



AGENDA
Preservation Commission
Tuesday, October 8, 2024
Lorraine H. Morton Civic Center, Room 2800 7:00 PM

Page

1. CALL TO ORDER/DECLARATION OF A QUORUM

2. PUBLIC COMMENT

Members of the public are afforded three minutes per person to provide testimony related to items listed under discussion, 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. NEW BUSINESS

A. 24PRES-0134 - 711 Michigan Avenue - Lakeshore Historic District 4 - 25

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. **This case was originally heard on July 16 and continued to allow the applicant time to propose an alternative composition.**

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

[Michigan 711 STAFF REPORT](#)
[Michigan 711 COA APPLICATION](#)

B. 24PRES-0137 - 318 Greenleaf Street - Lakeshore Historic District 26 - 61

John Gonzalez, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to alter the structures existing pattern of fenestration, construct an overhead entry portico at

the homes street facing primary elevation, and construct a gable dormer above the full second-story at the homes west volume. Additionally, the applicant seeks major zoning relief from the maximum permitted building lot coverage of 30.7% where 30% is the maximum permitted (Code Section 6-8-2-7) and open off-street parking in the required street side-yard where open off-street parking is only permitted within the rearmost 30' of the rear-yard (Code Section 6-8-2-12).

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

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

[Greenleaf 318 STAFF REPORT](#)
[Greenleaf 318 COA APPLICATION](#)

C. **24PRES-0138 - 2945 Central Street - Landmark**

62 - 90

Ken Hazlett, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to rehabilitate and adapt a former Pure Oil service station. The applicant proposes replacement windows, overhead doors, and a new main entry door in the existing openings, masonry repairs, replacing the existing asphalt shingle roof with a blue clay tile roof, new copper bay and entry awning, and a wood pergola/arbor and fence at the property's south and east lot lines.

Applicable Standards: Alteration [1-10]; and Construction [1-16].

[Central 2945 STAFF REPORT](#)
[Central 2945 COA APPLICATION](#)

4. APPROVAL OF MEETING MINUTES

A. **Minutes of September 10, 2024**
[20240810 HPC Minutes DRAFT](#)

91 - 96

5. STAFF REPORTS AND UPDATES

A. **2024 Cultural Heritage Awards**

Staff will provide the Commission with an update on the Cultural Heritage Awards.

B. **Envision Evanston 2045 Review Timeline and Process**

Staff will provide an update on the anticipated review of Envision Evanston 2045 by the Commission and the expected process for providing feedback.

6. ADJOURNMENT

Order & Agenda Items are subject to change. Information about the Preservation Commission is available at the Preservation Commission website. Questions can be directed to Carlos Ruiz 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: 711 Michigan Avenue – Lakeshore Historic District - 24PRES-0086
Date: October 8, 2024

Public Notice

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

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

Construction Period:

1922

Style:

Renaissance Revival

Architect of Record:

N/A

Condition:

Excellent

Integrity:

Excellent

Status:

Contributing

Setting:

711 Michigan Avenue is a two-and-one-half story Renaissance Revival styled home located in the southeast portion of the Lakeshore Historic District on the east side of Michigan Avenue mid-block between Kedzie Street to the north and Keeney Street to the south. The block was predominantly developed between 1890 and 1910 in a variety of late Victorian and early revival style homes. The block retains excellent integrity and includes three landmark designated homes at 633, 715, and 720 Michigan.

Significance:

711 Michigan Avenue is one of 15 Renaissance Revival styled homes within the District, a style considerably less common throughout the North Shore and one of brief popularity nationwide (1920-1930). The home is spare in its design but contains a high degree of architectural integrity and retains a majority (roof material altered and likely tile originally) of its significant character defining features including its side gable roof with cornice returns; shed roof front dormer; symmetrical front façade with center entry; front entry porch with flanged round arch roof and simple round columns; entry flanked by casement windows; French doors with blind round arches and rowlock surround with center keystone; historic paneled door with glazed upper panels and round arch transom; historic wood windows; two-story south side sun porch bay; and art glass windows on the first story of the north elevation. The home is in excellent condition.

Renaissance Revival:

The Renaissance Revival Style (1920s-1930s) is a style inspired mainly by Italian and Mediterranean villas for upper-middle-class and wealthy owners with an overall emphasis on elegance and formality. The style is typically found in high-style homes. Houses are typically two stories and can be symmetrical or asymmetrical in form, but always with a sense of balance and proportion. Roofs are almost always low-sloped hipped roofs and tile would be the most common roofing material. The exterior is often painted stucco, but brick or terra cotta is not uncommon. Windows are typically tall casement-type or French doors with arched openings or transoms. Arched openings are often covered with stone or brick detailing or stone reliefs. Renaissance Revival homes rarely have porches except for occasional side porches with arched openings. Instead of a front porch, an open terrace is likely and may extend the width of the house or be a smaller entry terrace. In higher-styled versions, the terrace might have multiple levels and stone balustrades. Fabric awnings over windows and terraces are common. The entry sometimes has a small canopy for weather protection. Since they were often designed for wealthier clients, a porte-cochere leading to a side entry is common. Ornamentation is typically found around windows and doors, such as stone or terracotta surrounds. There may sometimes be applied decorative elements such as garlands and festoons.

