIELD (FORMERLY DYCHE STADIUM) AND NEW
CONSTRUCTION OF A NEW STADIUM
(SHPO LOG #017051123)**

WHEREAS, Northwestern University (Owner) plans to undertake demolition of 1501 Central St. in Evanston, IL, known as Ryan Field (formerly Dyche Stadium) (Stadium) and construct a new stadium (Project); and

WHEREAS, the project requires a National Pollutant Discharge Elimination System (NPDES) permit, a Water Pollution Control permit, and a Public Water Supply permit (permit SG-13711.000) from the Illinois Environmental Protection Agency (IEPA), thereby making the Project an Undertaking subject to review under the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420) and its implementing rules (17 IAC 4180) (Act); and

WHEREAS, the Owner has consulted with the Illinois State Historic Preservation Office (Office), a Division of the Illinois Department of Natural Resources (IDNR), pursuant to the Act; and

WHEREAS, the Office currently resides within IDNR, and the Director of IDNR is the duly designated State Historic Preservation Officer (Officer); and

WHEREAS, on January 30, 2006, the Officer determined that the Stadium at 1501 Central St. in Evanston, IL is eligible to be listed on the National Register of Historic Places (NRHP). The Officer determined that the Stadium is eligible under 1) criterion A for its function as an athletic complex at Northwestern University (ca. 1926) and 2) criterion C in the area of architecture (the Stadium was designed by James Gamble Rogers, in the collegiate gothic style of the main Northwestern University campus, with two semi-circular rising grandstands, capped by matching concrete towers on the west (home) side); and

WHEREAS, the Officer has determined that the Undertaking will have an adverse effect on the Stadium that is eligible for the NRHP; and

WHEREAS, the Owner has explored options to avoid or minimize the adverse effect to the Stadium, but due to conditions of the Stadium, including deterioration, aging, lack of accessibility and other deficiencies, concluded that demolition is necessary.

NOW, THEREFORE, the Owner, IEPA, and the Officer agree that the Undertaking shall be implemented in accordance with the following stipulations in this Memorandum of Agreement (Agreement) in order to mitigate the adverse effects of this Undertaking to the NRHP-eligible properties.

MOA Northwestern University Ryan Field, SHPO Log #017051123
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STIPULATIONS

I. MITIGATION (HIBS)

The Owner shall retain a historical contractor(s) of its choice (Contractor) who meets the Secretary of the Interior's Qualifications (36 CFR Part 61, https://www.nps.gov/history/local-law/arch_stnds_9.htm) to complete a Level II Historic Illinois Buildings Survey (HIBS) according to the measures described below.

- A. The Owner will ensure that the mitigation is completed by the Contractor, as stipulated in I. Mitigation.
- B. The recordation must follow the HIBS guidelines established by the Officer, according to the specifications listed in Attachment A.
- C. The Contractor has been consulting with the Officer prior to the initiation of the work to ensure that expectations are understood.
- D. As of the date hereof, fieldwork, in the form of a site visit, draft photography, measurements, and final photography has taken place.
- E. Upon completion of draft photography, the Contractor shall digitally submit the images and copies of field notes to the Officer for review and comment.
- F. Upon Officer confirmation in writing that all of the final HIBS photographs to complete HIBS recordation has been collected, the Project may commence.
- G. The Contractor shall prepare and email a 95% draft of the HIBS recordation in .pdf format to the Officer for review and comment.
- H. When the Officer accepts the 95% draft submission, in writing, the Contractor shall incorporate into the recordation any comments that the Officer provides and complete the final documentation.
- I. Upon completion of the final documentation, the Owner and/or Contractor shall submit the following to the Officer:
 1. One archival clamshell of sufficient size to encapsulate the HIBS recordation.
 2. One copy of the HIBS recordation, on archival materials, according to HIBS specifications for deposit in the Abraham Lincoln Presidential Library and Museum.
 3. One digital record (download, link, flash drive, CD, or DVD) with the complete HIBS recordation for posting on the Officer website.

II. DURATION

MOA Northwestern University Ryan Field, SHPO Log #017051123
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This Agreement shall be effective until such time as all of its terms are satisfied, or it is amended or terminated and replaced. Prior to such time, the Owner may consult with the other signatories to reconsider the terms of the Agreement and amend it in accordance with Stipulation VI AMENDMENTS below. The Owner shall notify the signatories as to the course of action it will pursue.

