



AGENDA
Preservation Commission
Tuesday, September 10, 2024
Lorraine H. Morton Civic Center, Council Chambers 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, 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 during those agenda items in a manner and under time limits determined by the Chair.

3. OLD BUSINESS

A. 24PRES-0086 - 711 Michigan Avenue - Lakeshore Historic District

DeBaker Design Group, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to demolish an attached deck at the homes rear elevation, and alter the homes rear volume by constructing a single-story addition within the existing rear-yard.

Case withdrawn at the applicants request. Pending re-application for the October 8 meeting.

4. NEW BUSINESS

A. 24PRES-0123 - 909 Colfax Street – Northeast Historic District

3 - 34

Jon Proctor, applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to alter the homes rear volume ground floor fenestration, demolish an existing single-story mudroom addition, and construct a single story mudroom and screen porch addition at the homes rear volume.

Applicable Standards: Alteration [1-10]; and Construction [1-15].

[Colfax 909 STAFF REPORT](#)
[Colfax 909 COA APPLICATION](#)

B. 24PRES-0124 - 829 Michigan Ave. - Lakeshore Historic District 35 - 65

Jeanna DiMaria, applicant and architect on behalf of the homeowner, submits for a Certificate of Appropriateness, to construct a third story addition above the structures existing footprint, altering the rear volumes massing and roof form, and enlarging a side dormer above the full second story to accommodate new stair access to the third floor addition.

Applicable Standards: Alteration [1-10]; Construction [1-8, & 10-15]

[Michigan 829 STAFF REPORT](#)
[Michigan 829 COA APPLICATION](#)

5. APPROVAL OF MEETING MINUTES

A. Minutes of July 16, 2024 66 - 77
[20240716 HPC Minutes](#)

6. DISCUSSION (NO VOTE WILL BE TAKEN)

A. Associate Membership Program and Corps of Volunteers 78 - 79

Chair Dreller will lead a discussion related to 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.

[Associate Membership Memo](#)

B. September Newsletter Call For Content.

The quarterly newsletter is scheduled to be released on September 26. Commissioners interested in providing content should do so by September 19.

7. ADJOURNMENT

***Order & Agenda Items are subject to change.** 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.*



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 909 Colfax Street – Northeast Historic District - 24PRES-0123
Date: September 4, 2024

Public Notice

Jon Proctor, applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to alter the homes rear volume ground floor fenestration, demolish an existing single-story mudroom addition, and construct a single story mudroom and screen porch addition at the homes rear volume.

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

Construction Period:

1909

Style:

American Foursquare

Architect of Record:

N/A

Condition:

Good

Integrity:

Good

Status:

Contributing

Setting:

909 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 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:

909 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 909 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 909 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.

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.

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: 909 Colfax		FOR STAFF USE ONLY Application Number:	
2) Applicant's Name: Jon Proctor, Endless Greens		Address: 1013 Darrow Ave	
City: Evanston	State: IL	Zip: 60202	Phone: 847-890-2885 Email: info@endlessgreens.com
3) Owner's Name: Sarah Breen Bartecki		Address: 909 Colfax	
City: Evanston	State: IL	Zip: 60201	Phone: Email: sbbcommerce@gmail.com
4) Applicant's Relationship to the Owner: <input type="checkbox"/> Same <input type="checkbox"/> Architect <input checked="" 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 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. <i>Jon Gareth Proctor</i> Date: 7/10/24			

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.

We are adding on to the back of the house. There will be an extended one story mudroom and covered screened deck addition. All finishes will match the existing:

Yellow wood siding

White trim

Wood windows with white trim

Same roofing shingles

Additional details can be found in the submitted plans.



CERTIFICATE OF APPROPRIATENESS SUBMITTAL REQUIREMENTS

☐ REPAIR, REPLACEMENT, RE-POINTING, AND SITEWORK INCLUDING NEW PATIOS, TERRACES, OR WALKWAYS

- 1 copy of a completed COA Application Form and all supporting written information including a detailed project narrative (Section B) that includes how the proposal meets the [Binding Review Standards](#).
- Plat of survey that accurately represents current conditions of the property.
- As applicable, provide a to-scale existing and proposed site plan clearly showing the proposed change(s) with dimensions of proposed features, setbacks from proximate lot lines, and material annotations. An aerial image or birds eye photo with areas of work identified will be sufficient for proposed roof replacement and re-pointing.
- Labeled, color photographs showing all exterior views of the building, structure, and/or site including all areas of proposed work and any areas of deterioration. Google street view or other non-current photos will not be accepted.
- If materials are being proposed for repair or replacement that are other than an exact match to original, physical or visual samples or manufacturer brochures must be submitted.
- Any additional information that is requested after your initial consultation with staff or as requested by the Commission's Pre-Application Review Subcommittee.

☐ **FENCES** – Provide a plat of survey with the existing and proposed fence and gate location(s) clearly identified. Include photos of the existing fence and any gates, and an illustration or sample photo of the proposed fence and gate style(s).

☐ REPLACEMENT OF WINDOWS, DOORS, and SKYLIGHTS

Due to the sensitivity required for window and door replacement, the Commission has created additional resources for applicants (available following the links below or accessing the Preservation Commissions webpage) including separate design guidelines, a sample best practice submission, and sample drawings for wood and steel windows.

- 1 copy of a completed COA Application Form and all supporting written information including a detailed project narrative (Section B) that includes how the proposal meets the [Binding Review Standards](#).
- Context photos of all impacted elevations with the location of new or altered windows/doors labeled by number and by type. If there are typical windows (more than one of the same size material, and operating style), label each window type A,B,C etc. If there are multiple windows for a single type, those would be labeled as, 1A, 2A, 3A etc. Google street view or other non-current photos will not be accepted.
- Condition photos, interior and exterior, of all windows and doors scheduled for replacement. Labels on condition photos should match those on the context photos above.
- If replacing original or historic wood windows, provide information on the viability of restoration/repair. This must come from a licensed general contractor, architect, or restoration specialist on the provider's letterhead, not from the window supplier/contractor.
- To-scale and labeled floor plans (recommended if new window openings are proposed).
- To-scale, existing and proposed elevation and section drawings for each window type presented side-by-side on the same sheet. Drawings must include annotations and dimensions including the overall window opening, stile, top and bottom rail, meeting rail, muntin, sill, and exterior trim or moulding profiles. Drawings of existing windows must be based on field measurements. For all drawings, the window's relationship to the existing wall plane must also be provided.

Important Notice: Manufacturers' standard cut sheets are not an acceptable 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.

☐ MAJOR ALTERATIONS, ADDITIONS, NEW CONSTRUCTION, RELOCATION, AND DEMOLITION

If a major alteration, construction or relocation, 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. The applicant is responsible for paying the mailing fee.

- **Zoning Analysis Required:** A completed Zoning Analysis must be submitted with the COA application. Zoning staff requires at least 10 business days to complete a zoning analysis. During the height of construction season, zoning analysis reviews may take longer. Applicants must give themselves enough time to request a zoning analysis in order to meet the COA deadline below.
- 1 copy of a completed COA Application Form and all supporting written information including a detailed project narrative (Section B) that includes how the proposal meets the [Binding Review Standards](#).
- Plat of survey that accurately represents the current conditions of the property including the location of existing trees with their size and species identified.
- Drawings that accurately indicate existing conditions and all proposed changes and areas of new work
 - To-scale existing and proposed site plan clearly showing the proposed change(s) with dimensions of proposed features, setbacks from proximate lot lines, material annotations, and approximate location of major structures on adjacent lots.
 - Labeled, color photographs showing all exterior views of the building, structure, and/or site including all areas of proposed work and any areas of deterioration which demonstrate why repair is not possible. If a change in height, scale, or massing is proposed, provide photos of the existing structure in context with the immediate structures on the block to which it is visually related. Google street view or other non-current photos will not be accepted.
 - To-scale, annotated, and dimensioned existing and proposed exterior elevations side-by-side on the same sheet (as possible). Elevations must clearly annotate all building materials, window types, trim types and sizes, etc.
 - If the proposal includes changes or additions to the original roof, include to-scale and annotated existing and proposed roof plans including details such as configuration, slope, overhang dimensions, and the new roof transitions into existing.
 - For new additions and new free-standing construction, 3D drawings, models, or axonometric drawings in context with the primary structure and its immediate surroundings are required. Context includes adjoining structures on adjoining lots. **This requirement may be waived for new garages and smaller accessory structures.**
 - For proposed free-standing construction including ADU's, Coach Houses, and new Principle Structures along streets, block studies showing the visual, massing, and other proportional relationships of the proposed structure to the structures it is visually related to shall be provided.
 - Details or sections if required to explain areas of complexity.
- For proposed demolition, include photos and narratives demonstrating the current conditions that necessitate demolition and why repair or rehabilitation are not possible or being pursued. Depending on the proposal, staff may require a statement from a structural engineer.

☐ **FEE** – Proposals which are referred to the Preservation Commission for review are subject to a preservation fee per Code Section 2-8-16. An invoice will be sent to the applicant following receipt of a complete application. **The invoice must be paid prior to a case being scheduled for review.**

Links to Additional Information:

1. [Evanston Preservation Commission Including List of Meeting Dates](#)
2. [Frequently Asked Questions](#)
3. [Procedural Guidelines](#)
4. [Evanston Preservation Program Including Resources for Applicants](#)
5. [Preservation Commission Window Replacement Guidelines](#)
6. [Sample Best Practice Window Replacement Submission](#)
7. [Sample Supplemental Window Drawings](#)
8. [Solar Panel Installation Guidelines](#)

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
 7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS 60712
 PROFESSIONAL DESIGN FIRM NO. 184-003023

PROFESSIONALS ASSOCIATED
 PHONE: (847) 675-3000
 FAX: (847) 675-2167
 E-MAIL: pa@professionalsassociated.com
 www.professionalsassociated.com

MM SURVEY
 PHONE: (773) 282-5900
 FAX: (773) 282-9424
 E-MAIL: info@MMSurveyingChicago.com
 www.mmsurveyingchicago.com

PLAT OF SURVEY
 OF

LOT 11 AND THE EAST 5 FEET OF LOT 12 IN ROBB'S RESUBDIVISION OF BLOCK 1 OF OWNER'S RESUBDIVISION OF BLOCKS 2, 5 AND 6 IN ORRINGTON ADDITION TO EVANSTON IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 7,695 SQ. FT. = 0.177 ACRE.

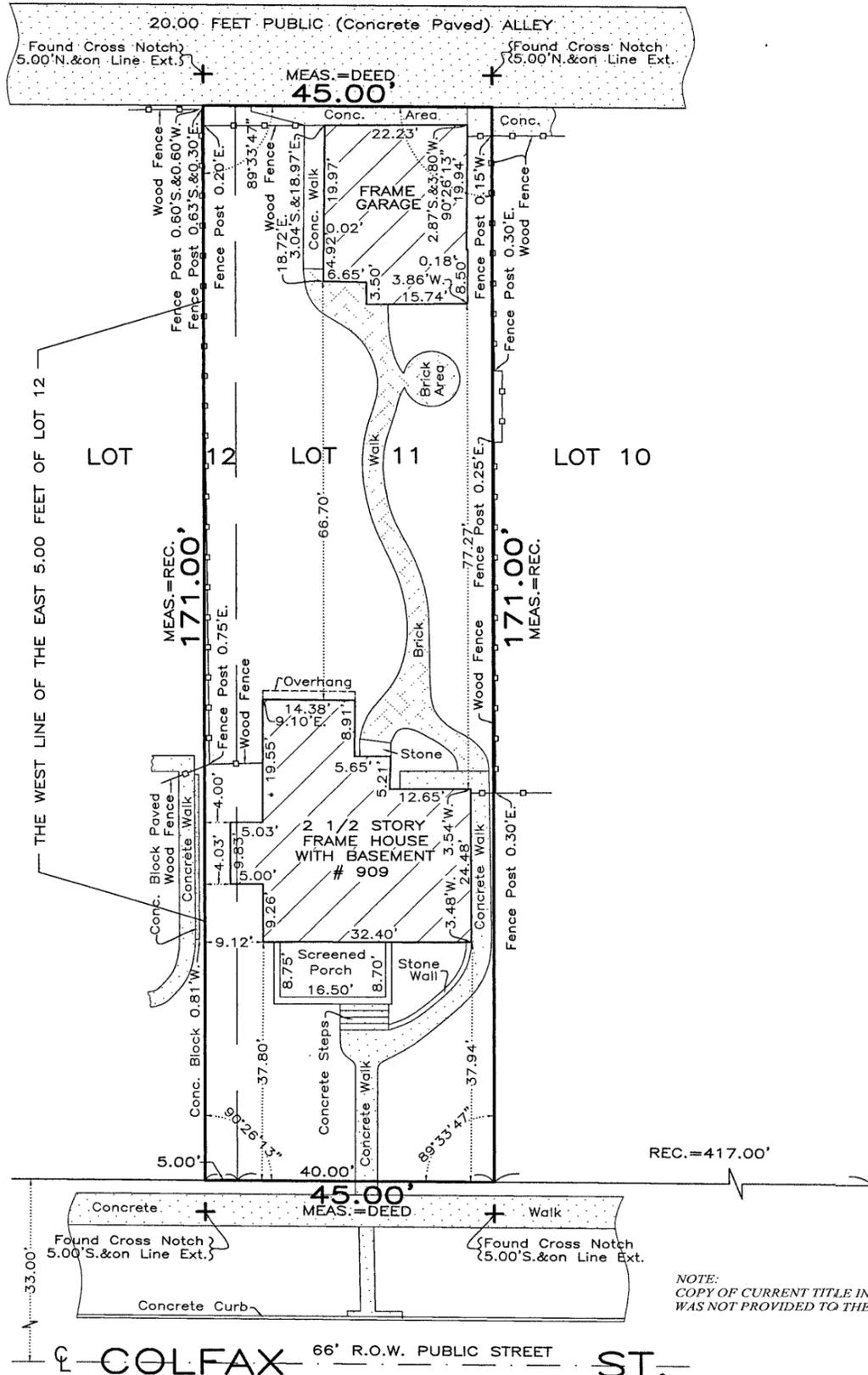
COMMONLY KNOWN AS: 909 COLFAX STREET, EVANSTON, ILLINOIS.



GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.



NOTE:
 COPY OF CURRENT TITLE INSURANCE POLICY
 WAS NOT PROVIDED TO THE SURVEYOR.

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

Order No. 12-84860
 Scale: 1 inch = 20 feet.
 Date of Field Work: December 6, 2023.
 Ordered by: Breen Strategies Group, LLC



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

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

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

State of Illinois
 County of Cook s.s.

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

Date: December 7, 2023.

Hylton E. Donaldson
 IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2024.

DRAWN BY: ZZ-A.T.

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
 7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS 60712
 PROFESSIONAL DESIGN FIRM NO. 184-003023

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MM SURVEY
 PHONE: (773) 282-5900
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 www.mmsurveyingchicago.com

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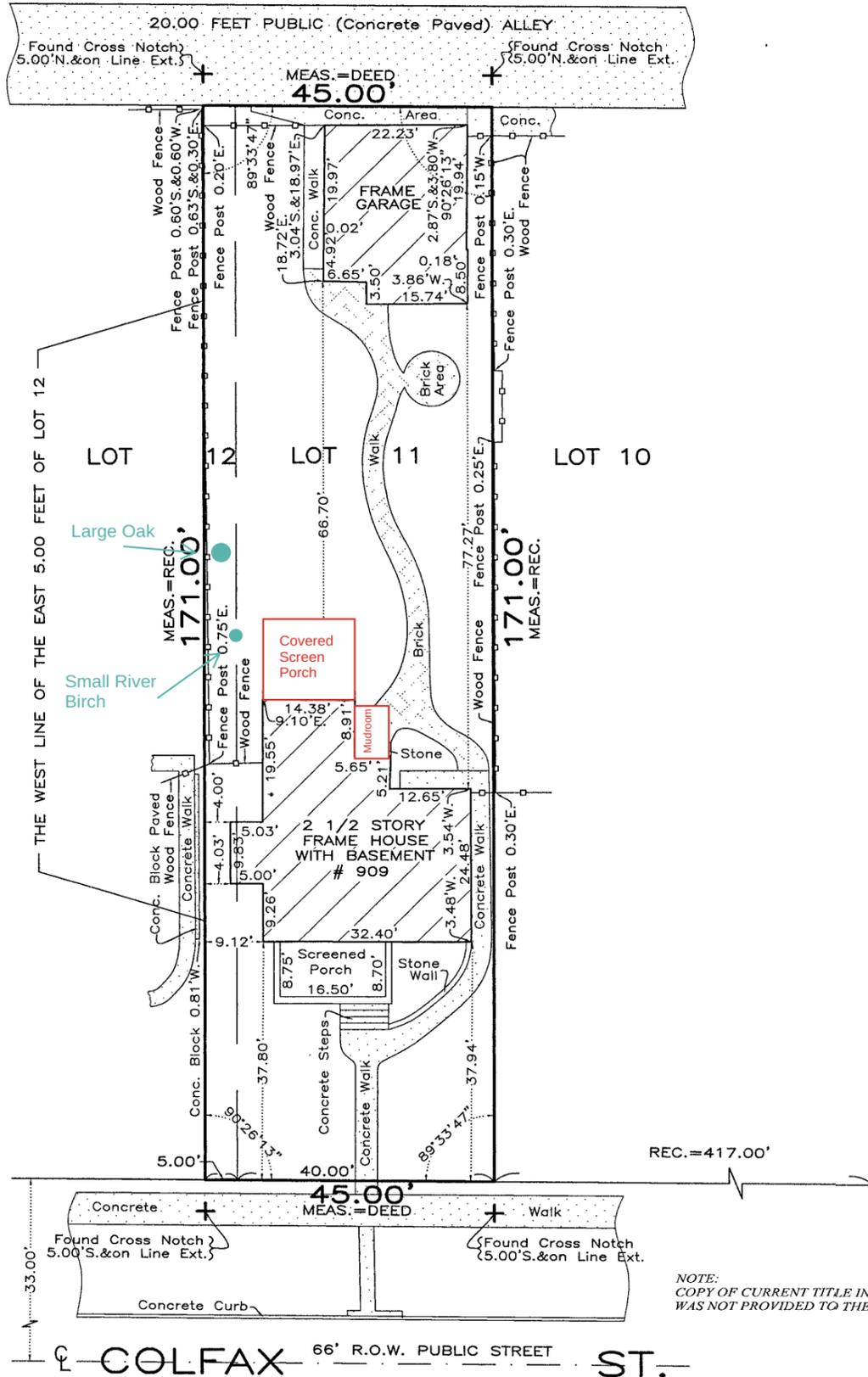
COMMONLY KNOWN AS: 909 COLFAX STREET, EVANSTON, ILLINOIS.



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State of Illinois
 County of Cook s.s.

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

Date: December 7, 2023.

Hylton E. Donaldson
 IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2024.

DRAWN BY: ZZ-A.T.



909 Colfax
Back and front of
house - existing





View of back of house showing location where the new covered deck with screens will be located. Windows will be removed, French doors will be installed. New roof will match existing.



View of back of house showing the location of mudroom addition. Current back door will be re-used. The new roof line will match existing.



All finishes will match existing:
4 inch aluminum siding - exact color, white vinyl trim
Aluminum Clad windows - Pella
3 Tab Shingle Roof in Dark Grey - exact color
Steves & Sons Fiberglass French Door - White
Westbury Screen Rail - White Trim



View from the alley















NOTICE TO CONTRACTORS:

1. THE CONTRACT DOCUMENTS FOR THIS PROJECT INCLUDE AN OWNER-CONTRACTOR AGREEMENT (AN EXECUTED WRITTEN PROPOSAL PREPARED BY THE CONTRACTOR DESCRIBING THE WORK) AND THESE DRAWINGS PREPARED BY THE ARCHITECT. THE ARCHITECT IS PROVIDING A "PLANS ONLY" SERVICE. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS INTENDED OR IMPLIED. THESE PLANS ARE ONLY TO BE USED BY COMPETENT CONTRACTORS LICENSED WITHIN THE CITY OF EVANSTON, IL, AND KNOWLEDGEABLE IN THE BUILDING TRADES.
2. THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH THE PROJECT LOCATION AND EXISTING CONDITIONS. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND WILL BE RESPONSIBLE FOR THEM. NON-COMPLIANCE WITH THE ABOVE CONDITION DISQUALIFIES ANY CLAIMS FOR ADDITIONAL COMPENSATION.
3. ADMINISTRATION OF THE CONTRACT IS BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER ARE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS AND JOBSITE SAFETY.
4. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT AND THE ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, AND TYPES OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS.
5. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR REALIZATION OF THE SCOPE OR INTENT OF THE PROJECT; NOR ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. BASED ON THE GENERAL SCOPE DESCRIBED IN THESE DRAWINGS, THE CONTRACTOR WILL FURNISH AND INSTALL ALL THE ITEMS REQUIRED FOR THE PROPER EXECUTION OF THE INTENDED SCOPE OF THIS PROJECT.
6. THE ARCHITECT'S DECISION AS TO WHAT IS INCLUDED IN THE SCOPE AND WHAT IS NOT WILL BE FINAL AND BINDING ON THE CONTRACTOR.
7. BY SUBMITTING A BID OR PRICE PROPOSAL THE CONTRACTOR CONCEDES THAT HE HAS EXAMINED AND UNDERSTANDS ALL THE CONTRACT DOCUMENTS INCLUDING THESE DRAWINGS.
8. THE INTENTION OF CONTRACT DOCUMENTS IS TO PERFORM THE WORK REQUIRED TO ACHIEVE THE FINISHED PROJECT IN A FIRST CLASS MANNER, COMPLYING WITH APPLICABLE TRADE STANDARDS AND GUIDELINES, LOCAL, STATE AND NATIONAL CODES, AND OBSERVING OSHA RULES.
9. THE START OF WORK WILL BE CONSIDERED AFFIRMATION THAT THE CONTRACTOR IS FULLY INFORMED OF THE SCOPE OF WORK AND THE TIME, WORK, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES NECESSARY TO ACHIEVE THE SCOPE OF WORK.
10. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL MAINTAIN SUCH INSURANCE AS WILL PROTECT HIM FROM CLAIMS UNDER WORKMAN'S COMPENSATION ACTS AND OTHER EMPLOYEE BENEFIT ACTS; FROM CLAIMS FOR DAMAGES BECAUSE OF BODILY INJURIES, INCLUDING DEATH TO HIS EMPLOYEES AND ALL OTHERS, FROM CLAIMS FOR DAMAGES TO PROPERTY ANY OR ALL OF WHICH MAY ARISE OUT OF OR RESULT FROM THE CONTRACTOR'S OPERATIONS UNDER THIS CONTRACT. ALL INSURANCE REQUIRED SHALL INCLUDE INDEMNIFICATION AND HOLD HARMLESS PROVISIONS COVERING BOTH THE OWNER AND ARCHITECT.
11. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE - DO NOT SCALE DRAWINGS.
3. INTERIOR DIMENSIONS ARE TO THE FACE OF A WALL UNLESS NOTED OTHERWISE.
4. EXTERIOR DIMENSIONS ARE TO THE FACE OF MASONRY FOUNDATION WALLS AND EXTERIOR CLADDING.
5. EXTERIOR DIMENSIONS OF FRAME WALLS ARE TO FACE OF SHEATHING UNLESS NOTED OTHERWISE.
6. ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED IN COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON A DAILY BASIS. DISPOSE OF DEBRIS LEGALLY.
8. CONTRACTORS IS TO GUARANTEE ALL THE WORK, MATERIALS AND LABOR IN WRITING FOR A MINIMUM OF ONE (1) YEAR AGAINST ALL DEFECTS OF MATERIALS, EQUIPMENT AND WORKMANSHIP.

STRUCTURAL DESIGN CRITERIA :

1. ROOF: SNOW LOAD=30PSF, DEAD LOAD=20PSF, WIND UPLIFT LOAD= 30PSF -- TOTAL LOAD=50PSF.
2. FLOOR: LIVE LOAD=40PSF, DEAD LOAD=10PSF - TOTAL LOAD=50PSF.
- PORCHES/DECKS: LIVE LOAD=100PSF, DEAD LOAD=10PSF SNOW LOAD=30PSF, WIND UPLIFT LOAD=20PSF, LOAD
- 2a. PARTITION LOAD= 15PSF
3. LUMBER: DOUGLAS FIR - LARCH No1 or BETTER
Fb=1000psi
Fc=625psi
Ft=675psi
Fc=1450psi
Fv=95psi
E=1,600,000
4. SOIL BEARING: MINIMUM 3,000psf. CONCRETE: 3,500psi @ 28 DAYS
5. STEEL REINFORCING ROLL SECTIONS CONFORM TO A572, AND A36

CODE NOTES:

1. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH TEMPERED GLASS.
2. ALL SKYLIGHTS ARE TO BE GLAZED WITH SAFETY TEMPERED GLASS WITH A WIRE BURGALAR SCREEN INSIDE.
3. ALL INTERIOR FINISHES TO BE A MINIMUM OF CLASS 1 (0 TO 25 F.S.R.).
4. PROVIDE A HARDWIRED APPROVED SMOKE DETECTORS ON EACH LEVEL OF THE HOUSE, ONE IN EACH BEDROOM, AND ONE IN THE HALLWAY WITHIN 15' OF THE BEDROOMS.
5. PROVIDE A HARDWIRED CARBON MONOXIDE DETECTOR WITHIN 40 FEET OF EVERY BEDROOM, AT LEAST ONE ON EACH LEVEL, AND ONE IN THE ROOM CONTAINING THE CENTRAL HEATING UNIT.
6. STAIRWAY & BALCONY RAILINGS (EXTERIOR & INTERIOR) MUST BE DESIGNED TO RESIST A SIMULTANEOUS VERTICAL AND HORIZONTAL THRUST OF 50psf AND A 200 psf LOAD AT ANY LOCATION ALONG THE RAIL.
7. PROVIDE FIRESTOPPING AT FOLLOWING LOCATIONS
A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL;
B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS AT SOFFITS, DROP CEILING, COVE CEILING, ETC.
C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN;
D) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL.

