



AGENDA
Preservation Commission
Tuesday, June 11, 2024
Lorraine H. Morton Civic Center, Room 2800 7:00 PM

Page

1. CALL TO ORDER/DECLARATION OF A QUORUM

2. PUBLIC COMMENT

Members of the public are afforded three minutes per person to provide testimony related to items listed under discussion, staff reports, presentations, 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 in a manner and under time limits determined by the Chair.

3. OLD BUSINESS

A. 24PRES-0046 - 1525 Judson Avenue - Lakeshore Historic District 3 - 26

Anthony Hurtig, architect and applicant on behalf of the homeowner, requests a Certificate of Appropriateness to demolish an existing detached two-car garage and construct a new detached two-story accessory dwelling unit with ground floor parking in the rear-yard.

Applicable Standards: Demolition [1-5] & Construction [1-14, & 16].
Continued from May 14.

[Judson 1525 STAFF REPORT](#)
[Judson 1525 COA APPLICATION](#)

4. NEW BUSINESS

A. **24PRES-0067 - 2300 Lincolnwood Drive - Landmark** 27 - 67

Omar Gutierrez, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to alter the homes west elevation roof plane by introducing four skylights and constructing three gable dormers above the homes full second-story.

Applicable Standards: Alteration [1-10]; and Construction [1-4, 6-8, and 10-14].

[Lincolnwood 2300 STAFF REPORT](#)
[Lincolnwood 2300 COA APPLICATION](#)

B. **24PRES-0068 - 724 Colfax Street - Northeast Historic District** 68 - 85

Todd Israel, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to demolish a wood deck and stair and construct a single-story addition and new deck at the homes rear volume.

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

[Colfax 724 STAFF REPORT](#)
[Colfax 724 COA APPLICATION](#)

5. APPROVAL OF MEETING MINUTES

A. **Minutes of May 14, 2024** 86 - 95
[20240514 HPC Minutes](#)

6. DISCUSSION (NO VOTE WILL BE TAKEN)

A. **Cultural Heritage Awards** 96 - 98

The Commission shall discuss ideas for promoting the new Cultural Heritage Awards with a deadline for submissions in August. Chair Dreler will also provide a summary of her recent discussion with the Arts Council regarding the Cultural Heritage Awards.

[Cultural Heritage Awards Nomination Form](#)

7. ADJOURNMENT

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



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 1525 Judson Avenue – Lakeshore Historic District - 24PRES-0046
Date: June 5, 2024

Public Notice

Anthony Hurtig, architect and applicant on behalf of the homeowner, requests a Certificate of Appropriateness to demolish an existing detached two-car garage and construct a new detached two-story accessory dwelling unit with ground floor parking in the homes rear-yard. The Preservation Commission is the determining body for the Certificate of Appropriateness (Code Section 2-8-8).

Applicable Standards: Demolition [1-5]; Construction [1-14, and 16]

Construction Period:
1954 (Garage 1956)

Style:
Colonial Revival

Architect of Record:
Frederick E. Sloan

Condition:
Good

Integrity:
Poor

Status:
Non-Contributing

Setting:

1525 Judson Avenue is located in the north central portion of the Lakeshore Historic District on the southeast corner of Judson Avenue and Davis Street. The homes immediately south and east are a variety of non-contributing neo-revival resources constructed on the former Wilson Estate which was demolished in the late 1930s. The remaining surrounding homes are a variety of late 19th and early 20th century homes in an amalgam of styles including Italianate, Gothic Revival, Queen Anne, Shingle, Prairie, Colonial Revival, Tudor Revival, and Renaissance Revival. The surrounding blocks retain excellent integrity.

Significance:

The home itself has minimal significance but although listed as non-contributing, is compatible by way of its form and massing. Little is known of the architect Frederick E. Sloan, although he did design one additional home within the District at 1030 Lake Shore Boulevard. The home has been highly altered since its construction.

The site on which the home and garage sit were once part of the Hugh Wilson Estate, designed by Daniel Burnham in the 1880s and demolished in the late 1930s. Hugh R. Wilson was a native son of Evanston, born in 1885 at Evanston Hospital, he would graduate from Yale University in 1906. Wilson was a highly accomplished diplomat, serving in numerous positions for the Foreign Service from 1911 to 1941, with notable postings in Berlin and Tokyo before serving as the Ambassador to Germany from 1938 to 1939 before being recalled at the outbreak of World War II. Wilson's manuscripts and diplomatic collections including his signature work on limiting the proliferation of armaments, are held at the Herbert Hoover Presidential Library in Iowa.

Public Comment

No additional public comment received outside of the in-person testimony provided at the May meeting. At the May meeting, the primary concern as it related to the standards for review was that the structure was too close to the neighboring property to the south, with some speculation that the neighboring home was as close as 3' from 1525 Judson's south lot line. Additional comments related to the difficulty neighbors had in the past to undertake more routine types of work, and that this type of proposal has not been proposed or approved by the Commission before.

To the contrary, the Commission has worked diligently to create additional resources for applicants and efficiencies in the COA application and review framework. Residents are reminded that alterations, construction, even demolition are allowed by Ordinance so long as the standards for review are met. Over the past two years, the Commission has not denied a single case, instead working closely with applicants to set expectations early, find mutually agreeable solutions that are compatible, and approve with conditions when able. Further, the Commission has frequently reviewed and approved construction of Coach Houses and ADU's including on contributing and landmark designated lots of record.

Update

At the May meeting, the Commission continued the case to allow the applicant to prepare additional documentation and better address two standards of concern.

:

1. **Standard for Construction 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. The concern with Standard for Construction 5, similarly invoked Standard for Construction 4, Rhythm of solids to voids, although that standard relates more to the relationships of solids to voids in the facades of a building, not the perceived solid (building) and void (open space) along a street.
2. **Standard for Construction 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.

The Commission asked the applicant to provide additional documentation that identifies and visually represents the location of the neighboring structures as well as an analysis of the rhythm of the spacing for structures on the street. Since this was not provided and was unable to be determined during the meeting through testimony, the Commission was unable to understand if these standards were met or not. Some additional members expressed concern with the overall scale of the structure and lack of subordination between it and structures to which it was visually related. This standard was also difficult to determine due to a lack of documentation and ineffective photos obscured by dense vegetation.

The applicant has since submitted revised drawings that include a one foot reduction in the height of the ADU (giving the 2nd floor living space and 8'-0" high ceiling rather than the 9'-0" of the original proposal). The applicant has also moved the entire ADU 1'-3" north so that it's now 4'-3" north of the south property line where it was previously 3' from the rear-yard lot line. Additionally, the applicant conducted extensive field work and prepared site documentation showing the massing and spatial relationship between structures on the west side of the 1500 block of Judson Avenue as well as the neighboring property to the east. Upon review, the north elevation of the neighboring structure to the south is 11.5' from the southern lot line of 1525 Judson. Staff was able to verify this based on an archival copy of 1519 Judson's plat of survey as submitted to the City in 2002.

Applicable Standards

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

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

Demolition

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

3. Whether demolition of the property, structure or object would be contrary to the purpose and intent of this Chapter and to the objectives of the historic preservation for the applicable district.

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

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

Construction

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

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

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

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

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

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

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

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

9. *Walls of continuity.* Facades and property and site structures, such as masonry walls, fences and landscape masses, shall, when it is a characteristic of the area,

form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects, and places to which such elements are visually related.

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

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

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

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

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

16. *New construction.* In considering new construction such as a new standing free structure, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.

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: 1525 Judson Ave	FOR STAFF USE ONLY Application Number:
2) Owner's Name: Omar and Stephanie Salem	Address: 1525 Judson Ave
Text	
City: Evanston State: IL Zip:	Phone: 847.962.1622 Email/Fax: ogsalem@gmail.com
3) Architect's Name: Anthony Hurtig	Address: 2440 Ridgeway Ave
City: Evanston State: IL Zip: 60201	Phone: 847.644.2964 Email/Fax: tony@anthonyhurtig.com
4) Contractor's Name: Peter Alexander, Evanston Development Coop	Address: 1124 Florence Ave
City: Evanston State: IL Zip: 60202	Phone: 847.714.7279 Email/Fax: Peter.Alexander@Evanston.coop
5) Landmark: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
6) Within Local Historic District: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No;	
If yes, <input checked="" type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources	
7) Refer to the completed Zoning Analysis and check as applicable if project requires:	
<input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> Fence Variance → If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require any Zoning Variance or Fence Variance or Special Use → Complete section B only.	
Check if your project requires: <input checked="" type="checkbox"/> Special Use <input type="checkbox"/> Planned Development → Refer to Supplemental Information on page (i) below.	

Section B: Application for Certificate of Appropriateness

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

The proposed ADU and two-car garage is intended to replace an existing two-car garage in the Lakeshore Historic District. The existing frame garage is not suitable to be adapted for two stories because it has a thickened slab rather than a full foundation which is required by building code to support a second floor. Also, to accommodate two bedrooms and a very modest living space, some additional floor area beyond the 452 sq ft footprint of the existing garage is desired by the homeowners who will be moving into the ADU so that their son's family can move into the principal residence. The existing principal residence was clad in DryVit (EIFS exterior insulation finish system) by the previous owners of the property approximately 20 years ago. The attached black-and-white image of the home prior to it being clad in DryVit shows a brick first floor with frame and wood clapboard second floor. According to the Evanston Lakeshore Historic District Re-survey (attached), the home was built in 1954.

The proposed ADU and garage would be wood frame and clad with pre-finished fiber cement clapboard with 7" or 8" exposure. The proportions of the openings, double-hung windows, and the horizontal trim band are intended to be consistent with those on the principal house, as is the low-pitched hip roof with shallow eaves.

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 Demolition of existing garage	<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 checked="" type="checkbox"/> Addition <input type="checkbox"/> Landscaping	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Garage: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Windows <input type="checkbox"/> Storm Windows <input checked="" type="checkbox"/> Doors <input type="checkbox"/> Storm Doors	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Style/Materials:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Roof: <input checked="" type="checkbox"/> New <input type="checkbox"/> Re-roof	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fence / Gate: <input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Siding: <input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear Material:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Sign <input type="checkbox"/> Awning	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Material:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Air Conditioning Unit	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Relocation	New Address for Relocation:	

3) Checklist for Exterior Materials—Check all that apply.							
Existing	Proposed		Existing	Proposed		Existing	Proposed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Façades/Front Porch & Rear Porch Material	<input type="checkbox"/>	<input type="checkbox"/>	Flashing Material	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Frame	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Copper	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Stone	<input type="checkbox"/>	<input type="checkbox"/>	Sheet Metal	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Brick	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Stucco				<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Stucco			Fascias, Soffits, Rakeboards, Trim		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood Siding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood		
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Synthetic Material, Type: _____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Shingle, Material: _____	<input type="checkbox"/>	<input type="checkbox"/>	Fiber Cement (Hardie)	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: Fiber Cement (Hardie)	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
		Roofing Material			Door Material		
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingles	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shakes	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Slate	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Clad	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Clay Tile	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Asphalt Shingles	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Metal Sheet			Window Type	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Double Hung	<input type="checkbox"/>	<input type="checkbox"/>
		Chimney Material	<input type="checkbox"/>	<input type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Brick	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: Fixed	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Stone			Window Material		
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood		
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum		
		Gutters/Downspouts	<input type="checkbox"/>	<input type="checkbox"/>	Steel		
<input type="checkbox"/>	<input type="checkbox"/>	Copper	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: Wood clad	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Aluminum			Muntins	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Galvanized Sheet	<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input checked="" type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>
4) Applicant's Signature: _____						Date: _____	
Print Name: _____							
Proceed to Section C if you are requesting a zoning or fence variation and/or s special use . Refer to the Supplemental Information for guidance [page (i) below]. For Planned Development refer to Supplemental Information [page (i) below].							

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

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

The proposed ADU is appropriate and would not have an adverse impact on the salient characteristics of the Lakeshore Historic District because of its use of materials, details, and proportions consistent with those of the principal structure and the neighborhood.

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).

Denial of permission to construct the ADU would conflict with the intent and spirit of Evanston's recently adopted ADU ordinance

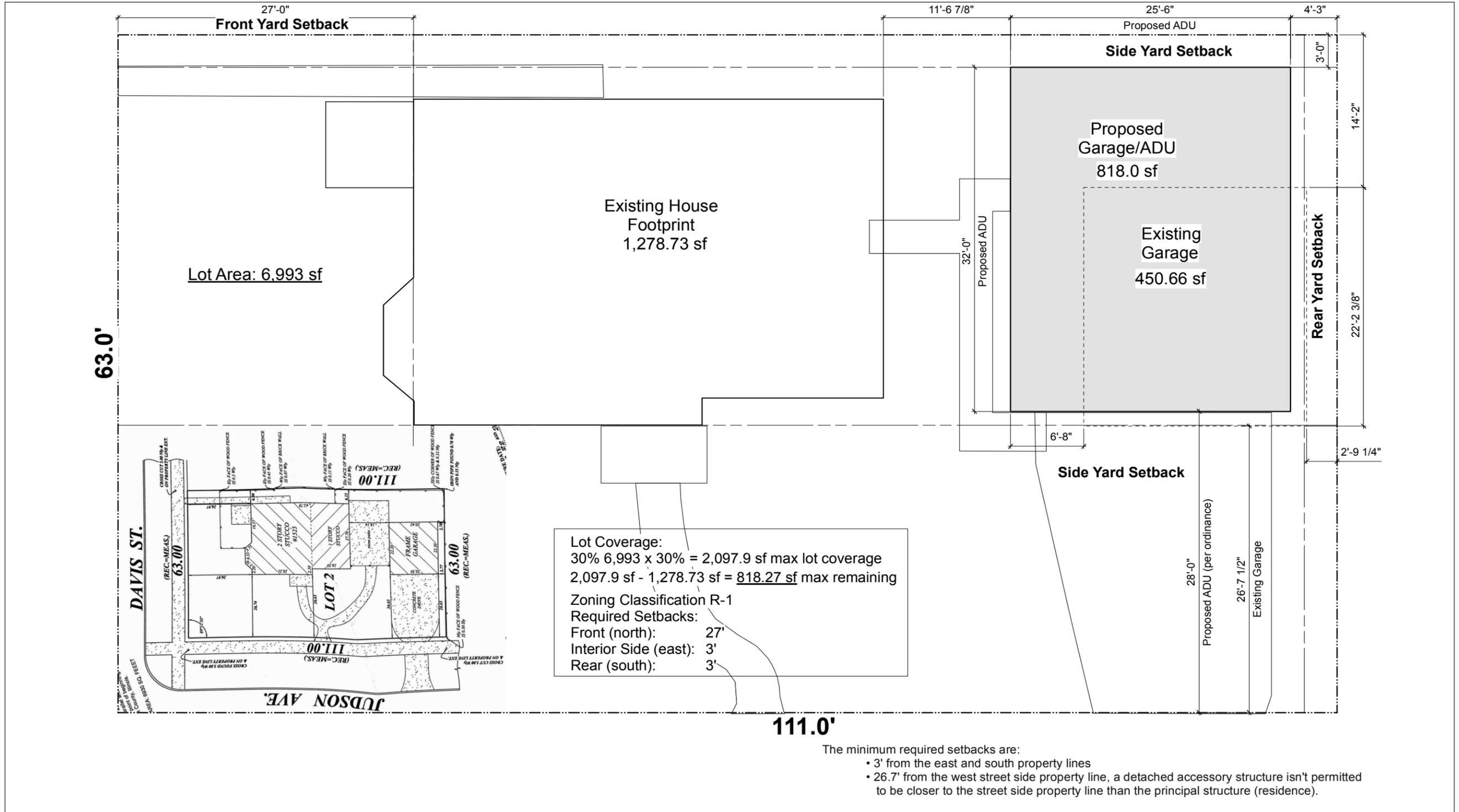
C) Will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located (Ord. 108-0-98). (Briefly explain below/attach a separate sheet if necessary).

The proposed ADU is does alter the existing curb-cut on Judson Ave and is designed to comply with current applicable zoning and building codes

4) Applicant's Signature: _____
 Print Name:

Date:

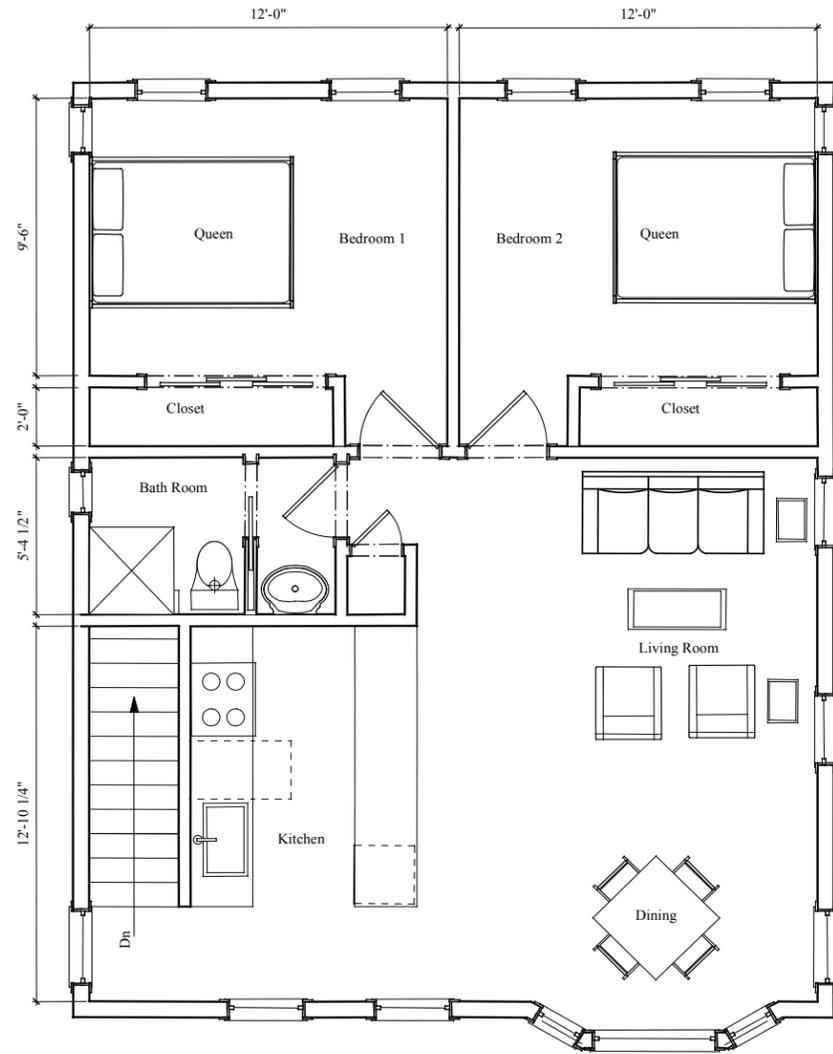
NOTE: The deadline for submission of Certificate of Appropriateness applications is **no less than 15 business days** before the next scheduled Preservation Commission meeting. The Preservation Commission meets on the **second Tuesday** of each month (except when marked with *). However, both dates are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