III. POST-REVIEW ENCOUNTERS

If potential historic properties are encountered or unanticipated effects on historic properties found, the Owner shall consult with the Officer immediately and make reasonable efforts to avoid, minimize, or mitigate adverse effects to such properties. In the event of an unanticipated encounter of human remains or burials, the Owner understands and agrees that it must immediately stop work within the area of encounter, consult with the Officer, and comply with the Human Remains Protection Act (20 ILCS 3440) and its implementing rules (17 IAC 4170) as administered by IDNR, which provides that no human remains shall be disturbed without a permit issued by IDNR.

IV. MONITORING AND REPORTING

Each year following the execution of this Agreement until it expires or is terminated, or upon completion of the Project, whichever occurs first, the Owner shall provide all parties to this Agreement a summary report detailing work undertaken pursuant to its terms. Such report shall include any scheduling changes proposed, any problems encountered, and any disputes and objections received in the Owner's efforts to carry out the terms of this Agreement.

V. DISPUTE RESOLUTION

Should any signatory to this Agreement object at any time to any actions proposed or the manner in which the terms of this Agreement are implemented, the Owner shall consult with the signatories to resolve the objection. If the signatories cannot agree regarding a dispute, the signatories shall utilize the procedures provided in 20 ILCS 3420/4e.

- A. The Owner's responsibility to carry out all other actions subject to the terms of this Agreement that are not the subject of the dispute remain unchanged.

VI. AMENDMENTS

This Agreement may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy is signed by all of the signatories.

VII. TERMINATION

If any signatory to this Agreement determines that its terms become impossible to carry out, that party shall immediately consult with the other signatories to attempt to develop

an amendment per Stipulations V and VI above. If within thirty (30) days an amendment cannot be reached, any signatory may terminate the Agreement upon written notification to the other signatories.

VIII. COUNTERPARTS; FACSIMILE OR .PDF SIGNATURES

This Agreement may be executed in counterparts, each of which shall be considered an original and together shall be one and the same Agreement. A facsimile or .pdf copy of this Agreement and any signatures thereon will be considered for all purposes as an original.

EXECUTION of this Agreement by signatories, and the implementation of its terms evidence that the signatories have afforded the Officer an opportunity to comment on the effects of the Undertaking in compliance with the Act.

[Signature Pages to follow]

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CONSTRUCTION OF A NEW STADIUM
(SHPO LOG #017051123)**

SIGNATORY

NORTHWESTERN UNIVERSITY (Owner)

Signature: _____ Date: _____

Name: _____

Title: _____

DRAFT

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SIGNATORY

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA)

Signature: _____ Date: _____

Name: _____

Title: _____

DRAFT

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SIGNATORY

ILLINOIS DEPUTY STATE HISTORIC PRESERVATION OFFICER (OFFICER)

By: _____ Date: _____

Carey L. Mayer, AIA
Deputy State Historic Preservation Officer
Illinois Department of Natural Resources



MEMORANDUM

To: Members of the Preservation Commission
 From: Cade W. Sterling, Planner
 Subject: 2024 Annual Work Plan
 Date: December 6, 2023

Summary

The table below provides a summary of Preserve 2040 initiatives with an anticipated implementation timeline in years 1-3 as well as those listed as ongoing. The Plan is entering year two of its anticipated 20 year lifecycle. The Commission should review and discuss initiatives they would like to include in the 2024 annual work plan, with a goal of implementation or substantial progress toward implementation. **Green** identifies initiatives completed or in various levels of completion or progress.

In 2023, the Commissions annual work plan included:

- **Initiative 4.1:** Reinstate a quarterly preservation and design oriented newsletter and make it available on social media.
- **Initiative 4.4:** Prepare a preservation training publication and one-on-one orientation for elected officials.
- **Initiative 2.12:** Actively recruit future Commissioners with a focus on building a membership reflective of Evanstons diverse demographics and backgrounds.