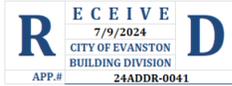
CODES UTILIZED ON THE PROJECT :

- 2021 International Building Code (IBC) - IBC Amendments
- 2021 International Residential Code for One and Two Family Dwellings (IRC)-IRC Amendments
- 2021 International Mechanical Code (IMC) - IMC Amendments
- 2021 International Fuel Gas Code (IFGC) - IFGC Amendments
- 2020 NFPA 70 National Electric Code (NEC) - NEC Amendments
- 2021 NFPA Life Safety Code 101
- 2021 International Fire Code (IFC) - IFC Amendments
- 2021 Illinois Energy Conservation Code - IECC Amendments
- 2021 Illinois Plumbing Code - Illinois Plumbing Code Amendments
- Illinois Accessibility Code

Fm=3,000 psi

CONCRETE AND FOUNDATIONS:

1. ALL CONCRETE WORK MUST CONFORM TO ACI 318, STANDARD BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, LATEST EDITION.
2. CONCRETE MUST HAVE A STRENGTH OF Fc = 3,500psi AT 28 DAYS. AT THE DISCRETION OF THE CONTRACTOR, HIGH EARLY STRENGTH CONCRETE MAY BE SUBSTITUTED. IF HIGH EARLY STRENGTH CONCRETE IS USED IT MUST ATTAIN A MINIMUM STRENGTH OF 3,500psi AT 7 DAYS.
3. CONCRETE MUST BE VIBRATED IMMEDIATELY AFTER PLACING. DO NOT USE CHLORIDE ADDITIVES.
4. CONCRETE EXPOSED TO WEATHER OR POURED AGAINST THE GROUND MUST HAVE 6% AIR ENTRAINMENT.
5. FOOTINGS ARE DESIGNED FOR 3000psf SOIL BEARING CAPACITY.
6. MINIMUM COVER OF REINFORCEMENT IN FOUNDATION CONCRETE OR CONCRETE CAST AGAINST EARTH MUST BE 3 INCHES. CONCRETE MUST HAVE MINIMUM COVER OF 2 INCHES IN OTHER LOCATIONS, IF NOT SHOWN OTHERWISE.
7. FORMS MAY BE RE-USED AS OFTEN AS PRACTICABLE.
8. DO NOT PLACE CONCRETE UNTIL ALL CONDUITS, PIPING OR OTHER EMBEDMENTS HAVE BEEN PLACED.
9. MECHANICAL PIPING UNDER SLABS MUST BE ENCASED BY A MINIMUM OF 6 INCHES OF CONCRETE.
10. EXPANSION JOINTS, WHERE SHOWN MUST BE FULL DEPTH THICKNESS OF CONCRETE.
11. CONCRETE FLOOR SLABS WILL BE BROOM FINISHED.
12. REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615 GRADE 60.
13. WELDED WIRE FABRIC (WWF) MUST CONFORM TO ASTM A185 GRADE 60 OR HIGHER.
14. EXCEPT FOR WWF, REINFORCING MUST NOT BE WELDED.
15. ALL PLACING AND DETAILING MUST CONFORM TO ACI MANUAL OF STANDARD PRACTICE FOR REINFORCEMENT.
16. ALL CONCRETE MUST BE TESTED FOR COMPRESSION STRENGTH. STANDARD TEST SPECIMENS MUST BE PERFORMED BY AN INDEPENDENT CERTIFIED LABORATORY AND CONFORM TO ASTM C-31 AT NO ADDITIONAL COST TO OWNER. SUBMIT A COPY OF TEST REPORT TO THE OWNER AND THE ARCHITECT.
17. EACH SAMPLING MUST CONSIST OF A MINIMUM OF 2 (TWO) CYLINDERS PER OPERATION, OR WHENEVER A CHANGE OCCURS IN WATER-CEMENT RATIO OR AGGREGATE.



FIELD VERIFICATION:

CONTRACTOR SHALL VERIFY ALL FIGURED DIMENSIONS AND CONDITIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	G6S	GLUE AND SCREW
BEW	BARS EACH WAY (REINFORCING BARS)	GALV	GALVANIZED
BSMT	BASEMENT	GYP BD	GYPNUM BOARD
CAB	CABINET	HDWRE	HARDWARE
CL	CENTER LINE	LIV	LIVING
CLG	CEILING	MTL	METAL
CONC	CONCRETE	NIC	NOT IN CONTRACT
CONT	CONTINUOUS	UN	UNLESS OTHERWISE NOTED
CL	CERAMIC TILE	PLYWD	PLYWOOD
COL	COLUMN	PTD	PAINTED
DBL	DOUBLE	PT	PRESSURE TREATED
EQ	ELEVATION	RM	ROOM
EXISTG	EXISTING	STL	STEEL
FIN	FINISH	UN	UNLESS OTHERWISE NOTED
FLR	FLOOR	EQ	EQUAL
FTG	FOOTING	T&B	TOP AND BOTTOM
		TYP	TYPICAL
		VIF	VERIFY IN FIELD
		WD	WOOD

ZONING CALCULATIONS (ZONING DISTRICT R1):

LOT	7,695 SF
BUILDING LOT COVERAGE:	
EXIST'G PRINCIPAL STRUCTURE FOOTPRINT	1,082 SF
AREA OF EXISTING FRONT PORCH UNDER ROOF (SCREENED)	144 SF
EXISTING DETACHED GARAGE FOOTPRINT	610 SF
NEW SCREENED PORCH	201 SF
NEW ONE STORY ADDITIONS	79 SF
TOTAL	EXIST'G 1,836 SF+NEW 280 SF
	2,116 SF (27.5%<30%)

IMPERVIOUS SURFACE AREA:

EXISTING SIDEWALKS	770 SF
EXISTING STAIRS/LANDINGS	25 SF
EXISTING BRICK PATIO	67 SF
EXISTING GARAGE APRON	95 SF
SUBTOTAL	EXIST'G 957 SF
TOTAL IMPERVIOUS SURFACE AREA (INCLUDING BUILDING LOT COVERAGE)	3,0873 S.F. (40%<45%)

GENERAL ARCHITECTURAL NOTES

1. INTERIOR WALL AND CEILING FINISH AND TRIM SHALL BE OF THE CLASS IN ACCORDANCE WITH FLAME SPREAD RATINGS AS FOLLOWS:
CLASSIFICATION CLASS 1 - INSTITUTL; RESIDENTL. FLAME SPREAD RATING 0 TO 25. SMOKE DEVELOPED 200
- FLOOR COVERINGS SHALL BE USED IN ACCORDANCE WITH THE CRITICAL RADIANT FLUX CHARACTERISTICS AS FOLLOWS:
CLASSIFICATION CRITICAL RADIANT FLUX
A 0-45 WATTS/SQUARE CM
B 0-22 TO 0-44 WATTS/SQUARE CM
2. ALL DOORS SHALL REMAIN KEYSLESS IN THE DIRECTION OF EGRESS.
3. ALL GLAZED DOORS, ANY GLAZED PANEL MORE THAN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR, AND ANY GLAZED PANEL LESS THAN 24" ABOVE THE FLOOR SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS.
4. INSTALL APPROVED CARBON MONOXIDE DETECTOR, WITHIN 15' OF EVERY BEDROOM, MIN. OF ONE ON EVERY LEVEL, OR IN THE HEATER ROOM.
5. INSTALL APPROVED SMOKE DETECTORS ON EACH LEVEL OF THE HOUSE, ONE IN EACH BEDROOM, AND ONE IN THE HALLWAY WITHIN 15' OF THE BEDROOMS.

INDEX OF DRAWINGS:

A-1	SITE PLAN AND NOTES
A-2	1ST FLR DEMOLITION PLAN & 1ST FLR PROPOSED PLAN; NOTES
A-3	EXISTING / DEMOLITION AND PROPOSED ELEVATIONS
A-4	BUILDING SECTIONS, DETAILS; FOUNDATION PLAN/ SCREENED PORCH FRAMING PLAN; NOTES
P/E/M	PLUMBING DIAGRAMS, ELECTRICAL/ MECHANICAL PLANS, NOTES

CERTIFICATION STATEMENT:

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE CITY OF EVANSTON, IL BUILDING AND ZONING CODE.

SIGNED: *Adrian Urbanowicz* DATE: 06/08/2024
ADRIAN URBANOWICZ
Illinois License #: 001-023232 Exp: 11/30/2024
Design Firm Registration #: 184.007378-0001 Exp: 04/30/2025

REVISIONS	BY

City of Evanston
DATE: 07/22/2024
PLAN REVIEWER: BRIAN JUNG

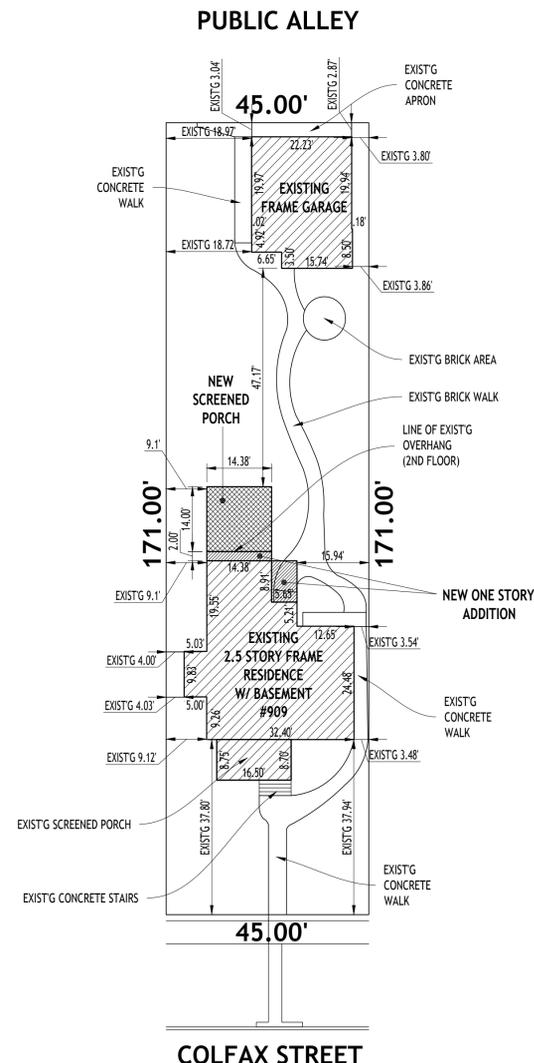
REVIEWED FOR CODE COMPLIANCE: **APPROVED**

APPROVED PERMIT DOCUMENTS SHALL REMAIN ON THE JOB SITE DURING CONSTRUCTION

THE ISSUANCE OF THIS PERMIT SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY OF THE CODES AND ORDINANCES ADOPTED BY THE CITY

CODE COMPLIANCE SUBJECT TO INSPECTIONS

ADRIAN URBANOWICZ
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urbanowicz@evanston.com
adrian@urbanowicz.com
1029 DARBOW AVENUE
EVANSTON, IL 60020



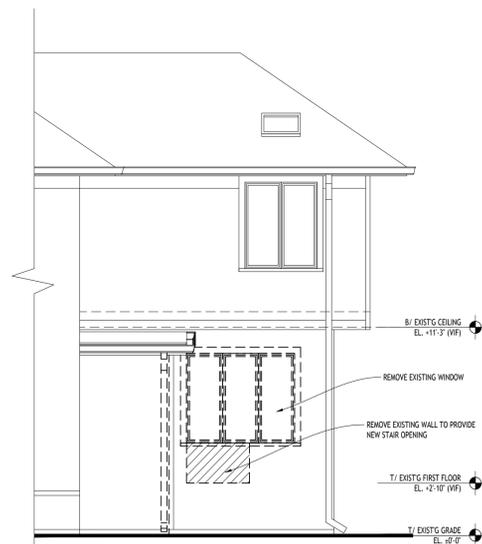
SITE PLAN
SCALE 1"=16'-0"

NEW SCREENED PORCH, ONE STORY ADDITION AND KITCHEN & FAMILY RM REMODEL IN THE EXISTING SINGLE FAMILY RESIDENCE
909 COLFAX STREET
EVANSTON, IL.

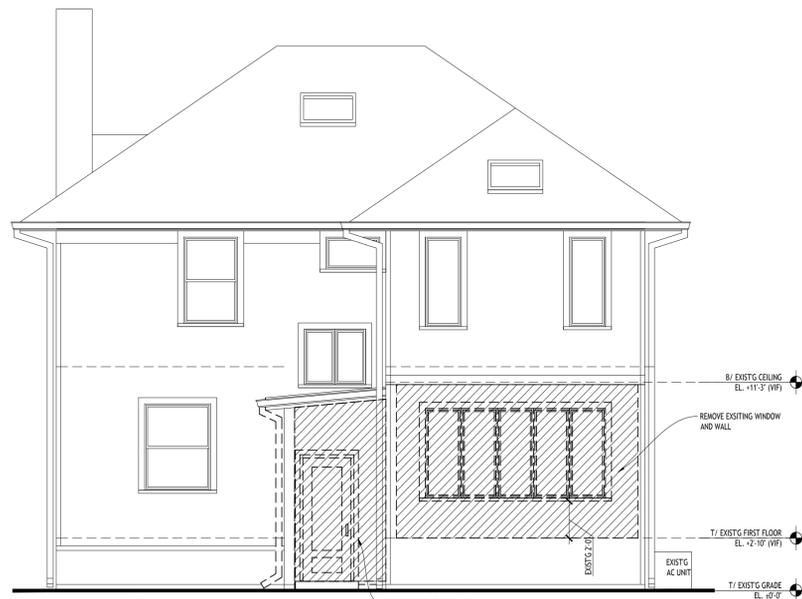


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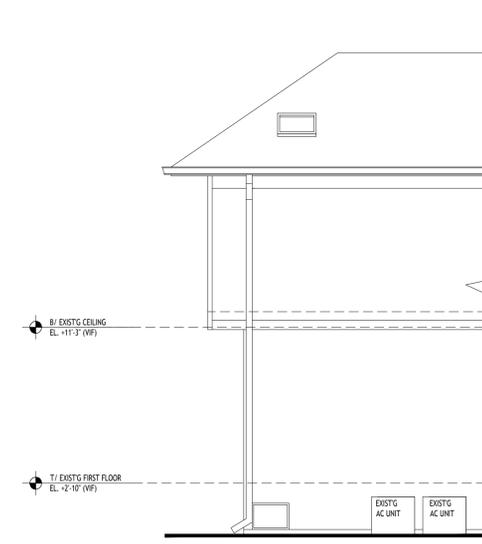
A-1



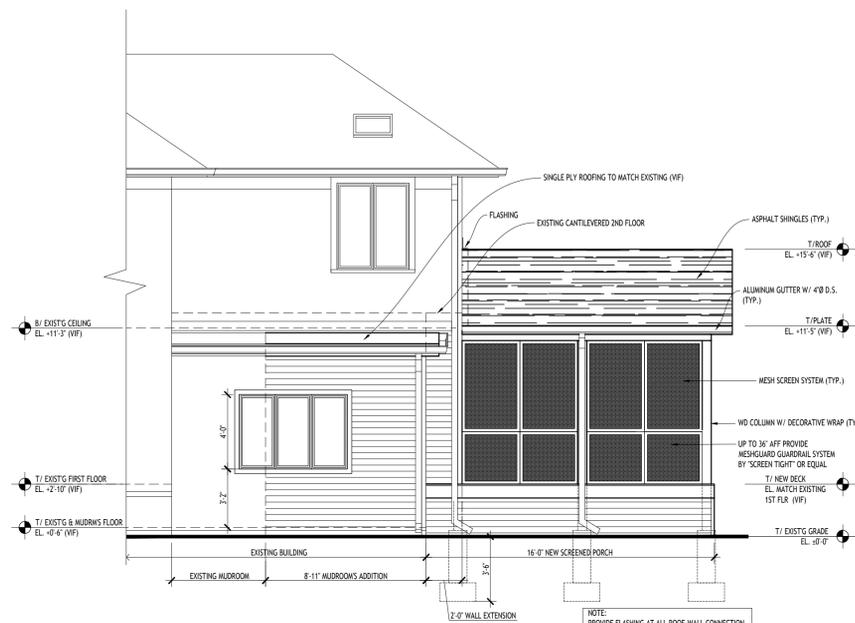
EXISTING & DEMOLITION EAST ELEVATION
SCALE 1/4" = 1'-0"



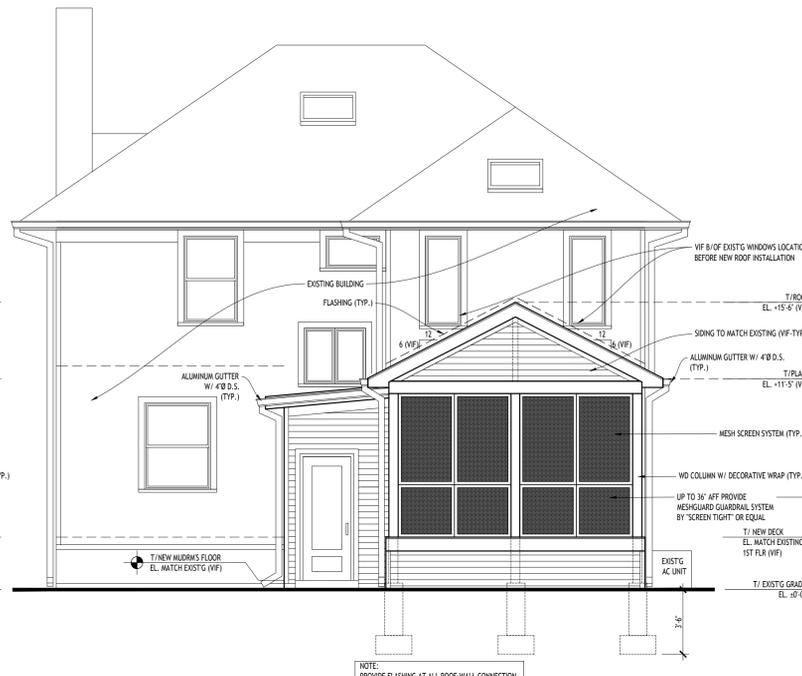
EXISTING & DEMOLITION NORTH ELEVATION
SCALE 1/4" = 1'-0"



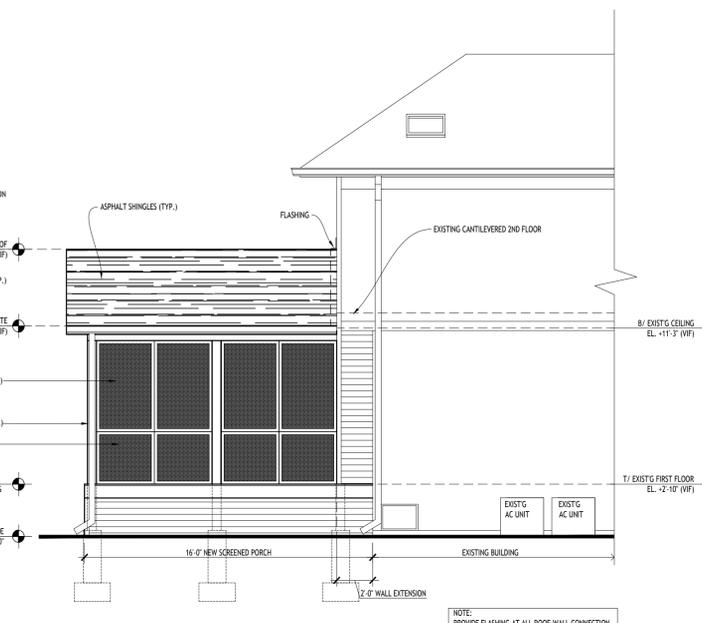
EXISTING WEST ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"

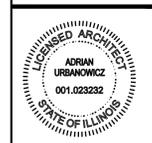


PROPOSED WEST ELEVATION
SCALE 1/4" = 1'-0"

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**NEW SCREENED PORCH, ONE STORY ADDITION
AND KITCHEN & FAMILY RM REMODEL
IN THE EXISTING SINGLE FAMILY RESIDENCE
909 COLFAX STREET
EVANSTON, IL.**



DATE: 06/08/2024
SCALE: AS SHOWN
SHEET #

A-3

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FIELD VERIFICATION
CONTRACTOR SHALL VERIFY ALL FIGURED DIMENSIONS AND CONDITIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

REVISIONS	BY

R B A N O
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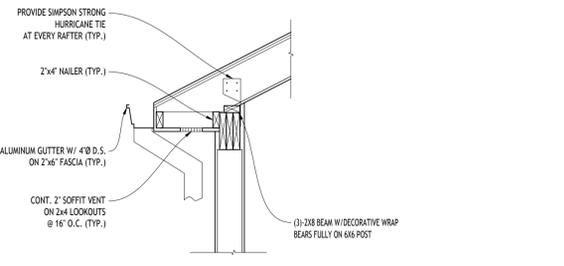
NEW SCREENED PORCH, ONE STORY ADDITION AND KITCHEN & FAMILY RM REMODEL IN THE EXISTING SINGLE FAMILY RESIDENCE
909 COLFAX STREET
EVANSTON, IL.