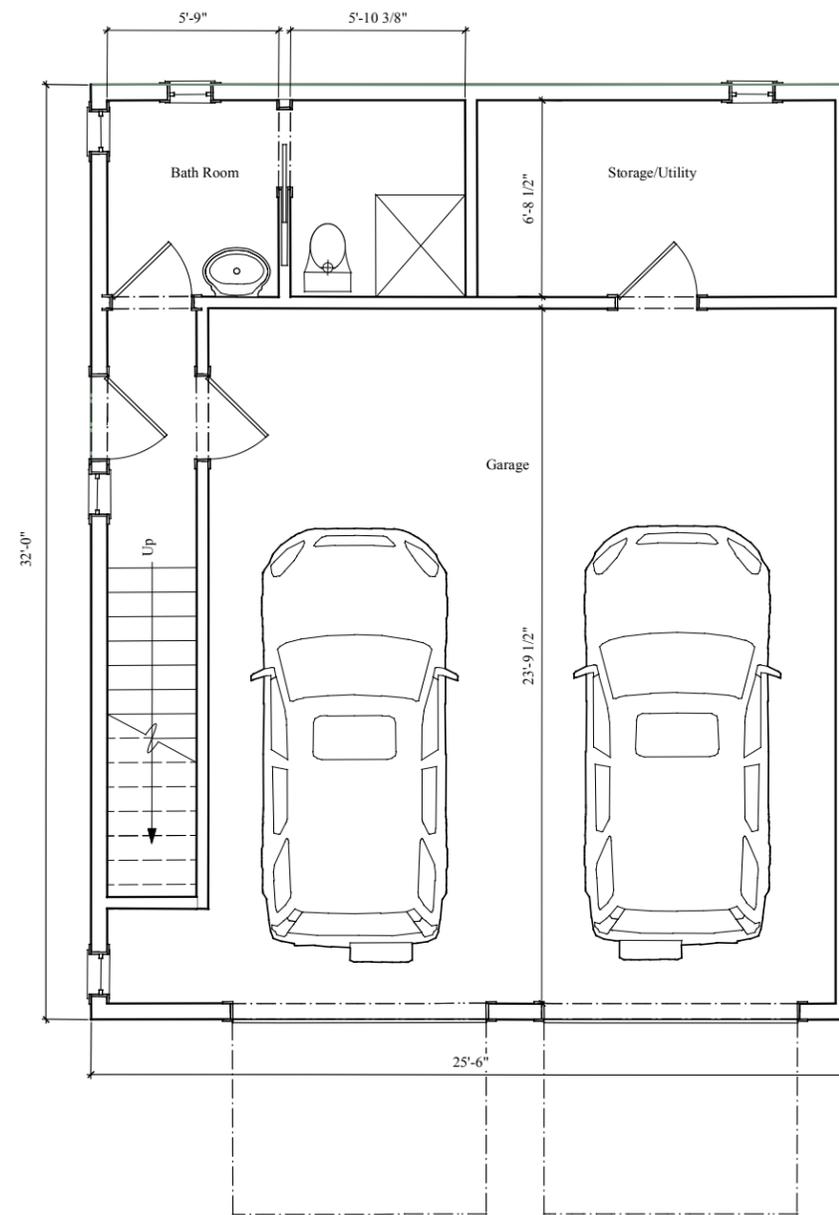
The minimum required setbacks are:

- 3' from the east and south property lines
- 26.7' from the west street side property line, a detached accessory structure isn't permitted to be closer to the street side property line than the principal structure (residence).

<p>Anthony Hurtig Architect 2440 Ridgeway Avenue Evanston, Illinois 60201 847.644.2964</p>	<p> Site, Zoning & Lot Coverage Scale: 1/8" = 1'-0"</p>	<p>1525 Judson Ave. Evanston, Illinois</p>	<p>1 2024 Anthony Hurtig © All rights reserved 5 June 2024</p>
		<p>ADU</p>	<p>CoA Application</p>



2 Second Floor Plan
 Scale: 3/16" = 1'-0" N



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

Anthony Hurtig Architect
 2440 Ridgeway Avenue
 Evanston, Illinois 60201
 847.644.2964

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

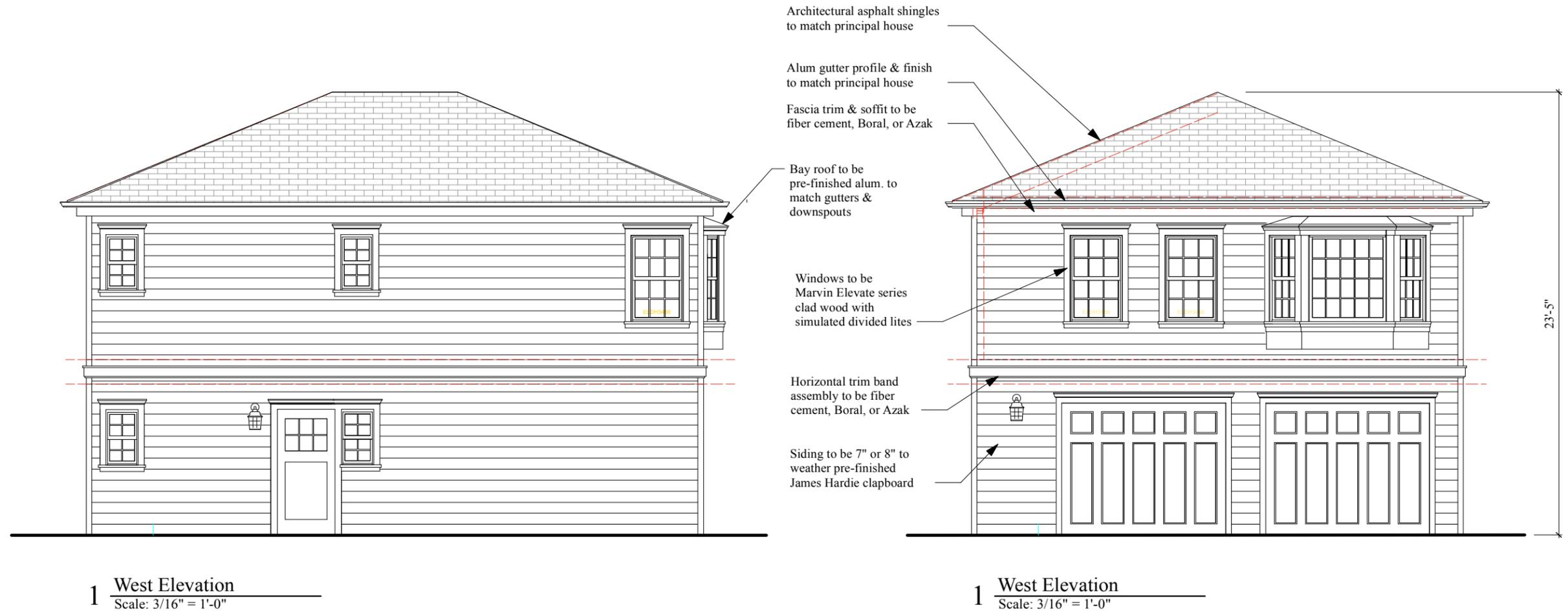
1525 Judson Ave.
 Evanston, Illinois

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5 June 2024

ADU CoA Application



Anthony Hurtig Architect
 2440 Ridgeway Avenue
 Evanston, Illinois 60201
 847.644.2964



North & West Elevations
 Scale: 3/16" = 1'-0"

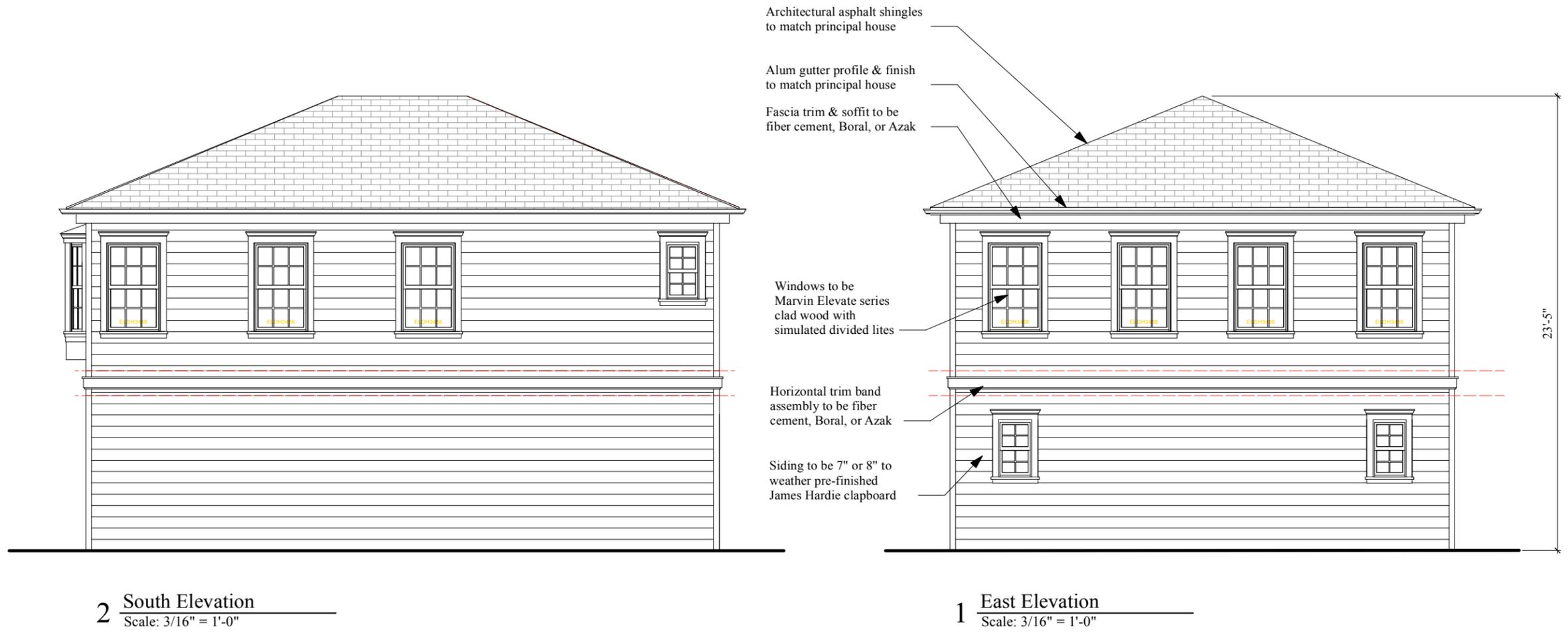
1525 Judson Ave.
 Evanston, Illinois

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5 June 2024

ADU CoA Application



Anthony Hurtig Architect
 2440 Ridgeway Avenue
 Evanston, Illinois 60201
 847.644.2964



South & East Elevations
 Scale: 3/16" = 1'-0"

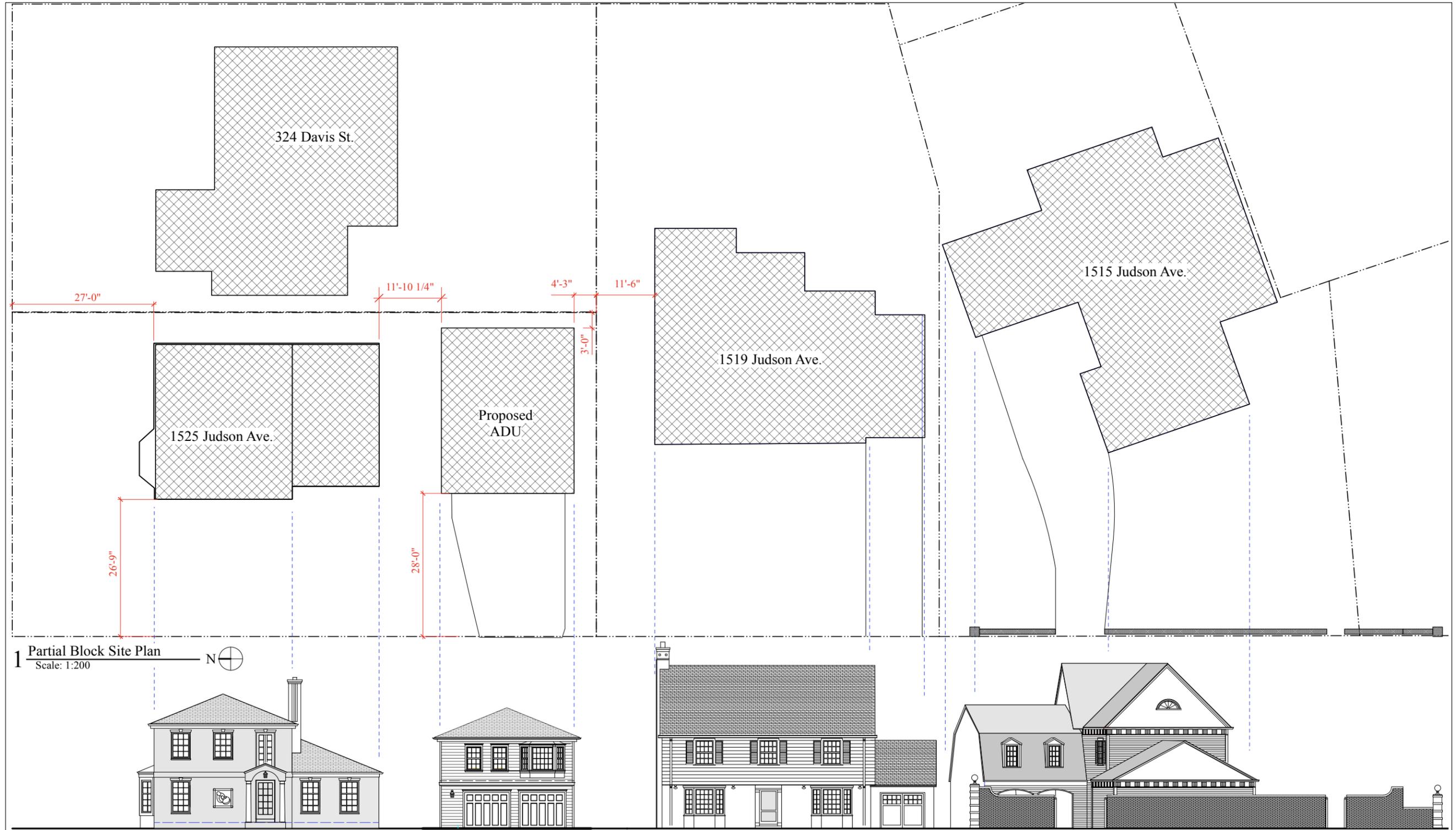
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 ADU

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Judson Ave. Street Elevation Looking East
 Scale: 1:200

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 Evanston, Illinois

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5 June 2024

ADU CoA Application



ANTHONY HURTIQ ARCHITECT
29 APRIL 2024

JUDSON AVE PERSPECTIVE

1525 JUDSON AVE

ADL

BEGINNING STREET #

END STREET #

STREET # SUFFIX

STREET NAME

SUFFIX

PIN



LOCAL

WITHIN LOCAL DISTRICT?

LOCAL DISTRICT CONTRIB/NON-CONTRIB?

LOCAL LANDMARK? YEAR

LOCAL LANDMARK ELIGIBLE?

CRITERIA:

NATIONAL REGISTER

WITHIN NR DISTRICT?

NR DISTRICT CONTRIB/NON-CONTRIB?

NR LANDMARK? YEAR

NR ELIGIBLE? CRITERIA

PHOTO ID

ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY CURRENT USE

CONDITION HISTORIC USE

INTEGRITY SECONDARY STRUCTURE

NRSECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Colonial Revival"/>	ROOF TYPE	<input type="text" value="Hipped"/>
DETAILS	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1954"/>	FOUNDATION	<input type="text" value="Parged"/>
OTHER YEAR	<input type="text" value="c. 1995-2000"/>	PORCH	<input type="text" value="Front entry"/>
DATESOURCE	<input type="text" value="Building permit; surveyor"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (current)	<input type="text" value="Stucco"/>	WINDOW MATERIAL 2	<input type="text"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW TYPE	<input type="text" value="Double hung"/>
PLAN	<input type="text" value="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="6/6; 3/6; 6/9"/>
NO OF STORIES	<input type="text" value="2"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

1525		JUDSON	AVENUE
------	--	--------	--------

ALTERATIONS

Stucco cladding; lintels added to window openings; front entry porch addition; 2nd story window at south end of façade converted to door, with wrought iron Juliet balcony; decorative panel added to 1st story north of entry.

HISTORIC INFORMATION

OLD ADDRESS
(city dir.year)

ORIGINAL OWNER

Hoy, Mrs. Margaret W.

ORIGINAL ARCHITECT

Sloan, Frederick E.

BUILDING MOVED?

ARCHITECT SOURCE

BP30683

MOVED FROM

BUILDER

Loff, John; carp Glenview Constr.

ADDITIONAL PHOTOGRAPHS



PHOTO ID2



PHOTO ID3

OTHER PINS

SURVEYOR

Lara Ramsey

SURVEYOR ORGANIZATION

GRANACKI HISTORIC CONSULTANTS

SURVEY DATE

2/29/2012

Historic Info Compiler

aoe

SURVEYAREA

EVANSTON LAKESHORE PHASE II

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

1525 [] JUDSON AVENUE

OLD ADDRESS
(city dir.year)

[]

DATE OF CONSTRUCTION 1954

MOVING INFORMATION

BUILDING MOVED? No

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

MOVED FROM []

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # 30683 **DATE** 1954.10.07

BUILDING PERMIT DESCRIPTION 2-story brick single family residence with full basement

COST \$30,000

ORIGINAL OWNER Hoy, Mrs. Margaret W.

ORIGINAL OWNER OCCUPIED? []

ORIGINAL ARCHITECT Sloan, Frederick E.

ARCHITECT SOURC BP30683

BUILDER Loff, John; carp Glenview Constr.

EXTERIOR ALTERATION PERMITS

[]

OTHER PERMIT INFO

BP32370, 1956.10.09, 1-story 2-car garage 20x22x11'6"h \$1400, owner WF Olsen, carp LC Hookanson Co Chicago.

COA INFO

[]

HISTORIC INFO

1525 Judson is one of six houses built on the site of the Hugh Wilson estate that once occupied the north half of the block bounded by Davis, Forest, Lake & Judson. Wilson's stone mansion at 1516 Forest Ave. built 1884 was demolished in 1937 (BP21166).

OTHER SOURCES

ELHS n/a. PHOTO at EHC: Baumann-Cook 1956; Hokanson & Jenks 1976.

