

BEFORE THE EVANSTON PRESERVATION COMMISSION

In re 1525 Judson,)
) 24 ZONA 0062
)

Donna and Mitchell Harrison, owners and residents at 1519 Judson, Evanston, by and through counsel, Jeffrey P. Smith, object to the proposed project for the above-stated address as not in conformance with standards, and detrimental to their property, and in support state as follows:

1. Owners of 1525 Judson, a single-family home situated in an R-1 district in the Lakeshore Historic District submitted an Application for Preservation Review of Certificate of Appropriateness (COA) sometime in spring 2024,¹ to demolish an existing one-story garage and construct a two-story detached “coachhouse” style accessory dwelling unit (“ADU”) directly between the principal residence at 1525 Judson and the home of Donna and Mitchell Harrison at 1519 Judson, directly south. The project proposed was to include two garage spaces on the first floor, and add living space consisting of a full bathroom on the first floor of the structure and residential quarters on the second floor.
2. Revised plans were submitted and included in the packet for the June 11, 2024 meeting, and an updated zoning analysis conducted. *See* 6-11-2024 Preservation Commission packet at pgs. 3-27 (“Packet”). A correction to scope of work was subsequently made to the record, on June 10, 2024, to eliminate an erroneous reference to alley access.

¹ The exact date of the application is unknown to the owners of 1519 Judson because no copy was served on them and the copy in the Preservation Commission packets for May 2024 and June 2024 are unsigned and undated. No copy was served on the owners of 1519 Judson.

3. The subject house at 1525 Judson has a Judson Street address and faces on Judson Street. The door facing Judson Street is the front door, with the mailbox, and now has the porch seen at the “front entry,” according to the historic survey of the property. “Alterations,” Packet at 19. When the house was last listed for sale in 2020, this main entry was described as the “entry hall.” Text from broker listing, <https://www.redfin.com/IL/Evanston/1525-Judson-Ave-60201/home/13580017>, attached as Exh. 1.
4. As shown by the historic photo in the packet, taken after the construction of the garage in 1956, 1525 Judson originally had no entrance on Davis whatsoever. Packet, p. 21. Per Exh. 1, at some point a kitchen door was added to the north (Davis St.) side, an alteration not listed in the historic survey of the property. Also, at some point, as is apparent from the current photos in the packet, picket fencing was added to the Davis side yard. Packet at 23. This Commission can take notice that in general, as well as for Colonial Revival houses, kitchens do not open onto front yards, and that Evanston does not generally permit a corner lot property owner to install a fence on the front yard of the house.
5. The applicants themselves, on p.2 of the application, designated the location of the garage to be replaced as in the “side” yard, not the front or rear. Packet at 8.
6. Thus, the existing garage, as noted by applicants, is in an actual interior side yard of 1525 Judson, to the right side as one faces the front door, between the principal structure and the neighboring lot line, and that is where the replacement garage/coachhouse/ADU is proposed to be constructed.

7. While it is not the task of the Commission to determine zoning compliance, the location of the garage in what by any common sense analysis, as opposed to legalistic gymnastics, is a side yard, is relevant to the assertion in the application that the project is necessary to fulfill the spirit of Evanston's ADU ordinance. The ADU ordinance wasn't intended to allow an avoidance of the side-setback requirement that neighboring street-facing houses must observe, and the ADU ordinance respected that historic preservation districts were a competing municipal interest that needed to be respected. Evanston Code section §6-4-6-3 prohibits detached accessory buildings in a residential district, not just ADUs, from being located "in an interior side yard between the principal structure and the side lot line." Evanston Code Ord. §6-4-6-3(A)(2). Evanston Code Ord. §6-4-6-10, in both subsections (E) and (F) makes §6-4-6-3 applicable to ADUs.

8. One of the reasons that the Lakeshore historic district is so designated is because of its significance in the history of community development and planning. Homes in this district were protected by Evanston's historic ordinance creating zoning for single-family homes. That zoning ordinance, like the state statute allowing such ordinances and many if not most throughout the country, set forth "light and air" as principal goals. Light and air were not widely protected at common law and so, by virtue of zoning, achieved statutory protected status as property attributes and rights. Municipal planners felt spacing important to prevent the crowding and tenements that existed in many cities, which were perceived as posing detriments to health, especially after the national "Spanish flu" pandemic on which the adoption of zoning throughout the country rapidly followed.