LIQUIDATED ARCHITECT
ADRIAN URBANOWICZ
001.023232
STATE OF ILLINOIS

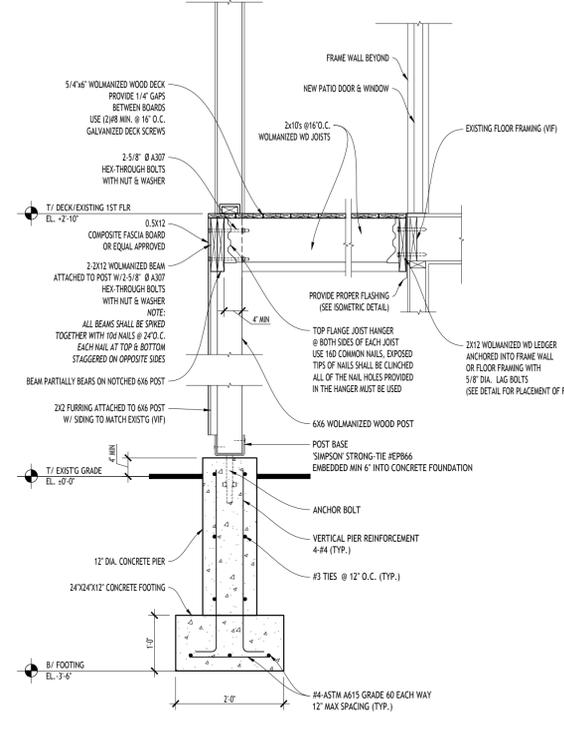
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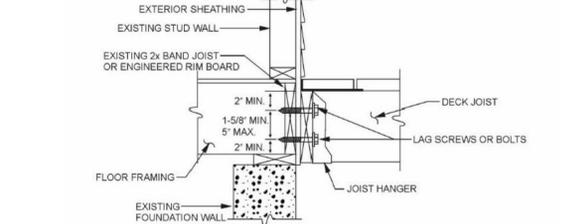
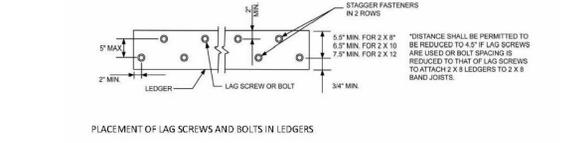
4 OF 5



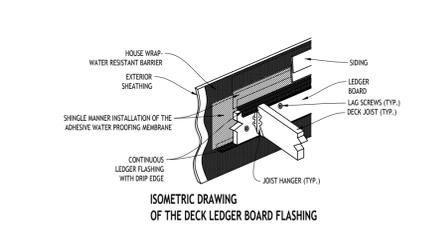
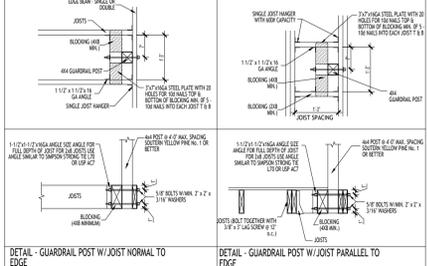
TYPICAL SCREENED PORCH DETAIL @ ROOF PLATE
SCALE: 1/2" = 1'-0"



TYPICAL SCREENED PORCH DETAILS
SCALE: 1/2" = 1'-0"



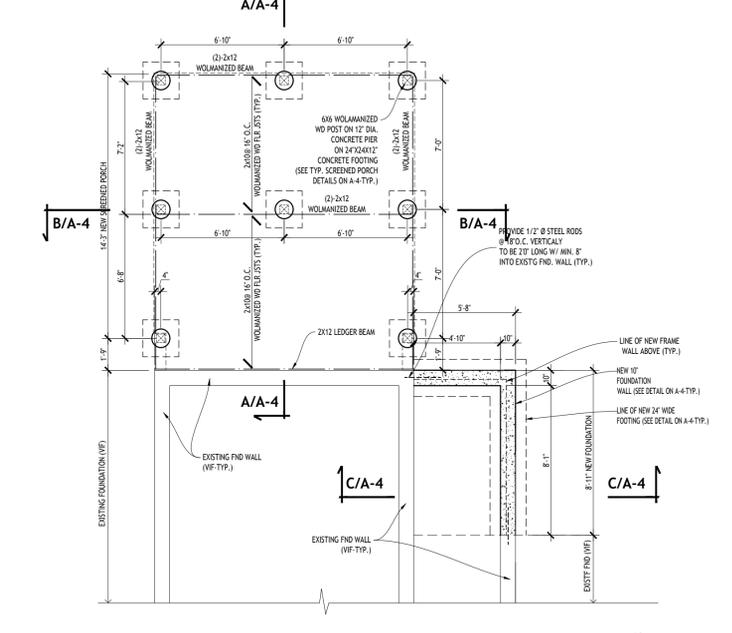
PLACEMENT OF LAG SCREWS AND BOLTS IN BAND JOISTS



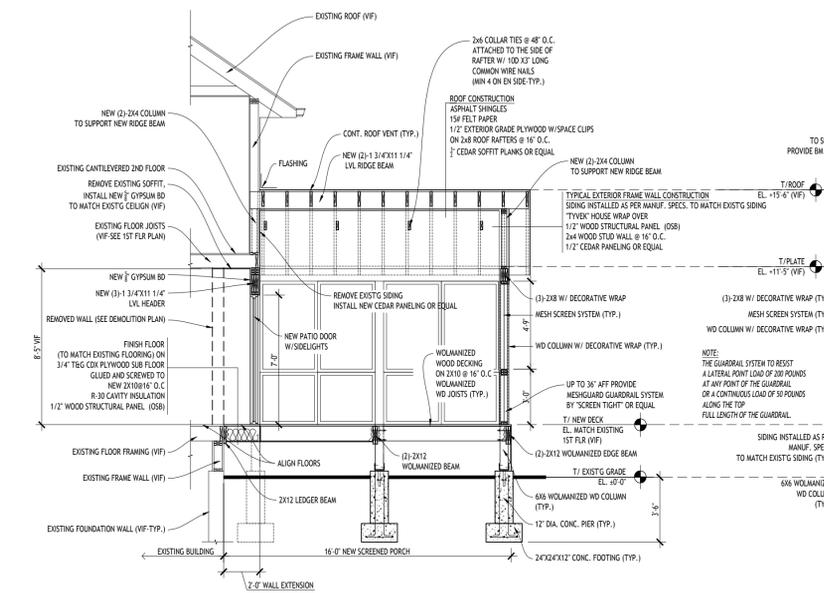
ISOMETRIC DRAWING OF THE DECK LEDGER BOARD FLASHING



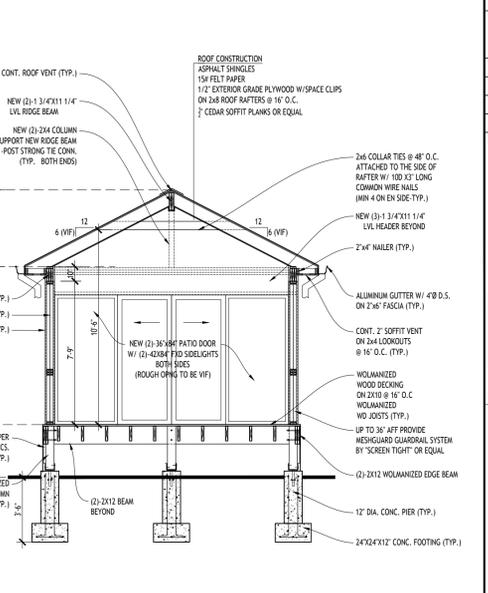
TYPICAL FOUNDATION SECTION
SCALE: 1/2" = 1'-0"



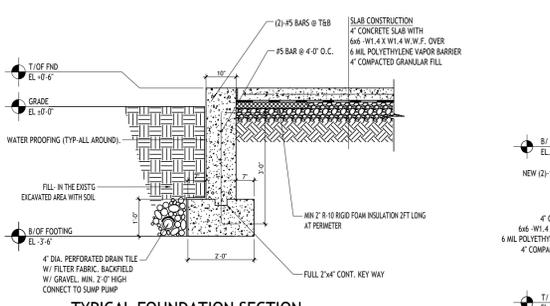
PROPOSED FOUNDATION & SCREENED PORCH FRAMING PLAN
SCALE: 1/4" = 1'-0"



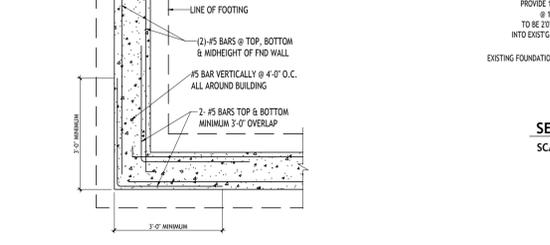
SECTION A-A
SCALE: 1/4" = 1'-0"



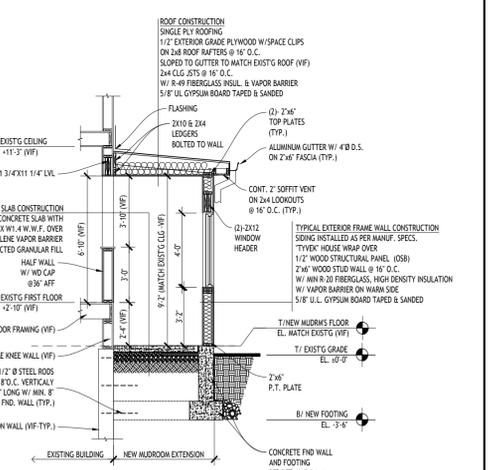
SECTION B-B
SCALE: 1/4" = 1'-0"



TYP. SLAB CONTROL JOINT DETAIL
SCALE: 1/2" = 1'-0"



TYPICAL DETAIL @ CORNER
SCALE: 1/2" = 1'-0"



SECTION C-C
SCALE: 1/4" = 1'-0"

- MOISTURE PROTECTION NOTES**
1. ROOFER SHALL WORK WITH CONTRACTORS FURNISHING ITEMS EXTENDING THROUGH ROOF TO INSURE WATER TIGHT CONNECTION IN ACCORDANCE WITH THE ROOFING MANUFACTURERS SPECIFICATIONS.
 2. CAULKING, CAULK ALL JOINTS BETWEEN SIMILAR AND DISSIMILAR MATERIALS, INTERIOR AND EXTERIOR, AS DETAILED AND REQUIRED TO PREVENT AIR AND WATER INFILTRATION.
 3. PROVIDE 26 GAUGE G.I. METAL FLASHING AT ALL MISCELLANEOUS FLASHINGS THAT HAVE NOT BEEN SPECIFIED OTHERWISE.
 4. METAL SILLS, COPINGS, FLASHINGS AND MISCELLANEOUS FLASHINGS TO BE FORMED ALUMINUM (.095) WITH BAKED ACRYLIC FINISH. PROVIDE CONCEALED ANCHOR CLIPS.
 5. SHINGLE ROOFING TO HAVE FIBER GLASS BASED ASPHALT SHINGLE OVER 30 LBS. FELT UNDERLAYMENT PER SHINGLE MANUFACTURERS SPECIFICATIONS.
 6. PROVIDE ALUMINUM GUTTERS AND DOWNSPOUTS.

- ROOF VENTILATION NOTES**
1. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH 1/8" MINIMUM TO 1/4" MAXIMUM OPENINGS.
 2. THE TOTAL NET VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE. VENTILATED EXCEPT AS PERMITTED BY INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
 3. WHERE EAVE OR CORNICE VENT ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF VENT.

FIELD VERIFICATION

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- GUARDS NOTES:**
- PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
- GUARD OPENING LIMITATIONS:**
- REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE BALLS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES OR MORE IN DIAMETER.
- THE GUARDRAIL SYSTEM TO RESIST A LATERAL POINT LOAD OF 200 POUNDS AT ANY POINT OF THE GUARDRAIL OR A CONTINUOUS LOAD OF 50 POUNDS ALONG THE TOP FULL LENGTH OF THE GUARDRAIL.

GENERAL PLUMBING NOTES

THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL A COMPLETE AND OPERATING SYSTEM OF PLUMBING FROM THE SOIL, WASTE, VENT SEWER, DOMESTIC COLD WATER AND NATURAL GAS SERVICES. THE CONTRACTOR SHALL EXTEND THESE SERVICES TO ALL NEW FIXTURES SHOWN IN THE DRAWINGS AND PROVIDE ALL CONNECTORS, UNIONS, TRAPS REQUIRED FOR FINAL CONNECTION TO ALL EQUIPMENT, WHETHER FURNISHED IN THE PLUMBING WORK OR SUPPLIED BY THE OWNER OR OTHER TRADES.

PLUMBING CONTRACTOR MUST BE LICENSED AS REQUIRED BY THE STATE OF ILLINOIS AND OBTAIN ALL REQUIRED BONDS.

SITE CONDITIONS ARE A PART OF THIS CONTRACT. PLUMBING CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS AT THE SITE PRIOR TO PROCEEDING WITH HIS WORK.

PLUMBING CONTRACTOR SHALL FURNISH WRITTEN GUARANTEE OF ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM DATE OF ENGINEER'S SUBSTANTIAL COMPLETION ACCEPTANCE.

CLEANING UP REQUIRED AS JOB PROGRESSES. KEEP PREMISES AND PUBLIC WAYS BROOM CLEAN.

CLEAN, TEST AND BALANCE ALL SYSTEMS TO CONFORM TO CAPACITIES SHOWN ON PLANS. MAKE ALL REQUIRED ADJUSTMENTS.

CAST IRON, P.V.C. AND COPPER AS PERMITTED BY CODE

DOMESTIC HOT AND COLD WATER PIPING SHALL BE TYPE L COPPER WITH WROUGHT SOLDER FITTINGS AND TYPE K SOFT DRAWN COPPER WITHOUT JOINTS FOR UNDERGROUND PIPING. PROVIDE DIALECTRIC FITTINGS WHEN JOINING OR ABUTTING DISSIMILAR METALS.

ENTIRE INSTALLATION SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEMS SHALL BE FULLY OPERATIVE. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCES, PERFORMED IN SUCH A MANNER AS NOT TO INTERFERE WITH COMPLETION OF ANY OTHER WORK ON THE PREMISES.

PROVIDE AND INSTALL SHUT-OFF VALVES IN THE SUPPLY PIPING TO EVERY FIXTURE.

INSULATE HOT AND COLD WATER PIPING RUNNING ABOVE CEILING WITH 1/2" THICK FIBERGLASS INSULATION (MIN. R-3) WITH NON-COMBUSTIBLE U.L. RATED VAPOR BARRIER.

INSTALL CLEAN OUTS AS REQUIRED BY APPLICABLE CODES

ALL CLEAN OUTS SHALL TERMINATE FLASH WITH THE FINISH FLOOR OR WALL.

SLOPE ALL SANITARY LINES 1/4" PER FOOT OR AS SHOWN ON THE DRAINAGE.

NATURAL GAS PIPING SHALL BE SCHEDULE 40 STANDARD WEIGHT BLACK STEEL PIPE WITH STANDARD WEIGHT BLACK THREADED MALLEABLE IRON FITTINGS 2" OR SMALLER AND STANDARD WELDING FITTINGS 2-1/2" OR LARGER.

PLUMBER IS TO STUB THE COLD WATER LINE FOR WCS @ 8" A.F.F.

ALL PLUMBING FIXTURES SHALL BE SELECTED BY OWNER

A STACK TEST SHALL BE WITNESSED BY THE CITY INSPECTOR.

MECHANICAL NOTES

1. CONTRACTOR TO VISIT JOB SITE OR PREMISES AND BE FAMILIAR WITH THE JOB CONDITIONS PRIOR TO SUBMITTING BID.

2. CONTRACTOR TO PAY FOR ALL TAXES AND FEES AND GIVE LOCAL AUTHORITIES ALL NOTICES RELATING TO HIS WORK.

3. WORKMANSHIP SHALL BE DONE IN A FIRST CLASS MANNER.

4. ALL MATERIALS USED FOR JOB SHALL BE NEW AND THE BEST OF THEIR KIND.

5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL CODE.

6. CONTRACTOR IS TO GUARANTEE ALL WORK AND MATERIAL FOR ONE YEAR AFTER COMPLETION AGAINST ALL DEFECTS OF MATERIALS, EQUIPMENT, AND WORKMANSHIP.

7. CONTRACTOR IS TO TEST SYSTEM PRIOR TO OPERATION.

8. ALL CUTTING AND PATCHING CAUSED BY THIS WORK SHALL BE DONE BY THIS CONTRACTOR.

9. MECHANICAL CONTRACTOR IS TO CUT ALL OPENINGS FOR EQUIPMENT IN THE FURNISH CURBS, FLASHING, AND POCKETS. ALL OPENINGS SHALL BE WEATHER TIGHT.

10. ALL EQUIPMENT SHALL BEAR A U.L. LABEL.

11. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION AND INSTALLATION OF THE TEMPERATURE CONTROL SYSTEM.

12. FLUES SHALL BE EXTENDED A MINIMUM OF 6" ABOVE ROOF LINE.

13. NOISE LEVEL OF ALL MECHANICAL EQUIPMENT MUST NOT EXCEED 55 DBA AT LOT LINE.

14. ALL DUCTS MUST BE SHEET METAL.

15. USE LOCK TYPE DAMPERS.

16. FLOOR REGISTERS SHALL BE INSTALLED NOT MORE THAN 9" FROM A WALL.

ELECTRICAL NOTES

IN THE GENERAL INDICATION OF DRAWINGS OR MENTION, IN THE FOLLOWING NOTES AND SPECIFICATIONS REQUIRES THE CONTRACTOR AND/OR SUBCONTRACTORS TO FURNISH ALL LABOR, EQUIPMENT, MATERIALS, TOOLS, AND ALL INCIDENTALS REQUIRED FOR THE INSTALLATION OF THE ELECTRICAL WORK.

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE LOCAL ELECTRICAL CODE AND ALL OTHER APPLICABLE CODES AND REGULATIONS INCLUDING OSHA.

2. CO ORDINATE WORK WITH OTHER TRADES AND INSTALL CONDUITS AND CONDUIT BOXES TO CLEAR PIPES, DUCTS, AND OTHER STRUCTURAL FEATURES.

3. ALL ELECTRICAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND ALL OTHER DRAWINGS RELATED TO THE PERFORMANCE OF THIS WORK.

4. CONDUCTORS INSTALLED INDOORS SHALL BE NO. 12 AWG. THIN COPPER AND OUTDOORS NO. 12 AWG. THIN OR 10AW COPPER. HOME RUNS 75 FEET AND LONGER SHALL BE NO. 10 AWG. MINIMUM.

5. LIGHTING FIXTURES ARE TO BE LOCATED AS REQUIRED ON THE JOB TO CLEAR DUCTS, PIPING AND MECHANICAL EQUIPMENT.

6. CONDUIT RUNS SHOWN ON THE DRAWINGS ARE DIAGRAMMATIC. ACTUAL FIELD CONDITIONS PREVAIL.

7. EXPOSED CONDUITS TO BE RUN PARALLEL OR PERPENDICULAR TO WALLS, CEILING AND FLOORS.

8. REFER TO ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS AND/OR CONSULT WITH ARCHITECT/ENGINEER PRIOR TO ROUGHING-IN FOR WORK SUCH AS LIGHTING, OUTLETS, SWITCHES AND OTHER DEVICES TO AVOID FIELD CONDITIONS.

9. PAY ALL FEES FOR PERMITS AND INSPECTIONS AS REQUIRED. PROVIDE ONE YEAR GUARANTEE ON MATERIALS AND WORKMANSHIP.

10. WIRING DEVICES SHALL BE STANDARD GRADE, AS MANUFACTURED BY HUBBELL, PES, OR SLATER.

11. FOR EACH PANEL BOARD PROVIDE A TYPED CIRCUIT DIRECTORY SECURED TO THE INTERIOR OF THE PANEL DOOR.

12. LIGHT SWITCHES, RECEPTACLES, TELEPHONE OUTLETS, ETC., SHALL NOT BE INSTALLED BACK TO BACK.

13. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND U.L. APPROVED.

14. LOCATION OF TELEPHONE OUTLETS IS APPROXIMATE. CORRECT LOCATION SHALL BE DETERMINED BY THE OWNER. TELEPHONE WIRING SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

15. TEMPERATURE CONTROL WIRING SHALL BE FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL PROVIDE 120V POWER WHERE NEEDED.

16. EXISTING ELECTR. SERVICE LOCATED OUTSIDE.

17. ALL EQUIPMENT SHALL BE U.L. APPROVED OR ANY OTHER NATIONALLY RECOGNIZED TESTING COMPANY.

18. ALL RECEPTACLES SHALL BE GROUNDED.

19. ALL OUTSIDE LIGHTS SHALL BE U.L. APPROVED FOR WET OR DAMP LOCATIONS.

20. ALL LOW VOLTAGE TO BE IN CONDUIT TO ACCESSIBLE LOCATIONS.

21. ALL CEILING BOXES TO BE FAN RATED.

22. RECEPTACLES FOR KITCHEN ISLANDS AND PENINSULA TO BE GFI PROTECTED.

23. ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLTS, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

24. ARC FAULTS ON EVERYTHING EXCEPT GARAGE, BATHROOMS, ATTIC AND OUTDOORS.

25. ALL OUTLETS TO BE "TAMPER RESISTANT OUTLETS"

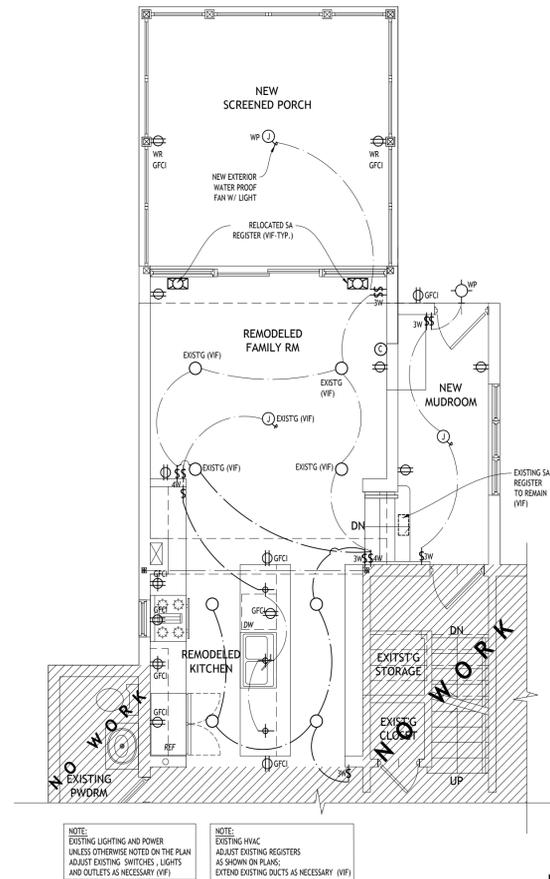
26. REQUIRED DEDICATED EQUIPMENT SPACE OUTDOORS, AS WELL AS INDOORS.

27. WET LOCATIONS NEED HEAVY DUTY COVERS AND WET RESISTANT RECEPTACLES.

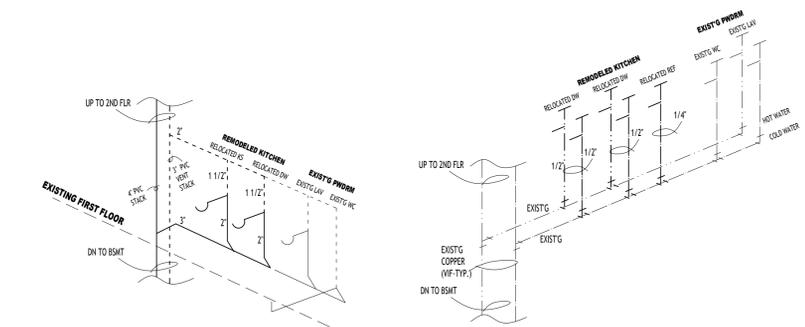
28. OUTLET BOXES SHALL NOT BE USED AS THE SOLE SUPPORT FOR CEILING-SUSPENDED FANS.

29. ALL SMOKE DETECTORS TO BE INTERCONNECTED 110V W/ BATTERY BACK-UP.

ELECTRICAL SYMBOLS	
	RECESSED INCANDESCENT DOWNLIGHT, 4" APERTURE
	CEILING MOUNTED LIGHTING FIXTURE
	DUPLEX ELECTRICAL OUTLET 12" ABOVE THE FLOOR 20 AMP COMMERCIAL GRADE
	DUPLEX ELECTRICAL OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER DEVICE 20 AMP COMMERCIAL GRADE
	TOGGLE SWITCH
	3 WAY TOGGLE SWITCH
	4 WAY TOGGLE SWITCH
	JUNCTION BOX
	CABLE TV
	WET RESISTANT DUPLEX ELECTRICAL OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER & HEAVY DUTY COVER DEVICE 20 AMP COMMERCIAL GRADE
	WATER PROOF WALL SCONCE



FIRST FLOOR ELECTRICAL / MECHANICAL PLAN
SCALE 1/4" = 1'-0"



WASTE AND VENT RISER PLUMBING DIAGRAM
N.T.S.

HOT AND COLD WATER PLUMBING DIAGRAM
N.T.S.

LINE LEGEND:

	SEWER LINE
	VENT LINE
	COLD WATER LINE
	HOT WATER LINE

REVISIONS	BY

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ARCHITECT
1029 DARROW AVENUE EVANSTON, IL 60202

NEW SCREENED PORCH, ONE STORY ADDITION AND KITCHEN & FAMILY RM REMODEL IN THE EXISTING SINGLE FAMILY RESIDENCE 909 COLFAX STREET EVANSTON, IL.

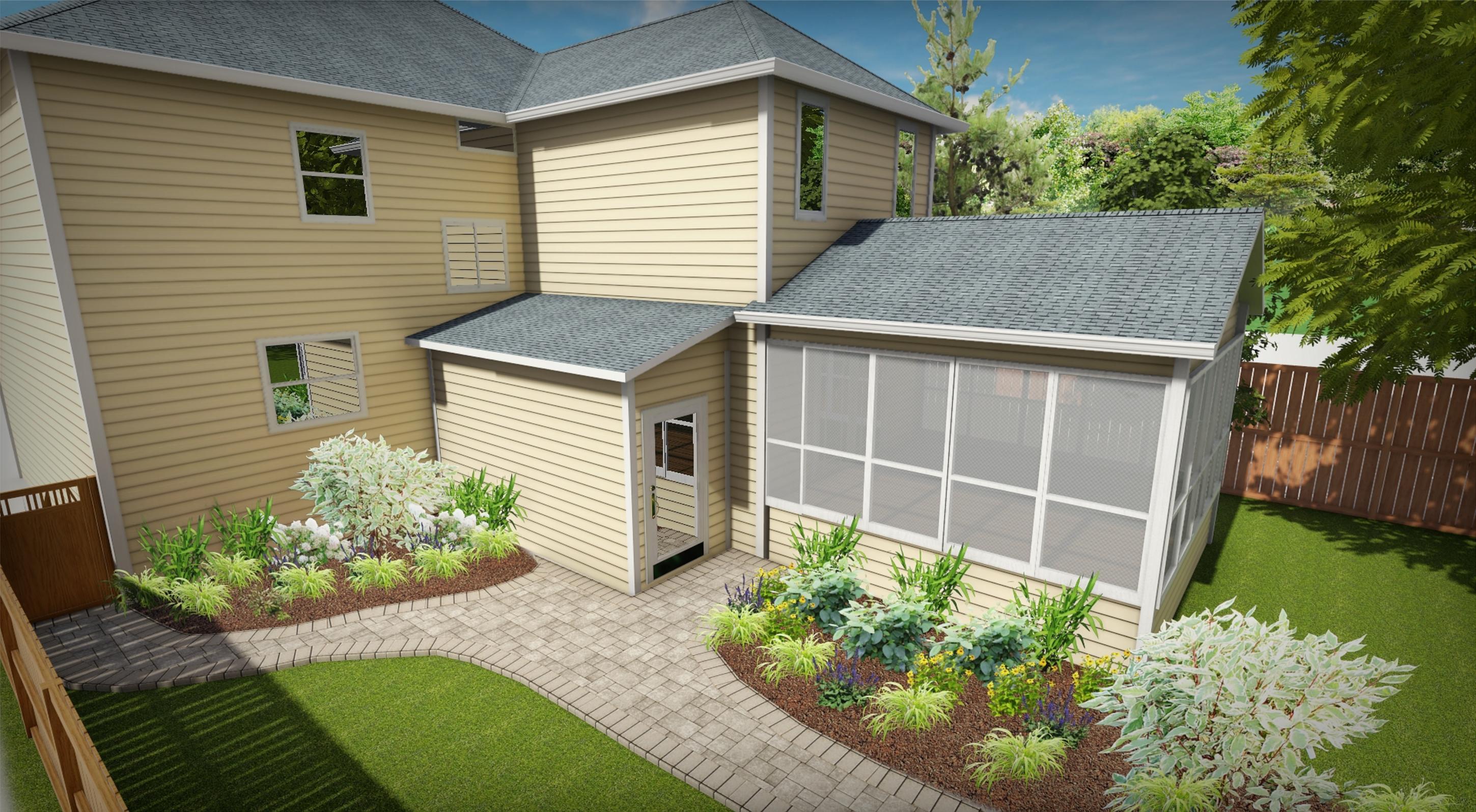


DATE:	06/08/2024
SCALE:	AS SHOWN
SHEET #	

P/M/E
5 OF 5

FIELD VERIFICATION
CONTRACTOR SHALL VERIFY ALL FIGURED DIMENSIONS AND CONDITIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

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**Zoning Analysis
Summary**

Review Date: 8.16.24
By: CWS

Case Number:

24ZONA-0104 – 909 Colfax Street

Case Status/Determination:

Compliant

Applicant: Jon Proctor

Plans prepared by: Endless Green GC

Plans dated: 6.8.24

Survey dated: 12.7.23

District: R1 – Northeast Historic District

Proposal:

Rear volume mudroom and screened porch additions

Additional Comments:

1. If your project is within 25 feet of a tree or requires tree removal, a Tree Preservation Permit is required. If you have questions about this process, please contact Angela Levernier at alevernier@cityofevanston.org.
2. Review and issuance of a Certificate of Appropriateness by the Preservation Commission is required.

