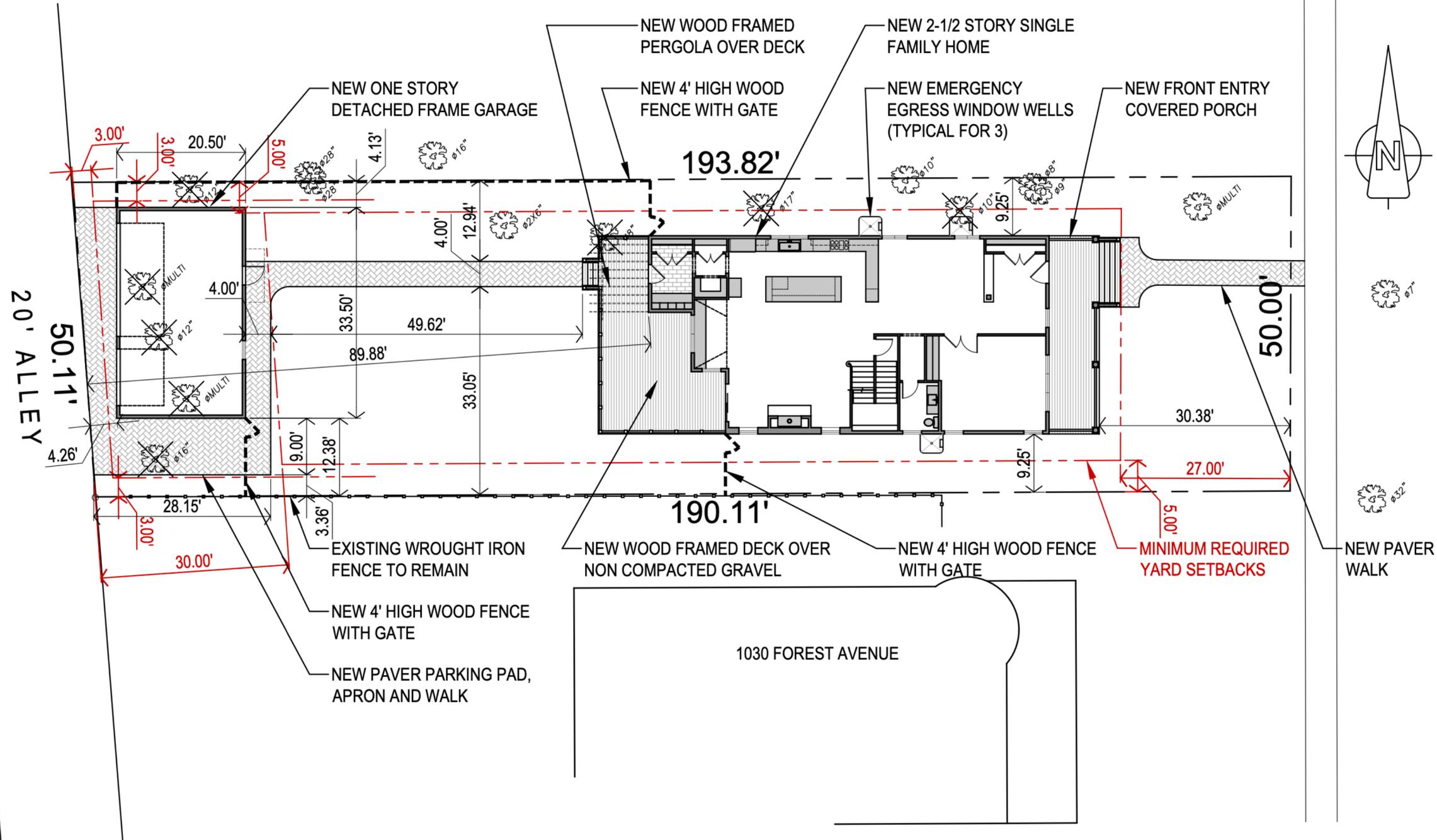


1036 Forest Avenue

New single family home



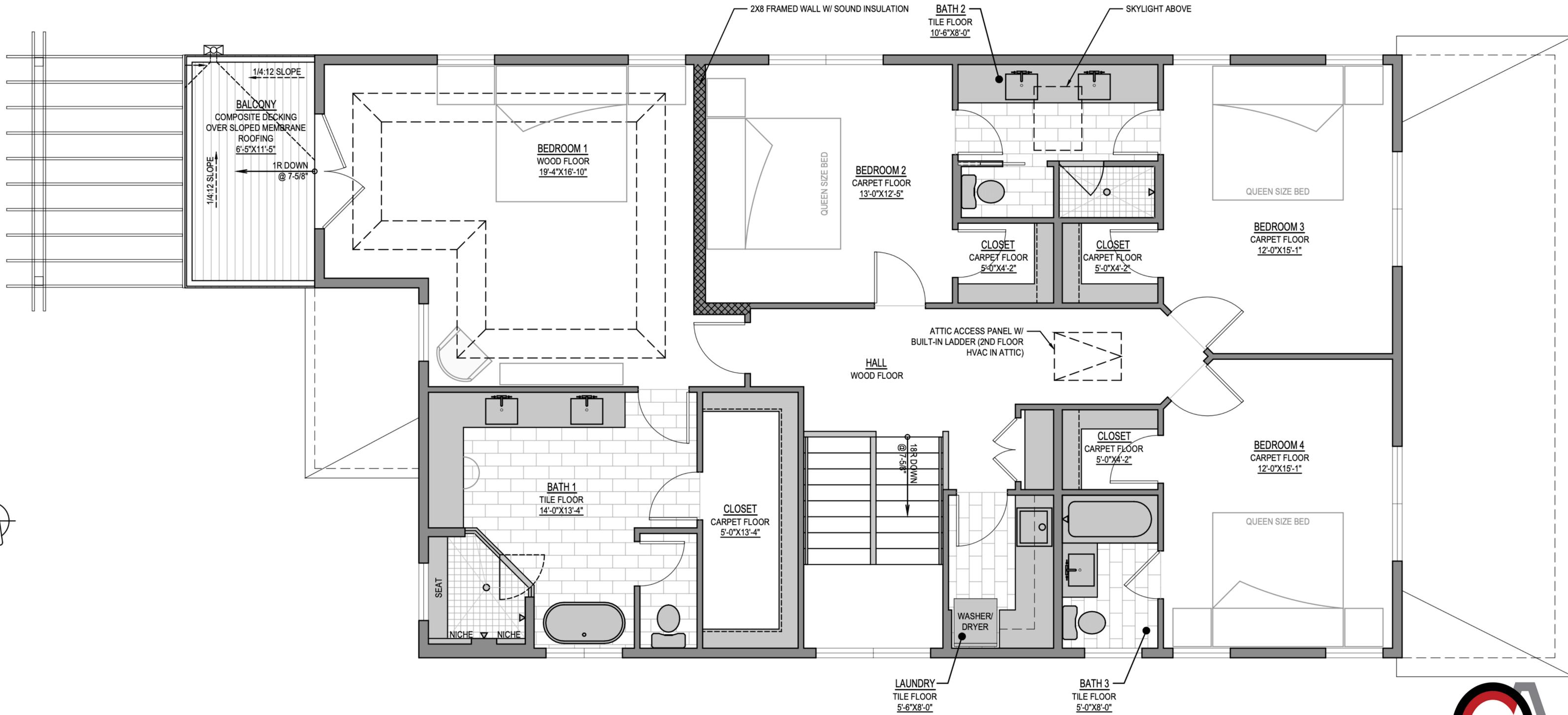
1048 FOREST AVENUE



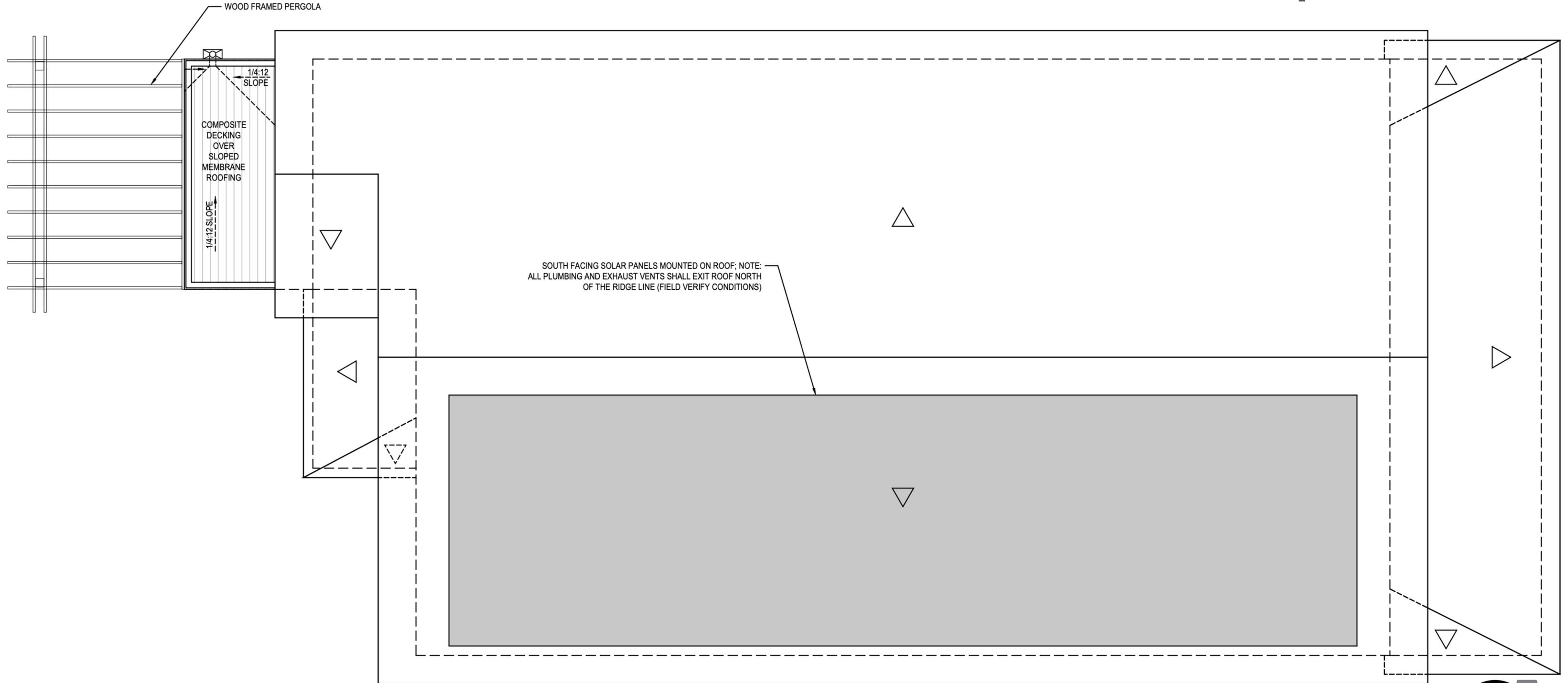
Site plan

- 31.5' wide home centered on lot
- 9.25' north and south setbacks
- 24.33' setback from 1030 Forest Ave.
- 67.75' setback from 1048 Forest Ave.