HISTORIC INFO COMPILER aoe



1525 Judson Ave. Historic Photo



1525 Judson Ave. Looking east from Judson



1525 Judson Ave. Looking northeast from Judson



1525 Judson Ave. Looking east from Judson



1525 Judson Ave. Looking northeast from Judson



1525 Judson Ave. Looking south from Davis St.



1525 Judson Ave. Looking southeast from Judson & Davis



Looking east from Judson, adjacent house to south



1525 Judson Ave. Bay on north facade

1525 Judson Ave



**Zoning Analysis
Summary**

Review Date: 4.26.24 **Updated on 6.6.24**
By: CWS

Case Number:

24ZONA-0062 – 1525 Judson Avenue

Case Status/Determination:

Compliant

Applicant: Anthony Hurtig

Plans prepared by: Anthony Hurtig

Plans dated: April 4, 2024

Revised on 6.4.24

Survey dated: October 22, 2020

District: R1 – LHD – Non-Contributing

Proposal:

Construction of new alley accessible two-story detached garage

Additional Comments: Review and approval by HPC required for the scope of work proposed.

Principal Use and Structure: SFR	
Zoning Code Section	Regulations for R1 SFR District Code Section 6-8-2
6-8-2-6	Lot width: 63x111' – No Change
6-8-2-5	Lot size: 6,993 – No Change
6-8-2-3	Dwelling units #: 1 – No Change
6-8-2-7	Building Lot Coverage: 30% proposed where 30% is the maximum permitted - Compliant
6-8-2-10	Impervious Surface Coverage: 44.25% proposed where 45% is the maximum permitted - Compliant
Accessory Use and Structure 1: New ADU	
6-4-6-2	Location (Yard): Rear - Compliant
6-4-6-4	Height: 25' where 28' is the maximum permitted - Compliant
6-4-6-2	Distance from Principal Building: 12.75' where 10' is the minimum required – Compliant. Revised to be 11'-7"
6-4-6-2	Rear-Yard Coverage: The proposed ADU takes up 40% or 818 square feet of the rear-yard (2050 square feet) where 40% is the maximum permitted. –Compliant. The rear-yard is calculated as the area behind the homes rear volume and east of the required 15' street side-yard setback.
6-8-2-8	Yards (Setbacks): - Compliant Front: N/A Street Side: 28' where 15' is the minimum required and the side wall of the proposed ADU may not extend beyond the side wall of the existing principle structure. (6-4-6-2) Interior Side: N/A Interior Side: N/A Rear: 3' from rear yard south lot line where 3' is the minimum required Revised to be 4'-3" ; 3' from rear yard west lot line where 3' is the minimum required
Chapter 16	Two off-street parking spaces are proposed where 2 are existing and 2 are required. The ADU does not require an additional off-street parking space – Compliant.
6-4-1-9	The proposed eaves do not encroach on any proximate lot line by more than 10% of the minimum requirement – Compliant

6-4-6-4	The proposed ADU is ~925 square feet including the stair between floors 1 and 2 and excluding the first floor bathroom where no more than 1,000 square feet is permitted. – Compliant.
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STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 2300 Lincolnwood Drive – Landmark - 24PRES-0067
Date: June 5, 2024

Public Notice

Omar Gutierrez, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to alter the homes west elevation roof plane by introducing four skylights and constructing three gable dormers above the homes full second-story.

Applicable Standards: Alteration [1-10]; and Construction [1-4, 6-8, and 10-14].

Construction Period:
1925

Style:
Tudor Revival

Architect of Record:
Olsen and Urbain

Condition:
Excellent

Integrity:
Excellent

Status:
Landmark designated in 1985 under criterion A7: *Exemplification of an architectural style, construction technique, or building type once common throughout the City.*

This translates to the current ordinances criterion #3, *Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.*

Setting:

2300 Lincolnwood Drive is located in the heart of the proposed but not designated Northwest Evanston Historic District (1987). The proposed District extended more than a half mile from north to south and about a mile from east to west. In total, the area included not only residential homes but also Bent Park, Quinlan Park, Perkins Woods, and Lincolnwood School and encompassed about three-eighths of a square mile running as far North as Central Street, as far South as Golf Road, as far West as Ridgeway, and as far East as Hartrey. The area was subdivided between 1917 and 1921 shortly after annexation to Evanston, being formerly the Village of North Evanston. By the end of 1929, nearly all the surrounding blocks had been developed.

The area was first identified as an intensive survey area in the early 1970s, and contains a significant number of resources identified within the Illinois Historic Structures Survey which were subsequently designated as local landmarks, including 2300 Lincolnwood Drive and nine additional landmarks on the 2300 and 2400 blocks of Lincolnwood Drive. The surrounding area is largely owner-occupied single-family housing typologies built during the first third of the twentieth century and widespread housing boom seen between World War I and the Great Depression. The area consists of a variety of styles and forms built for people with a wide range of incomes from modest bungalows and vernacular workers cottages, to grand estate homes. These include largely revival style houses and bungalows, houses designed by local and regional architects of significance, builder houses, and several mail order houses.

Significance:

This two-story brick residence by an active Chicago architectural firm represents the quality that this building type could produce. The steeply pitched roof above the second story is intersected by a two-story gable whose ridge peak begins slightly below the main roof's ridge and slightly north of the roof's center; it descends over a slightly projecting central section and has slight gable rafter returns at the level of the top of the central, framed entrance. Above the entrance is a wrought-iron rail, and above that, under a segmental arch, is a pair of eight-light casement windows. On the upper story in the center of each flank is an eight-over-eight window topped by an eyebrow hood in the soffited eaves; below the southern one is a triplet of windows (two, four-over-fours and a central six-over-six), and below the northern one is a pair of six-over-six windows. The wall extends northward to encompass a segmentally arched door under a shed roofed garage.

Olsen and Urbain

Leif Erickson Olsen (1892-1962) and Jules Urbain (1894-1964) were prolific architects in the 1920s and 1930s. The partnership executed a diversity of architectural styles and typologies from modest and high-style single-family residential homes in Chicago and its surrounding suburbs to larger institutional, commercial, and multi-family commissions primarily in Chicago. Notable Commissions include the Granada at 525 West Arlington Place in Lincoln Park, The Universal Pictures Film Exchange at 1301 South Wabash in the Near South Side, Birren and Son Mortuary at 1354 West Wellington in Lakeview, and the Devry Technological Institute at 4119 West Belmont in Norwood Park.

The son of Leif Erickson Olsen, Leif Erickson Olsen Jr (1918-2010), would also have a successful career in architecture, with significant Commissions as a partner in the firm LoebI, Schlossman & Hackl including Pick-Staiger Concert Hall at Northwestern University,

a structure recently identified by the State Historic Preservation Office as eligible for the National Register of Historic Places.

Tudor Revival Style

Tudor Revival styled homes feature steeply pitched roofs, a dominant front gable, half-timbering, masonry or stucco walls, massive chimneys and narrow multi-light casement windows. Tudor Revival is based on late Medieval English prototypes from grand manors to thatched roof cottages and was popularized in the United States during the same period as the Colonial Revival gained ascendancy as a preferred residential architecture style. Tudor Revival is sometimes termed “Tudorbethan” – an amalgamation of Elizabethan medieval prototypes and the Jacobean style, which features more Classical stylistic elements designed mostly in masonry. The Tudor Revival is mostly a post World War I American architectural style found in many “estate” neighborhoods of both cities and suburbs. There are 60 Tudor Revival Landmarks in Evanston.

Public Comment

None.

Applicable Standards

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

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

Alteration

1. Every reasonable effort shall be made to adapt the property, structure, site or object in a manner that requires minimal alteration of the property, structure, site or object and its environment.
2. The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible except when retention represents a hazardous or dangerous condition.
3. All properties, structures, sites and objects shall be recognized as products of their own time. Alterations to sites, buildings, structures, or objects that have no historic basis shall be discouraged.
4. Changes that may have taken place in the course of time are evidence of the history and development of a property, structure, site or object and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features, materials, finishes, examples of skilled craftsmanship, or examples of distinctive construction techniques that characterize a property, structure, site or object shall be treated with sensitivity.

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

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

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

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

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

Construction

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

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

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

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

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

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

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

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

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

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

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

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

Application for Preservation Review of Certificate of Appropriateness (COA)



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

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

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

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

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

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

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

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

1) Property Address: 2300 Lincolnwood Dr.	FOR STAFF USE ONLY Application Number:
2) Owner's Name: Bob and Kathy Benson	Address: 2300 Lincolnwood Dr.
City: Evanston State: IL Zip: 60201	Phone: 847-476-9490 Email/Fax: rbenson75@yahoo.com
3) Architect's Name: Omar Gutiérrez	Address: 1209 Monroe St.
City: Evanston State: IL Zip: 60202	Phone: 847-903-4067 Email/Fax: omar@ogutierrez.com
4) Contractor's Name:	Address:
City: State: Zip: Phone: Email/Fax:	
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.	

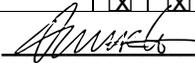
Section B: Application for Certificate of Appropriateness

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.

We propose to finish the existing attic and add a dormer and skylights on the rear side of the roof. The proposed addition and skylights will not be visible from the front of the property.

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

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

3) Checklist for Exterior Materials—Check all that apply.																		
Existing	Proposed		Existing	Proposed		Existing	Proposed											
<input 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 checked="" type="checkbox"/> composite siding	<input type="checkbox"/>	<input type="checkbox"/>	Flashing Material Copper Sheet Metal Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Fences Wood Wrought Iron Aluminum Other: _____ Height: _____ Length: _____										
<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Fascias, Soffits, Rakeboards, Trim Wood Metal Synthetic Material, Type: <u>composite trim</u> Other: _____	<input type="checkbox"/>		<input type="checkbox"/>	Terraces, Patios, Decks Wood Stone Brick Pavers Concrete Pavers Poured Concrete Other: _____								
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			Door Material Wood Metal Clad Other: _____		<input type="checkbox"/>		<input type="checkbox"/>	Driveway Material Asphalt Poured Concrete Brick Pavers Concrete Pavers Crushed Stone Other: _____						
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Window Type Double Hung Casement Other: _____			<input type="checkbox"/>	<input type="checkbox"/>		Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed): <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Air Conditioning Unit							
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>				Window Material Wood Aluminum Steel Other: <u>aluminum clad wood</u>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>				
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>					Muntins Not existing True divided lights Simulated divided lights				<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									Chimney Material Brick Stone Stucco 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"/>											Gutters/Downspouts Copper Aluminum Galvanized Sheet Other: _____		<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Roofing Material Wood Shingles Wood Shakes Slate Clay Tile Asphalt Shingles Metal Sheet Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>										
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		4) Applicant's Signature: <u></u> Print Name: Omar Gutiérrez	<input type="checkbox"/>		<input type="checkbox"/>	Date: 04/15/2024								
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Proceed to Section C if you are requesting a zoning or fence variation and/or s special use. Refer to the Supplemental Information for guidance [page (i) below]. For Planned Development refer to Supplemental Information [page (i) below].</i>														

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

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

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

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

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

4) Applicant's Signature: _____
Print Name:

Date:

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

SUPPLEMENTAL INFORMATION
COA Application Checklist

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

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

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

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

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

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

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

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

11614 ALGONQUIN RD.
HUNTLEY, IL. 60142

TOPOGRAPHICAL-ALTA/ACSM-BOUNDARY-SUBDIVISIONS-MORTGAGE-CONDOMINIUM

PHONE: (847) 458-1710
FAX: (847) 458-1712



Scale - 1 inch = 25 feet

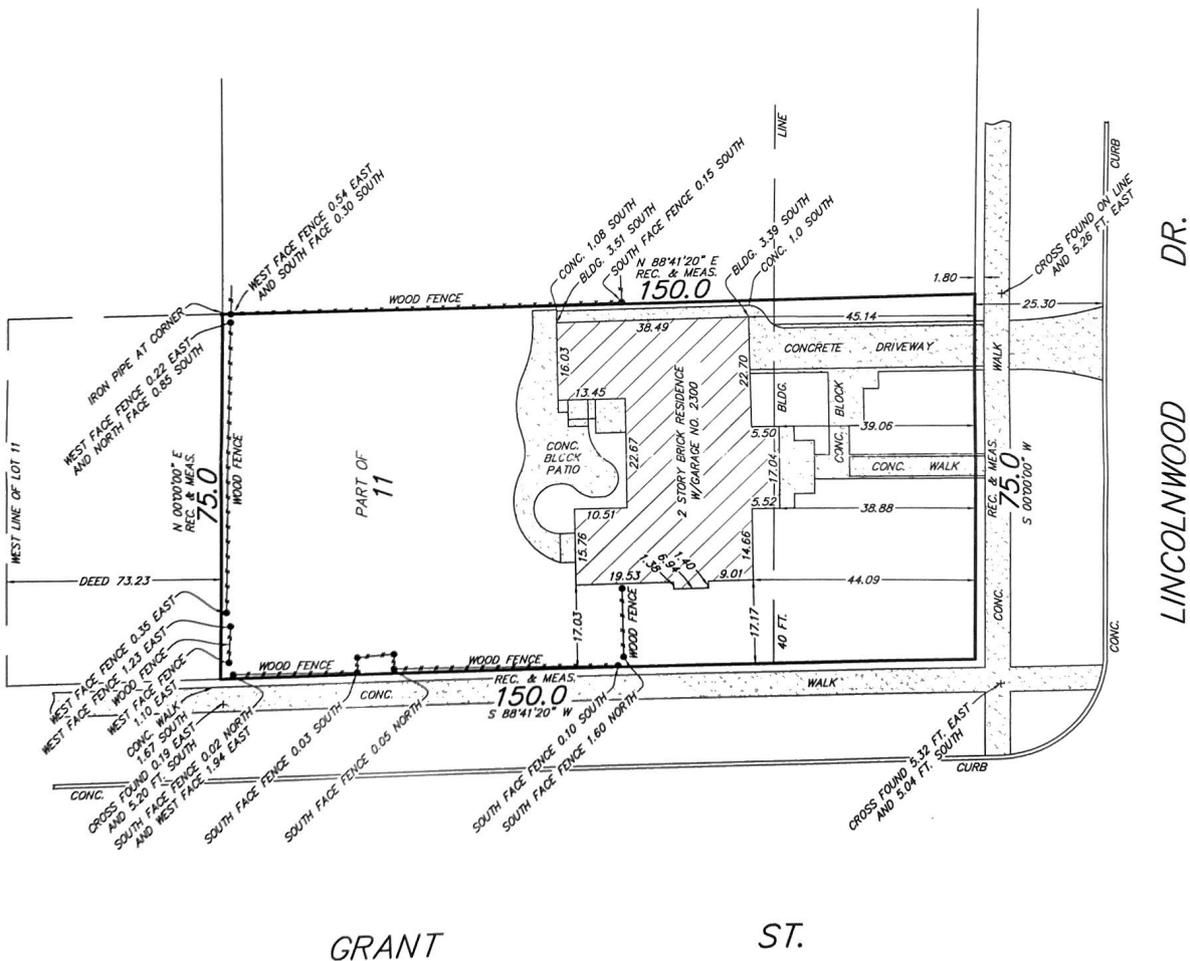
Jens K. Doe

Professional Land Surveyors, P.C.
PLAT OF SURVEY

ORDER NO.
22-0111

LOT 11 (EXCEPT THE WEST 73.23 FEET) IN DAVID F. CURTIN'S ADDITION TO LINCOLNWOOD,
BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF FRACTIONAL SECTION 11, TOWNSHIP 41
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO
THE PLAT THEREOF RECORDED OCTOBER 20, 1921 AS DOCUMENT NUMBER 7302905, IN
COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2300 LINCOLNWOOD DR., EVANSTON, ILLINOIS.



NOTE:
The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy **MUST** be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.

Compare distances between points before building and report any discrepancy to this office immediately.

Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

Field work completion date : March 2, 2022.

ORDERED BY:
LAW OFFICE OF FRED SHERMAN



State of Illinois)
County of Cook)

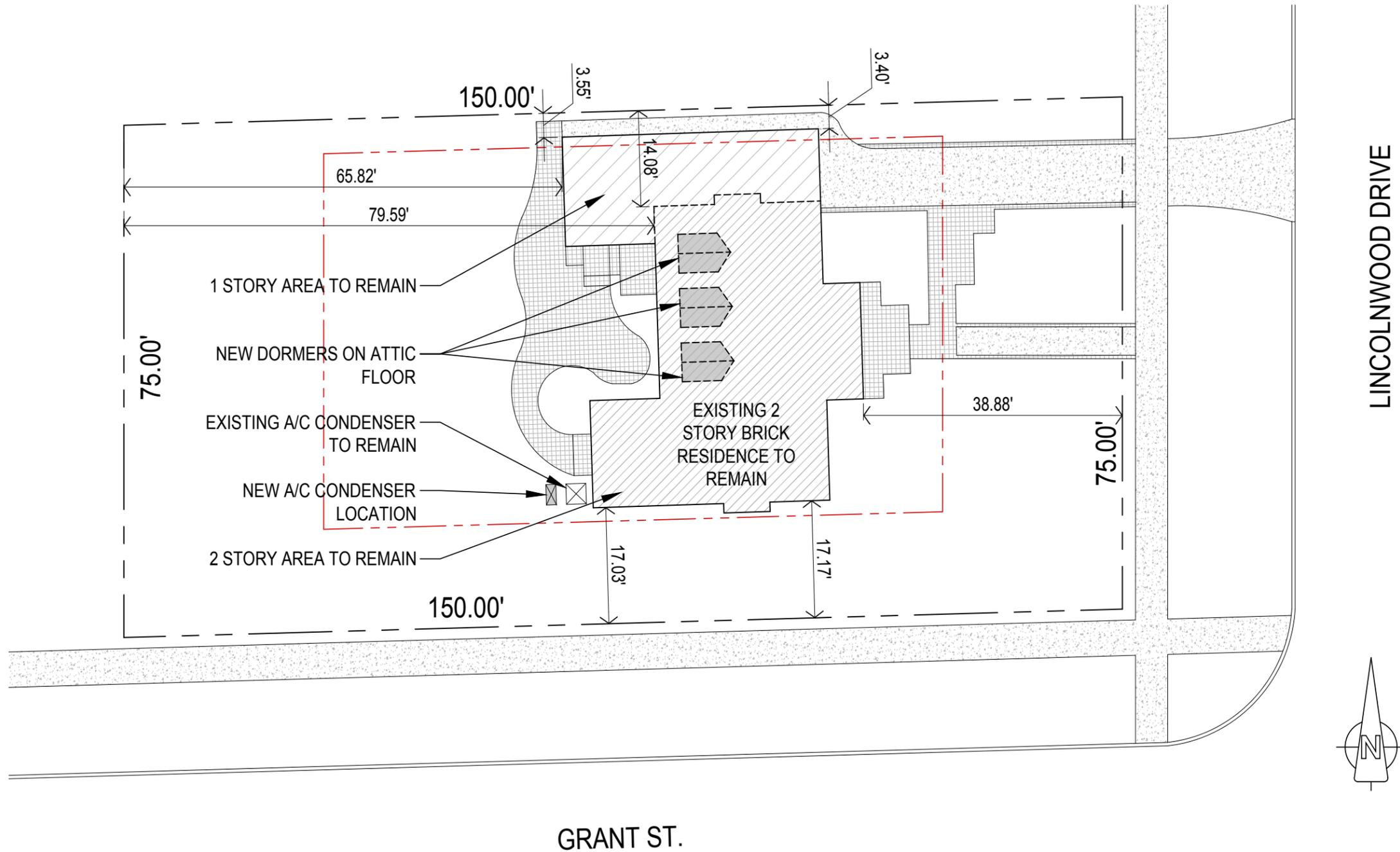
JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

Chicago, Illinois, Dated this 3rd Day of March, 2022.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

JENS K. DOE PROFESSIONAL
LAND SURVEYORS, P.C.