Principal Use and Structure: Addition to SFR	
Zoning Code Section	Use: SFR
6-8-2-6	Compliant: Lot width: 45' where 35' is the minimum required.
6-8-2-5	Compliant: Lot size: 7695 where 7200 is the minimum required.
6-8-2-3	Dwelling units #: Compliant: 1 where 1 is the maximum permitted
6-8-2-7	Building Lot Coverage: Compliant: 25.5% where 30% is the maximum permitted.
6-8-2-10	Impervious Surface Coverage: Compliant: 36.5% where 45% is the maximum permitted.
6-8-2-9	Building Height: Single-story addition is below both 35' as well as 2.5 stories.
6-8-2-8	Yards (Setbacks):
And	Interior Side W: Compliant 9' where 5' is the minimum required
6-4-1-9	Interior Side E: Compliant 16' where 5' is the minimum required
	Rear: Compliant 77' where 30' is the minimum required

Additional Comments or Considerations:



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 829 Michigan Avenue – Lakeshore Historic District - 24PRES-0124
Date: September 4, 2024

Public Notice

Jeanna DiMaria, applicant and architect on behalf of the homeowner, submits for a Certificate of Appropriateness, to construct a third story addition above the structures existing footprint, altering the rear volumes massing and roof form, and enlarging a side dormer above the full second story to accommodate new stair access to the third floor addition.

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

Construction Period:
Circa 1885

Style:
Stick (altered)

Architect of Record:
Unknown

Condition:
Fair

Integrity:
Fair

Status:
Contributing

Setting:

829 Michigan Avenue is located in the southeast portion of the Lakeshore Historic District on the east side of Michigan Avenue midblock between Main Street to the north and Kedzie Street to the south. The block is not dissimilar to the blocks immediately north and west which were excluded from the Districts boundaries due to heavy encroachment of multi-family buildings. 829 Michigan and its adjacent single-family residences are representative of the significant changes in land use and housing preferences that occurred in Evanston in the 1920s -- a period which saw a 70% increase in the City's population, and a building boom not seen since. This dramatic shift in the built environment ultimately led to adoption of the first zoning ordinance in Illinois – an effort to retain Evanston's verdant, suburban, single-family character. Ironically, 100 years later, the resulting juxtaposition and diversity of residential densities, socio-economic strata, architectural forms and styles, and housing choice, has created a unique identity and richness in built fabric that is desirable but not replicable under current land-use controls.

Significance:

Significant yet reversible alterations to materials including vinyl cladding of the wall surfaces, and new vinyl/aluminum windows have occurred. However, the building retains its ability to communicate its past effectively as a vernacular housing type once common. It contributes to the District largely by way of its general form as seen from the street.

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.

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: 829 Michigan Ave.		FOR STAFF USE ONLY Application Number:	
2) Applicant's Name: Jeanna DiMaria		Address: 824 W. Superior St. Suite 203	
City: Chicago	State: IL.	Zip: 60642	Email: jeanna@jdimaria.com
3) Owner's Name: Lindsey Nelson		Address: 829 Michigan Ave.	
City: Evanston	State: IL.	Zip: 60202	Email: lindsey.ruth.nelson@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 checked="" type="checkbox"/> Yes <input 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 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: April, 19 2024			

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.

The Owners of 829 Michigan Ave. seek to turn the existing attic Den (& Storage) into a Primary Suite with bedroom, walk-in closet and bathroom. In order to achieve this we propose two things:

1) Maximize the attic footprint, the rear attic walls need to be raised approximately 5' to gain the proper headroom required. Thus creating an addition to the rear of the residence, however there is no change to the building footprint proposed. Also, there is no change to the existing ridge line. The new ridge beam at the addition roof will tie into the existing to appear seamless. The rear elevation will have a large window to match the existing window in material and style. Shutters will flank the new window to match the existing. New siding and new roof shingles to match existing so the rear elevation so it will also appear seamless. The overall goal of the proposed work is to make the addition look original to the residence.

2) Modify the existing dormer over the attic stair to allow for proper headroom. Currently, the existing stair is not to code and a safety concern. We propose "lifting" the dormer (the construction will be new) in its current location and widening it approximately 2'. The modified dormer will allow for a new stair per code. A new window proportional to the the sized dormer will match the existing in material and style.

CERTIFICATE OF APPROPRIATENESS SUBMITTAL REQUIREMENTS

☐ REPAIR, REPLACEMENT, RE-POINTING, AND SITEWORK INCLUDING NEW PATIOS, TERRACES, OR WALKWAYS

- 1 copy of a completed COA Application Form and all supporting written information including a detailed project narrative (Section B) that includes how the proposal meets the [Binding Review Standards](#).
- Plat of survey that accurately represents current conditions of the property.
- As applicable, provide a to-scale existing and proposed site plan clearly showing the proposed change(s) with dimensions of proposed features, setbacks from proximate lot lines, and material annotations. An aerial image or birds eye photo with areas of work identified will be sufficient for proposed roof replacement and re-pointing.
- Labeled, color photographs showing all exterior views of the building, structure, and/or site including all areas of proposed work and any areas of deterioration. Google street view or other non-current photos will not be accepted.
- If materials are being proposed for repair or replacement that are other than an exact match to original, physical or visual samples or manufacturer brochures must be submitted.
- Any additional information that is requested after your initial consultation with staff or as requested by the Commission's Pre-Application Review Subcommittee.

☐ **FENCES** – Provide a plat of survey with the existing and proposed fence and gate location(s) clearly identified. Include photos of the existing fence and any gates, and an illustration or sample photo of the proposed fence and gate style(s).

☐ REPLACEMENT OF WINDOWS, DOORS, and SKYLIGHTS

Due to the sensitivity required for window and door replacement, the Commission has created additional resources for applicants (available following the links below or accessing the Preservation Commissions webpage) including separate design guidelines, a sample best practice submission, and sample drawings for wood and steel windows.

- 1 copy of a completed COA Application Form and all supporting written information including a detailed project narrative (Section B) that includes how the proposal meets the [Binding Review Standards](#).
- Context photos of all impacted elevations with the location of new or altered windows/doors labeled by number and by type. If there are typical windows (more than one of the same size material, and operating style), label each window type A,B,C etc. If there are multiple windows for a single type, those would be labeled as, 1A, 2A, 3A etc. Google street view or other non-current photos will not be accepted.
- Condition photos, interior and exterior, of all windows and doors scheduled for replacement. Labels on condition photos should match those on the context photos above.
- If replacing original or historic wood windows, provide information on the viability of restoration/repair. This must come from a licensed general contractor, architect, or restoration specialist on the provider's letterhead, not from the window supplier/contractor.
- To-scale and labeled floor plans (recommended if new window openings are proposed).
- To-scale, existing and proposed elevation and section drawings for each window type presented side-by-side on the same sheet. Drawings must include annotations and dimensions including the overall window opening, stile, top and bottom rail, meeting rail, muntin, sill, and exterior trim or moulding profiles. Drawings of existing windows must be based on field measurements. For all drawings, the window's relationship to the existing wall plane must also be provided.

Important Notice: Manufacturers' standard cut sheets are not an acceptable 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.

☒ MAJOR ALTERATIONS, ADDITIONS, NEW CONSTRUCTION, RELOCATION, AND DEMOLITION

If a major alteration, construction or relocation, 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. The applicant is responsible for paying the mailing fee.

- **Zoning Analysis Required:** A completed Zoning Analysis must be submitted with the COA application. Zoning staff requires at least 10 business days to complete a zoning analysis. During the height of construction season, zoning analysis reviews may take longer. Applicants must give themselves enough time to request a zoning analysis in order to meet the COA deadline below.
- 1 copy of a completed COA Application Form and all supporting written information including a detailed project narrative (Section B) that includes how the proposal meets the [Binding Review Standards](#).
- Plat of survey that accurately represents the current conditions of the property including the location of existing trees with their size and species identified.
- Drawings that accurately indicate existing conditions and all proposed changes and areas of new work
 - To-scale existing and proposed site plan clearly showing the proposed change(s) with dimensions of proposed features, setbacks from proximate lot lines, material annotations, and approximate location of major structures on adjacent lots.
 - Labeled, color photographs showing all exterior views of the building, structure, and/or site including all areas of proposed work and any areas of deterioration which demonstrate why repair is not possible. If a change in height, scale, or massing is proposed, provide photos of the existing structure in context with the immediate structures on the block to which it is visually related. Google street view or other non-current photos will not be accepted.
 - To-scale, annotated, and dimensioned existing and proposed exterior elevations side-by-side on the same sheet (as possible). Elevations must clearly annotate all building materials, window types, trim types and sizes, etc.
 - If the proposal includes changes or additions to the original roof, include to-scale and annotated existing and proposed roof plans including details such as configuration, slope, overhang dimensions, and the new roof transitions into existing.
 - For new additions and new free-standing construction, 3D drawings, models, or axonometric drawings in context with the primary structure and its immediate surroundings are required. Context includes adjoining structures on adjoining lots. **This requirement may be waived for new garages and smaller accessory structures.**
 - For proposed free-standing construction including ADU's, Coach Houses, and new Principle Structures along streets, block studies showing the visual, massing, and other proportional relationships of the proposed structure to the structures it is visually related to shall be provided.
 - Details or sections if required to explain areas of complexity.
- For proposed demolition, include photos and narratives demonstrating the current conditions that necessitate demolition and why repair or rehabilitation are not possible or being pursued. Depending on the proposal, staff may require a statement from a structural engineer.

☐ **FEE** – Proposals which are referred to the Preservation Commission for review are subject to a preservation fee per Code Section 2-8-16. An invoice will be sent to the applicant following receipt of a complete application. **The invoice must be paid prior to a case being scheduled for review.**

Links to Additional Information:

1. [Evanston Preservation Commission Including List of Meeting Dates](#)
2. [Frequently Asked Questions](#)
3. [Procedural Guidelines](#)
4. [Evanston Preservation Program Including Resources for Applicants](#)
5. [Preservation Commission Window Replacement Guidelines](#)
6. [Sample Best Practice Window Replacement Submission](#)
7. [Sample Supplemental Window Drawings](#)
8. [Solar Panel Installation Guidelines](#)

PLAT OF SURVEY OF

THE SOUTH 37 FEET 6 INCHES OF LOT 5 IN BLOCK "B" IN WHITES ADDITION TO EVANSTON BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

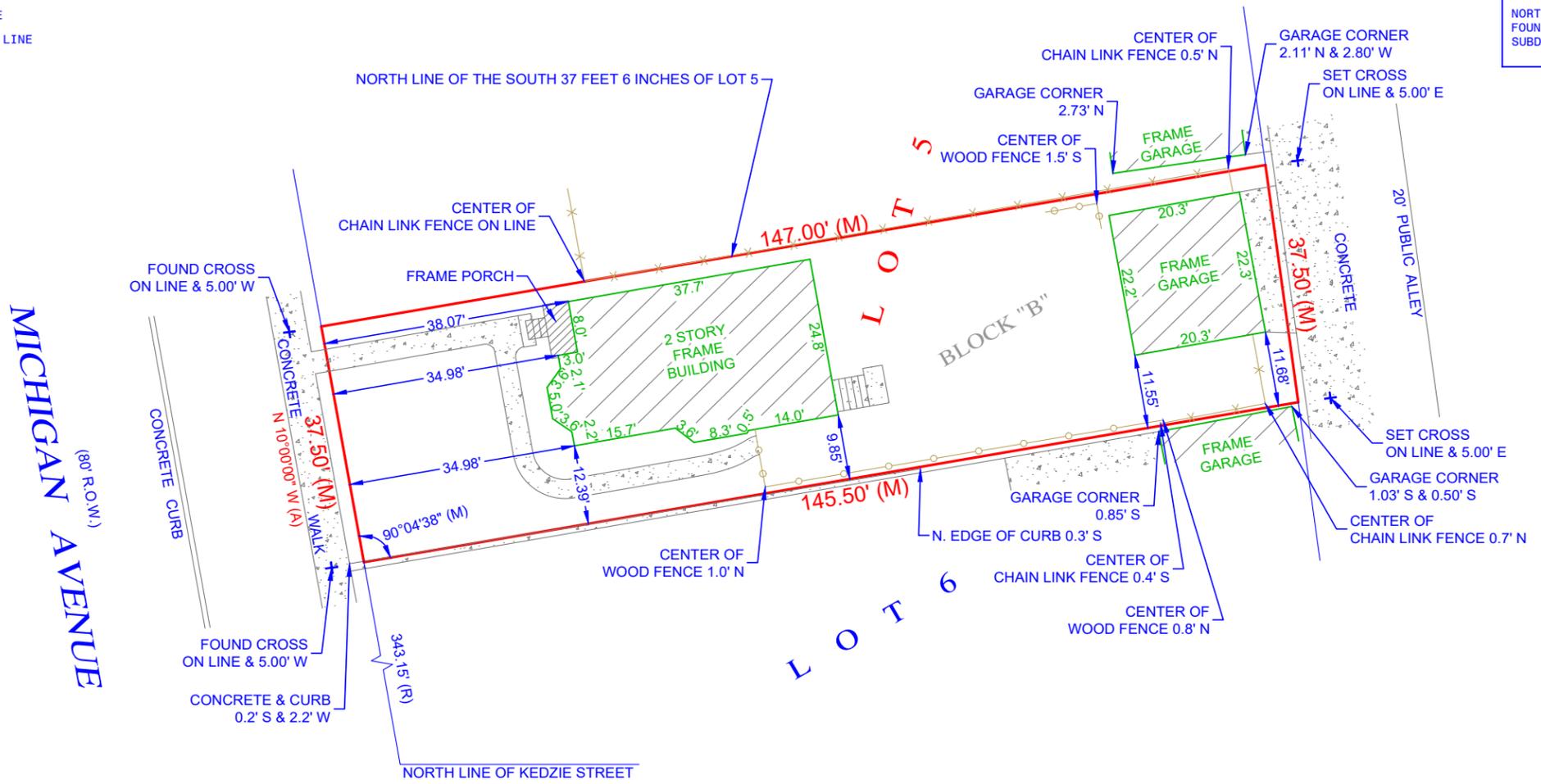
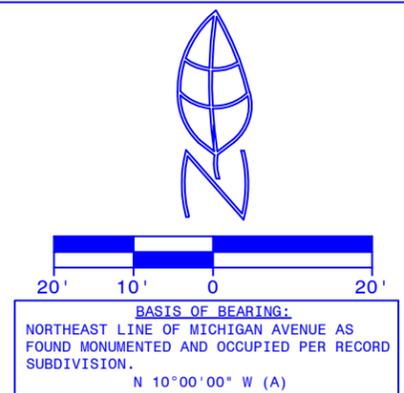
AREA OF SURVEY:

"CONTAINING 5,482 SQ. FT. OR 0.12 ACRES MORE OR LESS"

LEGEND

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

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



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

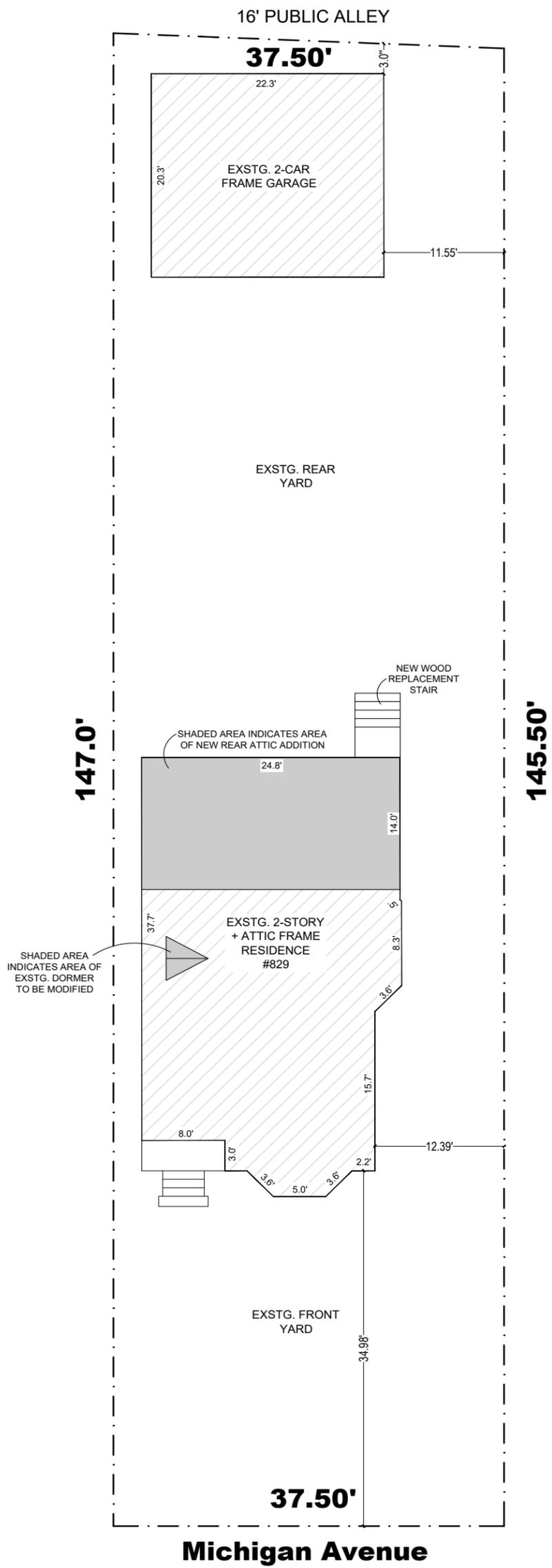
STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS
I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
DATED, THIS 21ST DAY OF FEBRUARY, A.D., 2020,
AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2020
ILLINOIS BUSINESS REGISTRATION NO. 184-001245



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

ADDRESS COMMONLY KNOWN AS 829 MICHIGAN AVENUE
EVANSTON, ILLINOIS
CLIENT TIMM & GARFINKEL
FIELDWORK DATE (CREW) 02/20/2020 (DS/BV)
DRAWN BY: R.S. REVISED: JOB NO. 20-02-0078



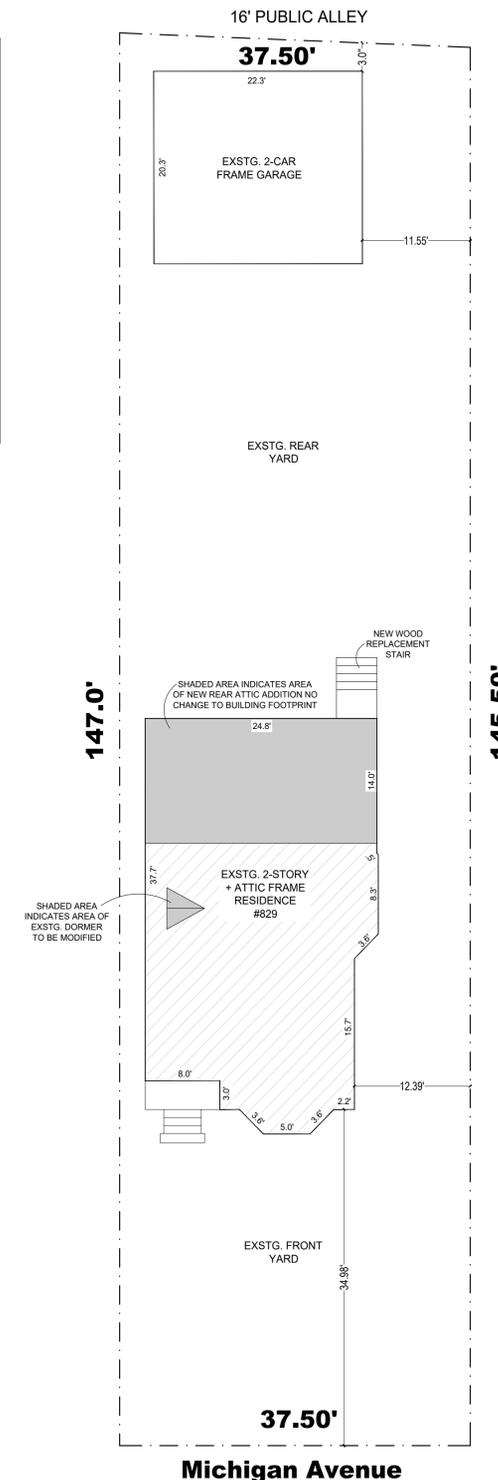
1 SITE PLAN
SCALE: NTS

NELSON & SEMEMYUK RESIDENCE

829 MICHIGAN AVENUE
EVANSTON, ILLINOIS 60202

LINDSEY NELSON & ROMAN SEMENYUK 829 MICHIGAN AVENUE EVANSTON, IL. 60202	OWNERS
J. DIMARIA ARCHITECTURE 824 W. SUPERIOR AVE., SUITE #203 CHICAGO, ILLINOIS 60642	ARCHITECT
VIDI'S INC. 2631 GREENLEAF AVENUE WILMETTE, IL. 60091	GENERAL CONTRACTOR
PROJECT SCOPE: PERMIT FOR A REAR ATTIC ADDITION, A MODIFIED EXISTING DORMER AND A PARTIAL INTERIOR REMODELING TO AN EXISTING 2-STORY + ATTIC, SINGLE FAMILY FRAME RESIDENCE. NO CHANGE TO BUILDING FOOTPRINT.	