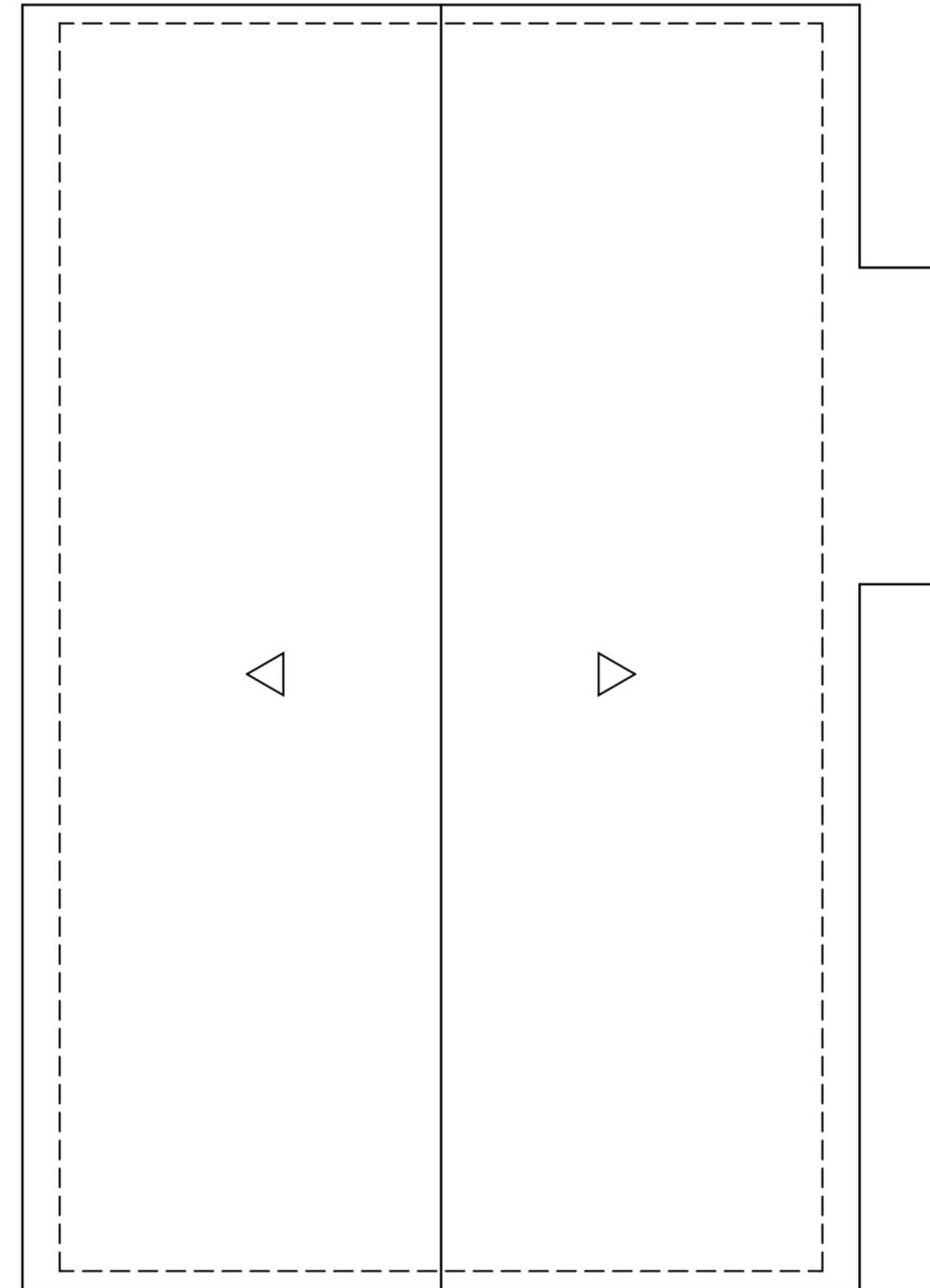
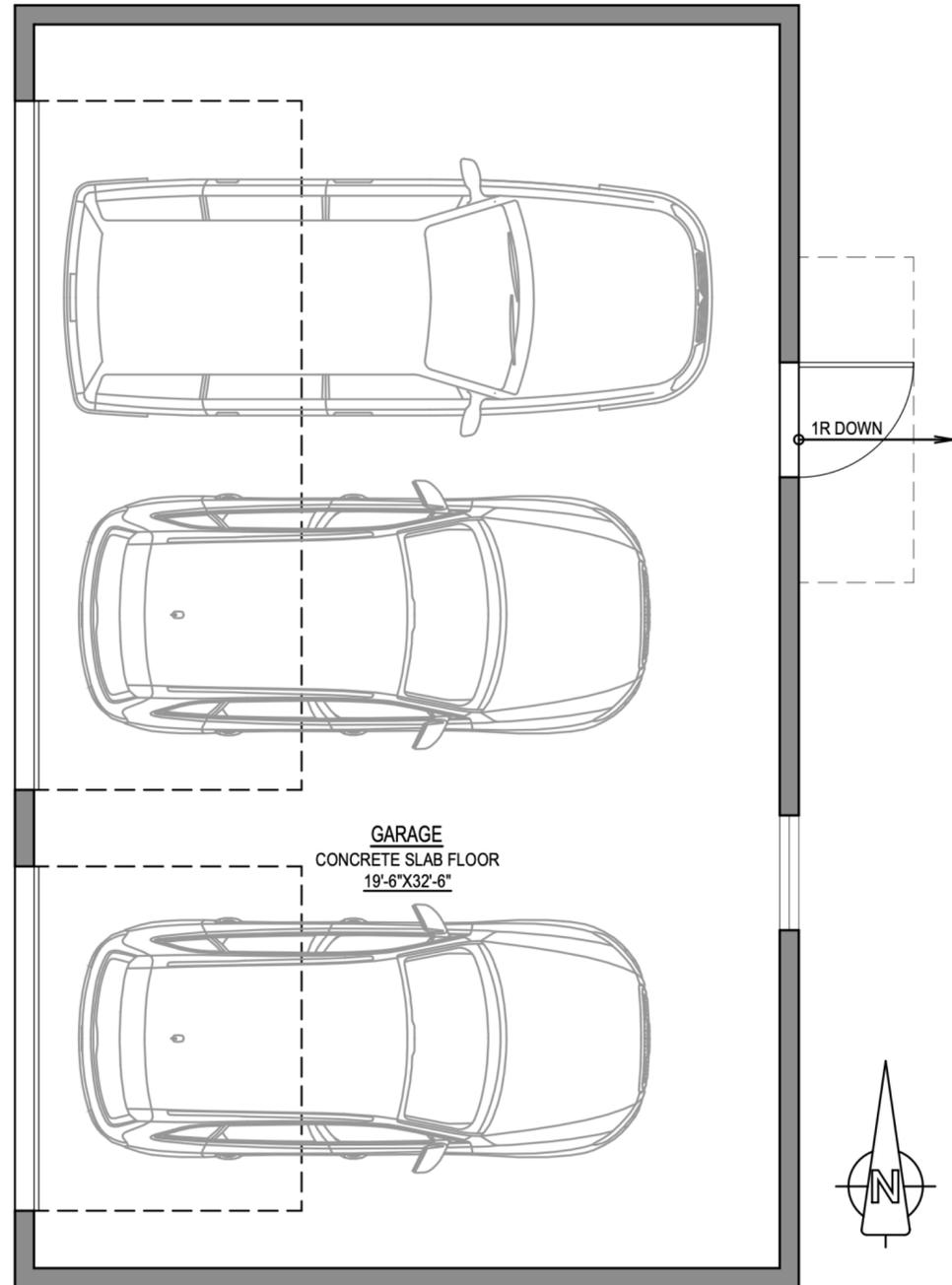
Second floor plan