9. As a result, the Lakeshore Historic District is characterized by single-family homes, has few rental units, and few properties even have street-facing accessory structures as far forward as the principal building, let alone secondary dwelling units. The 1400, 1500, and 1600 blocks of Judson have no such secondary dwellings. The few instances of forward garages are all smaller in height and mass than the structure here proposed.
10. The existing garage at 1525 Judson, an architectural anomaly from the 1950s, does not contribute meaningfully to the older character of much of the historic district but its low-hipped form and limitation to one story does at least respect the air and space of single-family housing, rather than a dense urban model, and does not crowd the house at 1519.
11. The proposed project clashes with Construction Standard 5, *Rhythm of spacing and structures on streets*. The one-story garage at 1525 is already a one-off to the general rhythm of the street; a replacement full two-story garage plus roof would be the only such garage among relating structures confronting, so close to the lot line, on a street-facing side, any other house. In essence this is the construction of a second house (or even a future two-flat); if the lot at 1525 Judson were subdivided it could not be built as proposed. No other owner of a residence on the 1400, 1500, or 1600 block of Judson currently has to look out a second-story window and see a garage wall of cement clapboard, which is what would replace the Harrisons' current view of trees and sky. See photos attached as Exh. 2, showing trees between properties and view from 1519 upper-story window.
12. The proposed project in its proposed location also does not meet Construction Standard

10, *Scale of a structure*. That standard requires the size and mass of structures to be visually compatible with the properties, structures, sites, public ways, objects and places to which they are visually related. Here the proposed two-story structure would crowd the house at 1519 Judson. It would also visually crowd visually related objects: the trees between 1519 and 1525 Judson, and also those trees east of 1525. Root structures of trees generally extend beyond the “drip line” of vegetation. More likely than not, construction, including excavation for a new foundation to support the new proposed two-story mass, will damage if not destroy roots and trees, impacting objects, and altering streetscape.

13. The location and mass of the proposed structure is not necessary for an ADU. An ADU could be attached to the principal structure at 1525 Judson without the clash with standards, the crowding of adjacent properties, or the threat to trees. Or a variance could be granted for less than the 10’ ordinarily required from a principal structure. What would be diminished or relocated in that instance would be the patio between the existing house and the proposed second dwelling. The 10-foot requirement is typically for the distance between a street-facing house and a garage with an alley entrance. It makes no equitable sense to preserve 11’7” distance and separation for two houses on one lot, owned by one family, while jamming that new construction so close to the trees, lot, and house of a neighbor, in effect building value for one property while reducing that of another.
14. Finally, the proposed structure has not only a full bath and a powder room on the second floor, but also a full bath on the first floor. Bathrooms are not necessary for garage purposes, and historically not part of District garages. That new first floor bath should be

considered part of the new ADU living space and counted as part of the square footage. This matters because, but for the first floor bath, the ADU would not require so much mass.

WHEREFORE, neighboring property owners Donna and Mitchell Harrison ask that this Commission find the proposed above-captioned project as proposed incongruous and

(1) deny the application for a Certificate of Appropriateness,

or

(2) continue the matter and defer the application to allow the submission of a revised proposal in conformance with the Ordinance, and more respectful of relating properties and object.

Respectfully submitted,



Attorney for Donna and Mitchell Harrison

Jeffrey P. Smith (54426)
Law Offices of Jeff Smith
708 Church St., Suite 232
Evanston, IL 60201
(847) 492-1665

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Submission of
Donna and Mitchell Harrison

EXHIBIT 1

R City...