The Renaissance Revival style gained popularity after World War I when revivals of European architecture were most popular. The style mostly ended with the onset of the Great Depression.

Public Comment

None.

Prior Review by the Commission

An earlier proposal by the applicant was heard at the July 16 meeting of the Preservation Commission and continued to the September meeting to allow the applicant time to prepare revisions and submit a new composition in order to address concerns with Standard for Construction 8, Roof Shapes, as well as Standard for Construction 7, Relationship of Materials and Textures.

Applicable Standards

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

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

Alteration

1. Every reasonable effort shall be made to adapt the property, structure, site, or object in a manner that requires minimal alteration of the property, structure, site, or object and its environment.
2. The distinguishing original qualities or character of a property, structure, site, or object and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible except when retention represents a hazardous or dangerous condition.
3. All properties, structures, sites, and objects shall be recognized as products of their own time. Alterations to sites, buildings, structures, or objects that have no historic basis shall be discouraged.
4. Changes that may have taken place in the course of time are evidence of the history and development of a property, structure, site or object and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features, materials, finishes, examples of skilled craftsmanship, or examples of distinctive construction techniques that characterize a property, structure, site or object shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.
7. The surface cleaning of buildings, structures or objects shall be undertaken with the gentlest means possible. Treatment methods that will cause damage to the historic materials of the structure, site, or object must not be used.

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

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

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

Construction

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

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

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

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

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

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

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

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

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: 711 Michigan Ave.		FOR STAFF USE ONLY	
		Application Number:	
2) Applicant's Name: Beth DeBaker, AIA DeBaker Design Group, Ltd.		Address: 7927 Lincoln Ave. Suite #201	
City: Skokie	State: IL	Zip: 60077	Phone: 773-805-2384 Email: beth@debakerdesign.com
3) Owner's Name: Grace and Lulu Miller		Address: 711 Michigan Ave.	
City: Evanston	State: IL	Zip: 60201	Phone: Email: gracemaloneymliller@gmail.com
4) Applicant's Relationship to the Owner: <input type="checkbox"/> Same <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Other:			
5) Landmark: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
6) Within Local Historic District: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; If yes, <input checked="" 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: 09/23/2024

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.

Our design proposal for a new addition at 711 Michigan Avenue has been undertaken with the utmost of care and consideration with regard to the home's original character and context.

The addition is placed in the rear of the home, connected to the NE corner of the existing home. The new addition provides a Family Room and Mud Room, with a small Covered Porch entry for rear access to the home from the existing detached Garage. The interior alterations include updates to the Kitchen, Dining Room and Powder Room. The rest of the home will be left as-is. No changes are proposed to the street-facing façade.

This connection point was selected for several reasons. It is the point of the house that is the most practical from a function standpoint, but also causes the least amount of impact to the original home. The structure and scale of the addition will maintain all the existing second floor windows and modify only the windows on the stair landing. This addition could be removed in the future and would have minimal impact on the design of the original home.

The new Family Room was designed with a gabled roof that mimics to the main house structure, though it is only a single story so as not to become out of proportion with its surroundings or overwhelm the existing historic home and those adjacent to it. The new windows will be the same style as the original home and provide a lot of natural light, as the existing home does with large expanses of glass in other areas of the home. The materials, trim profiles and porch column will all match the existing home, assuring continuity between the original home and new addition.

The proposed addition for 711 Michigan aims to integrate seamlessly into the historic character of the property and neighborhood while adhering to the standards set forth for visual compatibility and preservation.

Updated Design 9/23/2024:

The updated design introduces a small Breakfast Room with painted lap siding to tie into the existing stair window bay. The opposite side of the Breakfast Room has a new P.R. and Mud Room and these spaces provide a transition to the new Family Room. The Family Room massing has been shifted to the South to allow for a great off-set between the wall planes addressing concerns from the previous design regarding standard 9 (walls of continuity) and standard 7 (compatible relationship of materials). The new Family Room roof has been oriented E-W and the off-set in wall planes provides for more compatible relationship of materials (standard 7) and better views from the existing second floor Sun Room. There is a small covered entry and deck to the rear to provide connection to the existing detached Garage. The wall finishes and massing are in keeping with the original home: the main gable element is brick with a 9/12 pitch roof and the secondary element (like the house dormers and bay) are clad in painted lap siding with a lower pitched roof.

CERTIFICATE OF APPROPRIATENESS SUBMITTAL REQUIREMENTS

☐ REPAIR, REPLACEMENT, RE-POINTING, SOLAR INSTALLATION, 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 (roof plan for solar installation) 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.