Roof plan



Detached garage floor and roof plans





Front (east) elevation

- Front-facing projected gable with brackets and gable pediment
- Full-width covered porch with offset entry
- Taller, wider group of windows on 1st floor; shorter, narrower groups of windows on 2nd floor; single window in attic
- Standing seam roof
- Solar panels on south facing 8:12 pitch roof
- 1st floor 3'-8" above grade
- 34.58' height



Left side (south) elevation

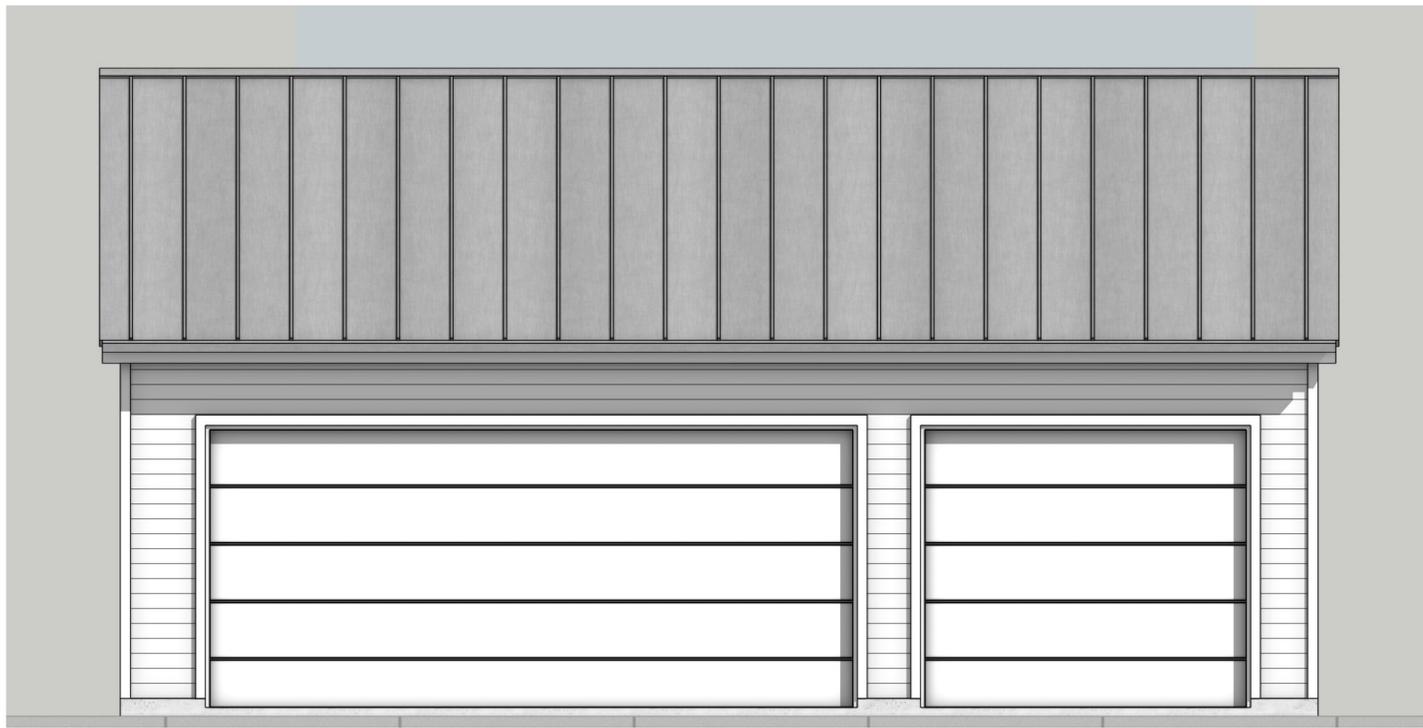


Right side (north) elevation



Rear (west) elevation

- Double gable with brackets and gable pediments
- Pergola above Mudroom entry
- Wood framed open deck
- 10' ceilings on 1st floor
- 9' ceilings on 2nd floor



West



South



North



East

Detached garage elevations



Proportions and features study

- 1st floor elevated from grade by 3'-8", similar to many homes
- High ceilings with roof pitch similar to homes on the block to increase frontage
- Similar proportions and hierarchy of window on home directly to the south; proportions common on the block
- Gable ornamentation common on the block
- Full-width front porch with offset entry