Signature of Kevin Duffy
KEVIN DUFFY
3228
HARWOOD HTS
ILLINOIS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3322
LICENSE EXPIRATION: 11-30-22

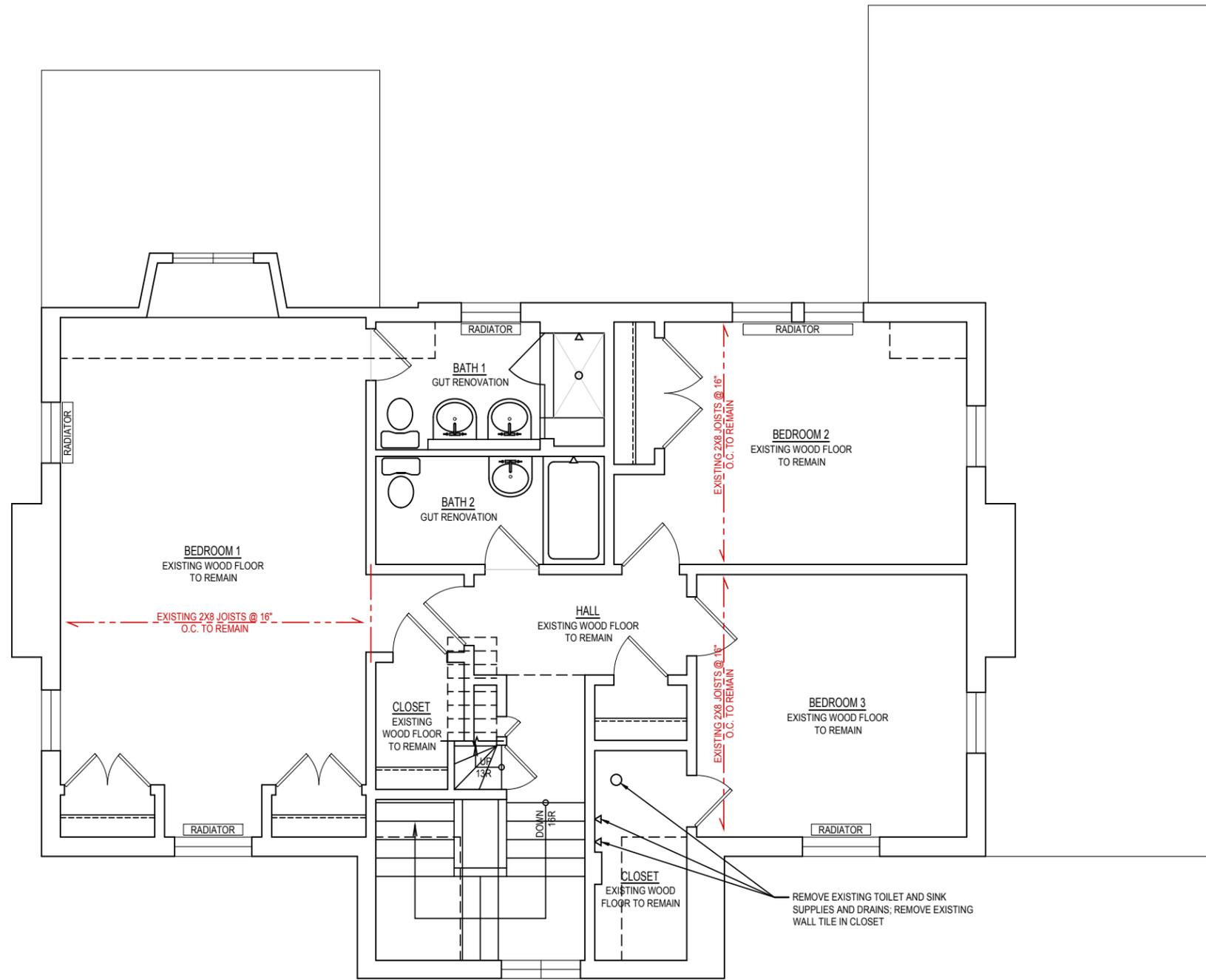


LINCOLNWOOD DRIVE

GRANT ST.

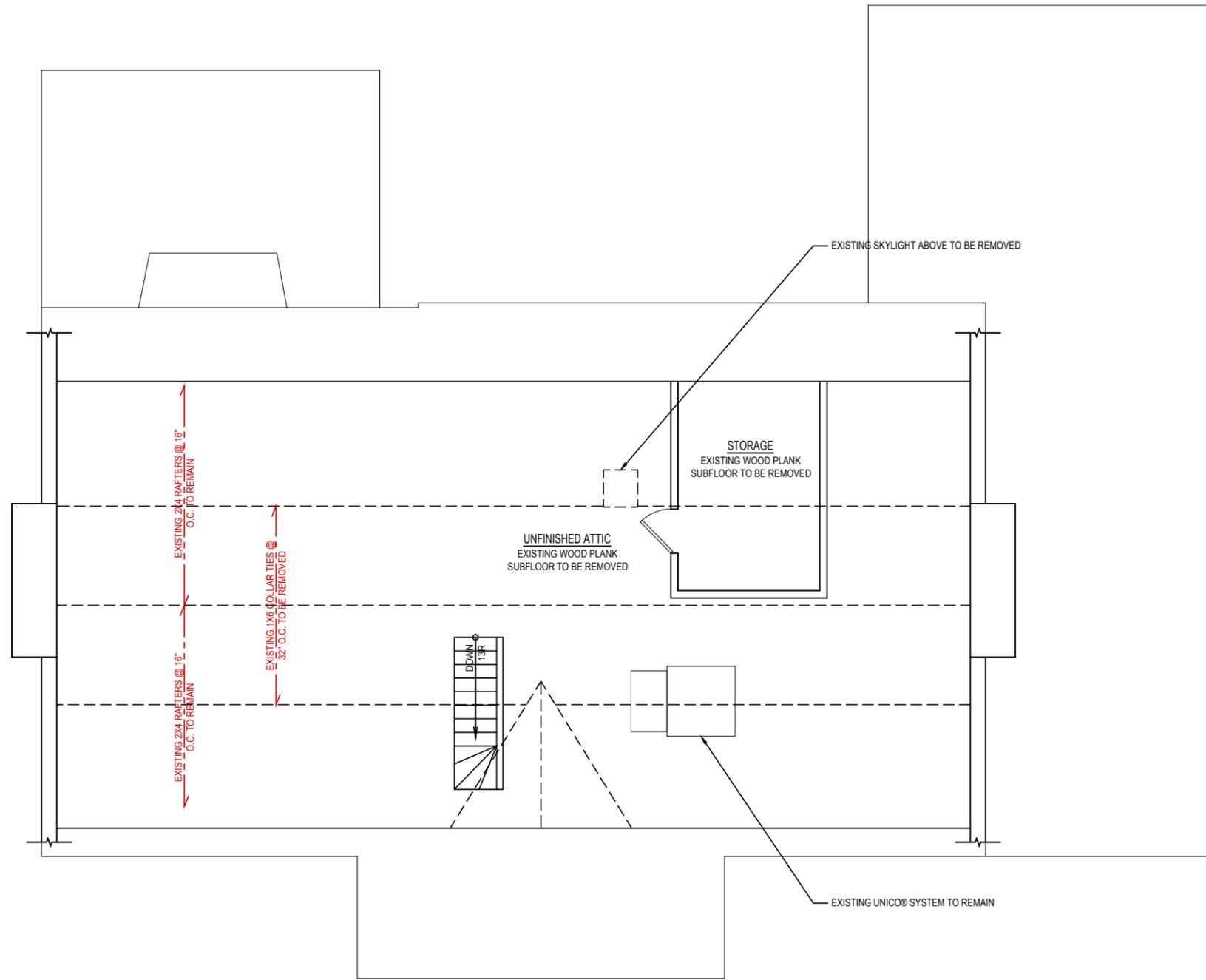
 Omar Gutiérrez architect	1209 Monroe St. Evanston, IL 60202 Ph: 847.903.4067 omar@ogutierrez.com www.ogutierrez.com	Sheet 1 of 9
	License expires 11/30/2024	

THE BENSON RESIDENCE
 2300 LINCOLNWOOD DR. EVANSTON, IL
 SITE PLAN - SCALE: 1"=15'-0" - 06/03/2024
 © OMAR GUTIERREZ, ARCHITECT



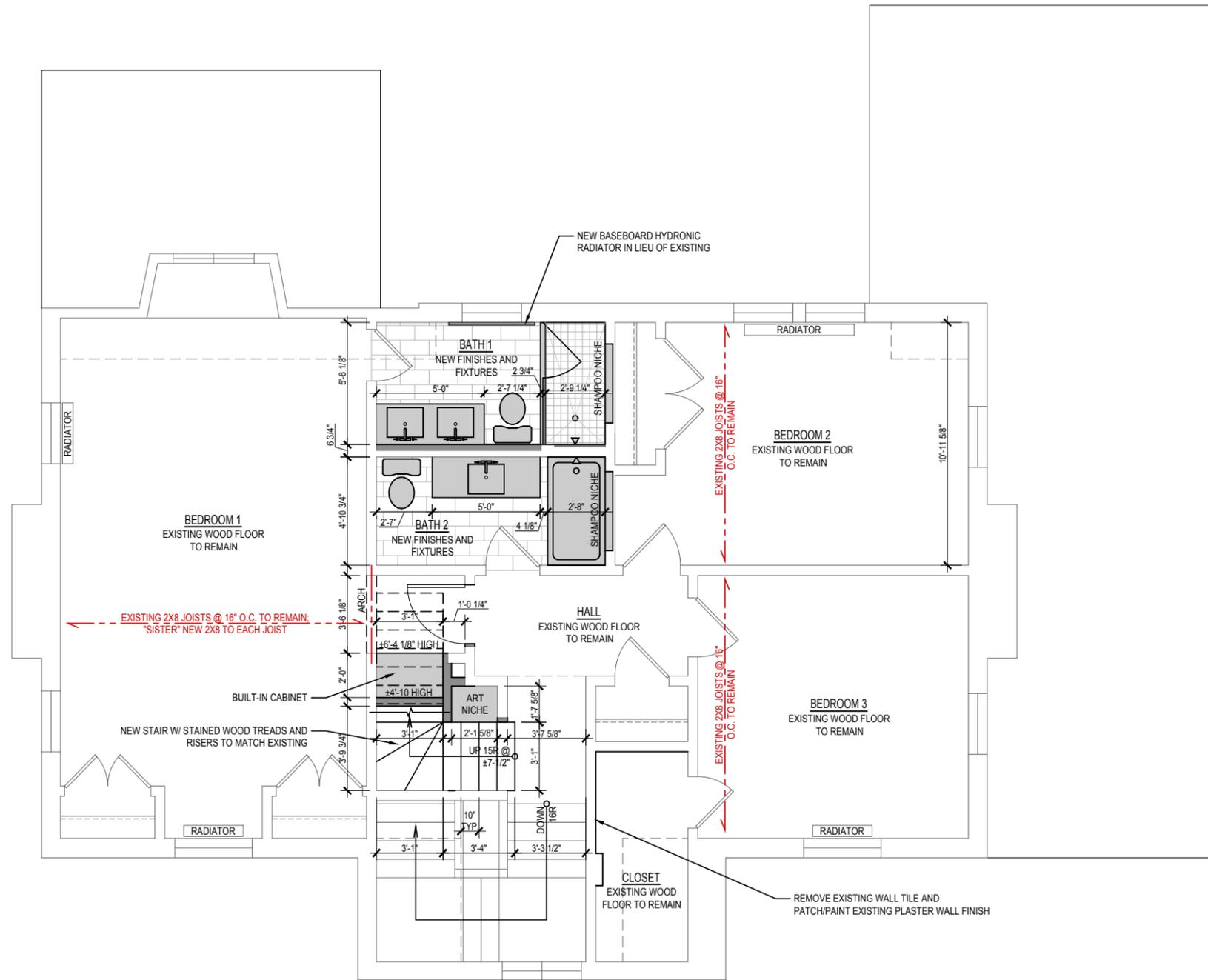
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 EXISTING 2ND FLOOR PLAN - SCALE: 3/16"=1'-0" - 06/03/2024
 © OMAR GUTIERREZ, ARCHITECT



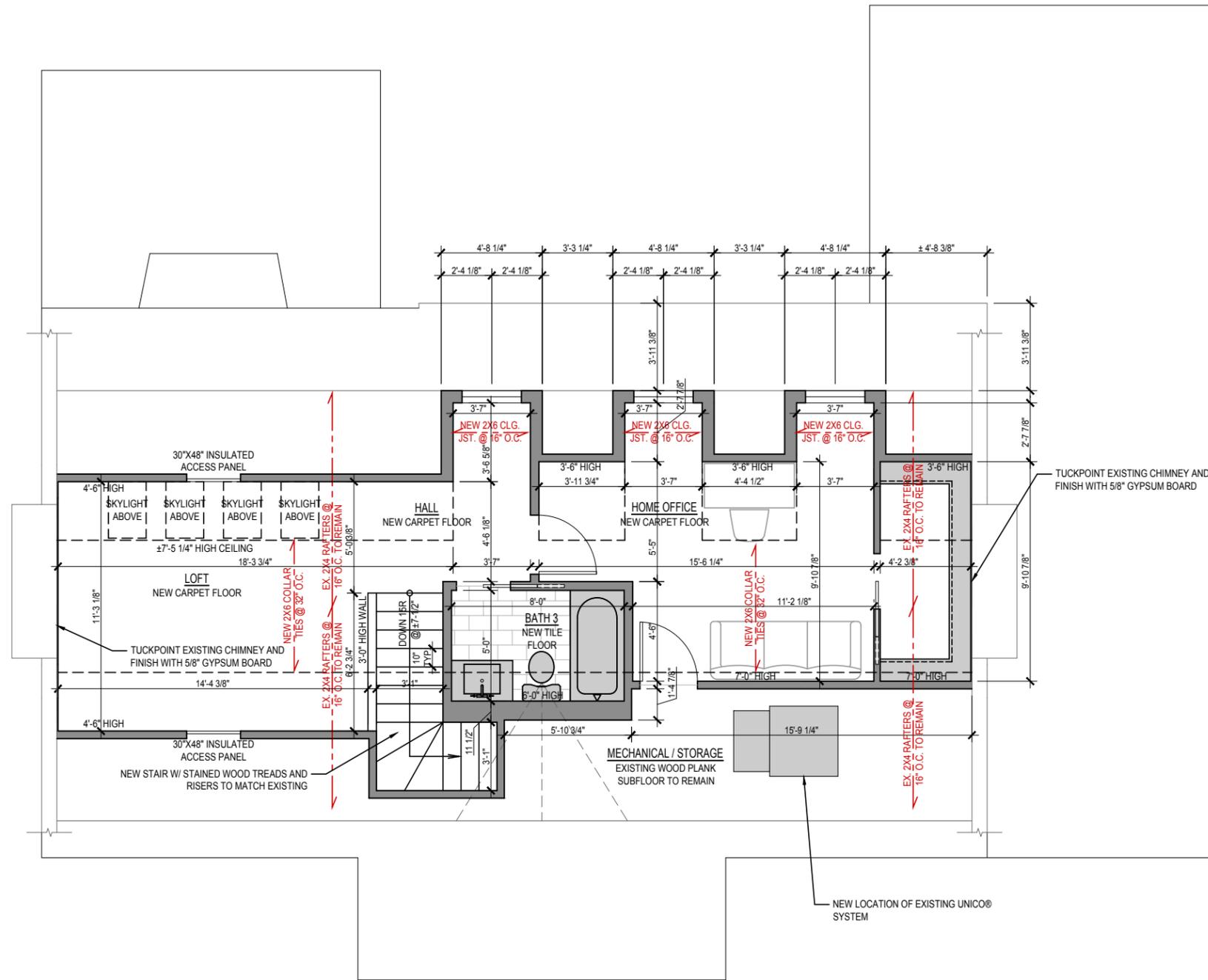
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 © OMAR GUTIERREZ, ARCHITECT