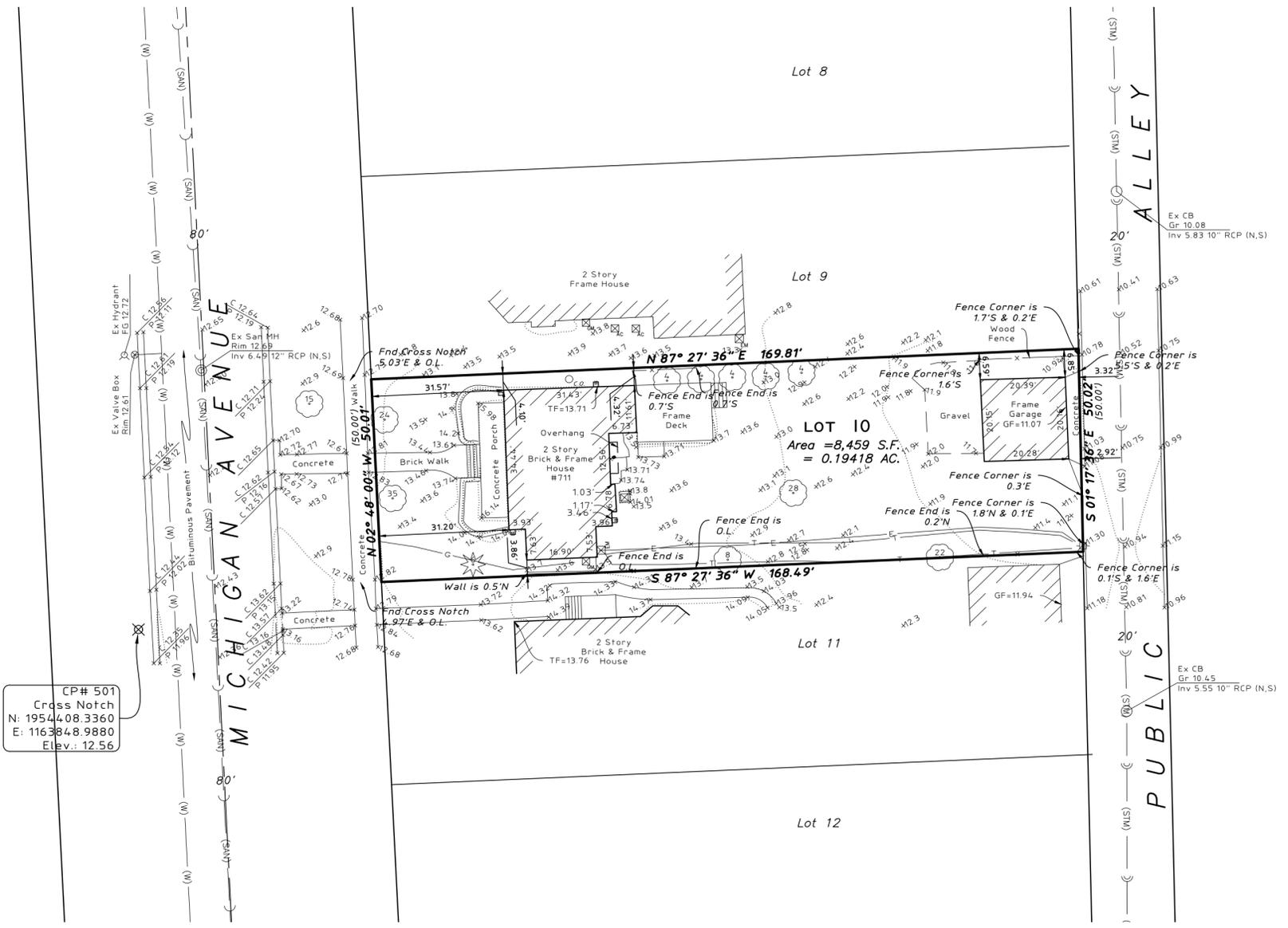
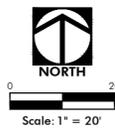
☐ **FEE** – Proposals which are referred to the Preservation Commission for review are subject to a preservation fee per Code Section 2-8-16. An invoice will be sent to the applicant following receipt of a complete application. **The invoice must be paid prior to a case being scheduled for review.**

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](#)

LEGAL DESCRIPTION

LOT 10 IN BLOCK 6 IN KEDZIE AND KEENEY'S ADDITION TO EVANSTON IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



CP# 501
Cross Notch
N: 19544.08, 3360
E: 116384.8, 9880
Elev.: 12.56

LEGEND

- ⊙ Manhole
- Catch Basin
- Clean Out
- Fire Hydrant
- ⊗ Valve Vault
- ⊕ Valve Box
- ⊖ Downspout
- Fence
- AC Unit
- Gas Meter
- Overhead Utility Line
- Electric Meter
- Guy Wire
- Utility Pole
- Gas Line
- Electric Line
- Telephone Line
- Curb & Gutter
- Depressed Curb
- Retaining Wall
- Curb Elevation and Gutter/Pavement Elevation
- Pavement Elevation
- Sidewalk Elevation
- Ground Elevation
- Contour Line
- Deciduous Tree
- Coniferous Tree
- Record On Line

Benchmark

Source Benchmark

Description: City of Evanston Monument #47
Location: NE Quadrant; Kedzie Street & Sheridan Road. 1.2' East of Sidewalk.
Elevation: 9.79

Site Benchmark

CP # 501 (see survey)
Description: Cross Notch
Elevation: 12.56 NAVD 88 (City Datum)

Surveyor's Notes:

- Field work was completed on July 19, 2024.
- The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Topcon Company's RTK Network.
- The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Topcon Company's RTK Network.
- A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
- Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).