Whole-width, projected gable precedent



1020 FOREST AVE



1039 FOREST AVE

**Front porch with
offset entry
precedent**



1021 FOREST AVE



1047 FOREST AVE



1005 FOREST AVE

+/- 8:12 roof pitch precedent



**Standing seam metal
roof precedent**



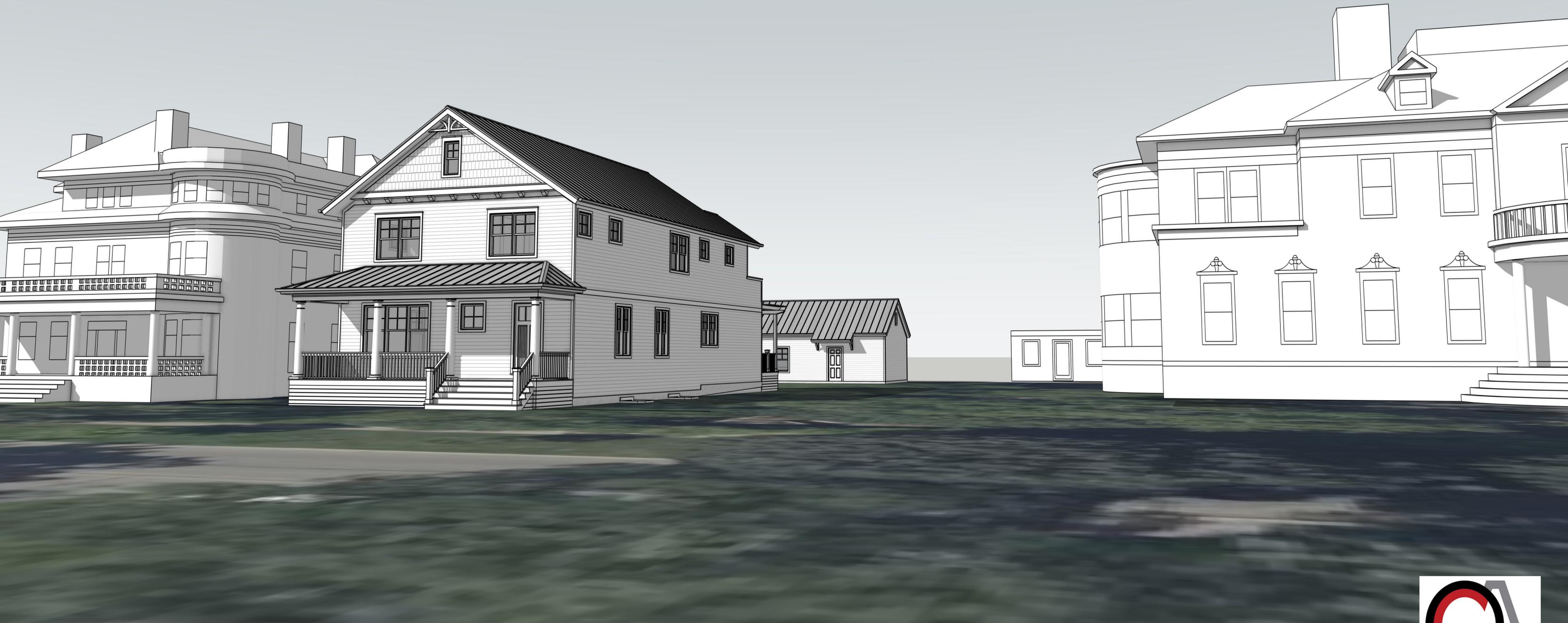
Streetscape - front



Streetscape - Front



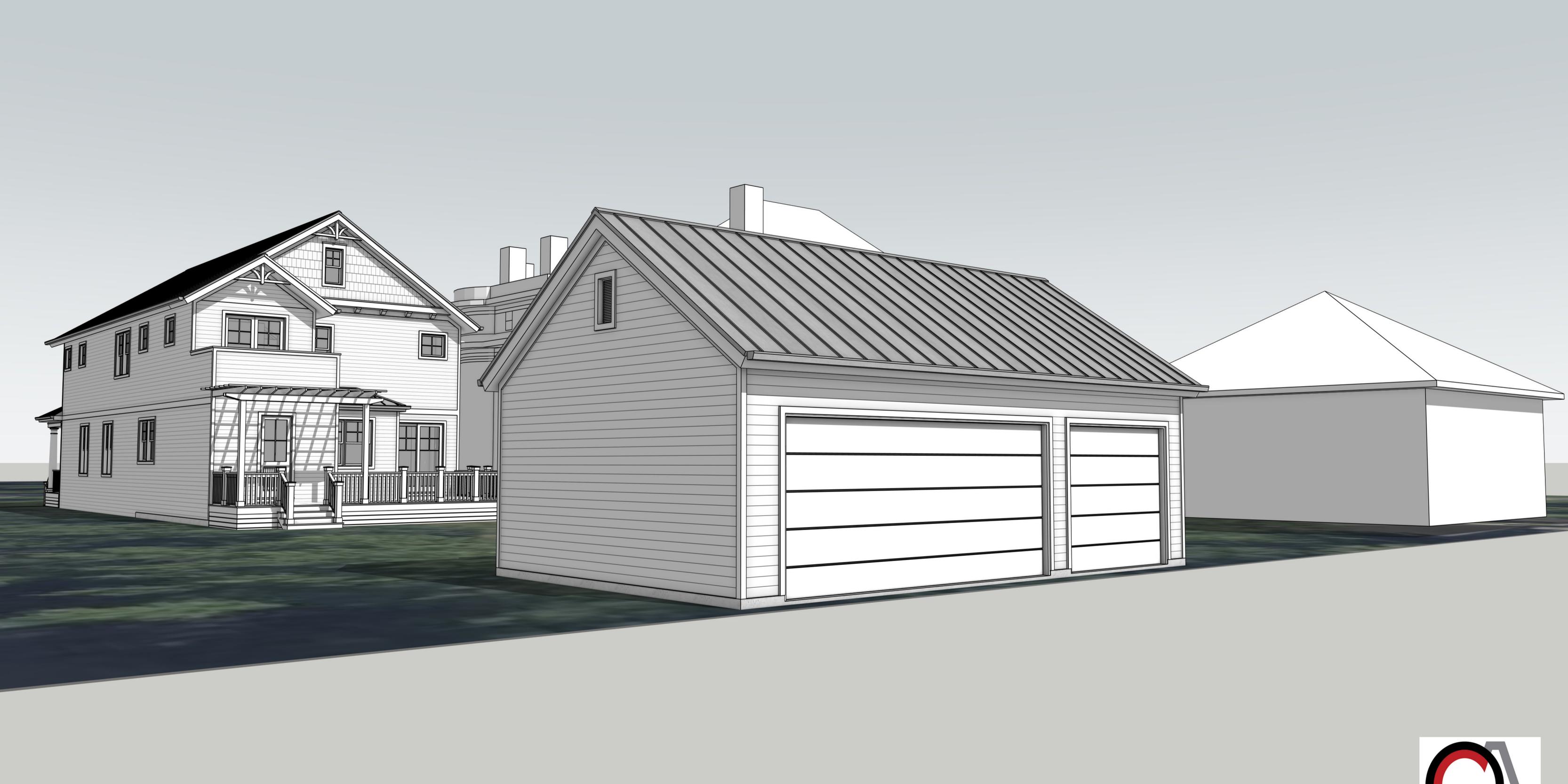
Streetscape - NE



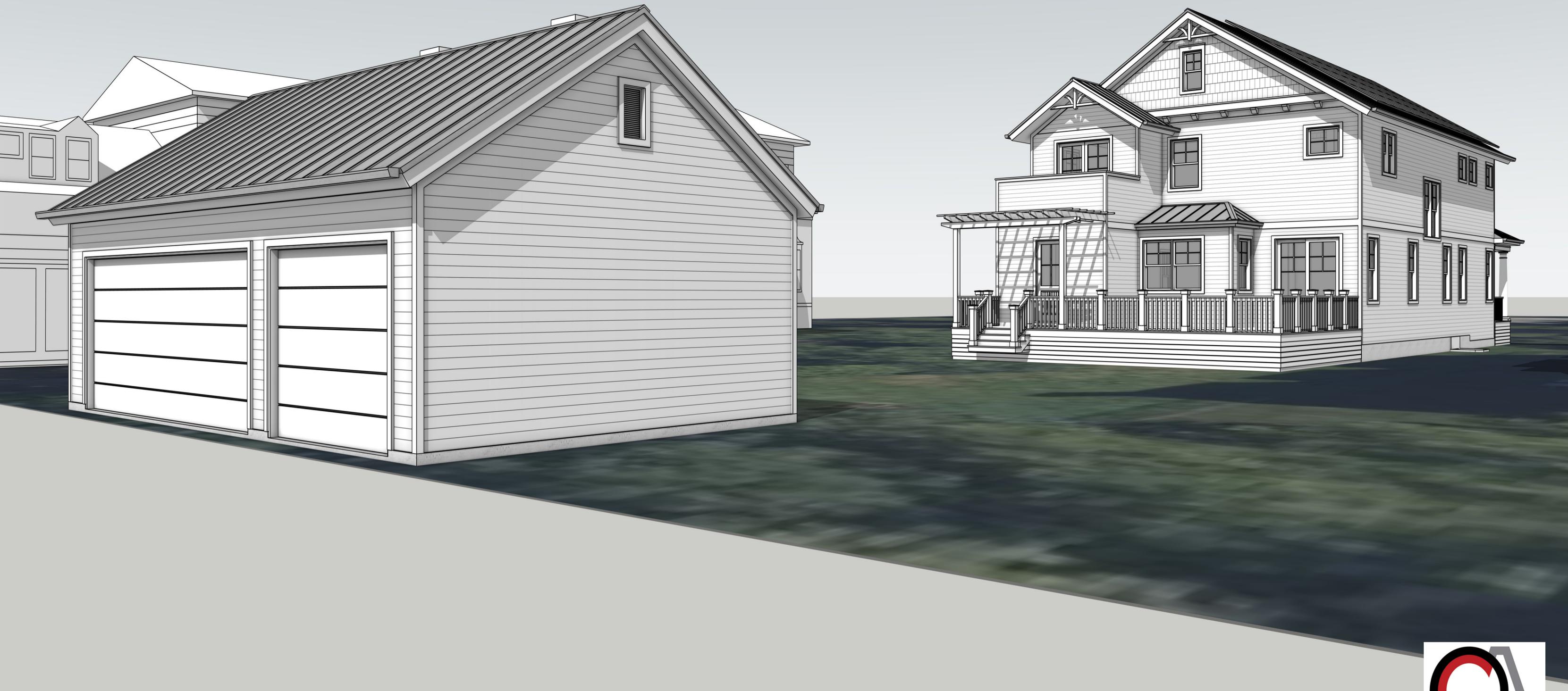
Streetscape - NE



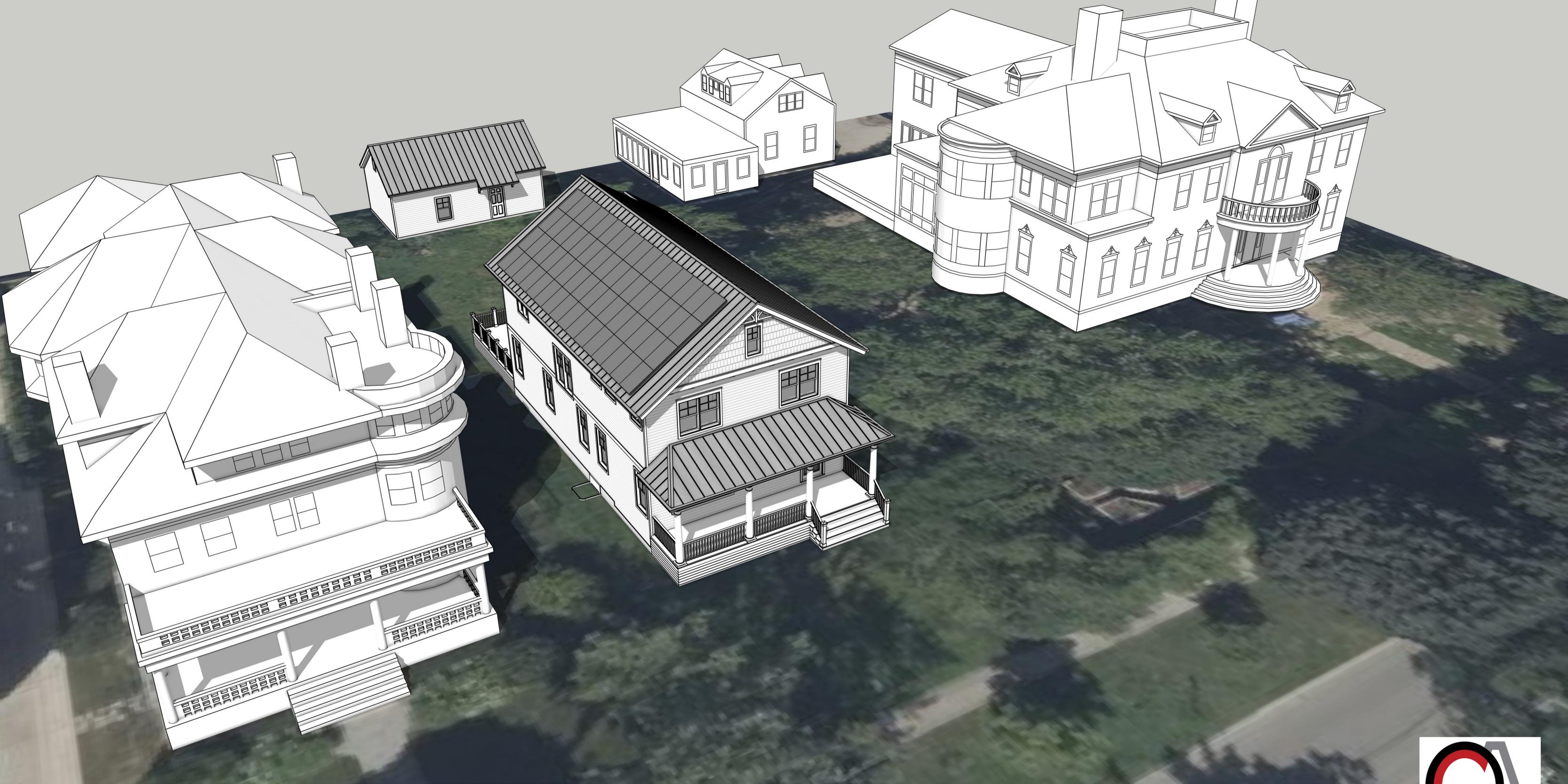
Streetscape - SE



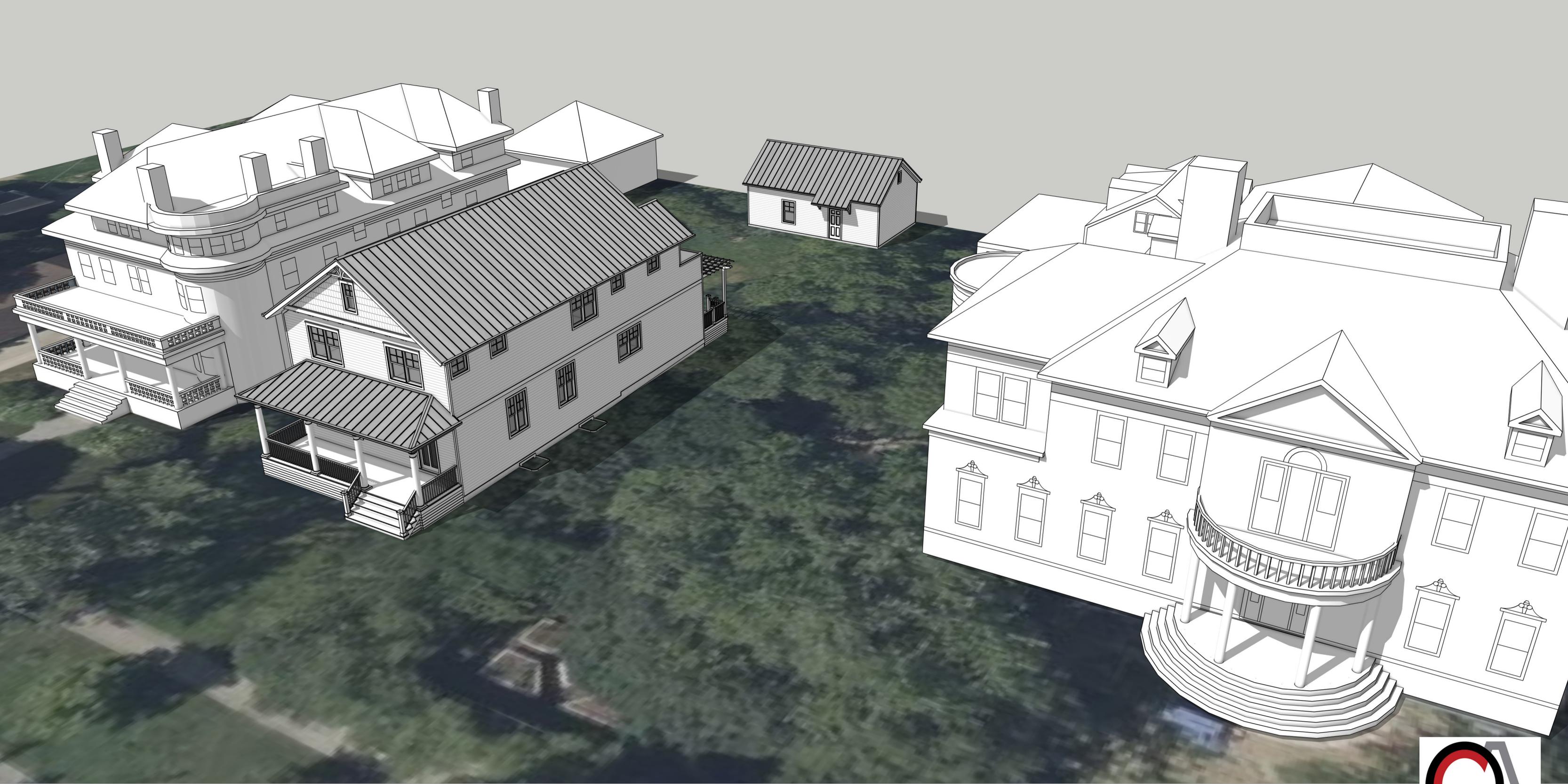
NW view



SW view



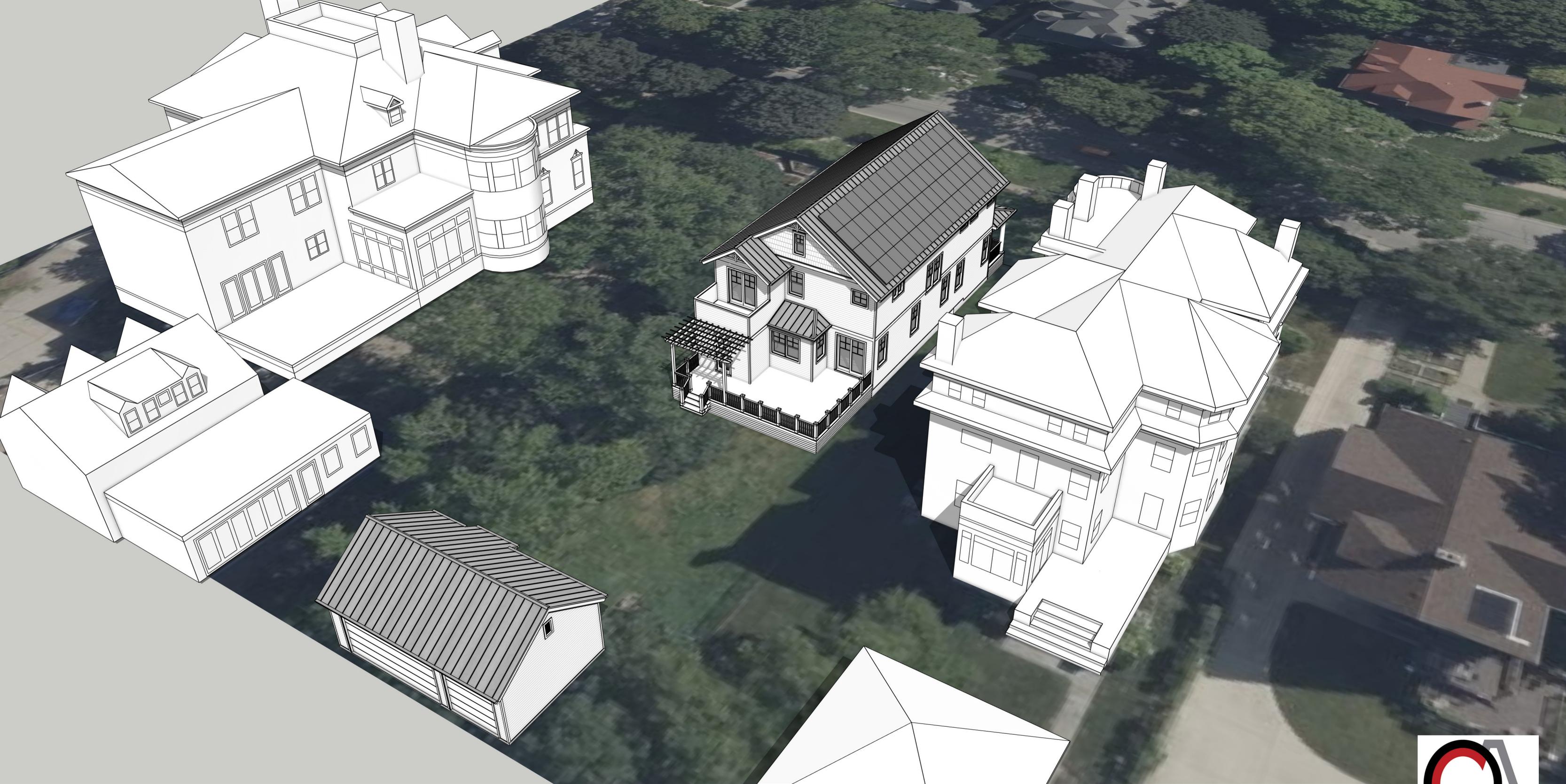
SE aerial view



NE aerial view



NW aerial view



SW aerial view



View from above

Standards for review of construction

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

- The 34.58' height, 6" less than allowed by the zoning code, is compatible with the 37.5' height of the south neighboring home and the 40' height of the north neighboring home. Po

- The first floor ceiling height is 10' and the second floor ceiling height is 9'. This was done to provide relatively large massing on the front, given that 1036 Forest is a 50' lot surrounded by larger lots with larger homes.

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

- The proportion of the facade and its mating was carefully designed to relate to the adjacent structures, especially the neighbor to the south, as this is the home that will be most visible next to the proposed home.

Standards for review of construction

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

- Both neighboring homes have a wide range of window opening proportions. The proportions of the proposed home's windows and doors are within the range of the proportions of the adjacent structures, especially the neighbor to the south.

- Many homes in the district feature taller windows on the first floor and shorter windows on the second floor. Also, single, smaller windows in the attic are a common feature.