ZONING INFORMATION			
ZONING DISTRICT	R5		
ALLOWABLE F.A.R.	45%		
LOT AREA	5,484 SF		
ALLOWABLE FLOOR AREA	2,468 SF		
F.A.R.	N/A		
BASEMENT	N/A		
FIRST FLOOR	964 SF EXSTG. (NO CHANGE)		
SECOND FLOOR	915 SF EXSTG. (NO CHANGE)		
ATTIC	293 SF EXSTG. + 288 SF NEW		
TOTAL F.A.R. SF	2,460 SF		
CONSTRUCTION TYPE: TYPE V			
MAX ALLOWABLE HEIGHT:	50'-0"		
ACTUAL HEIGHT :	33'-8"		
SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT	27'-0"	35'-0"	35'-0"
SIDE: NORTH	3'-0"	2'-9"	2'-9"
SIDE: SOUTH	3'-0"	12'-5"	12'-5"
REAR	25'-0"	70'-7"	70'-7"



DRAWN BY:	JD, MC, RP
SCALE:	AS NOTED
ISSUES:	
ZONING REVIEW	04/05/24
RENO. PERMIT	04/15/24

J. DiMaria Architecture, LLC.
824 W. Superior St. #203
Chicago IL. 60642
773 817 3735
jdimariaarchitecture@gmail.com

NELSON & SEMENYUK
RESIDENCE
829 MICHIGAN AVE.
EVANSTON, IL. 60202

COVER PAGE



LIC. EXP. 11/30/26

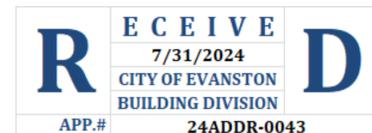
CVR

DRAWING INDEX:

- CVR SITE PLAN & PROJECT INFORMATION
- A1.0 DEMOLITION FLOOR PLANS: BASEMENT & 1ST
- A1.1 DEMOLITION FLOOR PLANS: 2ND, ATTIC & ROOF
- A1.2 PROPOSED FLOOR PLANS: BASEMENT & 1ST
- A1.3 PROPOSED FLOOR PLANS: 2ND, ATTIC & ROOF
- A1.4 WALL SECTIONS & SCHEDULES
- A2.1 EXTERIOR ELEVATIONS
- E1.1 ELECTRICAL & LIGHTING PLANS: BASEMENT & 1ST
- E1.2 ELECTRICAL & LIGHTING PLANS: 2ND & ATTIC
- M1.1 MECHANICAL PLANS: BASEMENT & 1ST
- M1.2 MECHANICAL PLANS: 2ND & ATTIC
- P1.1 PLUMBING DIAGRAMS

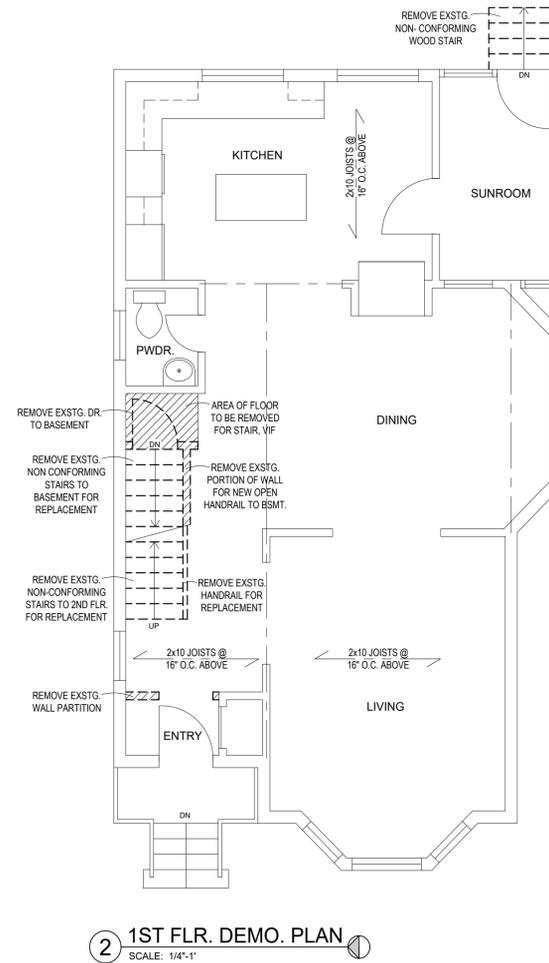
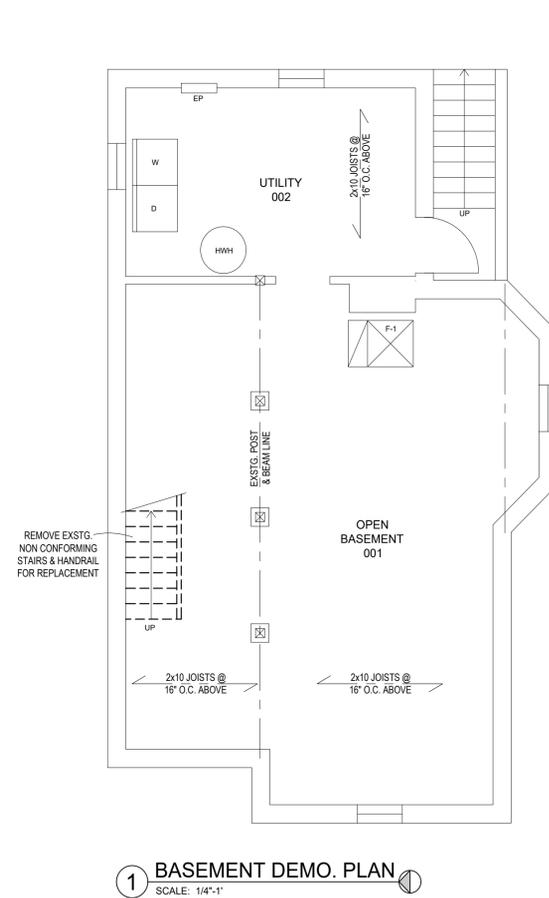
GOVERNING CODES:

- 2012 International Building Code (IBC)
- International Residential Code for One & Two Family Dwellings (IRC)
- International Mechanical Code
- 2012 International Fuel Gas Code
- National Electric Code (NFPA 70)
- 2012 NFPA Life Safety Code 101
- 2012 International Fire Code
- 2018 International Energy Conservation Code
- Illinois Plumbing Code
- Illinois Accessibility Code Green Building Ordinance



BUILDING CODE COMPLIANCE STATEMENT	ENERGY CODE COMPLIANCE STATEMENT
I CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THAT THE ATTACHED PLANS FOR THE NELSON/ SEMENYUK RESIDENCE AT 829 MICHIGAN AVE. FULLY COMPLY WITH THE REQUIREMENTS OF THE MUNICIPAL CODES OF THE CITY OF EVANSTON.	I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF THE PLANS FOR NELSON/ SEMENYUK RESIDENCE AT 829 MICHIGAN AVE. FULLY COMPLY / THE REQUIREMENTS OF CHAPTER 18-13, ENERGY CONSERVATION, OF THE MUNICIPAL CODES OF THE CITY OF EVANSTON.
SIGNED: JEANNA L. DIMARIA IL #1022918	SIGNED: JEANNA L. DIMARIA IL #1022918

1 SITE PLAN
SCALE: NTS



INDICATES AREAS OF DEMOLITION

DEMOLITION NOTES:

- ALL WORK TO BE IN COMPLIANCE WITH THE BUILDING CODES OF THE CITY OF EVANSTON.
- THESE DRAWINGS ARE INDICATIONS OF EXSTG CONSTRUCTION & ARE DIAGRAMMATIC ONLY. EXACT LOCATIONS, SIZES, EXTENT OF EXSTG. CONSTRUCTION TO BE REMOVED, RELOCATED OR TO REMAIN TO BE VERIFIED ON SITE BY THE CONTRACTOR.
- THE CONTRACTOR TO PROTECT THE EXSTG. STRUCTURE TO REMAIN DURING CONSTRUCTION.
- THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCY ON THE DRAWINGS.
- CONTRACTOR TO VERIFY IN FIELD DIMENSIONS & CONDITIONS.
- DIMENSION STRINGS THAT CONTAIN "VIF" OR "EXSTG." ARE LEAST IMPORTANT DIMENSIONS & THE REST IN THE STRING SHOULD TAKE PRECEDENCE.
- PATCH SURFACES OF EXSTG. PARTITIONS, SURFACES TO REMAIN.
- CONTRACTOR TO INSTALL STRUCTURAL SHORING DURING DEMOLITION AS REQUIRED.

DRAWN BY: JD, MC, RP

SCALE: AS NOTED

ISSUES:

ZONING REVIEW 04/05/24

RENO. PERMIT 04/15/24

DEMO. CLARIFICATION 07/22/24

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773 817 3735
jdmariaarchitecture@gmail.com

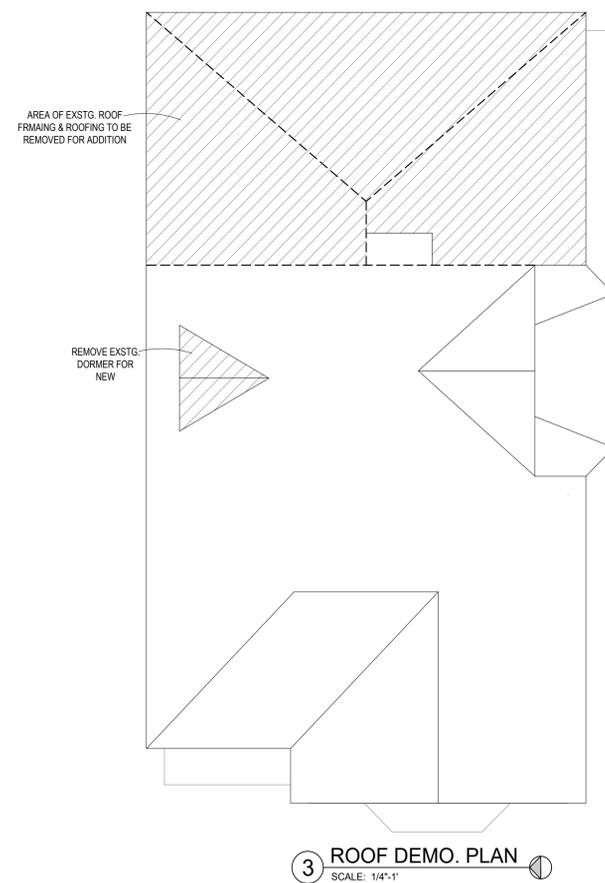
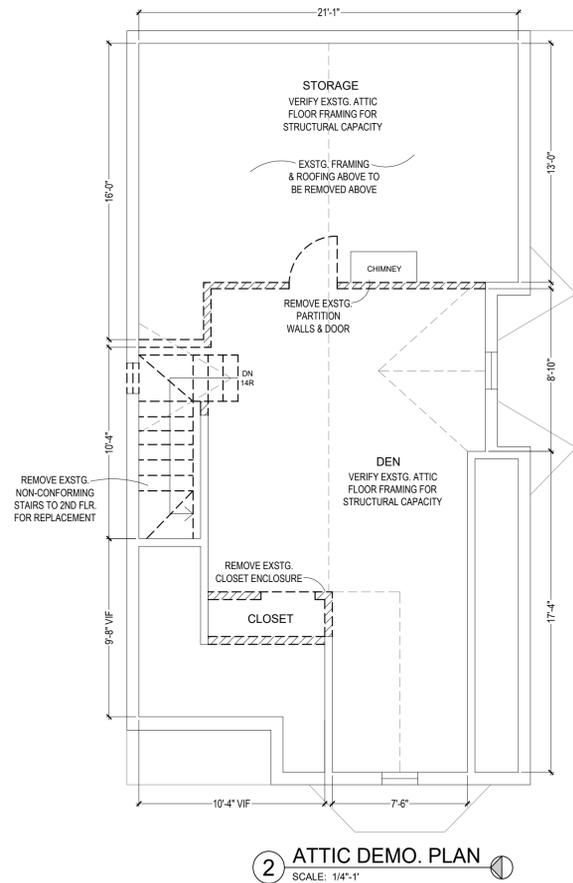
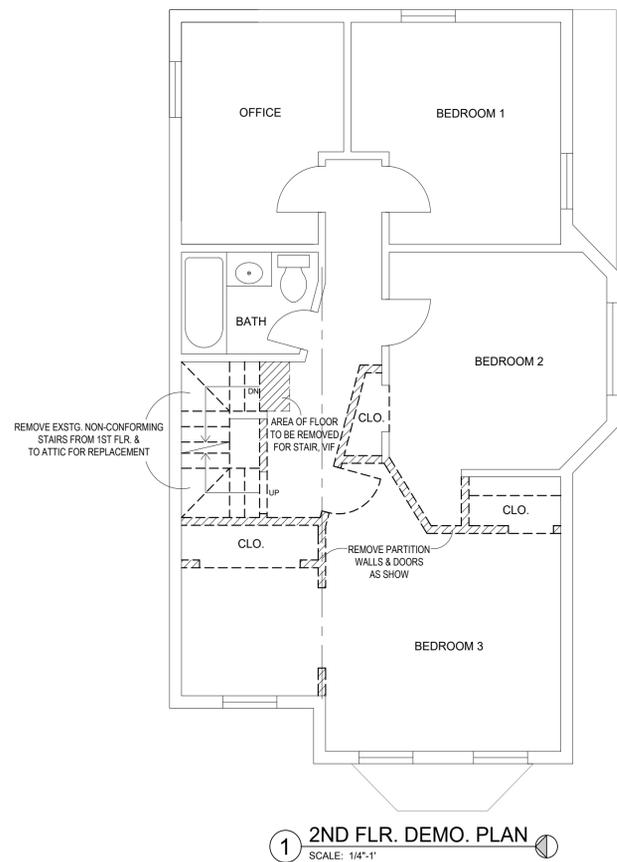
NELSON & SEMENYUK
RESIDENCE
829 MICHIGAN AVE.
EVANSTON, IL. 60202

BASEMENT & FIRST FLOOR
DEMOLITION PLANS



LIC. EXP. 11/30/26

A1.0



 INDICATES AREAS OF DEMOLITION

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 - CONTRACTOR TO INSTALL STRUCTURAL SHORING DURING DEMOLITION AS REQUIRED.

DRAWN BY: JD, MC, RP

SCALE: AS NOTED

ISSUES:

ZONING REVIEW 04/05/24

RENO. PERMIT 04/15/24

DEMO. CLARIFICATION 07/22/24

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jdmariaarchitecture@gmail.com

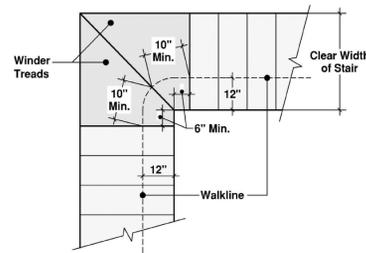
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RESIDENCE
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EVANSTON, IL. 60202

2ND FLOOR, ATTIC & ROOF
DEMOLITION PLANS



LIC. EXP. 11/30/26

A1.1



3 STAIR DETAIL
SCALE: NTS

DOOR SCHEDULE:

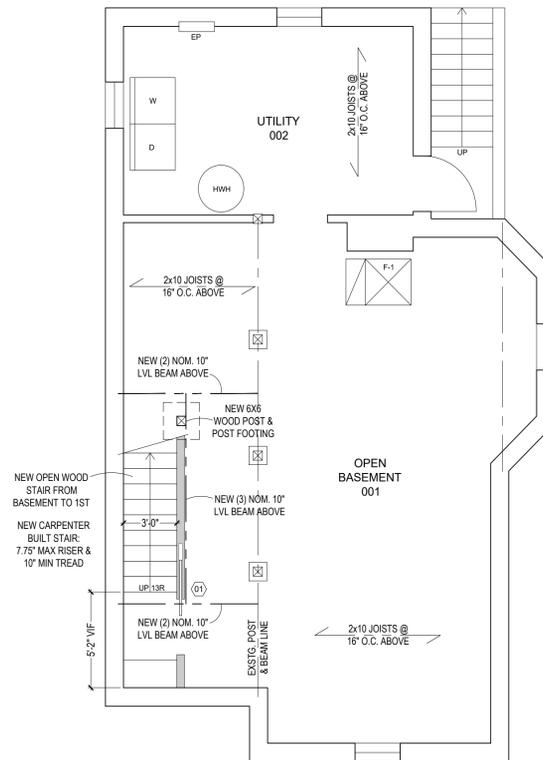
DOOR TAG	SIZE (W x H) VIF	TYPE	FINISH	HARDWARE TYPE	FRAME TYPE	TRIM TYPE
01	3'-0" x 6'-8"	SOLID CORE WOOD POCKET DOOR	PAINT	VARIABLES	WOOD	WOOD
02	2'-6" x 6'-8" (VIF)	EXSTG. SALVAGED BEDROOM WD. DOOR	PAINT	PRIVACY	WOOD	WOOD
03	(2) 2'-0" x 6'-8" (VIF)	SOLID CORE WOOD PANEL SWING DOOR	PAINT	PASSAGE	WOOD	WOOD
04	2'-8" x 6'-8"	SOLID CORE WOOD PANEL SWING DOOR	PAINT	VARIABLES	WOOD	WOOD
05	2'-3" x 6'-8"	SOLID CORE WOOD PANEL SWING DOOR	PAINT	PRIVACY	WOOD	WOOD
06	2'-6" x 6'-8"	SOLID CORE WOOD POCKET DOOR	PAINT	PASSAGE	WOOD	WOOD

WINDOW SCHEDULE:

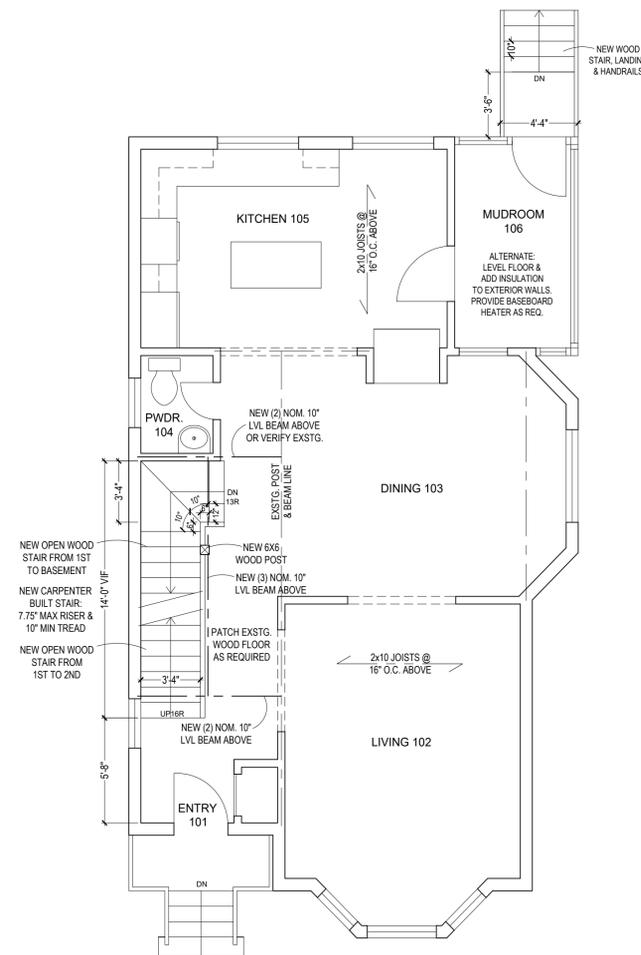
WINDOW TAG	SIZE/R.O. VIF	OPENING	TYPE	GLASS	U-FTR.	SHGC
A	(2) 3'-0" x 5'-0"	NEW	NEW PREMIUM VINYL CASEMENTS	DBL. PANE LOW E	.30 MX.	.32
B	2'-4" x 3'-0"	NEW	NEW ALUMINUM CLAD CASEMENT	DBL. PANE LOW E	.30 MX.	.32

DESIGN LOADS:

CODE:	INTERNATIONAL BUILDING CODE 1-2 FAMILY RESIDENCES
LIVE LOADS:	25 PSF + DRIFT
ROOF (SNOW):	40 PSF
RESIDENTIAL:	100 PSF
STAIR / CORRIDOR:	100 PSF
EXTERIOR DECK:	50 LB/FT OR 200# CONCENTRATED LOAD IN ANY DIRECTION WHICHEVER PRODUCES A GREATER STRESS
HANDRAIL:	
WIND:	20 PSF MWRS 25-30 PSF C&C



1 BASEMENT PLAN
SCALE: 1/4"=1'



2 1ST FLOOR PLAN
SCALE: 1/4"=1'

INDICATES NEW PARTITION WALL CONSTRUCTION

DRAWN BY: JD, MC, RP

SCALE: AS NOTED

ISSUES:

ZONING REVIEW 04/05/24

RENO. PERMIT 04/15/24

DEMO. CLARIFICATION 07/22/24

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jdmariaarchitecture@gmail.com

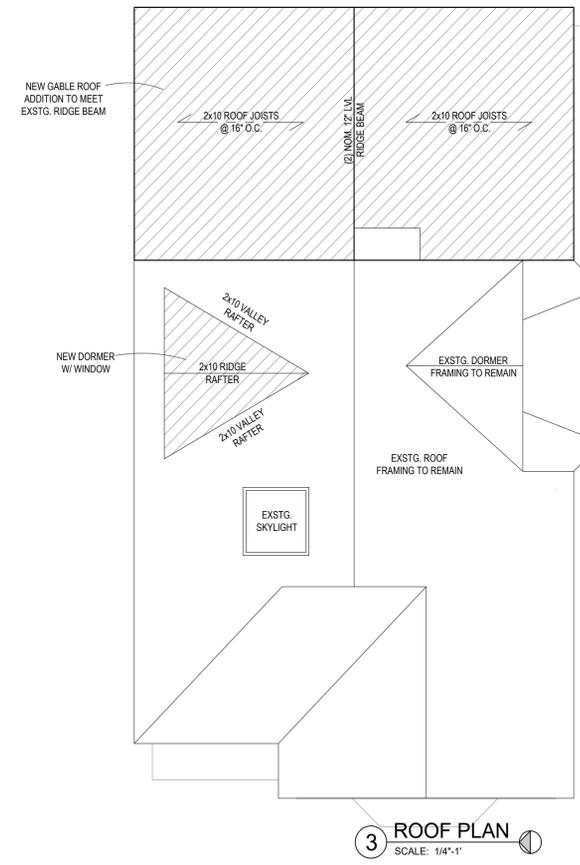
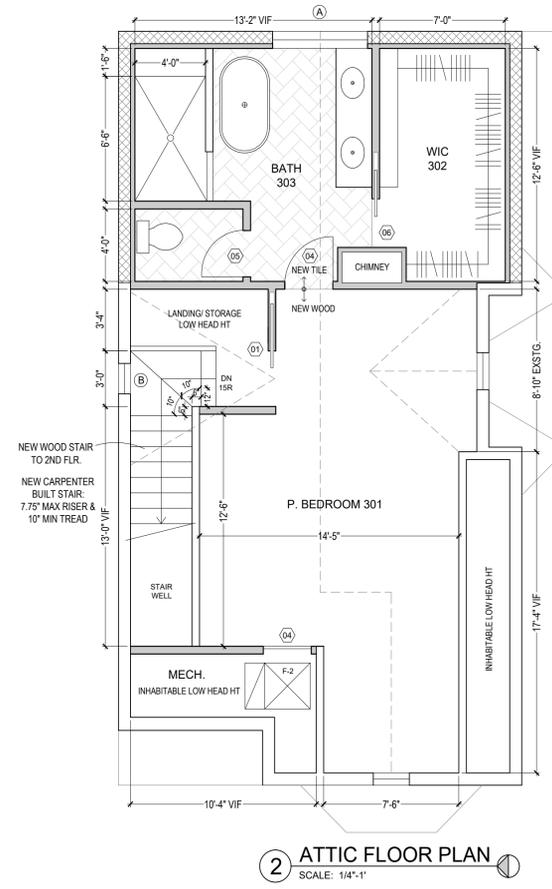
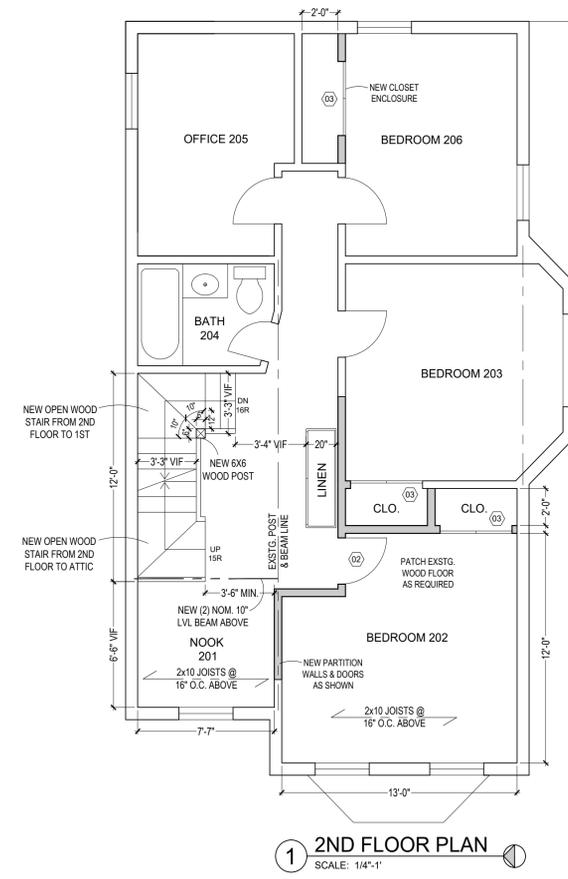
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RESIDENCE
829 MICHIGAN AVE.
EVANSTON, IL. 60202

BASEMENT & FIRST FLOOR
PROPOSED PLANS



LIC. EXP. 11/30/26

A1.2



INDICATES NEW PARTITION WALL CONSTRUCTION
 INDICATES NEW EXTERIOR FRAME WALL CONSTRUCTION

DRAWN BY: JD, MC, RP

SCALE: AS NOTED

ISSUES:

ZONING REVIEW 04/05/24

RENO. PERMIT 04/15/24

DEMO. CLARIFICATION 07/22/24

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 jdimariaarchitecture@gmail.com

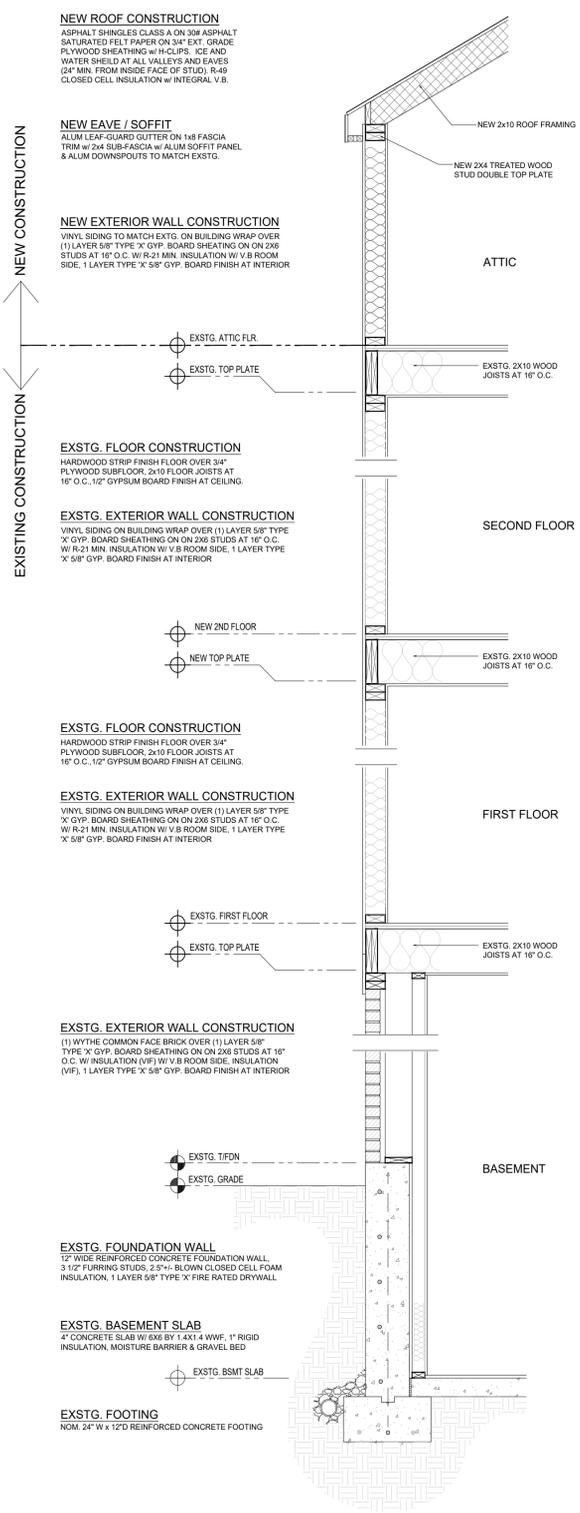
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 EVANSTON, IL. 60202