State of Illinois)
) SS:
County of Cook)

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

Schaumburg, Illinois July 30, 2024

By: _____
Illinois Professional Land Surveyor No. 3695

Ordered By: DEBAKER
Order No.: 24-129 Lot No. 10

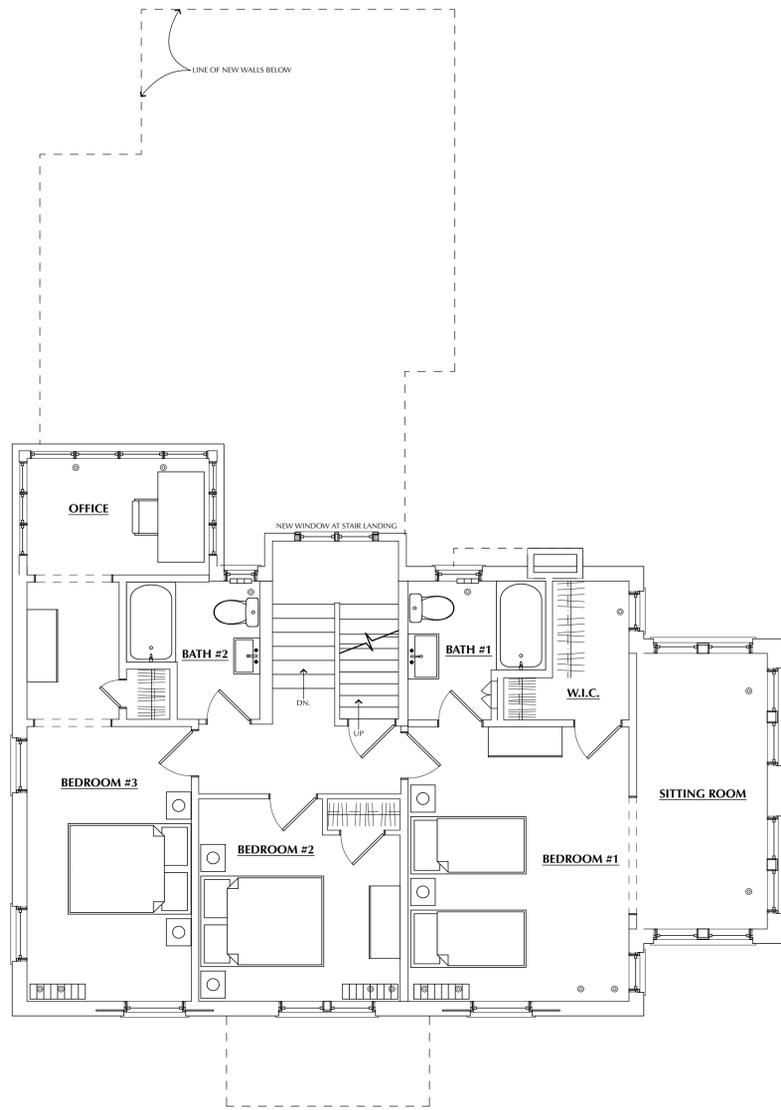
EXPIRES 11-30-24

HAEGER ENGINEERING
consulting engineers · land surveyors
100 East State Parkway, Schaumburg, IL 60173 · Tel: 847.394.6600 Fax: 847.394.6688
Illinois Professional Design Firm License No. 184-003132
www.haegerengineering.com

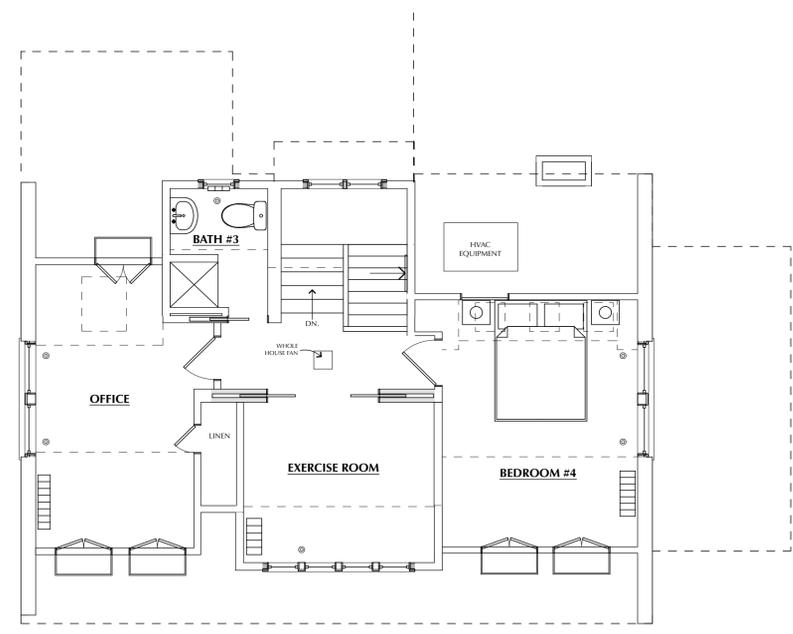
BOUNDARY & TOPOGRAPHIC SURVEY
711 MICHIGAN AVENUE
EVANSTON, ILLINOIS
COOK COUNTY