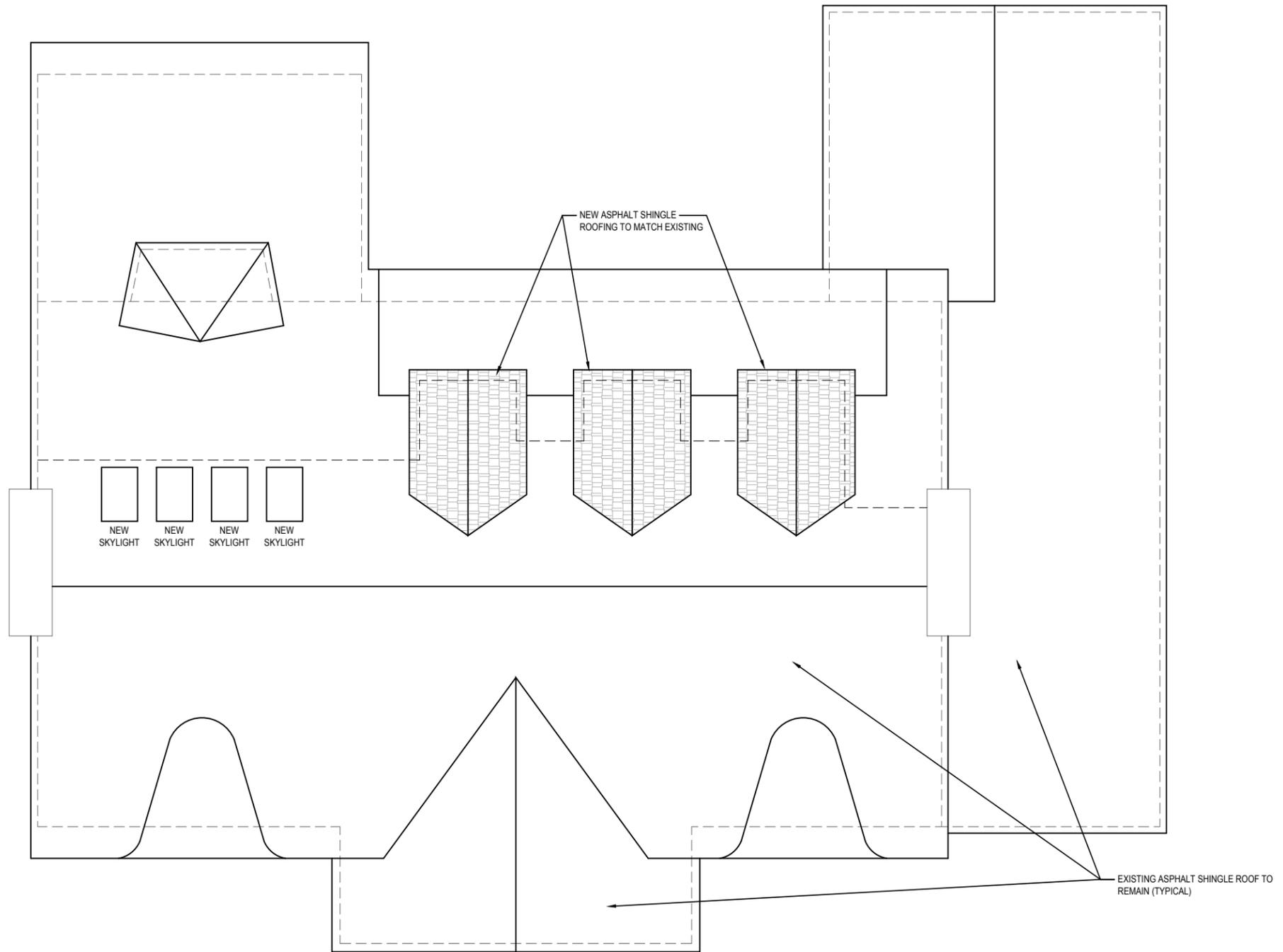
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 PROPOSED 2ND FLOOR PLAN - SCALE: 3/16"=1'-0" - 06/03/2024
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PROPOSED ATTIC FLOOR PLAN - SCALE: 3/16"=1'-0" - 06/03/2024
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 ROOF PLAN - SCALE: 3/16"=1'-0" - 06/03/2024
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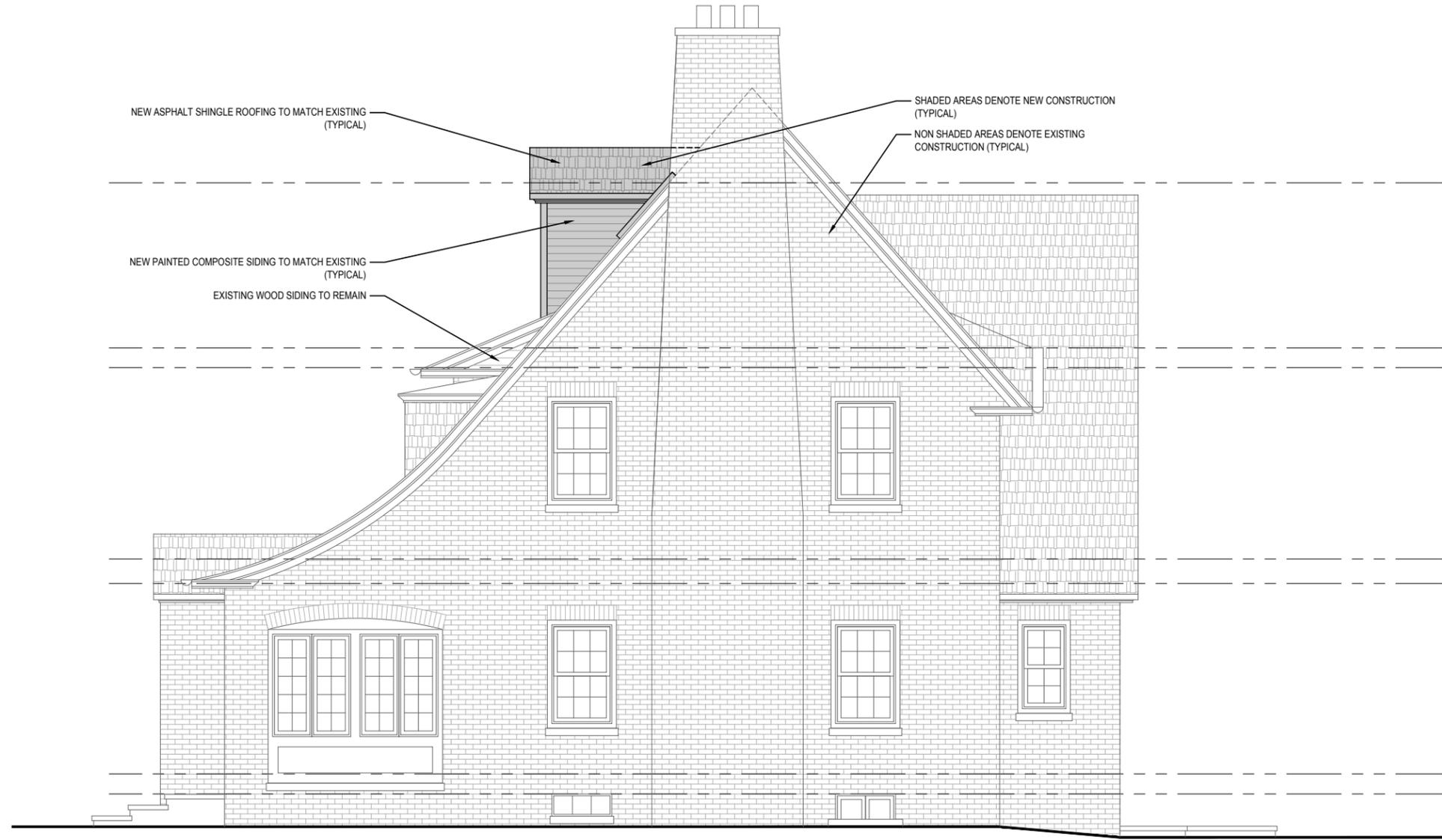
THE BENSON RESIDENCE
 2300 LINCOLNWOOD DR. EVANSTON, IL
 WEST ELEVATION - SCALE: 3/8"=1'-0" - 06/03/2024
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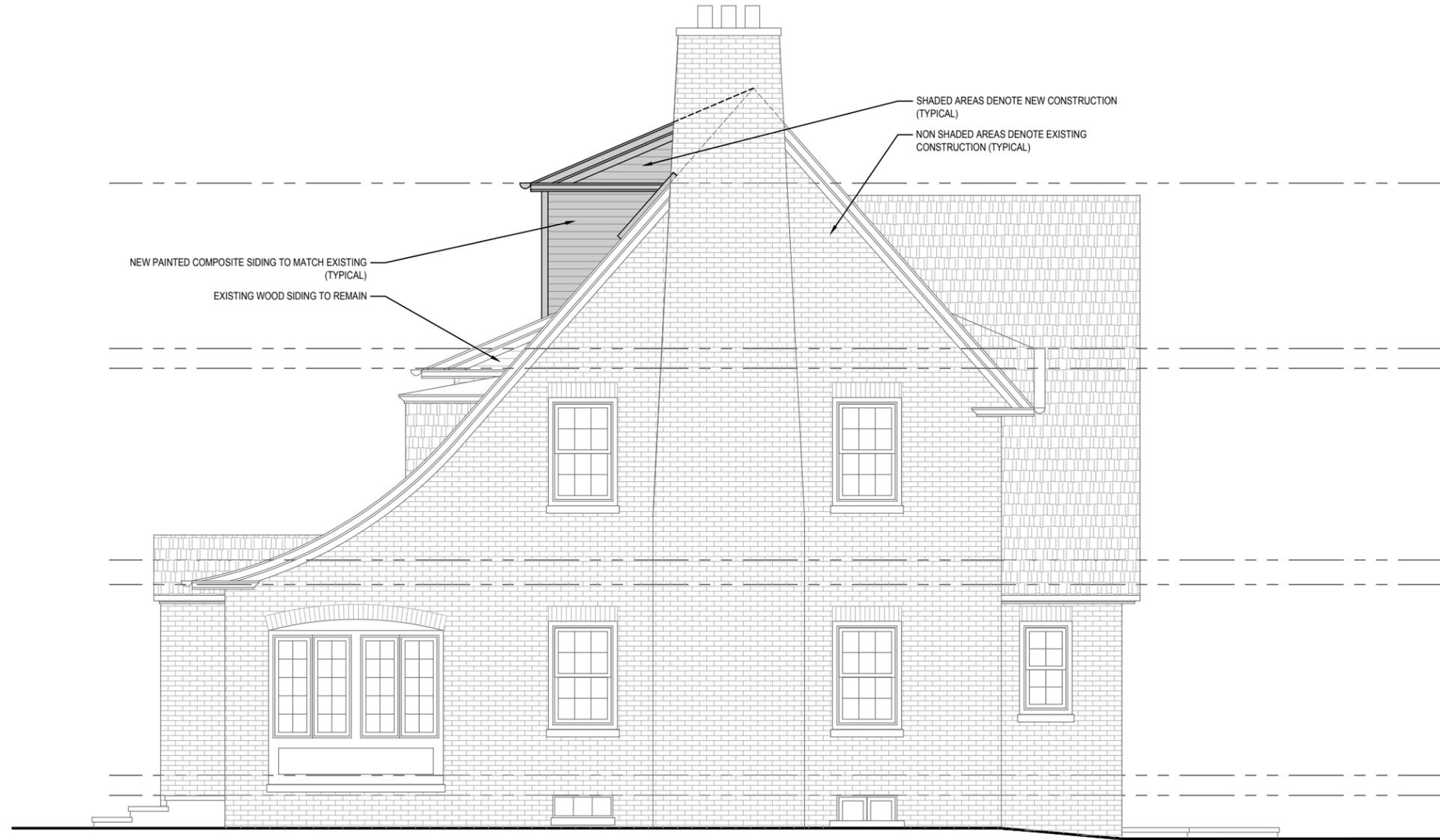
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 WEST ELEVATION - SCALE: 3/8"=1'-0" - 06/03/2024
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OPTION B



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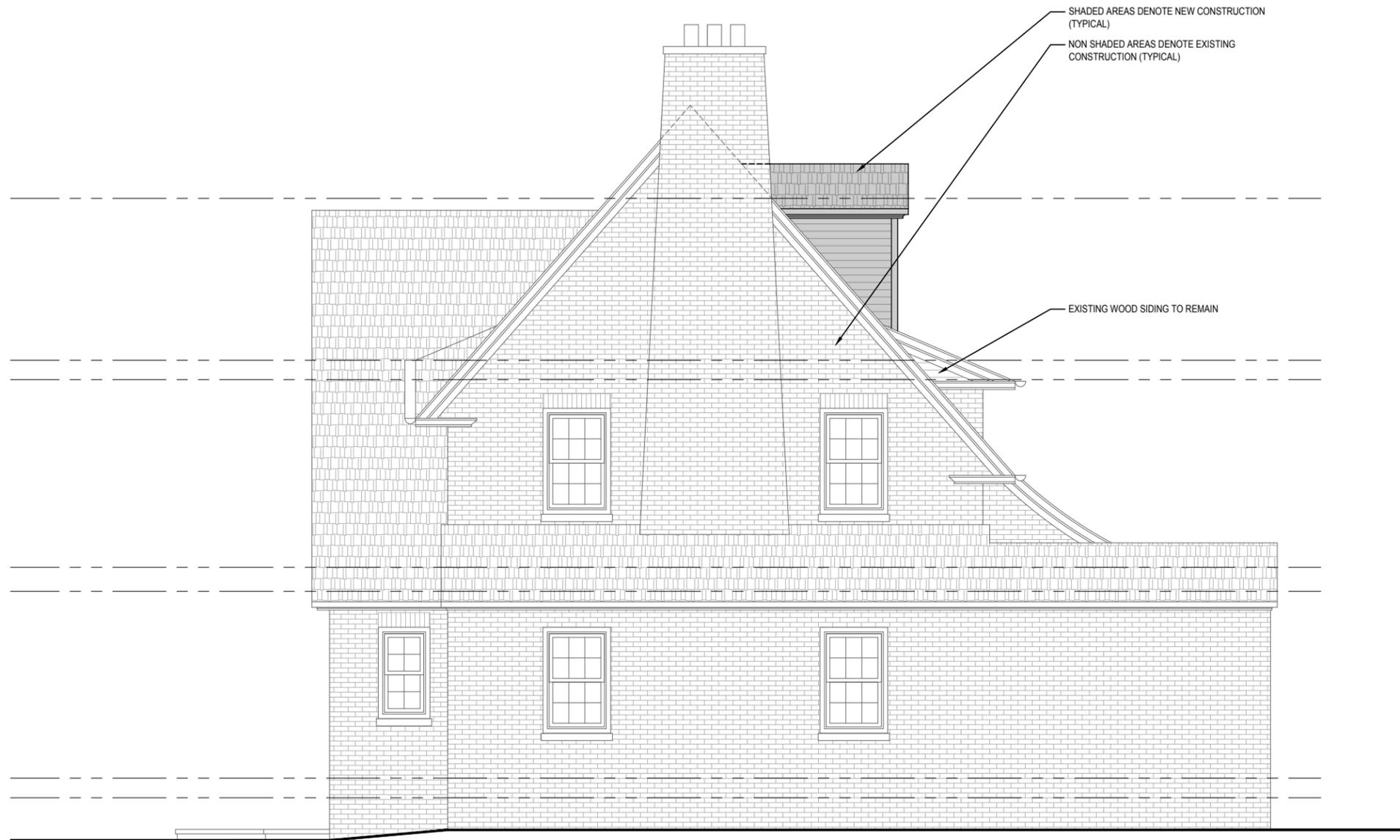
THE BENSON RESIDENCE
 2300 LINCOLNWOOD DR. EVANSTON, IL
 SOUTH ELEVATION - SCALE: 3/8"=1'-0" - 06/03/2024
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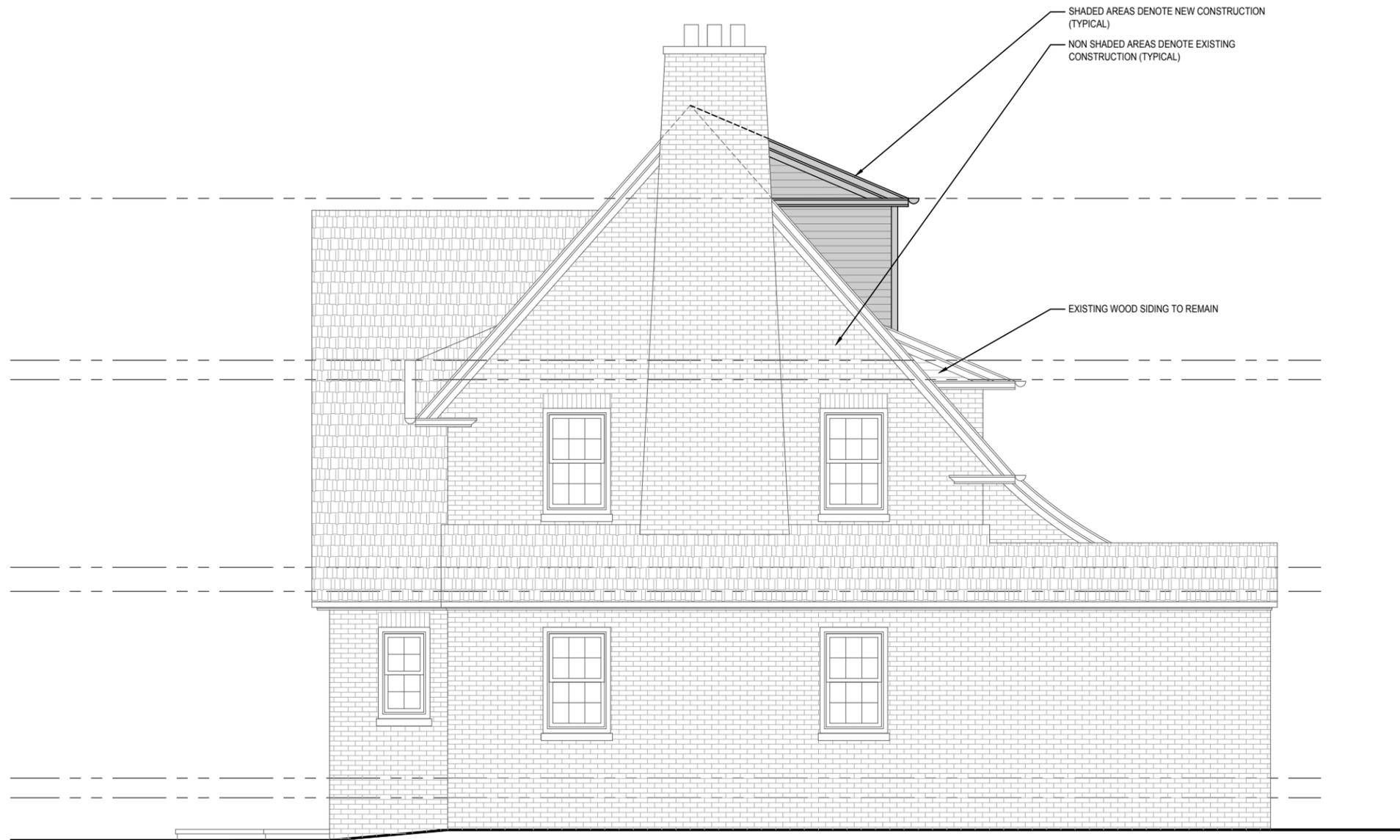
THE BENSON RESIDENCE
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 SOUTH ELEVATION - SCALE: 3/8"=1'-0" - 06/03/2024
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OPTION B



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THE BENSON RESIDENCE
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 NORTH ELEVATION - SCALE: 3/8"=1'-0" - 06/03/2024
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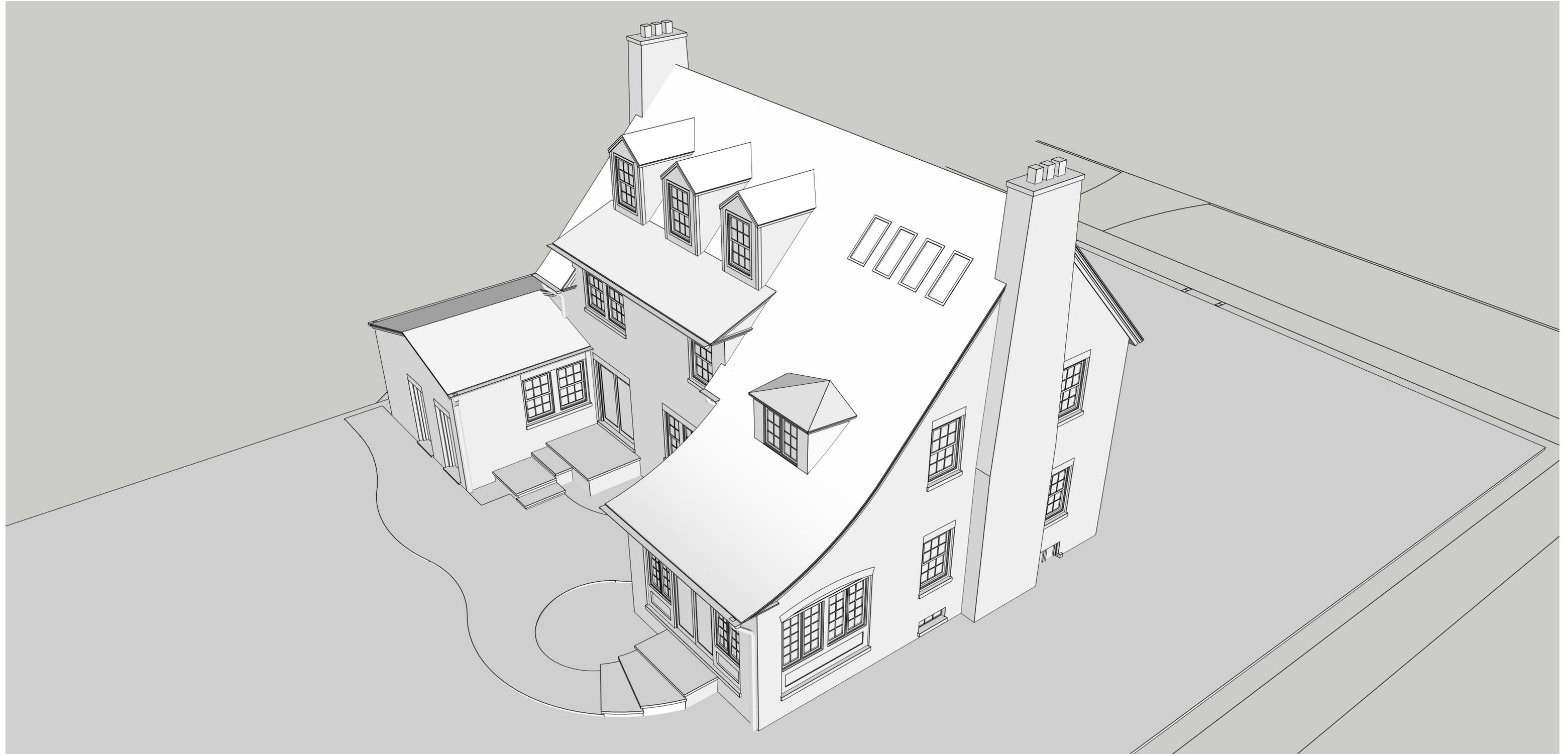
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 NORTH ELEVATION - SCALE: 3/8"=1'-0" - 06/03/2024
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OPTION B































STATEMENT OF SIGNIFICANCE

This two-story brick residence by an active Chicago architectural firm represents the quality that this building type could produce. The steeply pitched roof above the second story is intersected by a two-story gable whose ridge peak begins slightly below the main roof's ridge and slightly north of the roof's center; it descends over a slightly projecting central section and has slight gable rafter returns at the level of the top of the central, framed entrance. Above the entrance is a wrought-iron rail, and above that, under a segmental arch, is a pair of eight-light casement windows. On the upper story in the center of each flank is an eight-over-eight window topped by an eyebrow in the soffited eaves; below the southern one is a triplet of windows (two, four-over-fours and a central six-over-six), and below the northern one is a pair of six-over-six windows. The wall extends northward to encompass a segmentally arched door under a shedroofed garage. The building has very good integrity.