2ND FLOOR, ATTIC & ROOF
 PROPOSED PLANS

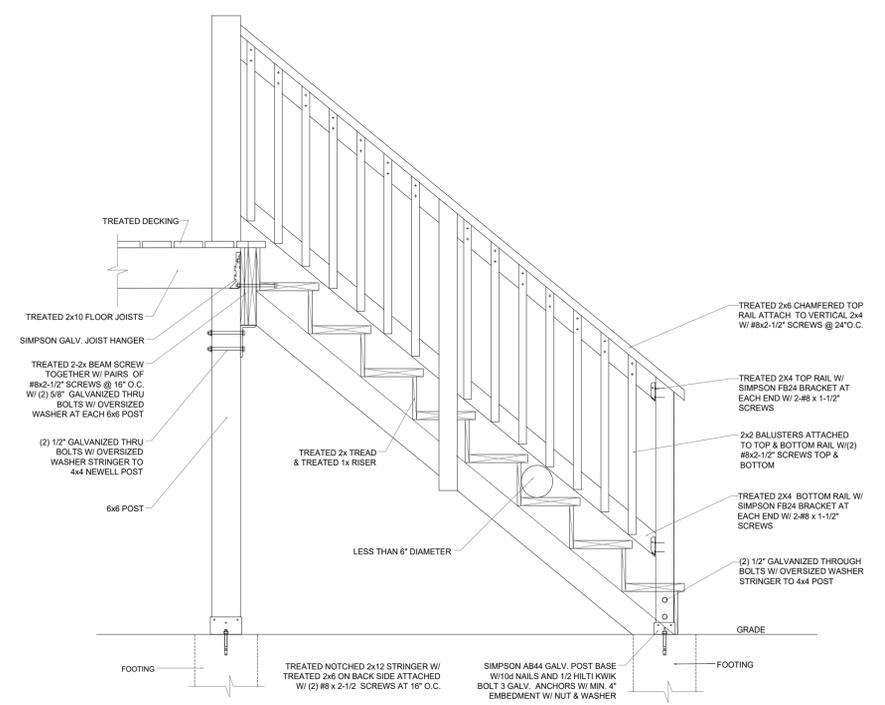


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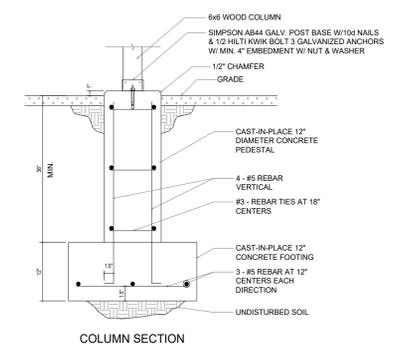
A1.3



1 WALL SECTION AT ADDITION
 SCALE: NTS



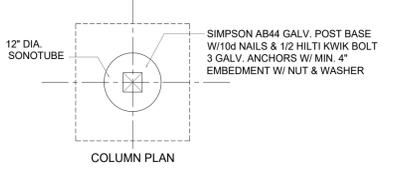
2 EXTR. STAIR DTL.
 SCALE: NTS



COLUMN SECTION



COL. FOOTING PLAN



COLUMN PLAN

3 POST FOOTING DTL.
 SCALE: NTS

DRAWN BY:	JD, MC, RP
SCALE:	AS NOTED
ISSUES:	
ZONING REVIEW	04/05/24
RENO. PERMIT	04/15/24
DEMO. CLARIFICATION	07/22/24

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WALL SECTION & DETAILS

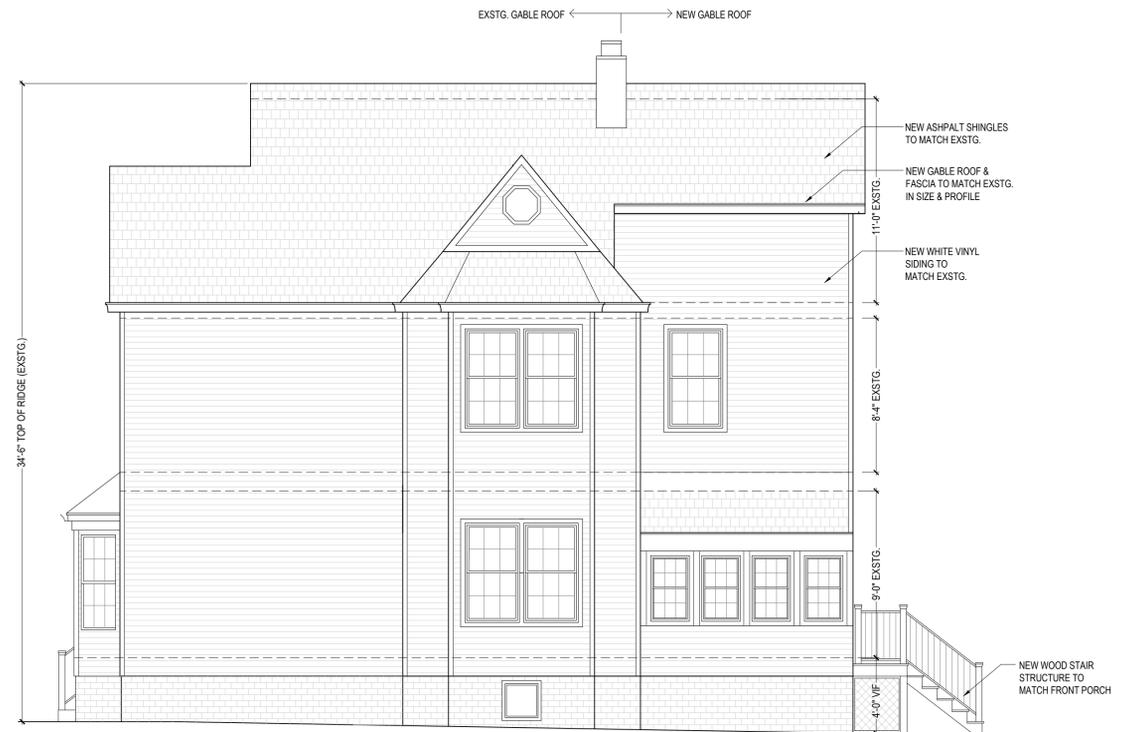


LIC. EXP. 11/30/26

A1.4



1 EXSTG. SOUTH ELEV.
SCALE: 1/4"=1'



2 PROPOSED SOUTH ELEV.
SCALE: 1/4"=1'



3 EXSTG. WEST ELEV.
SCALE: 1/4"=1'



4 PROPOSED WEST ELEV.
SCALE: 1/4"=1'

DRAWN BY: JD, MC, RP

SCALE: AS NOTED

ISSUES:

ZONING REVIEW 04/05/24

RENO. PERMIT 04/15/24

DEMO. CLARIFICATION 07/22/24

PRESERVATION 09/10/24

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Chicago IL 60642
773 817 3735
jdimariarchitecture@gmail.com

NELSON & SEMENYUK
RESIDENCE
829 MICHIGAN AVE.
EVANSTON, IL. 60202

EXISTING & PROPOSED
EXTERIOR ELEVATIONS:
SOUTH & WEST

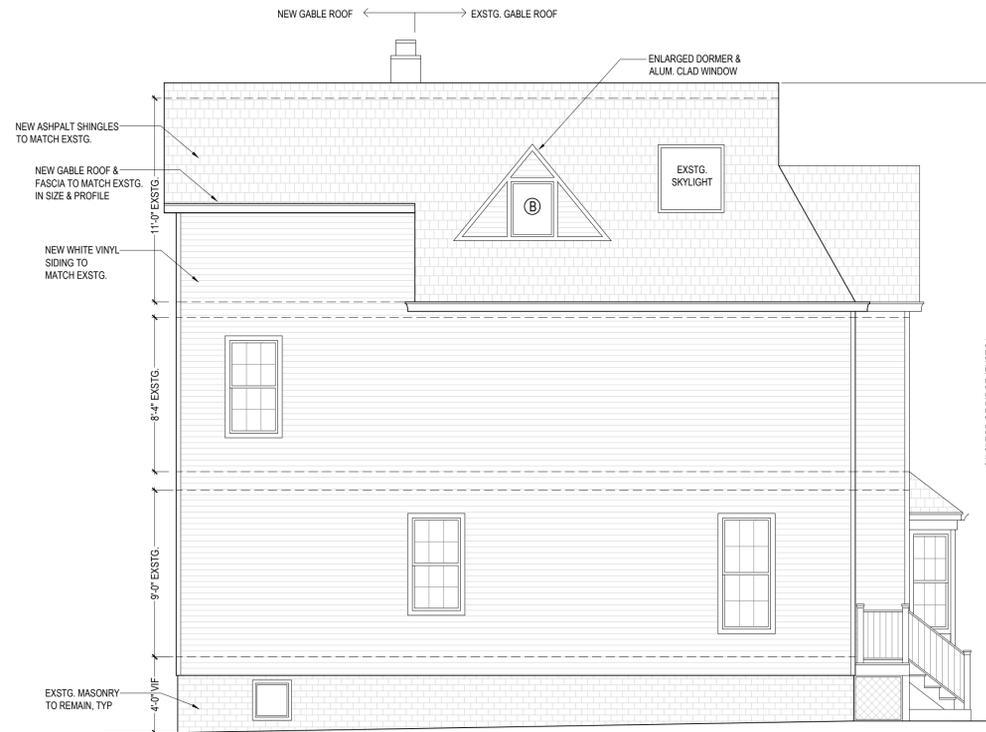


LIC. EXP. 11/30/24

A2.1



1 EXSTG. NORTH ELEV.
SCALE: 1/4"=1'



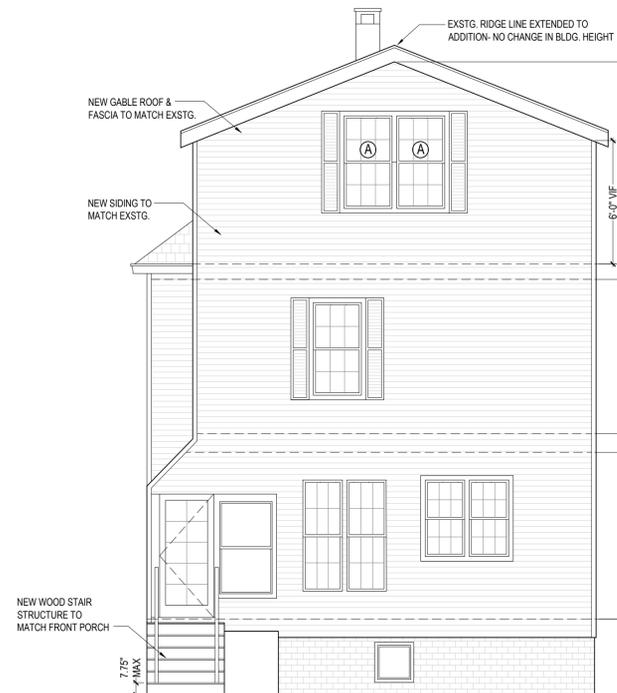
2 PROPOSED NORTH ELEV.
SCALE: 1/4"=1'

WINDOW KEY:

#	SIZE/R.O. V.F.	TYPE
A	(2) 3'-0" x 5'-0"	NEW VINYL DOUBLE-HUNG WINDOW TO MATCH EXSTG. W. SDL (3/2), MATCH SIZE & PROFILE. FLANKED BY BLACK SHUTTERS TO MATCH EXSTG.
B	2'-6" x 3'-0"	NEW ALUM. CLAD CASEMENT WINDOW TO REPLACE EXSTG., MATCH SIZE & PROFILE.



3 EXSTG. EAST ELEV.
SCALE: 1/4"=1'



4 PROPOSED EAST ELEV.
SCALE: 1/4"=1'

DRAWN BY: JD, MC, RP

SCALE: AS NOTED

ISSUES:

ZONING REVIEW 04/05/24

RENO. PERMIT 04/15/24

DEMO. CLARIFICATION 07/22/24

PRESERVATION 09/10/24

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EVANSTON, IL. 60202

EXISTING & PROPOSED
EXTERIOR ELEVATIONS:
NORTH & EAST



LIC. EXP. 11/30/24

A2.2



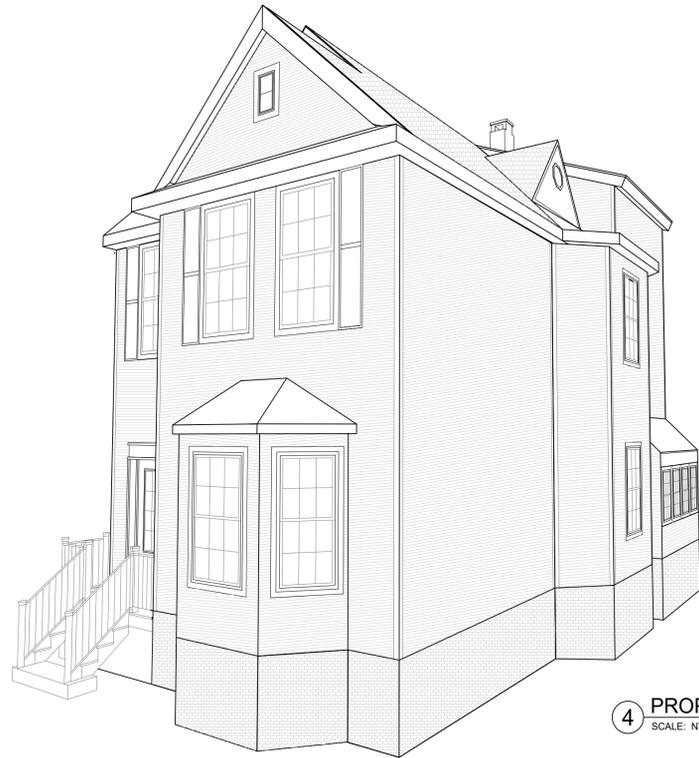
① EXSTG. N.E. AXON
SCALE: NTS



② PROPOSED N.E. AXON
SCALE: NTS



③ EXSTG. S.E. AXON
SCALE: NTS



④ PROPOSED S.E. AXON
SCALE: NTS

DRAWN BY: JD, MC, RP

SCALE: AS NOTED

ISSUES:

ZONING REVIEW 04/05/24

RENO. PERMIT 04/15/24

DEMO. CLARIFICATION 07/22/24

PRESERVATION 09/10/24

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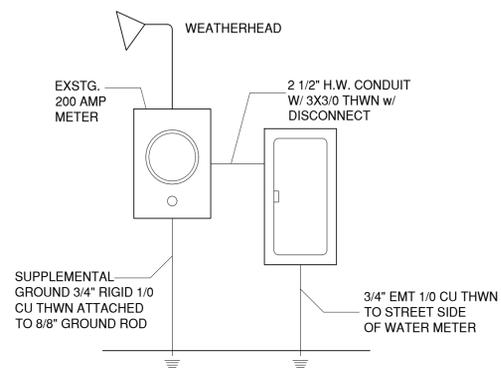
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AXONOMETRIC STREET
VIEWS: EXISTING &
PROPOSED

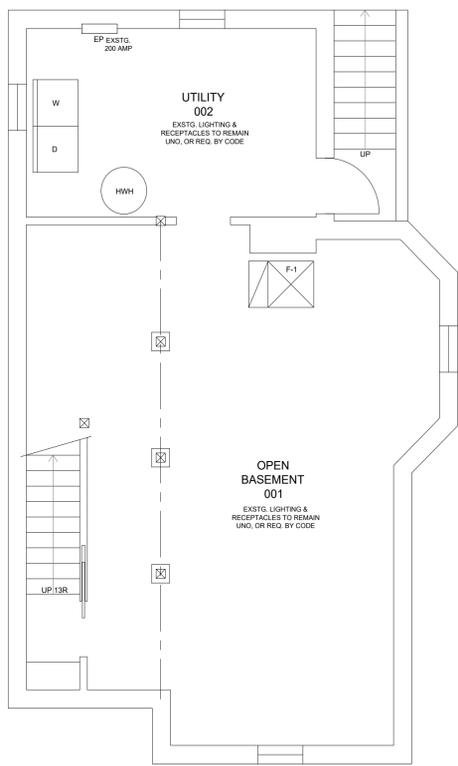


LIC. EXP. 11/30/24

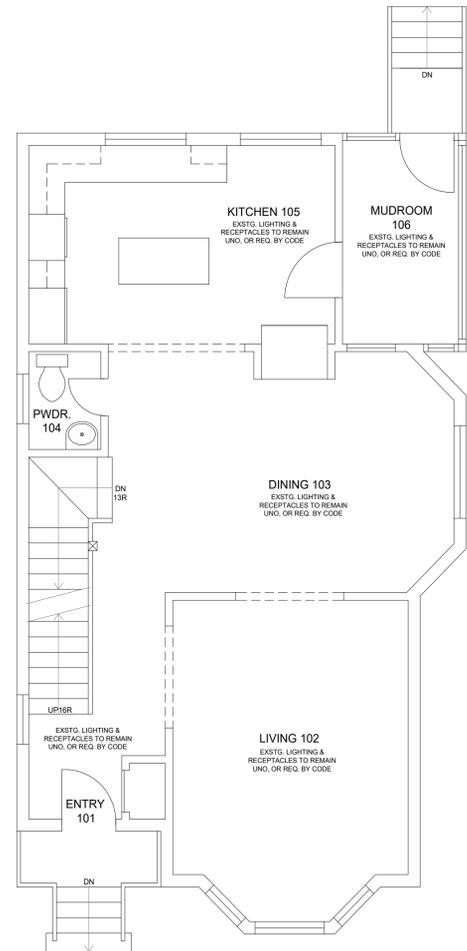
A2.3



3 ELEC. PIPING
SCALE: NTS



1 BASEMENT PLAN
SCALE: 1/4"=1'



2 1ST FLOOR PLAN
SCALE: 1/4"=1'

DRAWN BY: JD, MC, RP

SCALE: AS NOTED

ISSUES:

ZONING REVIEW 04/05/24

RENO. PERMIT 04/15/24

DEMO. CLARIFICATION 07/22/24

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NELSON & SEMENYUK
RESIDENCE
829 MICHIGAN AVE.
EVANSTON, IL. 60202

ELECTRICAL & LIGHTING
PLANS: BASEMENT & FIRST
FLOOR



LIC. EXP. 11/30/26

E1.1

ELECTRICAL SCHEDULE

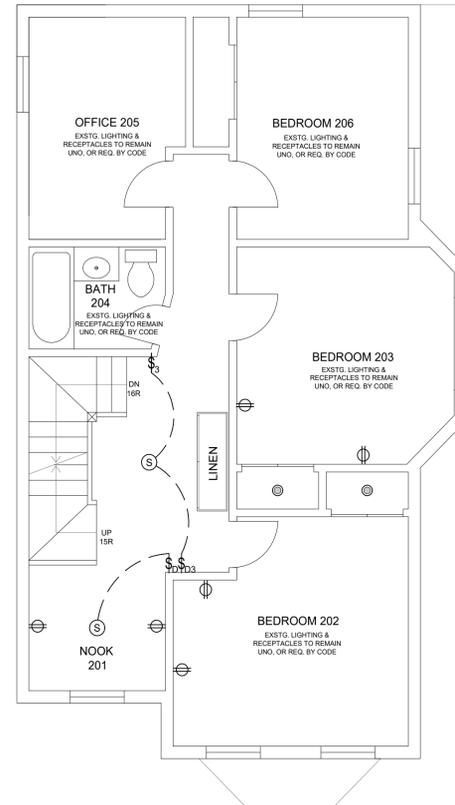
TAG	DESCRIPTION
⊕	DUPLEX OUTLET @ 12" O.C.
⊕	JUNCTION BOX FOR APPLIANCE
G.F.I.	GROUND FAULT INTERRUPTER
WP	WATERPROOF OUTLET
36/42	DIMENSION ABOVE FINISHED FLOOR
IN CAB.	IN CABINET OUTLET

LIGHTING SCHEDULE

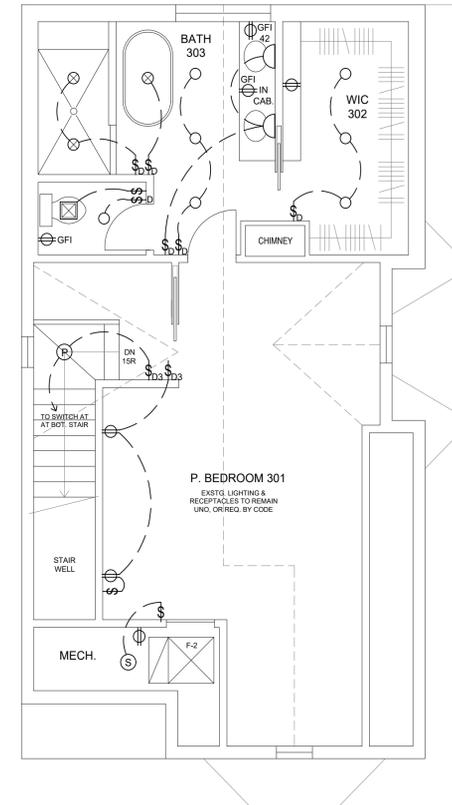
TAG	DESCRIPTION	TAG	DESCRIPTION
P	PENDANT FIXTURE	—	UNDER CABINET LED LIGHTING
S	SURFACE MOUNTED CEILING FIXTURE	⊗	BATHROOM EXHAUST FAN W/ LIGHT
—	WALL SCONCE FIXTURE	SP	COMBO CARBON MONOXIDE & SMOKE DETECTOR
○	4" NOM. RECESSED CAN LED FIXTURE	§	SINGLE POLE SWITCH LOCATIONS BY ELECTRICIAN & OWNER IN FIELD
⊗	4" NOM. RECESSED CAN LED FIXTURE FOR WET LOCATION	§ _D	SINGLE POLE SWITCH W/ DIMMER LOCATIONS BY ELEC. & OWNER IN FIELD
⊙	CLOSET PUCK LIGHT	§ _S	3-WAY SWITCH LOCATIONS BY ELECTRICIAN & OWNER IN FIELD

ELECTRICAL NOTES (WHERE APPLICABLE)

- THE MEANS OF DISCONNECT TO BE LOCATED WITHIN 5' OF THE POINT WHERE SUCH CONDUIT ENTERS THE BUILDING.
- THE ELECTRICAL PANEL TO HAVE A LIGHT WITHIN 3'.
- THE REFRIGERATOR, MICROWAVE, DISPOSAL & DISPOSAL TO EACH HAVE A DEDICATED 20-AMP CIRCUIT.
- ALL DISHWASHERS TO BE "HARD WIRED" W/ THE USE OF ELECTRICAL METALLIC TUBING & A MIN. OF 3/8" FLEXIBLE METAL CONDUIT, WHICH SAID CONDUIT NOT TO EXCEED 6' IN LENGTH.
- THE DISHWASHER TO HAVE AN APPROVED DISCONNECTING MEANS ON THE WALL OF THE BUILDING STRUCTURE OR ON THE WALL WITHIN THE CIRCUIT & IN THE IMMEDIATE VICINITY OF THE DISHWASHER. DISCONNECTING MEANS INSTALLED WITHIN THE CABINET & THE IMMEDIATE VICINITY OF THE AUTOMATIC DISHWASHER TO BE MOUNTED ON A VERTICAL WALL. DISCONNECTING MEANS MOUNTED HORIZONTALLY (BOTTOM OF CABINET) WILL NOT BE ACCEPTED.
- A DISCONNECT SWITCH FOR DISPOSAL TO BE 3" MAX. FROM CENTERLINE OF DISPOSAL UNIT. A LISTED "BUTTON" TYPE SWITCH MAY BE USED ON THE BACKSPASH IF NO WALL SPACE IS AVAILABLE W/ THE APPROVAL OF BUILDING OFFICIAL OR ELECTRICAL INSPECTOR.
- ALL NEW RECEPTACLES TO BE TAMPER RESISTANT TYPE. (NEC 406.12)
- AN ADDITIONAL KITCHEN COUNTERTOP RECEPTACLE TO BE WITHIN 2' OF THE RANGE. (NEC 210.52)
- INSTALL AT LEAST TWO 20-AMP CIRCUITS FOR THE KITCHEN COUNTERTOP RECEPTACLES. (NEC 210.11)
- ALL NEW OR MODIFIED APPLICABLE CIRCUITS TO BE AFCI PROTECTED. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15 & 20 AMP OUTLETS INSTALLED IN FAMILY RMS, RECREATION RMS, DINING RMS, LIVING RMS, PARLORS, LIBRARIES, DENS, BEDROOMS, LIVING RMS, CLOSETS, HALLWAYS & SIMILAR RMS OR AREAS TO BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (NEC 406.4)
- THE OUTLET BOX HOOD FOR NEW EXTR. RECEPTACLES TO BE LISTED & IDENTIFIED AS "EXTRA-DUTY." (NEC 406.9(A)(L))
- FLOOR JOISTS NOT BE NOTCHED FOR ANY ELECTRICAL INSTALLATION OF MATERIALS, EQUIPMENT, OR DEVICES. FLOOR &/OR CEILING JOISTS MAY BE DRILLED FOR THE PURPOSE OF INSERTING A CONDUIT SYSTEM, HOWEVER, TO BE NOTED THAT A MIN. OF 2" OF WOOD TO BE REMAINING ON THE BOTTOM OF SAID FLOOR/CEILING JOISTS WHEN THE CONDUIT SYSTEM IS COMPLETE.