Project Manager: K P N
Drafter: J C H
Date: 2024-07-30
Project No. 24-129
Sheet 1

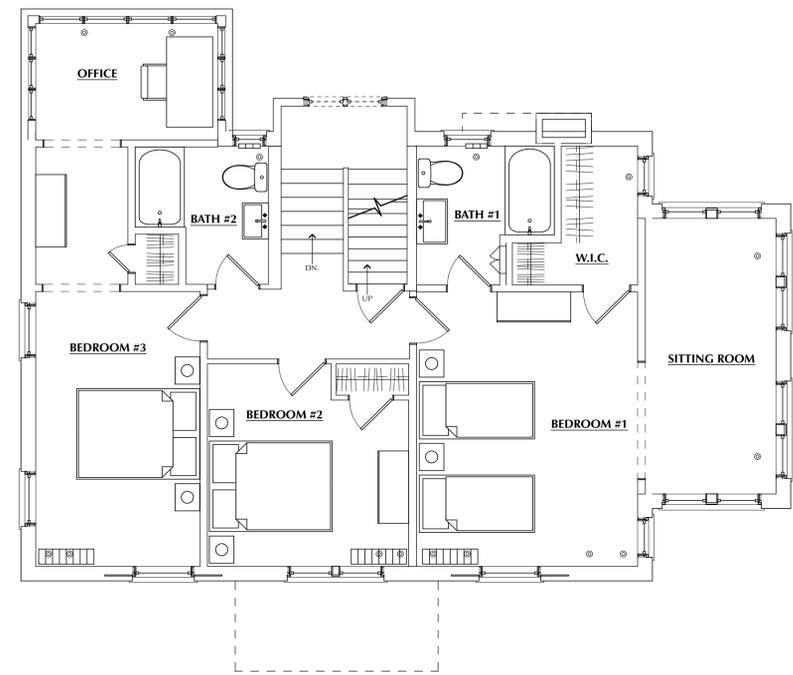
Revision
Date
No.



2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 EXISTING THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