EVANSTON LANDMARK

ADDRESS: 2300 Lincolnwood Drive
 COMMON NAME:
 REAL ESTATE INDEX NUMBER:
 DATE OF CONSTRUCTION: 1925
 ARCHITECT OR BUILDER: Olsen and Urbain
 ORIGINAL SITE MOVED
 SIGNIFICANCE:
 HISTORICAL H1 H2 H3 H10
 ARCHITECTURAL A4 A5 A6
 A7 A8 A9
 ENVIRONMENTAL GE11

OTHER COMMENTS:

1935 garage enlarged
 twin on Illinois Road, Wilmette



City of EVANSTON

2300 LINCOLNWOOD DRIVE

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) PLAN
NO OF STORIES ROOF TYPE
ROOF MATERIAL FOUNDATION
PORCH WINDOW MATERIAL
WINDOW MATERIAL 2 WINDOW TYPE
WINDOW CONFIGURATION SIGNIFICANCE
HISTORIC FEATURES

ALTERATIONS

ADDITIONAL PHOTOGRAPHS



PHOTO ID:

10-11-404-021-0000-02.jpg

HISTORIC INFORMATION

OLD ADDRESS (CITY DIR.YEAR) BUILDING MOVED? ARCHITECT SOURCE Landmark Nomination BUILDER
MOVED FROM ORIGINAL OWNER Cedarquest and Seaberg SURVEYOR Nick Kalogeresis
ORIGINAL ARCHITECT Olsen and Urbain SURVEYOR ORGANIZATION The Lakota Group.
SURVEY DATE June 30, 2015 SURVEY AREA

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS 2300 Lincolnwood Drive OLD ADDRESS DATE OF CONSTRUCTION 1925

PERMIT MOVING INFORMATION

MOVING PERMIT # DATE MOVED

ORIGINAL PERMIT INFORMATION

BUILDING PERMIT # DATE OTHER PERMIT INFORMATION

BUILDING PERMIT DESCRIPTION COST

ORIGINAL OWNER OCCUPIED?

EXTERIOR ALTERATION PERMITS

13MRPR-0032: N and S chimney repairs -- selective grinding and tuckpointing -- repair/replace bricks; 11WNDR-0005: Replace 3 double hung wd winds on rear W elevation (first floor) only, with 3 new casement (paintable fibrex) winds (left and right winds are operable, center wind is fixed), muntins = 3/4" match the existing dimensions, overall dimensions: dhw = 24" x 59" (8 DLs); new casement = 23 5/8" x 58 5/8" (8 DLs), center dhw = 34" x 59" (12 DLs); new fixed casement = 33 5/8" x 58 5/8" (12 DLs), existing glass pane dimensions = 9 1/4" x 12 3/8", overall window opening = 62 1/2" x 98" is to remain; 06RFS0000000307: Strip W side of house roof apply ice shield, felt, singles; 05FRA0000000170: Fence; 04RFS0000000477: Roof, 04FRA0000000157: Fence.

COA INFO

11PRES-0040: Replace 3 double hung wood winds on rear W elevation (first floor) only, with 3 new casement (paintable Fibrex) winds (left and right windows are operable, center window is fixed), muntins = 3/4" match the existing dimensions, overall dimensions: dhw = 24" x 59" (8 DLs), new casement = 23 5/8" x 58 5/8" (8 DLs), center dhw = 34" x 59" (12 DLs); new fixed casement = 33 5/8" x 58 5/8" (12 DLs), existing glass pane dimensions = 9 1/4" x 12 3/8", overall window opening = 62 1/2" x 98" is to remain; 06HIS0000000142: Re-roof remaining rf area to match the newer shingles (Certaineed Hallmark shingle on the E side as approved in 2004 COA# 04HIS-00184), no change in roof structure; 04HIS0000000184: Replace architectural asphalt shingles with new shingles to match the existing shingles in kind. No changes to the roof structure.

HISTORIC INFO OTHER SOURCES

HISTORIC INFO COMPILER VOLUNTEER



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 724 Colfax Street – Northeast Historic District - 24PRES-0068
Date: June 5, 2024

Public Notice

Todd Israel, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to demolish a wood deck and stair and construct a single-story addition and new deck at the homes rear volume.

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

Construction Period:

1906

Style:

American Foursquare

Architect of Record:

None. Contractor was J.P. English.

Condition:

Good

Integrity:

Good

Status:

Contributing

Setting:

724 Colfax Street is located in the north central portion of the local historic district and the central portion of the federal Northeast Historic District. The home is immediately south of the former Kendall College Campus which saw its residence halls, refectory, classroom building, auditorium, and administration building demolished and replaced with single-family housing starting in 2007. The 700, 800, and 900 blocks of Colfax retain a high degree of integrity and are comprised of modestly large homes in building types and styles including American Foursquare, Craftsman, Tudor Revival, Colonial Revival, and Gable Front. The blocks were predominately developed in the early 20th century and were working class neighborhoods unlike the more high-style estate homes located on Orrington and further north within the District.

Significance:

724 Colfax Street contributes to the integrity of the Northeast District and is representative of the areas varied residential character. Specifically, The 700-900 blocks of Colfax are excellent examples of the City's rapid northward development pattern that occurred as a result of significant population growth in the 1890s which saw the population grow nearly 200% in a single decade. The subsequent demand for housing coupled with the streetcar system running north along Sherman Avenue, created opportunity further north in what was once sporadic residences amongst sprawling farmland.

American Foursquare

Although the American Foursquare is a house type, it is frequently associated with a particular style of architecture due to its detailing. Foursquares may be very simple, such as in the case of 724 Colfax, or they may have elaborate decorative detail associated with the Arts and Crafts and Period Revival movements. Because of its general overall symmetry, the American Foursquare has precedent in the Georgian manor house, but preference for the square shape can also be seen as a matter of economy as the cube yields the most interior space for the money spent on foundation, framing, and roof. This house type also marks a return to the symmetry and simplicity of the classically derived houses that predate the Victorian era. Although the Foursquare was built in rural areas as farmhouses, as well as in cities and the growing suburbs, it was well suited to small lots, prefabricated parts, and the growing housing needs of middle class families. Variants of the Foursquare appeared in virtually every pattern book, including the Sears and Radford catalogs, published between 1900 and 1925.

The standard Foursquare is balanced and symmetrical, stands two full stories and has a large attic, sometimes finished. Large dormers that commonly extend from each side of the hipped roof make the attic livable. A porch is an important hallmark of the style and form, but it does not resemble a Victorian verandah. Different models offered by local builders offered options in window styles, porch parts, siding and cladding materials, and interior elements and finishes. Many Foursquare homes further adopt detailing associated with popularized styles of the time and region including the Queen Anne, Colonial Revival, or Prairie.

There are 36 American Foursquares in the Northeast Historic District. Most, not unlike 724 Colfax, are quite simple, evidencing little stylistic detailing.

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.

Demolition

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

Alteration

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

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

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

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

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

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

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

Construction

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

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

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

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

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

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

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

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

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

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

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

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

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

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 Certificate of Appropriateness (COA)

NOTICE: This form is not a permit application.

Application Required: This application is required for all scopes of exterior work, including minor, major, and window/door replacement projects affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when work is visible from the public way (street, alley, sidewalk, or other parcel of land appropriated to the public for public use).

Submission Deadline: To ensure timely processing of your application, submit this application no less than **15 business days** before the second Tuesday of each month. **Incomplete applications will not be accepted.** Refer to the Submittal Requirements, pages within this application to ensure completeness. Upon receipt of your application, staff will determine whether the proposal can be reviewed administratively, or whether it will be referred to the Preservation Commission for review and action. Completed applications referred to the Commission will be scheduled for review at the next available meeting as long as all required information is provided by the deadline and the number of items on the agenda allows.

For more information: It is encouraged, but not required, to meet with staff to review submittal requirements prior to submitting. To set up a meeting or to answer any questions as to which requirements apply to your project, please contact Cade W. Sterling at (847) 448-8231 or email: csterling@cityofevanston.org

Section A. Required Information (Print Clearly)

1) Property Address: 724 COLFAX ST.		FOR STAFF USE ONLY Application Number:		
2) Applicant's Name: TODD ALLEN ISRAEL, ARCHITECT LLC		Address: 4878 N. SHERIDAN RD. ##		
City: CHICAGO	State: IL	Zip: 60640	Phone: 773-991-6967	Email: todd.a.israel@gmail.com
3) Owner's Name: MARK FAGA		Address: 724 COLFAX ST.		
City: EVANSTON	State: IL	Zip: 60201	Phone: 847-219-1321	Email: markfaga@gmail.com
4) Applicant's Relationship to the Owner: <input type="checkbox"/> Same <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Other:				
5) Landmark: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
6) Within Local Historic District: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; If yes, <input type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input checked="" type="checkbox"/> Northeast Evanston <input type="checkbox"/> Woman's Christian Temperance Union				
7) Refer to the completed Zoning Analysis and check as applicable if your project requires: <input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Special Use; <input type="checkbox"/> Planned Development → If any are checked, additional submission requirements may apply. A member of the Planning & Zoning Division will contact you.				
8) Acknowledgement of Potential Archaeological Resources: <input checked="" type="checkbox"/> I acknowledge that if any archaeological materials are encountered during construction, I will stop work and notify the Planning & Zoning Division immediately. An approved Certificate of Appropriateness is not a clearance for purposes of the Illinois Human Remains Protection Act as amended. (20 ILCS 3440)				
9) Applicants Signature: I acknowledge that I understand the requirements for what constitutes a complete application and affirm that the requirements for a complete application have been met.				
				Date: 05-21-24

Section B: Application for Certificate of Appropriateness

- 1) Describe, in detail, the proposed activity and reason for requesting a Certificate of Appropriateness including how the proposal meets the [Binding Review Standards](#).

Attach a separate sheet or sheets if necessary.

SEE ATTACHMENT

724 Colfax Attachment

SECTION B: APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Describe, in detail, the proposed activity and reason for requesting a Certificate of Appropriateness including how the proposal meets the Binding Review Standards.

We are proposing the removal of an underutilized large rear wood deck and construction of a 1 story rear addition (providing space for a mudroom and larger kitchen and dining room) with a smaller wood deck and stair. The proposed construction would be partially visible from the publicly accessible sidewalk and Colfax Street from the northwest and northeast corners of the lot as well as from the narrow alley on the southwest corner of the lot. An existing 2 car garage blocks the view of the addition from the southwest corner.

1. **Height.** The addition is only one story and less than half the height of the existing 2 ½ story house including the roof.
2. **Proportion of facades.** The addition is essentially an extension of the first floor and is the same proportion as the existing bottom half of the rear elevation below the intermediate decorative trim.
3. **Proportion of openings.** Window and door groupings mimic the proportions of existing openings.
4. **Rythm of solids to voids in facades.** Window and door groupings are offset by solid expanses of stucco.
5. **Rhythm of spacing and structures on streets.** The addition is essentially the same width as the existing house and does not encroach upon the neighboring houses any more than the existing house.
6. **Rhythm of entrance porches, storefront recesses and other projections.** N/A
7. **Relationship of materials and texture.** Materials used the addition will be the same as those used on the existing house (stucco, wood trim, aluminum clad doors & windows, asphalt shingles).
8. **Roof shapes and roof mounted equipment.** The shape of the addition roof relates to the existing roof over the rectangular bay on the east side of the house.
9. **Walls of continuity.** N/A
10. **Scale of a structure.** The addition is only one story and maintains the existing square shape of the main body of the house.
11. **Directional expression of facades.** The addition maintains the horizontal direction of the existing bottom half of the rear elevation.
12. **Original qualities.** The addition removes doors, windows and an oversized deck that are not historically appropriate and does not remove distinguishing qualities aside from intermediate trim that is only visible from the rear of the house.
13. **Archaeological resources.** Reasonable efforts will be made to protect and preserve archaeological resources affected by, or adjacent to, this project.
14. **Innovate design.** Homeowners wanted a protruding kitchen window with glass on three sides as well as large patio doors which are not historical elements. However, they provide three-dimensional and architectural interest and are compatible with many neighborhood additions.
15. **New additions.** The addition and deck could be removed in the future, and the essential form and integrity of the property and its environment would be unimpaired.
16. **New construction.** N/A
17. **Signs.** N/A

PLAT OF SURVEY

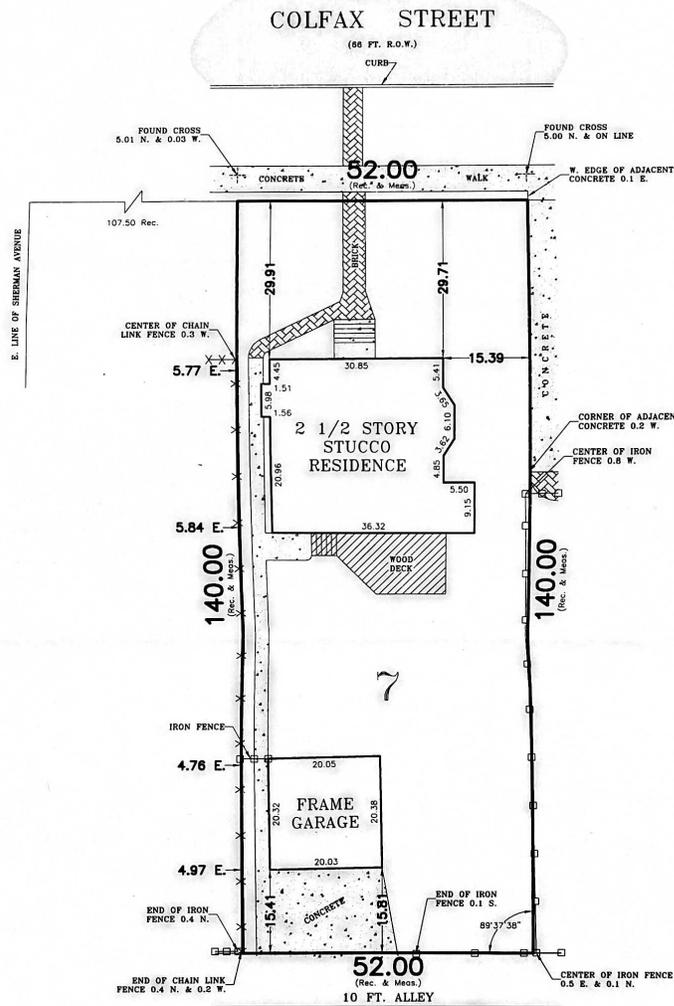
of

LOT 7 IN OWNER'S RESUBDIVISION OF LOTS 4, 5 AND 6 IN BLOCK 1 AND LOTS 14, 15 AND 16 IN BLOCK 7 IN ORRINGTON'S ADDITION TO EVANSTON IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 724 COLFAX STREET, EVANSTON, ILLINOIS



SCALE: 1"=20'



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
- 4) MONUMENTS, IF SET DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.