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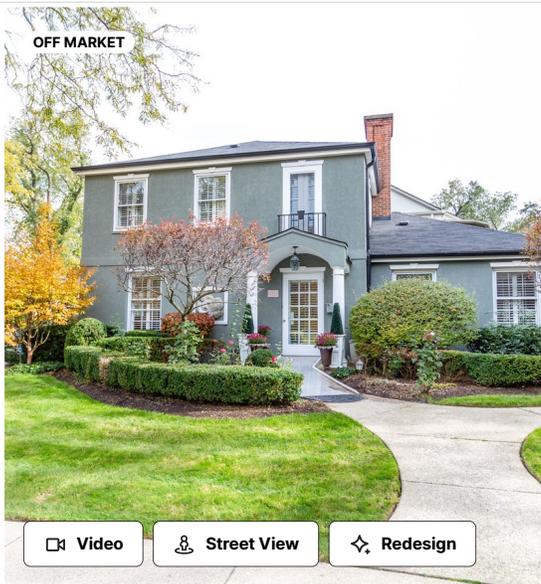
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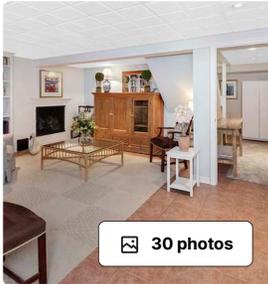


OFF MARKET

📺 Video

📍 Street View

🏠 Redesign



📷 30 photos

Listed by Carol Prieto • Jameson Sotheby's International Realty. Bought with Coldwell Banker Realty.

LAST SOLD ON OCT 30, 2020 FOR \$875,000

1525 Judson Ave, Evanston, IL 60201

\$1,143,377 **3** **3.5** **2,498**
Redfin Estimate Beds Baths Sq Ft



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\$1.09M – \$1.29M

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About this home

This home is currently off market

NEW PRICE!!! Beautifully updated home w/ great curb appeal in Lakeshore Historic District just steps to Lake Michigan, downtown Evanston, transportation. Lovely entry hall w/ tumbled marble floor welcomes you to 3 BR, 3.1 bath home. Spacious LR w/ gas FP w/ marble surround & custom-made raised hearth. Room is flooded w/ light fm E, W, S exposures and entry to small, private patio. Formal DR opens to kit w/ stenciled walls, quartz countertops, glass mosaic backsplash, instant hot water, warming drawer, cooktop stove w/ under-counter Sabbath stove, new SS refrigerator, tumbled-marble floor. Door added to kitchen leads to small patio w/ seating area & on to yard. 1st floor BR has BI window seat. Hall PR was originally a full bath, which could be put back. Spacious MBR suite on 2nd floor has tray ceiling, BI bookshelves, large closet, Juliet balcony, private bath w/ soaking tub & shower w/ custom Corian beadboard surround, double sink w/ marble countertop. 2nd BR has wall of closets, ensuite bath w/ walk-in shower, quartz countertop. Off MBR is office that could be a den, sitting room, or w/ addition of a wall be a nursery, or twin BR. Lower level has FR w/ ceramic tile floor, entertainment center, FP w/ gas logs, brick surround, BI bookcases plus a Murphy bed. Bathroom has tumbled marble tile floor & walk-in shower. Laundry room and utility room complete lower level which is totally dry and doesn't take water, even during recent 8 inches of rain in 5 days.

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- 🏠 Single-family 🏠 \$458 Redfin Estimate per sq ft
- 📅 Built in 1925 🚗 2 parking spaces
- 📏 6,991 sq ft lot 📍 Evanston

Listed by Carol Prieto • Jameson Sotheby's International Realty • 847-778-1960 (agent) • cprieto@jamesonsir.com (agent)
Bought with Omar Gregory Salem • Coldwell Banker Realty • 847-962-1632 (agent)
• ogsalem@gmail.com;omar.salem@cbrealty.com (agent) • 773-467-5300 (broker)
Redfin checked: 3 minutes ago (June 11, 2024 at 11:39am) • Source: MRED as Distributed by MLS Grid #10657282

Redfin Estimate for 1525 Judson Ave

Redfin has the most accurate online home estimate ⓘ

\$1,143,377

- ▲ \$268K since sold in October 2020
- ▲ \$30K since April

1 year 5 year



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EXHIBIT 2