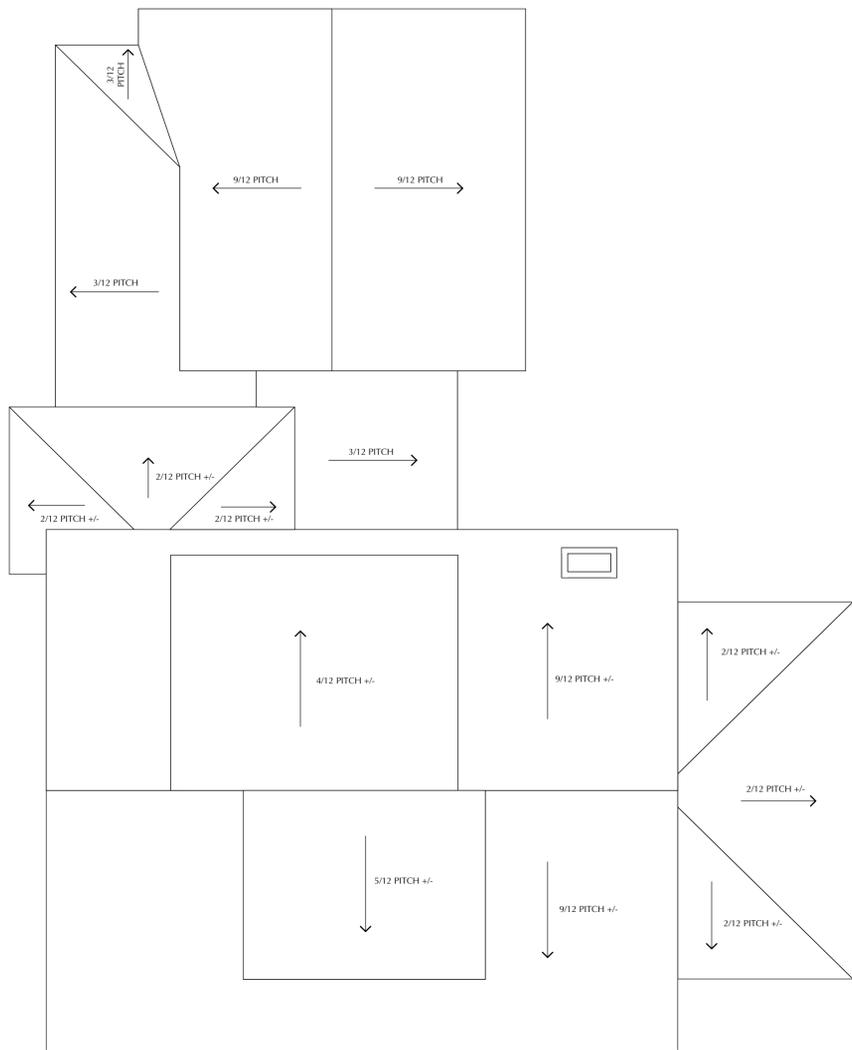


1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

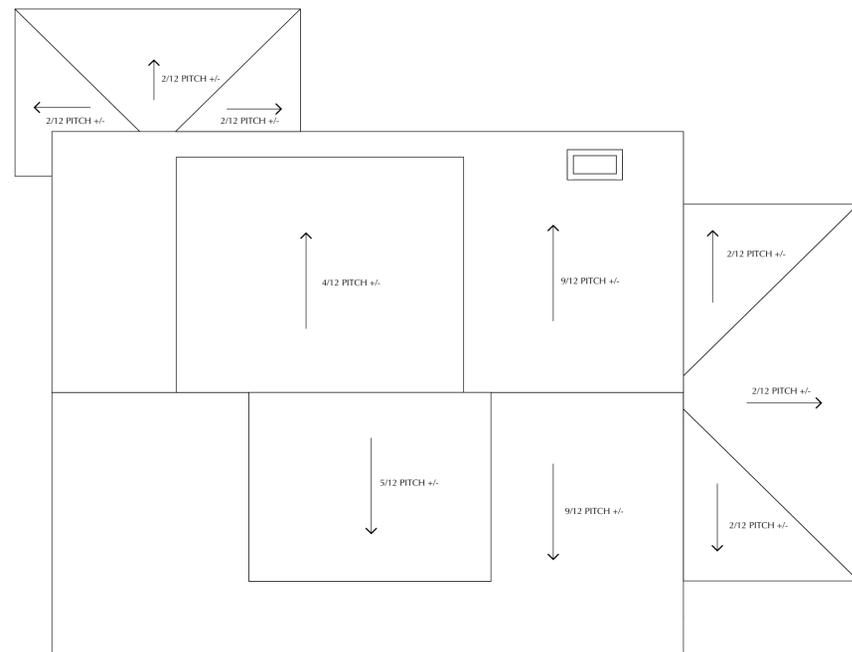


DATE	NOTES
04/08/2024	Prelim. Presentation
04/11/2024	Prelim. Pres. - REV.
04/25/2024	Prelim. Pres. - REV.
05/07/2024	Prelim. Pres. - REV.
06/07/2024	Design Development
06/17/2024	For Zoning Analysis
06/28/2024	COA Application
07/10/2024	COA Application REV.
09/23/2024	COA Application REV.

SECOND & THIRD FLOOR PLANS



1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



2 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



MILLER RESIDENCE
711 MICHIGAN AVE.
EVANSTON, IL 60202

DATE	NOTES
04/08/2024	Prelim. Presentation
04/11/2024	Prelim. Pres. - REV.
04/25/2024	Prelim. Pres. - REV.
05/07/2024	Prelim. Pres. - REV.
06/07/2024	Design Development
06/17/2024	For Zoning Analysis
06/28/2024	COA Application
07/10/2024	COA Application REV.
09/23/2024	COA Application REV.

EXISTING AND PROPOSED ROOF PLANS

DD.3

SHEET 3 of 8



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



3 EXISTING REAR/EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

DeBaker
DESIGN GROUP
DEBAKERDESIGN.COM
© 2024 ALL RIGHTS RESERVED



MILLER RESIDENCE
711 MICHIGAN AVE.
EVANSTON, IL 60202

DATE	NOTES
04/08/2024	Prelim. Presentation
04/11/2024	Prelim. Pres. - REV.
04/25/2024	Prelim. Pres. - REV.
05/07/2024	Prelim. Pres. - REV.
06/07/2024	Design Development
06/17/2024	For Zoning Analysis
06/28/2024	COA Application
07/10/2024	COA Application REV.
09/23/2024	COA Application REV.