1 2ND FLOOR PLAN
SCALE: 1/4"=1'



2 ATTIC PLAN
SCALE: 1/4"=1'

DRAWN BY: JD, MC, RP

SCALE: AS NOTED

ISSUES:

ZONING REVIEW 04/05/24

RENO. PERMIT 04/15/24

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ELECTRICAL & LIGHTING
PLANS: 2ND FLR. & ATTIC



LIC. EXP. 11/30/26

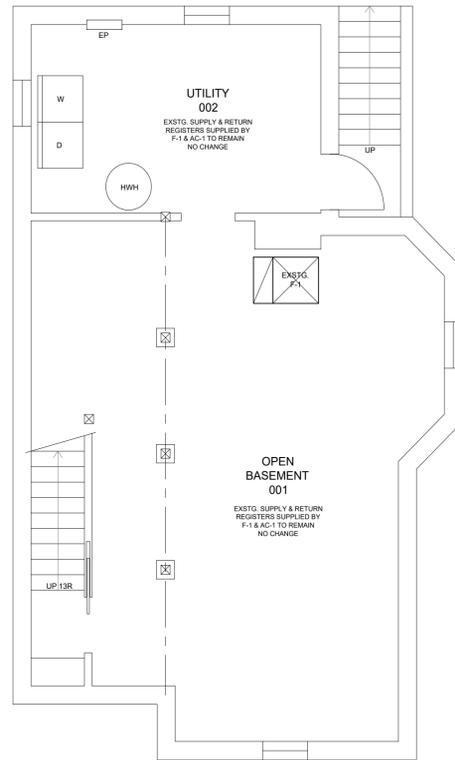
E1.2

LIGHT, VENT & HEAT LOSS DATA														
RM #	ROOM NAME	ROOM TYPE	AREA SF	ORDINANCE REQUIREMENTS				ACTUAL PROVIDED				FAN SYSTEM SERVED		HEAT LOSS BTU/HR
				NAT. LIGHT	NAT. VENT	SUPPLY	EXHAUST	NAT. LIGHT	NAT. VENT	SUPPLY	EXHAUST	SUPPLY	EXHAUST	
BASEMENT														
001	OPEN BSMNT.	LIVING SPACE	519	NR	NR	200	200	30	15	250	250	EXSTG. F-1	EXSTG. F-1	23355
002	UTILITY	MISC.	164	NR	NR	NR	NR	15	7.5	75	75	EXSTG. F-1	EXSTG. F-1	7380
TOTAL			683							325	325			30,735
1ST FLR														
101	ENTRY	MISC.	34	NR	NR	NR	NR	0	0	75	75	EXSTG. F-1	EXSTG. F-1	1700
102	LIVING	LIVING SPACE	211	22	11	150	150	60	30	200	200	EXSTG. F-1	EXSTG. F-1	10550
103	DINING	LIVING SPACE	192	20	10	100	100	60	30	150	150	EXSTG. F-1	EXSTG. F-1	9600
104	POWDR	TOILET ROOM	21	NR	NR	50	75	10	5	50	75	EXSTG. F-1	EXSTG. F-1	1050
103	KITCHEN	LIVING SPACE	162	20	10	100	100	30	15	150	150	EXSTG. F-1	EXSTG. F-1	9100
104	MUDROOM	MISC.	71	NR	NR	NR	NR	80	40	75	75	EXSTG. F-1	EXSTG. F-1	3550
TOTAL			711							700	725			35,550
2ND FLR														
201	NOOK	LIVING SPACE	53	NR	NR	50	50	15	7.5	75	75	NEW F-2	NEW F-2	2650
202	BEDROOM	LIVING SPACE	150	16	8	100	100	20	10	125	125	EXSTG. F-1	EXSTG. F-1	7500
203	BEDROOM	LIVING SPACE	137	14	7	100	100	30	15	125	125	EXSTG. F-1	EXSTG. F-1	6850
204	BATH	TOILET ROOM	42	NR	NR	50	75	0	0	50	75	EXSTG. F-1	EXSTG. F-1	2100
205	OFFICE	LIVING SPACE	91	10	5	75	75	15	7.5	100	100	EXSTG. F-1	EXSTG. F-1	4550
206	BEDROOM	LIVING SPACE	114	12	6	75	75	15	7.5	100	100	EXSTG. F-1	EXSTG. F-1	5700
TOTAL			587							500	525			26,700
ATTIC														
209	P. BEDROOM	LIVING SPACE	300	30	15	150	150	20	10	250	250	NEW F-2	NEW F-2	16995
210	P. CLOSET	MISC.	88	NR	NR	NR	NR	15	7.5	50	50	NEW F-2	NEW F-2	4840
211	P. BATH	TOILET ROOM	166	NR	NR	NR	NR	50	7.5	75	100	NEW F-2	NEW F-2	9150
TOTAL			554							450	475			33,615

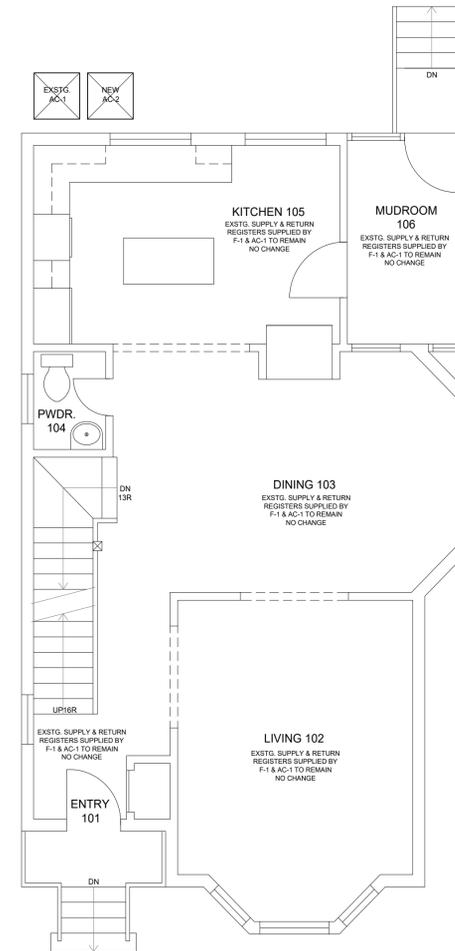
REFRIGERANT COMPRESSOR SCHEDULE:											
ITEM	# COMP.	TONS	HP	REFRIGERANT	REMOTE	SELF CONT.	LOCATION	AIR COOLED	WATER COOLED	PKG.	# UNITS
AC-1	1	5.0	5	R-410A	YES	NO	REAR YARD	YES	NO		1
AC-2	1	2.5	5	R-410A	YES	NO	REAR YARD	YES	NO		1

EQUIPMENT SCHEDULE:				
ITEM	SERVICING	LOCATION	DESCRIPTION	MANUF #
F-1	BASEMENT, 1ST & 2ND	BASEMENT MECH.	EXSTG. HIGH EFFICIENCY GAS FURNACE 120,000 BTU	EXISTING, VIF
F-2	REAR APARTMENT	ATTIC MECH.	NEW HIGH EFFICIENCY GAS FURNACE 40,000 BTU	LENNOX #ML180UH04SP24A OR EQUIV.
AC-1	BASEMENT, 1ST & 2ND	REAR YARD	EXSTG. 5 TON AIR CONDITIONER	EXISTING, VIF
AC-2	ATTIC & 2ND FLR. NOOK	REAR YARD	NEW 2.5 TON AIR CONDITIONER	LENNOX #ML14X-C15030 OR EQUIV.
HWH-1	ENTIRE RESIDENCE	BASEMENT MECH.	EXSTG. 75 GALLON GAS HOT WATER HEATER	EXISTING, VIF
T-EF	ALL BATHROOMS	ALL BATHROOMS	NEW & EXSTG. 75 CFM. FAN: 100 WATT HP, CEILING MOUNT	EXISTING, VIF
K-EF	KITCHEN	KITCHEN	EXSTG. 150 CFM. FAN: 100 WATT HP, IN VENT HOOD	EXISTING, VIF

REGISTER & GRILLE SCHEDULE					
SYMBOL	MFG	MODEL	TYPE	SIZE	CFM
☒	HART & COOLEY	210	SUPPLY VOLUME CONTROL DAMPER	4" x 8"	50-90
				4" x 12"	100-140
				4" x 14"	150-190
				6" x 14"	200-300
☒	HART & COOLEY	672	RETURN	6" x 10"	100-140
				6" x 12"	150-190
				8" x 10"	200-240
				8" x 12"	250-300
Ⓣ	7-DAY PROGRAMMABLE THERMOSTAT @ 5'-6" A.F.F.				



1 BASEMENT PLAN
SCALE: 1/4"=1'



2 1ST FLOOR PLAN
SCALE: 1/4"=1'

DRAWN BY: JD, MC, RP

SCALE: AS NOTED

ISSUES:

ZONING REVIEW 04/05/24

RENO. PERMIT 04/15/24

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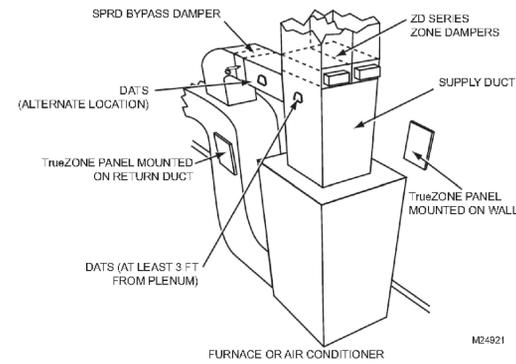
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MECHANICAL PLANS:
BASEMENT & FIRST FLOOR



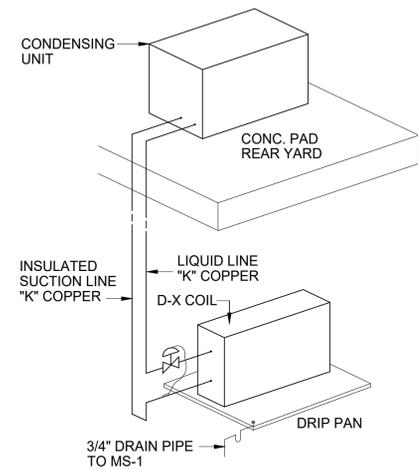
LIC. EXP. 11/30/26

M1.1



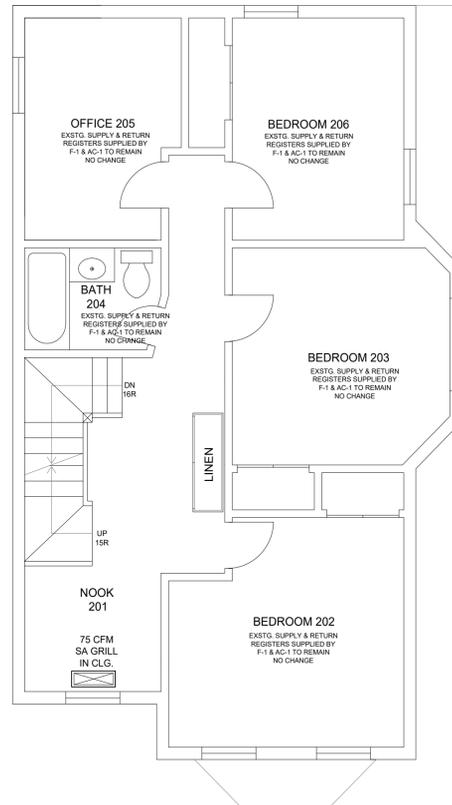
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3 AC PIPING
SCALE: NTS

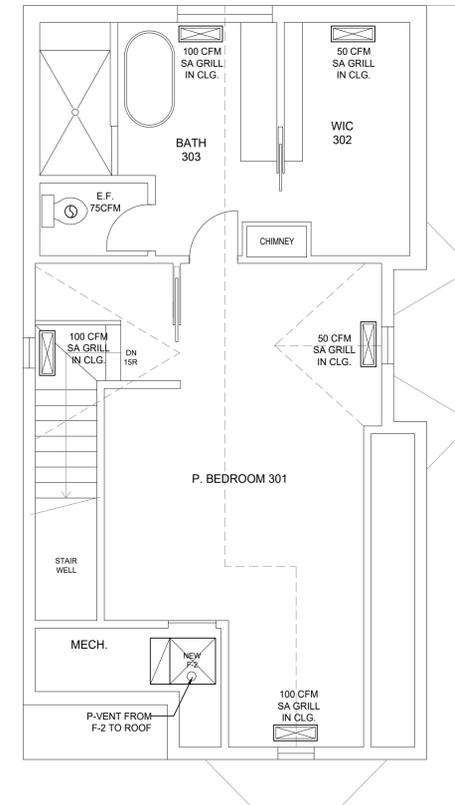


4 FURNACE PIPING
SCALE: NTS

- MECHANICAL NOTES:**
1. NOISE LEVEL OF MECHANICAL EQUIPMENT NOT TO EXCEED 55 DB @ LOT LINES.
 2. ALL DUCTWORK TO BE SHEET METAL & ABOVE CEILING LINE.
 3. LOCK TYPE DAMPER ON SUPPLY AIR.
 4. REMOVE ALL EXPANSION DEVICES, VALVES & CONNECTIONS FROM AIR STREAM.
 5. OUTSIDE AIR INTAKE TO BE AT LEAST 15'-0" FROM ANY CONTAMINANTS & 10'-0" ABOVE GRADE.
 6. NO MECHANICAL WORK TO BE DONE IN THE BASEMENT.
- REFRIGERATION NOTES:**
1. INSTALL PRESSURE RELIEF VALVE ON HIGH PRESURE SIDE OF SYSTEM, UPSTREAM FROM ANY INTERVENING VALVES.
 2. REMOVE EXPANSION VALVES, DEVICES & CONNECTIONS FROM AIR STREAM.
 3. ALL REFRIGERATION PIPING TO BE SCHEDULE "K" COPPER.
 4. ALL CONNECTIONS TO BE BRAZED.



1 2ND FLOOR PLAN
SCALE: 1/4"=1'



2 ATTIC PLAN
SCALE: 1/4"=1'

DRAWN BY: JD, MC, RP

SCALE: AS NOTED

ISSUES:

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MECHANICAL PLANS: 2ND
FLR. & ATTIC

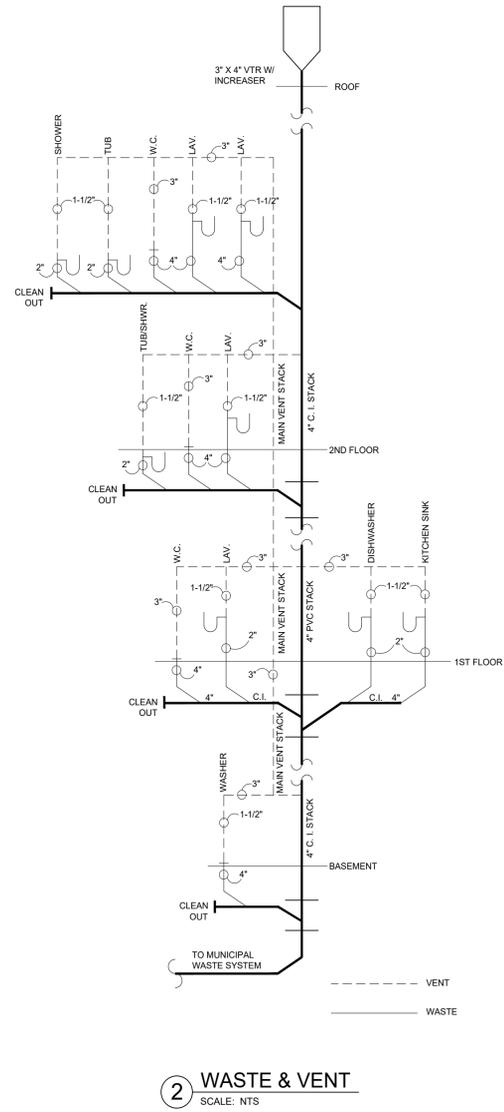
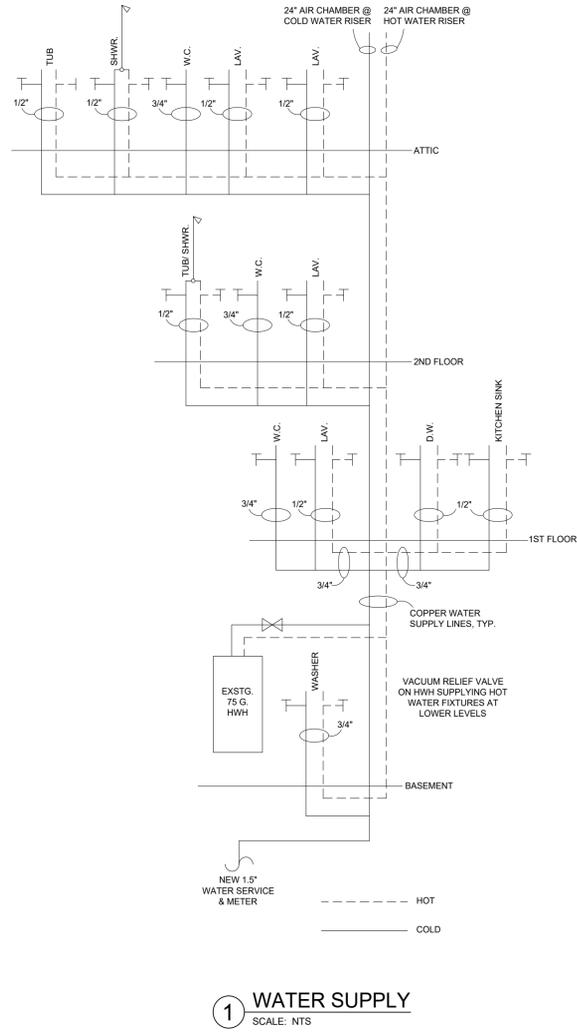


LIC. EXP. 11/30/26

M1.2

RM.	FIXTURE	DESCRIPTION	FINISH
POWDER	LAVATORY	TBD	WHITE
	LAV. FAUCET	TBD	BRSH. CHROME
	TOILET	TBD	WHITE
KITCHEN	SINK	TBD	STAINLESS STL.
	FAUCET	TBD	BRSH. CHROME
2ND FLR. BATH	LAVATORY	TBD	WHITE
	LAV. FAUCET	TBD	BRSH. CHROME
	SHOWER HEAD	TBD	BRSH. CHROME
	TUB FILLER	TBD	BRSH. CHROME
	TUB	TBD	WHITE
PRIMARY BATH	TOILET	TBD	WHITE
	LAVATORY (x2)	TBD	WHITE
	LAV. FAUCET (x2)	TBD	BRSH. CHROME
	TUB FILLER	TBD	BRSH. CHROME
	TUB	TBD	WHITE
	SHOWER HEAD	TBD	BRSH. CHROME
	SHOWER BASE	CONCRETE	TILE
	TOILET	TBD	WHITE

- GENERAL PLUMBING NOTES** (WHERE APPLICABLE)
- ALL PLUMBING WORK, PIPING & MATERIALS AS PER CITY OF EVANSTON.
 - STACK VENT TERMINALS TO EXTEND 12" MIN ABOVE ROOF SURFACE & NOT BE LESS THAN 1'-0" FROM ANY VERTICAL BUILDING SURFACE.
 - HORIZONTAL DRAIN LINES TO HAVE A MIN. SLOPE OF 1/4":1'-0" FOR PIPE SIZE UP TO 3", & A MIN. OF 1/8":1' FOR PIPES OVER 3" DIAMETER.
 - CLEAN OUT REQUIRED AT UPPER ENDS OF ANY HORIZONTAL DRAIN LINE OVER 5'-0" LONG.
 - ALL DOMESTIC HOT & COLD WATER PIPING TO BE TYPE "L" HARD COPPER W/ SWEAT JOINT FITTING (ABOVE GROUND), W/ BELOW GROUND HOT & COLD WATER PIPING TO BE TYPE "K" COPPER PIPE W/ WROUGHT COPPER FITTINGS.
 - SOLDER FOR JOINTS NOT TO CONTAIN LEAD.
 - DRAIN TILE CONNECTED TO VILLAGE STORM SEWER WHERE INSTALLED.
 - DOMESTIC HOT & COLD WATER PIPING ON INTR. PARTITION WALLS & INTR. FLOORS DOES NOT NEED TO BE INSULATED UNLESS NOTED. ALL OTHER PIPING TO BE INSULATED W/ 1/2" THICK 3-LB. DENSITY FIBERGLASS INSUL. W/ UNIVERSAL JACKET.
 - SHUT-OFF VALVES IN MAIN WATER PIPING TO BE 125 PSI BALL VALVE.
 - ALL GAS PIPING TO BE SCHEDULE 40 BLACK STEEL PIPE W/ 125 PSI SCREW FITTING. FLEXIBLE GAS PIPE TO BEAR UL LABEL.
 - PROVIDE PLUMBING FIXTURES W/ TRAPS & STOPS AS REQUIRED.
 - ALL SANITARY SEWERS BELOW FLOORS TO BE CAST IRON. ALL ROUGH IN FOR WASTE LINES WIN BUILDING & WASTE STACKS TO BE CAST IRON.
 - PROVIDE R-3 INSULATION ON ALL NEW HOT WATER SERVICE LINES (3/4" & LARGER) TO KITCHEN & OTHER AREAS REQUIRED PER IECC R403.5.3.
 - THE DISHWASHING MACHINE TO DISCHARGE SEPARATELY INTO A TRAP OR TAIL PIECE OF THE KITCHEN SINK & NOT CONNECT TO DISPOSAL, 890.770.
 - ALL NEW WASTE & VENT PIPING TO BE STACK TESTED IN PRESENCE OF THE INSPECTOR, 890.1930.
 - ALL SHOWER COMPARTMENTS & SHOWER-BATH COMBINATIONS TO HAVE AN AUTOMATIC SAFETY WATER MIXING DEVICE, 890.6906.



DRAWN BY: JD, MC, RP

SCALE: AS NOTED

ISSUES:

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PLUMBING DIAGRAMS



LIC. EXP. 11/30/26

P1.1



WEST FRONT ELEVATION



EAST REAR ELEVATION

EXISTING ARCHITECTURAL DETAILS

- VINYL SIDING W/ NOM. 3" FLAT TRIM
- MASONRY BASEMENT WALLS
- ASPHALT ROOF SHINGLES
- COMBINATION ALUM. CLAD & VINYL WINDOWS
- 1ST & 2ND FLOOR WINDOWS ARE DOUBLE HUNG W/ SDL (3/2), SOME W/ BLACK SHUTTERS
- ATTIC WINDOWS ARE DOUBLE-HUNG & CASEMENT W/O SDL.
- BASEMENT WINDOWS ARE VINYL AWNING W/O SDL.
- ALUMINUM GUTTERS & DOWNSPOUTS
- WOOD PORCH STRUCTURES W/ WOOD HANDRAILS



NORTH SIDE ELEVATION



SOUTH SIDE ELEVATION

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



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

NATIONAL REGISTER
 WITHIN NR DISTRICT?
 NR DISTRICT CONTRIB/NON-CONTRIB?
 NR LANDMARK? YEAR
 NR ELIGIBLE? CRITERIA

PHOTO ID

PREVIOUSLY SURVEYED?

GENERAL INFORMATION

CATEGORY CURRENT USE
 CONDITION HISTORIC USE
 INTEGRITY SECONDARY STRUCTURE
 NRSECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Stick Style (altered)"/>	ROOF TYPE	<input type="text" value="Gable on hip"/>
DETAILS	<input type="text" value="-"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1885 (circa)"/>	FOUNDATION	<input type="text" value="Brick"/>
OTHER YEAR	<input type="text" value="-"/>	PORCH	<input type="text" value="-"/>
DATESOURCE	<input type="text" value="Surveyor"/>	WINDOW MATERIAL	<input type="text" value="Vinyl/aluminum"/>
WALL MATERIAL (current)	<input type="text" value="Vinyl"/>	WINDOW MATERIAL 2	<input type="text" value="-"/>
WALL MATERIAL 2 (current)	<input type="text" value="-"/>	WINDOW TYPE	<input type="text" value="Double hung/fixe"/>
PLAN	<input type="text" value="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="6/6; multi-light"/>
NO OF STORIES	<input type="text" value="2.5"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

829 - MICHIGAN AVENUE

ALTERATIONS

Replacement siding; replacement windows in original openings; front stoop and railings; fixed shutters; 1-story front 3-sided window bay; replacement front door and surround; 1-story rear addition

HISTORIC INFORMATION

OLD ADDRESS (city dir.year) 425s Michigan av South Evanston. This part of Michigan av was also known as Congress/Michaelson

ORIGINAL OWNER -

BUILDING MOVED? Yes (unconfirmed)

ORIGINAL ARCHITECT -

MOVED FROM Annie B. Hughes moved "2 more houses" onto her Congress av property (Ev Index 11/15/1890)

ARCHITECT SOURCE -

BUILDER -

ADDITIONAL PHOTOGRAPHS



PHOTO ID2 \Images\11-19-405-005-0000-2.jpg



PHOTO ID3 \Images\11-19-405-005-0000-3.jpg

SURVEYOR Lara Ramsey

SURVEYOR ORGANIZATION GRANACKI HISTORIC CONSULTANTS

SURVEY DATE 3/28/2011

Historic Info Compiler MBM & aoe

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

829 — - MICHIGAN AVENUE

OLD ADDRESS (city dir.year) 425s Michigan av South Evanston. This part of Michigan av was also known as Congress/Wheeler av

DATE OF CONSTRUCTION 1885 (circa)

MOVING INFORMATION

BUILDING MOVED? Yes (unconfirmed)

MOVING PERMIT # Ev Index **DATE** 1890 (circa)

MOVED FROM Annie B. Hughes moved "2 more houses" onto her Congress av property (Ev Index 11/15/1890)

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # - **DATE** 1880s (?)