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.*

- The proposed home features a similar rhythm of solids to voids relative to the neighboring homes on the north and south as well as other homes on the block and district.

Standards for review of 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 current empty lot breaks with the rhythm of structures on the street. Infilling this lot will significantly improve this condition.
- The facade features simple massing with a wide, tall stance as allowed by the zoning code. Both neighboring homes are larger than the typical home on the block so this strategy of maximizing the frontage on this lot is appropriate.
- The maximization of the frontage on the facade is also *softened* by the front entry porch, a feature common on the block and present on the south neighboring home.
- The proposed home sits 3.38' further away than the minimum allowed by the zoning code, approximately 3'-6" closer to the front than the neighbor to the south as part of an effort to maximize the home's frontage. As seen on the aerial view, the existing homes on the block have a differing front yard setbacks.

Standards for review of construction

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.*

- The entry to the proposed home is offset to the north in an effort to locate it somewhat closer to the north neighbor which has a large south yard setback.
- The proposed home features a full covered porch, similar to many homes in the district and some on the block.

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.*

- Many homes in the district and on the block feature wood horizontal and/or shingle siding as well as exterior trim. This home will be clad with composite siding and trim that closely matches the look of wood siding while providing longer durability. The composite siding and trim will be made partly with recycled materials.
- The roof is a medium gray standing seam metal roof made from recycled metal.
- The windows will be aluminum clad wood windows.

Standards for review of construction

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.*

- The primary roof form is a front facing gable and shed roof on the front porch. The rear of the home features a double gable that provides a simple roofing configuration to the articulation on the NW corner of the home.
- Solar panels are mounted on the south facing roof face only. All roof penetrations will be routed to the north in order to have a simple, uninterrupted rectangular shape available for the solar panels.
- The solar panels will be mounted on the standing seam metal roof without penetrating the roof, making maintenance or upgrades easier.
- The eave height and 8:12 pitch roof achieved by the 10' ceilings on the first floor and 9' ceilings on the second floor maximize the amount of sun exposure on the panels while minimizing sun glare for the neighbor to the south.

Standards for review of construction

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.*

- Both neighboring homes are among the largest and tallest homes within the context of the block. - The proposed front facade, while not aligned with either neighbor, is compatible with the diversity of front yard setbacks on the block.
- The proposed home has a proportional relationship to its most visible neighbor (the home to the south) within the context of its 50' wide lot. The facade features a wide stance and high eave elevation compatible to the south neighbor.
- Infilling this empty lot will provide continuity to the street.

Standards for review of 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 massing of the home relates to the adjacent home to the south with a front facade that has a prominent full-width front porch elevated from grade, and the main home mass is stepped back behind the porch. The main mass of the home continues the whole width of the home up to the high eave, accentuating the width of the home and maximizing its relationship to the home to the south within the context of the smaller lot.

- The eave height of the front porch is closely match with the home to the south.

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.*

- The home has a horizontal character with its wide front porch, offset entry, wide stance of the main home mass and shallow roof pitches. These are characteristics commonly found on other homes in the neighborhood.

Standards for review of construction

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

Not applicable

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

Not applicable

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.*

- The home will feature a solar panel array that will offset a large percentage of the home's energy consumption. The location of the panels is optimal (south facing) and the roof where they will be mounted has been carefully designed to minimize glare on the south neighbor.

- Natural ventilation is enhanced through strategically placed windows as well as high ceilings.

Standards for review of construction

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.*

Not applicable.

16. New construction. *In considering new construction such as a new free standing 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.*

- The design is clearly traditional with materials and proportions that relate to the neighborhood and adjacent structures.

- We seek to build a home that fits well into the block, the historic district and the city of Evanston. A home that has familiar and traditional features such as a front porch, a prominent gable with ornamentation, horizontal plank lap siding, shingle panel siding and a metal roof. We believe this design will stand the test of time.

1036 Forest Avenue

New single family home