FRONT AND REAR
ELEVATIONS

DD.4

SHEET 4 of 8

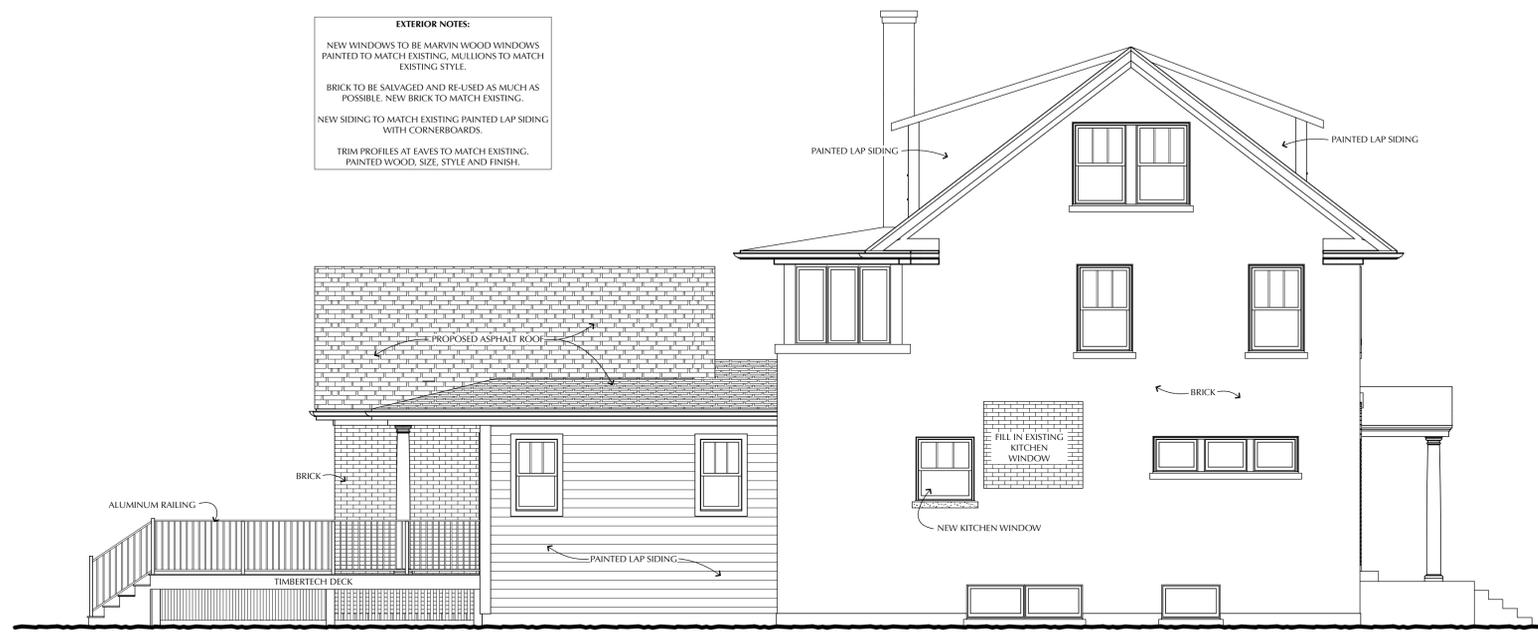


3 PROPOSED RIGHT/SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

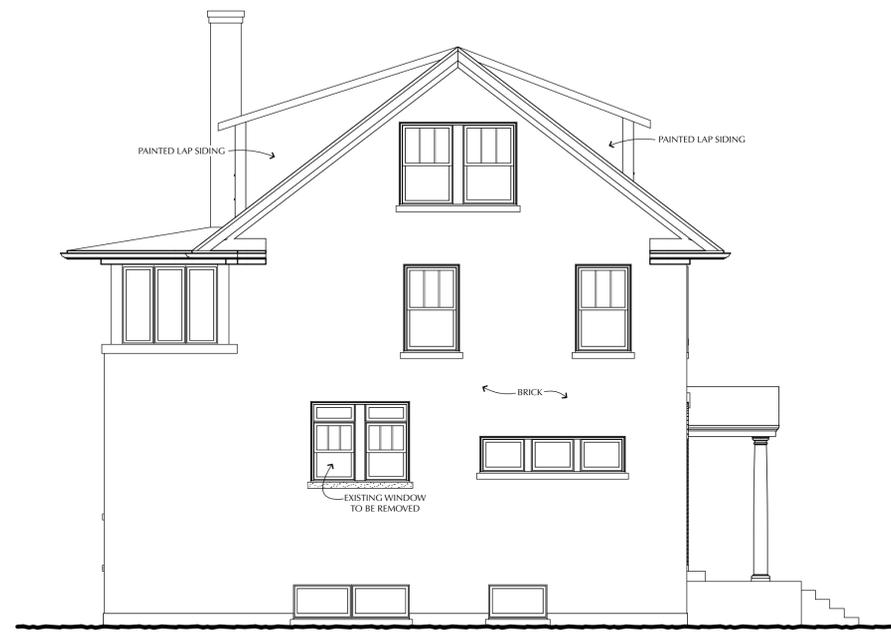


4 EXISTING RIGHT/SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR NOTES:
 NEW WINDOWS TO BE MARVIN WOOD WINDOWS
 PAINTED TO MATCH EXISTING. MULLIONS TO MATCH
 EXISTING STYLE.
 BRICK TO BE SALVAGED AND RE-USED AS MUCH AS
 POSSIBLE. NEW BRICK TO MATCH EXISTING.
 NEW SIDING TO MATCH EXISTING PAINTED LAP SIDING
 WITH CORNERBOARDS.
 TRIM PROFILES AT EAVES TO MATCH EXISTING.
 PAINTED WOOD, SIZE, STYLE AND FINISH.