STATE OF ILLINOIS)
S.S.
COUNTY OF COOK)

SURVEY ORDERED BY: JOHN HOEVEL

I, MICHAEL J. LOPEZ, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
18TH DAY OF AUGUST A.D. 2015

MY LICENSE EXPIRES ON 11/30/16

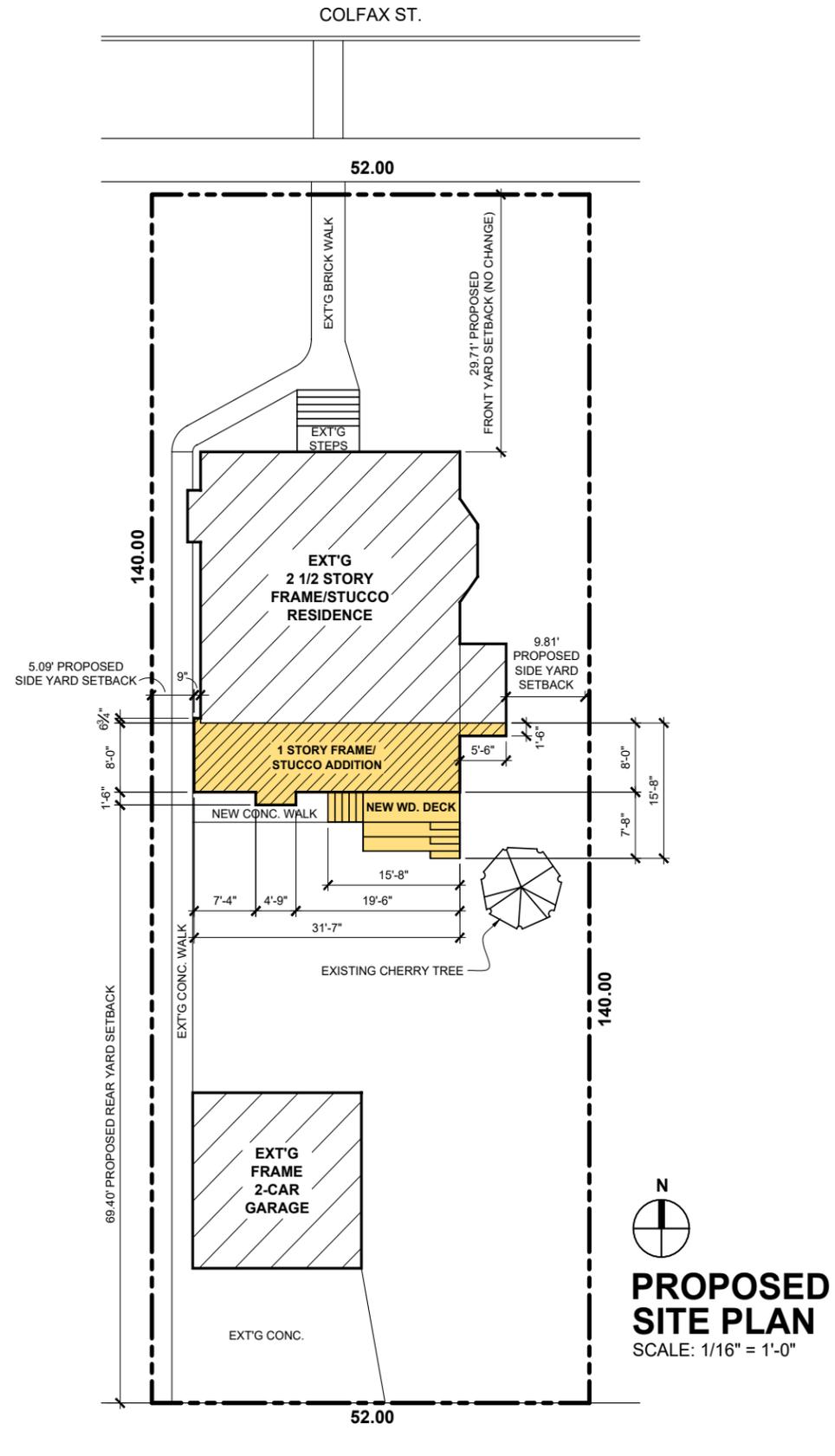
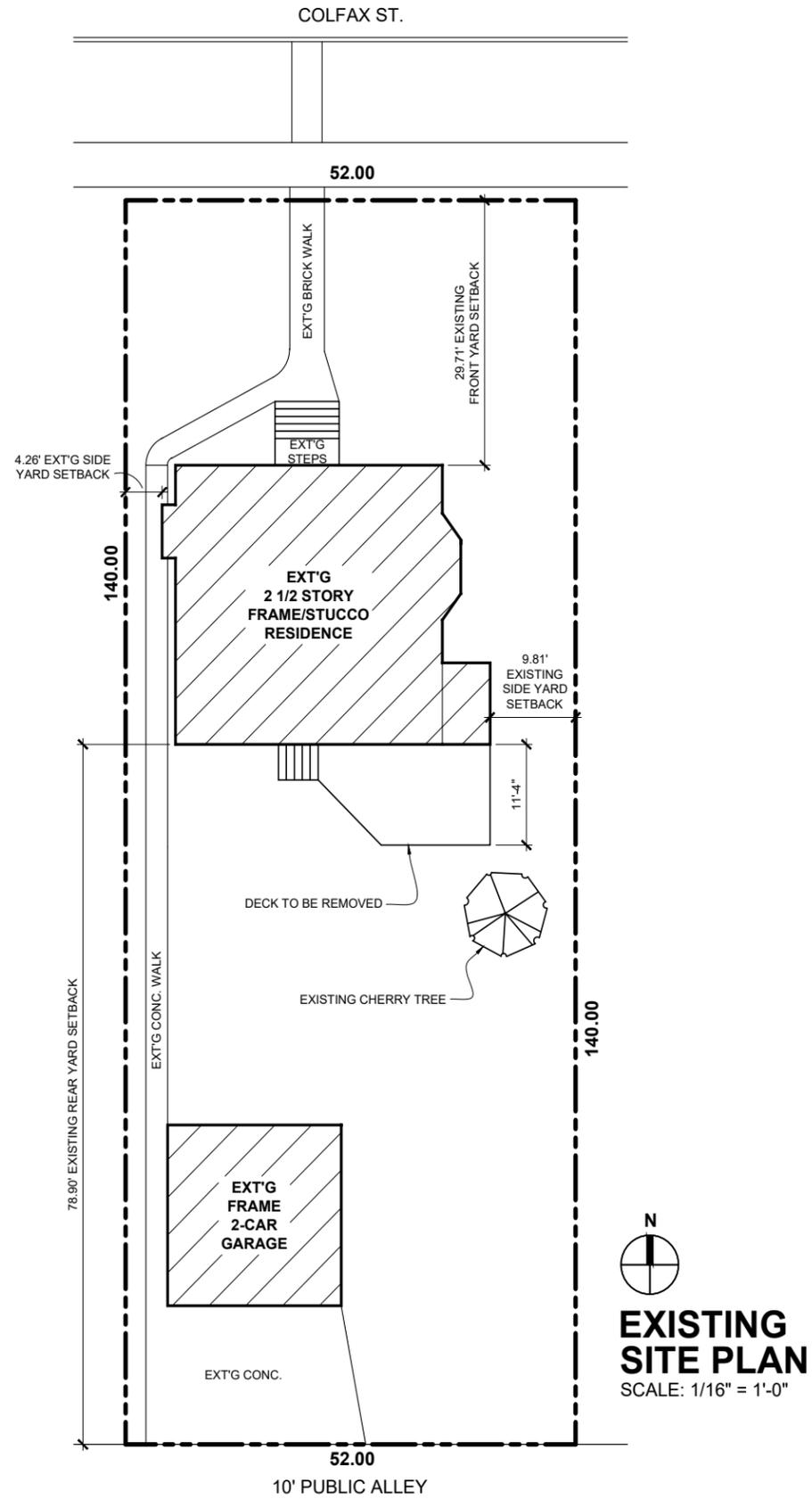
P.S. NO. 15109588

Professional Design Registration #184-002795

PREFERRED SURVEY, INC.
7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455
Phone 708-458-7845 / Fax 708-458-7855
www.psisurvey.com

Field Work Completed	08/17/15	FLO CREW:	BL/BR
Land Area Surveyed	7,279.8 Sq. Ft.	CAD:	EM
Drawing Revised			







WEST SIDE



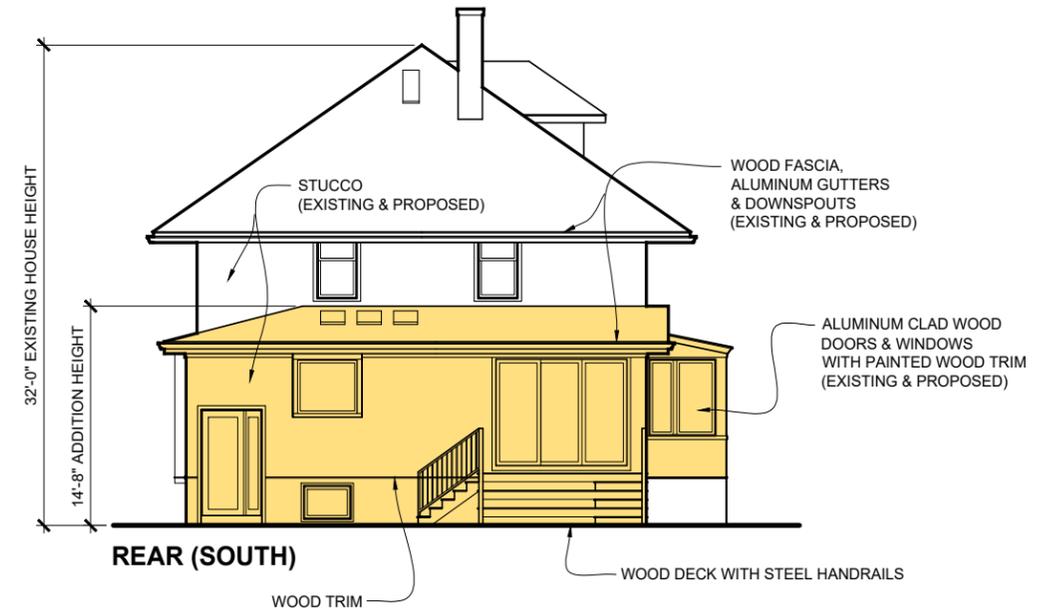
REAR (SOUTH)

EXISTING ELEVATIONS

SCALE: 3/32" = 1'-0"



WEST SIDE



REAR (SOUTH)

PROPOSED ELEVATIONS

SCALE: 3/32" = 1'-0"



EAST SIDE



FRONT (NORTH)

EXISTING ELEVATIONS

SCALE: 3/32" = 1'-0"



EAST SIDE

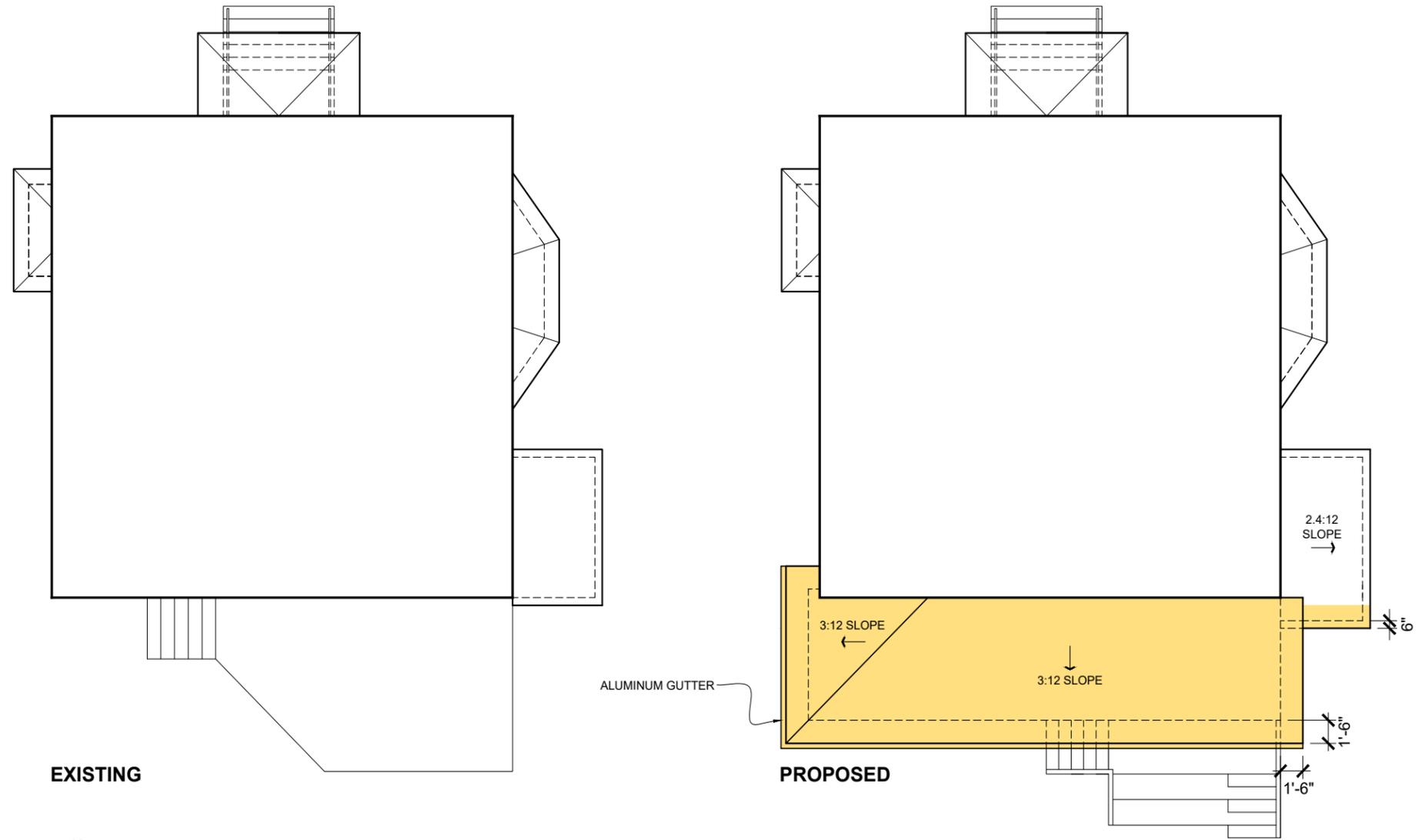
NEW OVERHANG



FRONT (NORTH)

PROPOSED ELEVATIONS

SCALE: 3/32" = 1'-0"



FIRST FLOOR ROOF PLAN

SCALE: 1/8" = 1'-0"



EXISTING

REAR VIEW (FROM SOUTHEAST)



PROPOSED



EXISTING

FRONT VIEW (FROM NORTHEAST)



EXISTING

FRONT VIEW (FROM NORTHWEST)





728 COLFAX (WEST NEIGHBOR) FROM ALLEY



724 COLFAX (SUBJECT PROPERTY) FROM ALLEY



720 COLFAX (EAST NEIGHBOR) FROM E. ALLEY

REAR YARD CONTEXT



PROPOSED ALLEY VIEW



**Zoning Analysis
Summary**

Review Date: 5.14.2024
By: CWS

Case Number:

24ZONA-0078

Case Status/Determination:

Compliant

Applicant: Todd Allen Israel

Plans prepared by: Todd Allen Israel

Plans dated: 5.7.24

Survey dated: 8.18.25

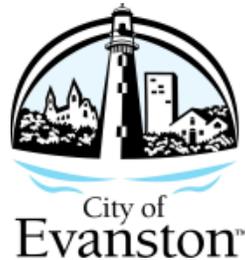
District: R1 - SFR

Proposal:

Single-story rear addition

Additional Comments: Review and issuance of a Certificate of Appropriateness by the Preservation Commission is required.

Principal Use and Structure:	
6-8-2-3	Use: SFR – No Change
6-8-2-6	Lot width: 52' – No Change
6-8-2-5	Lot size: 140x52 (7280 sq ft) – No Change
6-8-2-3	Dwelling units #: 1 – No Change
6-8-2-7	Building Lot Coverage: 24.4% proposed where 30% is the maximum permitted - Compliant
6-8-2-10	Impervious Surface Coverage: 36.7% proposed where 45% is the maximum permitted - Compliant
6-8-2-9	Building Height: Single-story addition. No change to peak height of residence. - Compliant
6-8-2-8	Yards (Setbacks): Front: No Change Street Side: N/A East Interior Side: 9.81 existing and proposed – No Change West Interior Side: 5' where 6' was existing and 5' is the minimum required. Rear: 69.4' where 61.4' was existing and 30' is the minimum required.



MEETING MINUTES

PRESERVATION COMMISSION

Tuesday, May 14, 2024

7:00 P.M. Council Chambers Room 2800

Members Present: Carl Klein, Beth Bodan, Charles Smith, Joshua Bowes-Carlson, Amanda Ziehm, Thomas Ahleman, Matthew Johnson

Members Absent: Stuart Cohen, Lesa Rizzolo

Staff Present: Cade W. Sterling

Presiding Member: Beth Bodan, Vice-Chair

Minutes Taken by: Cade W. Sterling

CALL TO ORDER/DECLARATION OF A QUORUM

- Vice-Chair Bodan read an introductory statement, provided background on National Historic Preservation Month, and activities and initiatives, and congratulated Carlos D. Ruiz, the City's former Preservation Planner on his retirement after nearly 33 years of service to Evanston.

PUBLIC COMMENT

Members of the public are afforded three minutes per person to provide testimony related to items listed under discussion, staff reports, presentations, 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 in a manner and under time limits determined by the Chair.

- Staff read into the record written comment received by Carlos D. Ruiz
- Sarah M. Dreler provided background and additional comments related to the Preservation Consortium and Corps of Volunteers item under discussion, including the value of engaging with and empowering non-profit organizations that play a valuable and different role in heritage conservation.

OLD BUSINESS

Revised Certificate of Appropriateness Application Form

Review and adoption of a single revised Certificate of Appropriateness Application for all scopes of work to replace the existing three applications for minor, major, and window/door replacement scopes of work. Code Section 2-8-3 (G) (9). **This item was continued at the April 9 meeting.**

- Commissioners asked if there were any additional changes to the form outside of those requested at the previous meeting.
- Staff stated that there were some minor additional changes requested by Commissioner Klein which included reordering the links to additional resources, and additional language at the applicant signature line.
- Commissioner Klein also noted that he had created a digital formstack version of the application to streamline its use.
- Commissioner Ziehm asked about inclusion of requested documentation related to protection of trees associated with the Tree Preservation Ordinance
- Staff noted that the requirements were listed for scopes of work involving construction, major alterations, demolition, and relocation.
- Commissioner Klein moved approval, second by Commissioner Ziehm. The matter was approved unanimously by voice vote.

NEW BUSINESS

24PRES-0046 - 1525 Judson Avenue - Lakeshore Historic District

Anthony Hurtig, architect and applicant on behalf of the homeowner, requests a Certificate of Appropriateness to demolish an existing detached two-car garage and construct a new detached two-story accessory dwelling unit with ground floor parking in the homes rear-yard.

Applicable Standards: Demolition [1-5] & Construction [1-14, & 16].

- Anthony Hurtig, architect and applicant on behalf of the homeowner provided a brief overview of the proposed scope of work including the intent of the proposal to provide intergenerational housing for the homeowner and their parents, as well as the location of the proposed structure and its design vocabulary in relationship to the existing home at 1525 Judson Avenue.
- Mr. Hurtig briefly addressed demolition of the existing garage which was non-significant and was unable to be reused as it could not support a second story, being construction on a slab on grade with no foundation.
- Commissioners Klein asked if there was consideration given to the existing line of trees between the proposed structure and the home to the south.
 - The applicant stated that the primary consideration was how to provide for an internal program for the structure that met the needs of the family while remaining compatible in its exterior appearance.

However, they acknowledge there is considerable growth to the south of the structure and every precaution will be taken to prevent loss of vegetation in those areas.