BUILDING PERMIT DESCRIPTION 2-story house (1899 Sanborn map). Same footprint as 833 Michigan av

COST -

ORIGINAL OWNER -

ORIGINAL OWNER OCCUPIED? -

ORIGINAL ARCHITECT -

ARCHITECT SOURC -

BUILDER -

EXTERIOR ALTERATION PERMITS

BP #22250. 1938.09.07. Frame house imp. & addn. \$2,500. Owner Myron R. Holmgren. Bldr: H.W. Dring. BP #78-1502. 1978.08.28. Siding. \$5,000. Owner: Tom O'Brien.

OTHER PERMIT INFO

BP #11694. 1923.10.09. 1-story frame portable garage. \$230. Owner George F. Zamis (sp) Bldr: Harris Bros. BP #12533. 1924.06.13. 1-story frame garage. \$180. Owner George F. Zamis. Bldr: Harris Bros.

COA INFO

Replace from house roof 30-year 3TAB shingles with 30-year 3TAB shingles. (2010)

HISTORIC INFO

For old address, s = number used by Village of South Evanston, which until 1893 numbered from north (Hamilton/Greenleaf) to south (Howard). This part of Michigan once called Congress/Wheeler av.--SEE CONTINUATION SHEET

OTHER SOURCES

ELHD # n/a. PHOTOS: Real Estate tear sheets: 1953, Hokanson & Jenks; 1957, Hokanson & Jenks.

HISTORIC INFO COMPILER MBM & aoe

PRIMARY KEY 11-19-405-005-0000

City of EVANSTON
LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

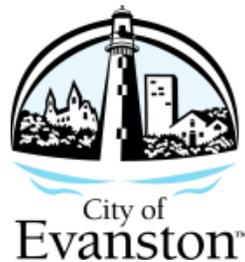
STREET # 829

STREET MICHIGAN AVENUE

ADDITIONAL PHOTOS OR INFORMATION

Historic Information

For old address, s = number used by Village of South Evanston, which until 1893 numbered from north (Hamilton/Greenleaf) to south (Howard). This part of Michigan once called Congress/Wheeler av. Annie B. Hughes owned 829,833,835 & 839 Michigan av 1889-1896 (Tract book).



MEETING MINUTES

PRESERVATION COMMISSION

Tuesday, July 16, 2024

5:30 P.M. Room 2404

Members Present: Carl Klein, Sarah Dreller, Thomas Ahleman, Stuart Cohen, Lesa Rizzolo
Charles Smith, Amanda Ziehm

Members Absent: Joshua Bowes-Carlson, Matthew Johnson, Beth Bodan

Staff Present: Cade W. Sterling

Presiding Member: Sarah Dreller, Chair

Minutes Taken by: Cade W. Sterling

DISCUSSION 5:30 PM START

Envision Evanston 2045 Discussion

Representatives from HDR Inc. & McAdams will facilitate a discussion regarding Envision Evanston 2045.

- A representative and project manager from HDR Inc. provided an overview of planning activities to date which included finalizing phase 1 engagement discovery of major themes and concerns, and creation of a vision statement and preliminary goal statements.
- Significant themes related to historic preservation included:
 - Preservation of Community Character, and
 - Arts, Culture, and Vibrant Public Spaces
- Significant concerns that the community identified related to historic preservation include:
 - Developments that clash with Evanstons historic and cultural character, and
 - The decline of downtown
- Desires for the future that the community identified related to historic preservation include:
 - Integration of arts and culture

- Affordable housing
 - A diversity of housing
 - Prioritizing historic preservation
- The proposed vision statement was shared and Commissioners offered the following comments
 - The language related to arts and culture is too passive, specifically the word “celebrate”, which assumes a kind of stasis to arts and culture. Arts and culture should be not only celebrated but actively integrated into a variety of land use and policy decisions. Embracing, advancing, prioritizing, and integrating arts and culture into decision making is ongoing and important work. In order to realistically and adequately advance that work, Arts and Culture needs to be meaningfully invested in, prioritized, and elevated and requires concrete strategies for advancement.
 - The word, “we” should be further defined. Who is we? Who is advancing this work and who is this plan and vision for? Instead of just we, this could include residents young and old, city government, local school districts, northwestern university and other institutional and partner organizations, those who live in or work in Evanston, those with past connections to Evanston, etc.
 - It was suggested that as a principal policy document for City decision making and policy, there should be additional reference within the vision statement to creating an institutional framework within local government but also across other partners that is capable of realistically advancing this vision and being held accountable to it.
- Proposed goal statements were reviewed, initially the flow chart identifying how the public engagement themes. These were informed by the public's primary concerns and desires which informed the vision statement and corresponding goal statements.
 - Commissioners were concerned that the predominant engagement themes, desires, and concerns related to historic preservation that were reviewed earlier were not elevated similarly to the others. Primarily the theme, “preservation of community character”, a desire to “prioritize historic preservation” as well as a concern that, “new developments clash with Evanston's historic and cultural character” were the only items that didn't directly translate into a goal. This might be resolved by rewording the goal for arts and culture, which should be more active than, “celebrate” and should directly reference and include historic preservation. An example provided was to prioritize, or strengthen arts, culture, and historic preservation.
- Specific goal statements were reviewed one at a time with associated comments by the Commission.
- **Foster a healthy community**
 - The word, “strive” is too passive for a goal or value statement. Instead, try, “we are a vibrant, inclusive community...”

- The bullet related to, “enhancing the aesthetics of the built environment through...” was discussed. Specifically, the consultant was encouraged to modify this goal to expand beyond the aesthetic considerations of the built environment. The aesthetic contributions and beauty of the built environment is an important consideration, but if the goal is to create a built environment that is vibrant, inclusive, and inspiring, it should include additional complexity.
- Generally, the Commissioners felt the goals and the language associated with them was shallower than expected, with the concern being that if the language and terminology within the goals are shallow or static, that they will inform policy and initiatives that are similarly flawed.
- People are attached to built environments that have rich complexity in character, design, visual interest and aesthetic intrigue, human scaled volumes and human scaled sense of enclosure, psychological attachment to place through its continued evolution and stewardship, small and long-standing businesses, a richness in sensory experience, landscaping, shade and street trees, lighting, gathering spaces, public art.
- Vibrant and inspiring places are often those that aren’t new. A study by the National Trust was suggested as reference, “older, smaller, better”. Part of fostering a healthy community and creating vibrant and inspiring places is identifying, protecting, adapting, and actively managing the places that already exist that meet those goals.
- **Establish a Strong Local Economy**
 - The City’s smaller neighborhood and human-scaled business districts were provided as examples of existing human-scaled and vibrant places including Church and Dodge, Greenwood, the Main Dempster Mile, Noyes Street, Foster Street, and Central Street which the community seems more attached to, which have lower rent structures and many long-standing and legacy businesses, and which are well suited for more preservation-based economic development strategies.
 - The main-street model through the National Trust was provided as a good reference point.
 - Commissioners noted that in conversations they’ve had, many in the community have a preference for these neighborhood and human-scaled environments vs the downtown and the decline of the downtown is multi-symptomed but intimately connected to a decline in its human-scaled, traditional, and unique built fabric. If the downtown is prioritized for revitalization, it should start by identifying the remaining environments within it that are not expendable and should be retained and preserved as a starting place for a more vibrant future.
 - It is critically important through this process to identify locations where growth should and can occur and where it should not. Development and re-development occurs in places that are seen as expendable or which are seen as incapable or underutilized in meeting our goals as a

community, but there are many places that are not expendable and are largely irreplaceable and deeply connected to our collective memory of Evanston and its identity.

- The downtown has remade itself many times over in efforts to compete with various market demands and trends. It was a significant regional shopping destination, then it was headquarters city, then it was the research park theory, etc. In the newest remaking, it should look to its past for a more inspiring future.
- **Protect natural resources**
 - Commissioners expressed that the goals listed were noble but pushed for increased action oriented language, specifically that existing natural areas and open spaces should be proactively identified and meaningfully protected and that this identification and protection needs to happen in the near term in order for these spaces to not only remain, but be ecologically rich in 2045.
 - Additional existing city-owned and non-city owned natural areas and open spaces, including parks should be considered for landmark designation.
- **Celebrate arts and culture**
 - The language is too soft within the goal statement. We shouldn't aim to honor our history, we will honor our history.
 - The specific language within the second bullet point regarding preserving and restoring historic buildings should be modified. These are technical terms that have significant meaning, and the language use doesn't reflect the desire of the Commission to allow for our built heritage to evolve in a compatible way, for it to be used and continually adapted. These are spaces for people to occupy and live in, to evolve and include our present day history so it can be represented and remembered in the future.
 - It is recommended that the language be changed to, "protecting, adapting, and rehabilitating historic buildings..."
 - Include a broader definition of historic preservation that goes beyond built heritage.
 - Public art does not need to be limited to traditionally defined public spaces such as parks and civic buildings. Public art and culturally expressions should be integrated into and be a part of the broader built and natural environments to be shared, explored, and experienced in a variety of ways including during routine activities and within unexpected locations which often have the highest impact.
 - Public art should also be purposeful in its placement and consider its context and contextual design or natural vocabularies in that decision making.
- **Increasing Housing Diversity**
 - Commissioners expressed a desire for more integration between historic preservation and its role in advancing affordability, specifically

preservation or more vernacular housing typologies which may exist as naturally occurring affordable housing.

- Commissioners suggested that the consultant review initiatives within the Preserve 2040 Plan related to this integration as well as preservations role in advancing climate resiliency.
- Commissioners noted that this section makes heavy reference to development, and understandably so. However, it is important to understand that within a built out community such as Evanston, development comes at the expense of something. That something is lost in order to build something new. It is imperative then to understand which areas are not expendable, where new development is appropriate, and where it is not.
- Commissioners suggested that the diversity of housing typologies within the City's historic districts that pre-date zoning controls can serve as a template for future compatibility.
- Commissioners asked about the school system and noted it would be important to make an effort to integrate that into the planning process. The school system is often one of the first things a family looks at when choosing to live in a community and they are important neighborhood and community institutions that have a direct effect on quality of life.
- Commissioners further noted that the quality of school architecture in Evanston is significant and with the potential for future school closures, adapting those structures and preserving their artistic value and ability to communicate their past will be critical and can help build additional residential density in neighborhoods through their adaptive use.

OLD BUSINESS 7:00 PM START

24PRES-0068 - 724 Colfax Street - Northeast Historic District

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.

Case withdrawn at the applicants request. Pending re-application for the September 10 meeting.

NEW BUSINESS

24PRES-0085 - 1036 Forest Avenue - Lakeshore Historic District

Omar Gutierrez, architect and applicant on behalf of the property owner, submits for a Certificate of Appropriateness to construct a new two-and-one-half story single-family home and detached alley-accessible garage on a vacant lot.

Applicable Standards: Construction [1-16]

- Omar Gutierrez, provided a detailed overview of the proposal and a summary of the applicable standards and how the new construction is visually compatible with the surrounding block, which contains a great variety in form, materiality, and other design details and styles. The intention is to provide new construction that is sympathetic to its historic contexts, but also reads as an authentic architectural expression that embraces the technologies, materials, and design influences of today.
- Commissioners asked about the placement of the home on the lot, and whether it would be possible to move the home further west and north so that it has a larger front-yard setback and south interior side-yard setback.
- The applicant explained that they had considered this, and had already moved the entrance door to the north to provide additional privacy to the home to the south. Bringing the home further forward on the lot was done intentionally to create an illusion of increased height in order to find more compatibility with the mass and scale of the home to the south.
- The Commission discussed the unique opportunity to move the home as far north as possible to create a more compatible relationship between the structure to the south and the proposed home. This is only possible since the home to the north is setback so far from its southern lot line.
- Commissioners discussed the importance of moving the home to the west to align the front porch setback of the proposed home and the home to the south. It was acknowledged that there was already an effort to align details of the proposed porch to the one to the south including its eave line, but the setback should also align.
- Commissioners discussed the importance of archaeological resources, and a higher degree for inadvertent discovery since the majority of the lot has not been built on previously. The applicant agreed and acknowledged the need to sensitivity in approach during excavation.
- Commissioners discussed the proposed solar array, noting that it aligned with the Commissions solar guidelines and seemed compatible considering the home is new construction.
- The applicant noted that the solar array was positioned in order to eliminate glare into the adjoining structure to the south.
- Commissioners discussed the proposed roofing material, noting there is some precedent within the district for a standing seam metal roof, and that given the home is new construction, the material seemed appropriate.
- Commissioners noted the lack of visual relief on the side elevations of the home, and that given the large side setbacks that would occur, this would be even more apparent and asked if the applicant would consider some additional features to provide more articulation both at the south and north wall and roof planes in order to further break down the scale of the home and create more compatible relationships of solids to voids.
- **Public Comment**
 - Members of the public provided testimony regarding the proposal, with the majority of those commenting having concern with the lack of articulation and relief on the side wall and roof planes, the positioning

of the home on the lot relative to adjoining lots, particularly the south and east setbacks, the material choice for the roof, and the solar installation.

- **Deliberation**

- Commissioners discussed the materiality of the home, finding that the use of materials was appropriate for new construction, including the standing seam metal roof.
- Commissioners discussed the positioning of the home on the lot, noting a need to move the home as far north as possible, and at a minimum further west so that the front porch would align with the home to the south.
- Commissioners discussed the lack of visual relief and articulation at the homes side wall and roof planes. With the new positioning of the home, relief at the north elevation would be difficult as it would trigger zoning variations. However, there would now be more room to propose a bay or similar feature at the homes south elevation which is also more closely visually related with a landmark home. Additional visual relief should be explored for the roof lines, such as dormers, or other projecting features that break up the single plane of metal roofing.
- Commissioners discussed the proposed windows, their proportions, and more historically accurate moulding profiles. Specifically, whether the double windows ganged closely together was appropriate, was left undecided, with some seeing a need for more accurate window proportions with mouldings between windows, while others noted that was just a reflection of window technology at the time, requiring weight pockets that made it impossible to abut two windows. Since that's no longer needed now, and since this is a new home, its windows should appear authentic and utilize the technology we have today while remaining compatible in other visual aspects.
- Commissioners discussed the directional expression and overall proportions and massing of the home, noting that a more narrow and taller home may be more compatible with the homes to which is visually related, but the Commission also noted the difficulty of achieving this without triggering a variation for height, or drastically altering the interior layout and program.
- Commissioners discussed continuing the case to allow the applicant time to explore the suggested changes and come back in September, with the majority of Commissioners seeing the necessary changes being clearer than typical, and due to the August recess, seeing an approval with conditions as appropriate. Other Commissioner suggested it would be nice to see the changes before approving it, and suggested a compromise where an administrative review could take place.

- The Commission asked the applicant if they agreed with this approach and if they were willing to make the suggest changes in order to meet the standards identified.
- The applicant stated that they did, and would work with staff to come up with a revised submission for review by a subset of the Commission.
- Commissioners Rizzolo, Ahleman, and Cohen volunteered.
- A motion to approve with conditions carried on a vote of 7-0. Conditions include:
 - The applicant shall revise the proposal to be compatible with Standards for Construction 2, 3, 5, 6, and 8. The applicant shall consider the following and resubmit drawings for administrative review in consultation with a subset of the Commission (Ahleman, Cohen, and Rizzolo). The following shall be considered:
 - Positioning the home further west so that the front-porch aligns with the front porch of the home immediately south to which it is visually related.
 - Positioning the home further north to create a compatible relationship of spacing of structures on the street.
 - Alter the proportion of width to height of the homes volume to be compatible with the proportions of similarly styled homes to which the project is visually related.
 - Study the proportion of openings and associated trim and moulding profiles to be compatible with similarly styled homes to which the project is visually related.
 - Study ways to provide additional visual relief and articulation at the homes north and south roof planes, and north and south facades in order to be compatible with directional expression of facades, roof shapes, rhythm of projections on structures to which the home is visually related.

24PRES-0086 - 711 Michigan Avenue - Lakeshore Historic District

DeBaker Design Group, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to demolish an attached deck at the homes rear elevation, and alter the homes rear volume by constructing a single-story addition within the existing rear-yard.

Applicable Standards: Alteration [1-10]; and Construction [1-15].

- Beth DeBaker, provided a detailed overview of the proposal including the interior modifications which were driving the project, as well as an approach which was meant to be more sensitive to the existing rear volume of the home and the second-story sunroom windows.

- Commissioners asked about the proposed roof form and why it was selected versus a more traditional addition. What is proposed has the appearance of a semi-attached cottage that reads independently from the main house.
- The applicant noted the significant challenge of trying to retain the majority of the rear elevations character defining features including the second-story sunroom windows atop the proposed addition. Exploration of a hipped roof or cross gable that connected more directly with the homes rear elevation, would have required additional alterations to the homes pattern of fenestration.
- Commissioners applauded the proposed interior layout and understood the need for the addition. They also applauded the design of the addition if it were independent, including the pattern of fenestration, and treatment at the east elevation. However, as an addition to the home, the roof form is problematic in that it slopes back toward the home and creates a non-compatible relationship between the two structures – an appearance of the two masses colliding into one another. If the addition were setback further from the home, and had a small breezeway or other means of connection, it may be more effective, but as proposed it creates a very uncomfortable relationship.
- Commissioners asked about the use of materials and material transition at the point where the addition connects to the home.
- The applicant stated there were two separate materials, brick and wood, all in the same plane. The thought was to create some transition to brick where the addition contacts the brick of the original home, but read independently elsewhere.
- The Commission noted that material changes in the same plane is problematic in terms of a compatible relationship of materials and textures, and it isn't clear how the transition actually occurs. The Commission suggested maintaining the same material across the wall plane, or creating differentiation between the two volumes, pushing the brick mass inward or outward ~1' to create a more natural transition.
- The Commission also noted the large wall planes in the gable ends with the same material and asked that the applicant explore changing the material in the gable end to create additional visual relief and articulation and break down the scale of those surfaces.
- The Commission debated continuing the case to allow the architect to study the feedback and present a more sympathetic and compatible solution vs approving with conditions.
- The majority of Commissioners agreed that unlike the previous case, the direction to find compatibility is not as clear, and leaves a lot of room for variation in approach. As such, the case should come back to the Commission for review at a later date.
- Commissioners noted that the addition is to the rear of the home, with the majority of it only visible from the alley, while the previous proposal was for new construction that was very visible from the street.

- The majority of Commissioners expressed that the addition is also very visible from the sides, and as an addition to an existing, contributing structure with excellent integrity, additional sensitivity in approach is warranted above and beyond new free standing construction which has more room for authentic expression.
- A motion to continue in order to further study a compatible solution that addresses Standard for Construction 8, Roof Shapes, as well as Standard for Construction 7, Relationship of Materials and Textures, carried on a vote of 7-0.

24PRES-0087 - 2115 Sherman Avenue - Northeast Historic District

Kiril Mirintchev, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to demolish the homes attached multi-level stair and deck at the side and rear elevations, construct a new single-level attached deck and swimming pool at the homes side and rear volumes, alter the homes rear elevation fenestration, and enclose an existing screen porch with rooftop deck and railing.

Applicable Standards: Demolition [1-5]; Alteration [1-10]; & Construction [1-15]

- Kiril Mirintchev, applicant, provided a detailed overview of the proposal, including the need for a pool to accommodate the needs of the homeowners child and that those needs require visibility from the home as well as ease of access rather than an in-ground pool in the rear-yard. The materials, detailing, and profiles will match those on the existing home.
- The sunroom is converted to a mudroom with storage, with a rooftop accessible from the second floor.
- Commissioners asked about the stair complex at the side elevation.
- The applicant said he wasn't sure when it was installed, but it is not operable currently and is not required by code for the full third story of the home. It would be removed and the south elevation would be repaired to match its original condition.
- Commissioners agreed that the proposal, with the stair complex removed, is a significant improvement to the homes architectural integrity.
- Commissioners asked about the windows on the new mudroom.
- The applicant noted that the windows act as clerestory windows allowing light into the space atop built-in cabinets.
- Commissioners identified some smaller fixed or casement windows on the existing home, and agreed the fenestration was compatible.
- **Public Comment:**
 - The neighbors in a townhome to the south spoke in opposition to the proposal, specifically to the request for minor variation to place the pool partially in the side-yard and resulting noise impacting their quality of life.
- The applicant noted that the location of the pool makes the most sense in terms of efficient use of the lot as well as providing the access and visibility needs for the homeowners child who has special needs. Moving the pool

in a compliant location, ~10' to the east, where it would be compliant would create significant logistical challenges and a design less compatible with the home. An in-ground pool in the rear-yard wouldn't meet the needs of the homeowner due to access limitations and it would take away a lot of useable green space.

- Commissioners asked about relocating the pool to the north side of the mudroom.
- The applicant noted there is a basement stair in that location which prevents that, as well as it not being ideal to have a north facing exposure for the pool, and that it would be much closer to the north lot line than currently proposed at the south elevation in a large side-yard that is used sparingly.
- Commissioners asked about the large deck in the side-yard and whether that new mass and volume being introduced was compatible. The majority of Commissioners agreed that due to the large side-yard, and the deck being pushed at the rear volume of the home, it would likely not be as visible as it reads in the elevation drawings, and is compatible in its design and use of materials.
- The applicant stated that the railing as well as the railing atop the mudroom would match the condition of the homes original front-porch railing system.
- Commissioners noted that the elevation drawings are a little misleading and due to the length of the railing segments and materials used, additional intermediate posts would be required to support itself.
- A motion to approve with conditions carried on a vote of 7-0. Conditions included:
 - The applicant shall provide detailed drawings and a section of the proposed railing system for review and administrative approval.
- The Commission deferred review of the proposed zoning variation to the Zoning Administrator without comment, seeing no material connection between the request and historic preservation.

APPROVAL OF MEETING MINUTES

Minutes of June 11, 2024

- Approved with an amendment by Commissioner Ziehm to include the standards found not to be compatible by the dissenting Commissioners in regards to Case 24PRES-0046

ADJOURNMENT

Order & Agenda Items are subject to change. Information about the Preservation Commission is available at www.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.

DRAFT

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A.

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MEMORANDUM

To: Members of the Preservation Commission
From: Sarah M. Dreler, Chair
CC: Cade W. Sterling, Planner
Subject: Proposal for Associate Membership Program and Corps of Volunteers
Date: September 5, 2024

Background

The creation of an associate membership program and corps of volunteers aligns with Initiative 2.10 within the Preserve 2040 Plan -- *organizing a Preservation Consortium or Preservation Advisory Sub-Committee*. This program would support and help increase available volunteer capital, expand coordination with preservation-based partner organizations, and generally reduce the demands on Staff and Commissioner capacity.

The Commission is permitted to have associate members who act in a non-voting advisory capacity. From the mid-1970s through the early-1990s, the Commission had a successful associate membership program for both past Commissioners, as well as residents who had an interest in advancing the work of historic preservation without the commitment of full membership. The associate program was instrumental in the Commission's past success and its revival could be equally important to implementing many aspects of the *Preserve 2040* plan.

Approach

The following types of associate membership could be considered and discussed.

A. Associate Commissioner

Associate Commissioners would be appointed by the Commission and serve as volunteers with no term limits. Associate members would be non-voting and are intended to increase volunteer capital in order to implement initiatives within the Commission's annual or ongoing work plan or to advance other efforts as needed or desired by the Commission. Associates could attend meetings but not sit at the dais and would receive meeting packets and other communications in the same manner Commissioners receive them. Associate membership may be desirable for residents unable to commit to full membership, contribute toward a specific initiative

or area of expertise they are interested in, or explore and get acquainted with the Commission prior to applying for full membership if a vacancy occurred.

B. Commissioner Emeritus

Former members of the Commission serving one or more terms, who desire to continue serving the Commission could request the title of Commissioner Emeritus. Emeritus members would be appointed by the Commission and could continue to serve and utilize the honorary title so long as they continue to make themselves available to the Commission in advancement of its work. Emeritus members would act in an advisory capacity and could be called upon by the Commission to provide opinion and testimony on any matter deemed necessary or desirable. Additionally, Emeritus members would be expected to advance and assist in implementation of annual and ongoing work plan initiatives within the Preserve 2040 Plan.

Emeritus members would be non-voting but could attend meetings so long as they did not sit at the dais. Members would receive meeting packets and other communications in the same manner Commissioners receive them.

C. Fellows

Winners of the Commission's Cultural Heritage awards in the Categories of Individual Achievement or Cultural Ambassador, as well as those other individuals recognized by the Commission as deserving, would be offered the title of Preservation Commission Fellow. Upon acceptance, Fellows would hold this title for 3 years. During this time, Fellows would be afforded the same status as Associates members. In addition, Fellows would be invited to contribute to the Commission's speaker series at least once during their Fellow period, and would be encouraged to advocate for initiatives and programs that recognize, celebrate, and safeguard the City's broad and diverse cultural heritage.