Initiative	Implementation Schedule	Priority Level	Status
Survey and Documentation			
1.5: Re-Survey the Ridge Historic District* * To begin work in year 3, an RFP and budget request would need to be authorized in 2024	Year 3-5	Medium	Not Started
1.3: Prioritize new areas in Evanston for surveys.	Ongoing	High	Not Started but tied to initiative 1.4 below
1.4: Conduct a city-wide survey of Evanston's downtown and neighborhood business district resources.	Year 1-3	High	Ongoing (downtown was done in 2023)

Initiative	Implementation Schedule	Priority Level	Status
1.7: Document and include the built resources that embody historic, social, and cultural periods and events, and the diverse groups and people who have contributed to Evanston’s unique character and identity.	Ongoing	Pressing	Not Started
1.8: Integrate preservation survey and documentation as part of future City planning efforts. (The Commission will have an opportunity to engage with the consultant undertaking the new Comprehensive Plan to help identify areas for new survey and to create associated policy statements that support integration with future city projects).	Ongoing	High	In Progress
1.11: Prepare an annual study list of eligible resources in Evanston.	Ongoing	Medium	In progress; ongoing effort
Program Administration and Resource Management			
2.1: Review and update the Historic Preservation Ordinance	Year 1-3	High	Not Started
2.8: Work with the Economic Development Division to enact a legacy or heritage business program.	Year 1-3	Pressing	Complete
2.10: Organize a Preservation Consortium or Preservation Advisory Sub-Committee	Year 1-3	Pressing	Not Started
2.11: Benchmark Commission accomplishments and performance trends in an annual public report. (The Chair and Staff Liaison did present a comprehensive report to the Planning and Development Committee in year 2023).	Ongoing	Pressing	Scheduled for review and adoption in February
2.12: Actively recruit future Commissioners with a focus on building a membership reflective of Evanstons diverse demographics and backgrounds.	Ongoing	High	Recruitment campaign made in 2023
Community Revitalization			
3.2: Collaborate with Evanston Special Service Areas, Chamber of Commerce, and broader business community to identify and advance preservation priorities.	Ongoing	High	Not Started

Initiative	Implementation Schedule	Priority Level	Status
3.3: Collaborate with the Economic Development Division to assist in marketing and buyer recruitment for historic commercial, industrial, and institutional properties.	Ongoing	Medium	Not Started
3.6: Advocate for adoption of a citywide deconstruction ordinance. (The Commissions staff liaison provided the Environment Board a presentation on the value of deconstruction vs demolition and the value of retaining embodied energy in existing buildings, primarily those constructed pre-war. The Commission also invited a guest speaker to talk about the value of deconstruction and its potential in Evanston)	Year 1-3	Pressing	Early discussions with the Sustainability Division
3.8: Conduct annual reconnaissance of historic properties to identify materials and finishes in poor condition before replacement is necessary and provide technical assistance for their proper repair.	Ongoing	Medium	Scheduled for first quarter of 2024.
3.9: Invite professionals to speak on the appropriateness of various composite and synthetic materials which accurately mimic historic building materials that are non-sustainable.	Ongoing	High	Speaker series implemented in 2023
3.10: Support the retention of significant landscape features which offer citywide environmental benefits. (Commissioners as well as the Staff Liaison did advocate for a variation of the Tree Preservation Ordinance, and also gave a presentation to the Environment Board on heritage trees and the value of cultural landscapes.)	Ongoing	High	Progress made but largely tied to initiative 2.1.
Education and Advocacy			
4.1: Reinstate a quarterly preservation and design oriented newsletter and make it available on social media.	Year 1-3	Pressing	Complete
4.3: Support an annual endangered properties list	Ongoing	Low	Not Started
4.4: Prepare a preservation training publication and one-on-one orientation for elected officials.	Year 1-3	Pressing	Not Started

Initiative	Implementation Schedule	Priority Level	Status
4.7: Compile and publish a list of restoration professionals who perform work in Evanston.	Year 1-3	Pressing	Not Started
4.9: Continue to digitize and make available early publications of the Commission (and resources generally).	Ongoing	Medium	Progress made. Website updated with a significant amount of publicly available resources
4.12: Continue annual training for local realtors, insurance, and financial professionals.	Ongoing	Medium	Not Started
4.17: Support ongoing oral history projects	Ongoing	Medium	Not Started

Staff recommends the Commission prepare an annual one-year work plan and identify 1-2 initiatives from the list above for further development during 2024. Additional initiatives, listed as ongoing, such as the newsletter, survey work to identify eligible resources, etc, can be identified as part of the annual work plan, but the focus should be on advancing initiatives not already started that have high priority levels and an implementation timeline in years 1-3, or initiatives identified as ongoing, that have not been started.

The full Preserve 2040 Long-Range Plan can be found here: [Link to Long-Range Work Plan](#)