- Public Comment was given by neighboring residents
 - Mitchell Harrison (1519 Judson) provided background on his time in his home, as well as his families interest in historic preservation including his time as president of the Preservation League of Evanston. Comments further addressed the existing designation of the district in which the homes under consideration are within, as well as the difficulty to receive approval for alterations to homes and an understanding that this type of proposal has not previously been proposed or allowed. Mr. Harrison finished his statement by objecting to the proposal and asking that it be denied due to its inappropriateness.
 - Donna Harrison (1519 Judson) objected to the proposal due to the little space that exists between the proposed structure and her home as well as the space between the existing home at 1525 Judson and the proposed structure. Additional objections included the small size of the lot the proposed structure was being placed on, and the relationship between the scale of the proposed structure and the open space surrounding it. Ms. Harrison further objected to the possibility and fear that although the current proposal is for family to live within the structure, it would become a home for Northwestern students in the near future. Additional comments related to the difficulty in the past to get approval for very modest and appropriate changes as well as the fact that the proposed structure was located on the street, not within the alley and that it would obstruct light to their home since it was extremely close to their home. Finally, Ms. Harrison objected to the lack of communication between neighbors and seeing this for the first time by receiving the postcard which only gave them ~ one week to digest what was proposed and she asked that the matter be continued to allow further discussion between neighbors and for the applicant to better understand the relationship between existing and proposed structures.
 - Ms. Harrison presented copies of photos of her property to the Commission.
 - Tom Breen (1515 Judson) objected to the proposal due to the scale of the structure in relation to its surrounding open space. Additional comments related to the undersized nature of the lot and noting that the home was just purchased recently and suggested that a different [larger] lot would have been more appropriate to accommodate the families needs and that similar sized coach houses in the District were located at the alley at the rear of properties, not on the street acting like a separate residence. Mr. Breen noted that the distance between the lot line and the home to the south is close to three feet which puts two homes on the smallest lot on the street. Mr. Breen

- expressed frustration that the proposal had not been discussed with them prior to the meeting due to the significant burden it would place on the Harrisons (1519 Judson).
- Robert Engley (324 Davis) commented on the 300 block of Davis Street, noting that it is part of the historic districts evolution with much of it being constructed in the 1870s and 1880s while others were later built on what was previously a large single lot estate torn down in 1937. The main concern with the proposal was that it does not represent the consistency of design vocabularies on the blocks south side, as well as the setback being reduced to 3', as well as other setbacks between the proposed structure and proximate lot lines east and west.
 - Omar Salem, property owner (1525 Judson), expressed a desire to remain neighborly despite the outcome of the proposal. Mr. Salem further provided context on their purchase of the property and their intentions for it as well as their relationship with Evanston which is extensive and multi-generational. The desire was for his parents to move to Evanston and be close to their grandchildren. Mr. Salem was introduced to the Evanston Co-Op, and the idea of accessory dwelling units, and saw this as a perfect solution. Mr. Salem further stated that they were intentional in their desire to propose something that was zoning compliant, and compatible with a historic neighborhood in its design vocabulary. Tony Hurtig was hired due to his expertise with historic properties. Mr. Salem further noted that although they appreciate being within the Lakeshore Historic District, 1525 Judson is non-conforming and was built in the 1950s. They want to propose changes that are compatible and add to the evolutionary character of the District.
 - Anthony Hurtig, applicant, was provided the opportunity to rebut any of the comments previously provided by the public. Mr. Hurtig emphasized the comments of the homeowner Mr. Salem, noting that they were intentional in finding a compatible solution that requires no zoning relief. They are intentional in following the rules and also providing new housing typologies and choices which is the intent of the ADU Ordinance.
 - Commissioner Deliberation:
 - Commissioners deliberated, with some finding the proposal compliant and compatible as presented, noting the non-contributing status of not only the home in question, but many surrounding homes as well.
 - Additional comments related to the ADU Ordinance that was adopted and was intended to provide for these types of housing solutions including the possibility of intergenerational and more affordable housing opportunities and that the intent of this needs to be weighed in a wholesome way with the Preservation Ordinance and its requirements.

- Considerable discussion related to the zoning requirements and how zoning and preservation standards relate with each other.
- Mr. Sterling noted that preservation review and zoning compliance are inherently different with zoning treating all properties as a commodity where preservation is process based and treats properties as individual expressions seeking compatible relationships but not dictating specific metrics. Mr. Sterling stated that the zoning requirements in no way supersede the preservation standards, and in fact the opposite appears intentioned in both Ordinances where zoning is in many ways immaterial to whether the preservation standards are met or not.
- Commissioners discussed the importance of preliminary discussions with neighbors to try to avoid confusion and anxiety related to proposals.
- Commissioners discussed the use of the structure as it came up during public comment, and some suggestions were offered as a way to ensure future affordability of the ADU.
- Staff noted that the Commissions purview was not related to how structures are used and that whether the unit is rented or not was immaterial to the discussion but offered to provide additional information to the applicant if they were interested.
- Commissioners discussed the proposed scale of the structure as well as the relationship between existing and proposed structures and open spaces, noting the location of the ADU on the street rather than in the alley required additional sensitivity in approach.
- Commissioners noted that they had no way of knowing what the actual relationship between structures was since no documentation was provided and the photos were obscured by dense vegetation.
- Commissioners noted the importance of changes to environment and open space, and that these were significant considerations in this case.
- Commissioners offered some suggestions that might be explored including moving the ADU further north to create additional separation between the southern neighbor and the proposed structure, minimizing the scale of the structure in either height or width, or even considering an attached or internal ADU as an addition to the existing home rather than a detached accessory structure.
- Commissioners further reiterated that the design, style, and vocabulary of the Coach House was not being questioned and was found to be compatible and although it is on a street in a way that might not be typical for this type of proposal, that doesn't mean it shouldn't happen, and actually interacts with the street in a very positive way.
- Staff reminded Commissioners to primarily react to what is proposed and make judgment not on whether it is ideal, but whether the standards are met and it is compatible.

- Commissioners noted two standards of concern: Standard for Construction 5: Rhythm of spacing and structures on streets; and Standard for Construction 10: Scale of a structure.
- Staff provided some context on Standard 5 and the type of documentation that might be helpful so that the Commission might determine whether it was met or not
- The Commission asked the applicant to provide additional documentation that could identify and visually represent the location of the neighboring structures as well as an analysis of the rhythm of the spacing for structures on the street. Since this was not provided and was unable to be determined during the meeting through testimony, the Commission was unable to understand if these standards were met or not. Some additional members expressed concern with the overall scale of the structure and lack of subordination between it and structures to which it was visually related. This standard was also difficult to determine due to a lack of documentation and ineffective photos obscured by dense vegetation.
- Commissioner Ziehm moved to continue the case to the June 11 meeting, second by Commissioner Johnsen and unanimously approved by voice vote.

24PRES-0047 - 1630 Ashland Avenue - Landmark - Ridge Historic District

Peter Kaeding, architect and applicant on behalf of the homeowner, requests a Certificate of Appropriateness to demolish an existing attached single-car garage, restore the homes first floor north elevation including restoration of the original brackets below the second floor bay, and construct a new tandem two-car attached garage toward the homes west, rear volume. The applicant further requests the following major zoning variations. 1) A north interior side-yard setback of 1' where 5' is required and 6" is the existing legally non-conforming condition (Code Section 6-8-2-8 (A)(3), and 2) A rear-yard setback of 3' where 30' is required and 28' is the existing legally non-conforming condition (Code Section 6-8-2-8 (A)(4).

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

The Preservation Commission is the determining body for the Certificate of Appropriateness (Code Section 2-8-8). The Preservation Commission may, at its discretion, make a recommendation to the Land Use Commission, the determining body for the proposed zoning relief (Code Section 2-19-4 (E)).

- Peter Kaeding, architect and applicant provided an overview of the proposal the intent of which was to both restore architectural integrity to the north elevation loggia as well as create a more functional garage space.
- Mr. Kaeding stated that many of the original loggia brackets still exist within the garage other than those cut to accommodate an overhead door on the non-original garage. The loggia is the homes most prominent feature, and is represented in the original perspective drawings for the home.

- The materials for the restoration will match original materials and proportions, the materials for the garage will match existing materials, and although the garage is deep, its horizontality is obscured as seen from the street.
- Commissioners asked the applicant about the roof shape, noting that the west elevation of the garage was not visible.
- The applicant stated that the pitch of the roof as seen from the street matches the pitch of the front porch roof. To accommodate this, the return of the gable that isn't seen from the public way appears truncated.
- Commissioners asked the applicant if he had explored alternatives to the location of the proposed garage that may have been more compliant with the zoning requirements.
- The applicant stated that they had explored both a detached structure in the west side-yard, an attached garage, and also a garage at the rear that was accessed by the current driveway, but all alternatives were either not feasible in terms of vehicular access, or necessitated more substantial alteration to either the home, or its integrity of setting and environment.
- The applicant also noted a side-yard garage either attached or detached would require a new curb cut and removal of healthy street trees and removal of existing on-street parking.
- Commissioners asked about vehicular access along the driveway with the restored loggia brackets – it appears tight.
- The applicant stated they had explored this and were confident a car could access the garage without hitting the brackets. It isn't more unusual than many instances of a driveway running along the side of a home.
- Commissioners asked about increased stormwater and difficulty moving that water without impacting the neighbor.
- Commissioners noted that the location of the garage, pushed further west from the primary structure provided increased subordination and a more appropriate relationship than the existing garage.
- The applicant stated they understood this was a requirement of permitting and would comply without whatever engineering at the City needed.
- Public Comment:
 - The neighbor to the north of the property spoke not in opposition, but encouraged the applicant to verify the location of the garage as it relates to her property line and indicated that a new survey may be appropriate even though the intent was to move the new garage further south than the existing garage by a matter of inches. There had previously been some dispute about the location of the fence between properties.
 - Commissioners asked if the comments Commissioner Cohen provided staff and staff forwarded should be read into the record.
 - Staff stated that the comments provided were paraphrased.
- Commissioners deliberated and discussed the north elevation and whether it was visible or not.

- Staff indicated that although obscured by vegetation, the north elevation was visible.
- Commissioners debated the directional expression of the garage, noting how long it was and that adding horizontality to the home. However, the north elevation is not highly visible and is obscured by both vegetation and a fence that will likely exist in some fashion between properties in perpetuity. The actual scale of the garage is less perceptible than it appears on the drawings.
- Commissioners debated the fenestration of the north elevation, and asked the applicant where the proposed pattern of fenestration came from.
- The applicant stated they wanted some relief on that elevation after conversations with staff, but also indicated that the window would not be visible and serves only a minor function. Commissioners debated whether no window was better but decided that there was precedent on the home for a smaller window of similar proportion and that should be reflected in the north elevation.
- A motion to approve with the condition that the applicant work with staff to propose a more compatible pattern of fenestration and window proportions was made by Commissioner Bowes-Carlson and seconded by Commissioner Ahleman. The motion carried 6-0-1 (Commissioner Ziehm abstaining due to a conflict of interest).
- Commissioners deliberated regarding the proposed Major Zoning Variations finding that a recommendation was appropriate since the proposed scope of work that requires the zoning relief has a positive impact on the homes architectural integrity by restoring one of its most significant features without having a detrimental impact on neighboring properties.
- Commissioners liked to clarify for the Land Use Commission that approval of the COA was related only to the compatibility of the north and east elevations that were within the Commissions purview.
- A motion to recommend approval of the Major Zoning Variations due to their positive impact on historic preservation was made by Commissioner Ahleman and seconded by Commissioner Bowes-Carlson. The motion carried 5-1-1 Commissioner Klein dissenting and Commissioner Ziehm abstaining due to a conflict of interest.

APPROVAL OF MEETING MINUTES

Minutes of April 9, 2024

- Approved as presented

STAFF REPORTS

May Historic Preservation Newsletter

Staff will provide an update on the recently published May newsletter

- Staff briefly provided an overview on metrics related to the newsletter and specific columns that residents had provided positive feedback on.

Cultural Heritage Awards Program - Call for Nominations

Staff will provide the Commission with an update on the Cultural Heritage Awards Program and encourage promotion of the open call for nominations.

- Staff briefly provided an overview of promotion of the awards so far, noting the City had provided a press release for it, posted it in newsletters, and that Chair Dreler was planning to present the awards to the Arts Council next week.

DISCUSSION (NO VOTE WILL BE TAKEN)

Preservation Consortium and Corps of Volunteers

Chair Dreler will provide an overview of a National Association of Preservation Commissions webinar she attended entitled, *unlocking the power of nonprofit and historic preservation commission collaboration*. This discussion aligns with Initiative 2.10 within the Preserve 2040 Plan -- organizing a Preservation Consortium or Preservation Advisory Sub-Committee to support and help increase available volunteer capital, expand coordination with partner organizations, and generally reduce demands on Staff and Commissioner capacity.

- Sarah M. Dreler provided additional background on the initiative noting its close relationship with rules and procedures updates currently under consideration by the City.
- Background was provided on the previous attempts at a consortium as well as the initiative within the Preserve 2040 Plan and its importance.
- It was noted that a primary reason for this initiative was to relieve burdens on volunteer and staff capital by broadening the net of preservation to include more voice and allow individuals and organizations to help advance the Commissions work.

ADJOURNMENT

The meeting adjourned at 9:20 pm.

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

DRAFT

***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*



Evanston Preservation Commission Cultural Heritage Awards

NOMINATION FORM

The Evanston Preservation Commission is pleased to call for nominations for the 2024 Cultural Heritage Awards.

Evanston's heritage resources are vitally important, bind its residents to their physical environment, and define the City's unique character and identity. Past awards programs sponsored by the Preservation Commission focused exclusively on built heritage and physical project design, and did not adequately represent the breadth of historic preservation which – in addition to built heritage – includes living heritage, the arts, intangible cultural heritage, and less tangible stories and histories.

The purpose of the citywide Cultural Heritage Awards Program is to:

1. **Promote** best practices in historic preservation.
2. **Celebrate** those who embody, safeguard, or advance significant themes within the broader field of historic preservation and heritage conservation.
3. **Educate** and increase public awareness and appreciation for Evanston's cultural heritage.
4. **Encourage** future excellence through the power of example.

AWARD CATEGORIES: (check one)

Cultural Ambassador: The Cultural Ambassador Award is the highest form of recognition bestowed by the Commission. The award is presented to highly influential and inspiring individuals, groups, or organizations whose exemplary body of work demonstrates a superlative level of dedication and impact for the creation, interpretation, identification, protection, expansion, or enhancement of Evanston's cultural heritage.

Outstanding Individual Achievement: Awards in the field of outstanding individual achievement are presented to an individual who has demonstrated a commitment or significant contribution to the cultural heritage of the City by advancing one or more of the cultural heritage themes on the following page.

Outstanding Group Achievement: Awards in the field of outstanding group achievement are presented to a group, organization, or partnership that has demonstrated a commitment or significant contribution to the cultural heritage of the City by advancing one of the cultural heritage themes on the following page.

NAME OF INDIVIDUAL OR ORGANIZATION BEING NOMINATED: (Please enter below)

PROJECT ADDRESS or ADDRESSES IF APPLICABLE (Please enter below)

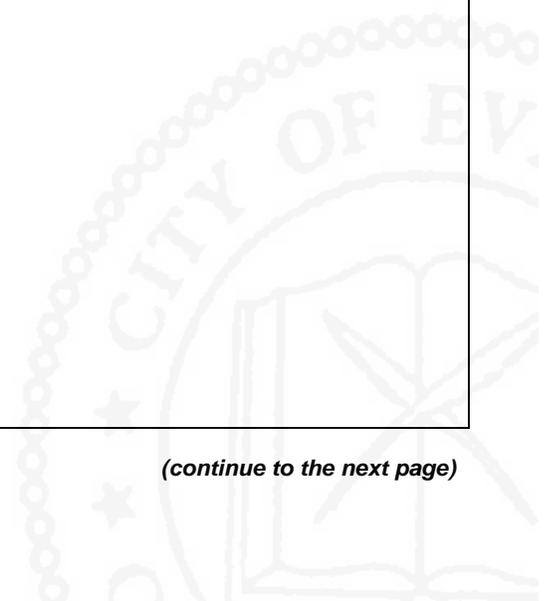
(continue to the next page)

AWARD THEMES: (check all that apply)

- Research:** Projects which identify, interpret, and help safeguard the City's diverse cultural heritage and/or improve access, enjoyment, or understanding of the City's broad heritage assets.
- Education and Advocacy:** Achievements or projects which foster the transfer of knowledge and traditions, build local awareness and capacity, or expand skills and crafts related to the enhancement and enjoyment of the City's diverse cultural heritage.
- Equity:** Achievements or projects which foster social connection, identify less tangible histories, strengthen multicultural dialogue and understanding, nurture sense of place, celebrate diversity and lesser acknowledged identities, and stimulate community conversation, storytelling, and sense of civic responsibility.
- Design:** Achievements or projects of any scale which offer sensitive, compatible, or innovative design approaches that preserve, enhance, and/or give new life and vibrancy to the City's built cultural heritage, including its cultural landscapes and natural environments.
- Climate Resilience and Stewardship:** Achievements or projects which demonstrably minimize material impact on the environment and prepare a site or structure to respond to or mitigate the impacts of climate change. Examples include adaptive use, salvaging and/or reuse of materials, diversion of construction debris, innovative technologies or construction techniques, energy and water efficiency above code, habitat friendly design, landscape stewardship, and use of native plant material to the benefit of species diversity.
- Art:** Achievements or projects which demonstrate a significant contribution to the practice, production, growth, support, or availability of the City's cultural heritage as embodied in a variety of artistic pursuits including but not limited to visual, performing, and literary arts.

DESCRIPTION: Briefly describe the project, program, or achievement. Attach additional information on separate sheets as necessary to fulfill the submission requirements on the following page.

(continue to the next page)



SUBMISSION REQUIREMENTS:

Nominators must complete this nomination form and submit by the identified deadline at the bottom of this page in order to be considered for an award. Self nomination is allowed – those nominating others must seek and receive their consent. In the instance of a posthumous nomination, seek the consent of surviving family or other associates. All nominations will be submitted digitally. No paper submissions will be accepted. In addition to this form, nominations shall include:

A concise narrative, 7,000 characters or less, that describes how an individual or group has significantly contributed to the cultural heritage of the City through one or more of the themes described on the previous page.

Attachments and supporting documentation as necessary including brochures, news clippings, drawings, written excerpts, letters of recommendation or support, photos, before and after images, and videos.

Keep in mind that in order to maintain objectivity, the jury is comprised of individuals outside of Evanston who may not have familiarity with an individual, group, partnership, activity or initiative. It is incumbent on the nominator to provide sufficient background, information, and supporting documentation to communicate why an individual or organization is deserving of an award and recognition.

NOMINATION SUBMITTED BY:

Name: _____ Phone: _____ Email _____

Mailing Address: _____ State: ____ Zip Code: _____

Relationship to individual or organization being nominated: _____

Signature: _____ Date: _____

Name (printed): _____

DEADLINE FOR SUBMISSION: Please submit your completed nomination form and supplemental information in a compiled PDF format with additional videos or other supporting media **no later than Friday, August 16, 2024 by 5 pm to:**

Cade Sterling, Preservation Planner
Email: csterling@cityofevanston.org
Phone (847)448-8231

SELECTION AND CELEBRATION:

Nominations will be reviewed by an independent selection committee comprised of jurors from outside the community with varying professional backgrounds. Following review and selection, those nominated as well as those selected for awards will be notified of the jury's decision and invited to participate in a later awards ceremony. Multiple awards may be bestowed for each category as recommended by the selection committee.