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



2 EXISTING LEFT/NORTH ELEVATION
SCALE: 1/4" = 1'-0"

DeBaker
 DESIGN GROUP
 DEBAKERDESIGN.COM
 © 2024 ALL RIGHTS RESERVED



MILLER RESIDENCE
 711 MICHIGAN AVE.
 EVANSTON, IL 60202

DATE	NOTES
04/08/2024	Prelim. Presentation
04/11/2024	Prelim. Pres. - REV.
04/25/2024	Prelim. Pres. - REV.
05/07/2024	Prelim. Pres. - REV.
06/07/2024	Design Development
06/17/2024	For Zoning Analysis
06/28/2024	COA Application
07/10/2024	COA Application REV.
09/23/2024	COA Application REV.

LEFT AND RIGHT
 ELEVATIONS

DD.5
 SHEET 5 of 8



4 LEFT PERSPECTIVE 01



3 RIGHT PERSPECTIVE 01



2 REAR PERSPECTIVE 02



1 REAR PERSPECTIVE 01

DeBaker
DESIGN GROUP
DEBAKERDESIGN.COM
© 2024 ALL RIGHTS RESERVED



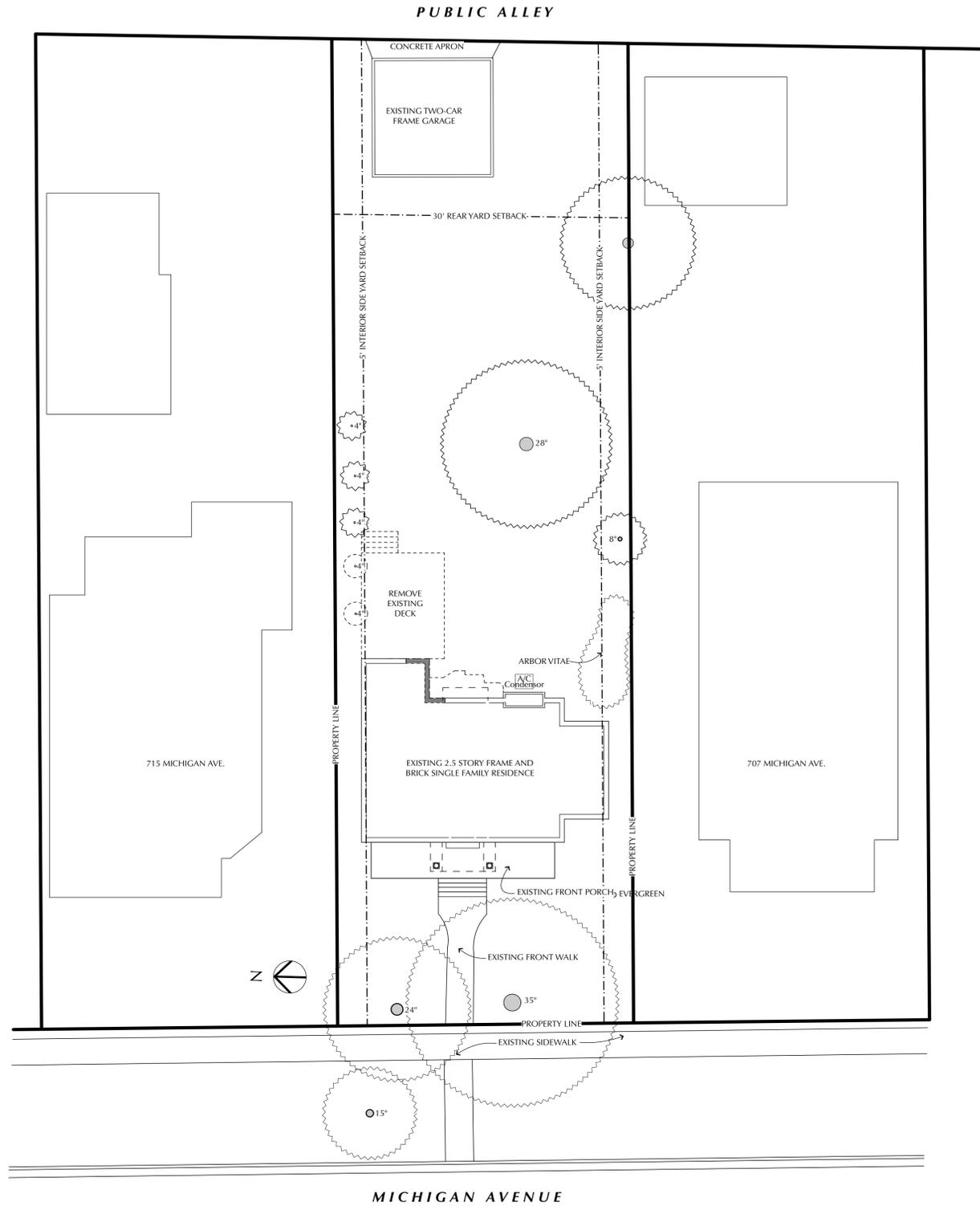
MILLER RESIDENCE
711 MICHIGAN AVE.
EVANSTON, IL 60202

DATE	NOTES
04/08/2024	Prelim. Presentation
04/11/2024	Prelim. Pres. - REV.
04/25/2024	Prelim. Pres. - REV.
05/07/2024	Prelim. Pres. - REV.
06/07/2024	Design Development
06/17/2024	For Zoning Analysis
06/28/2024	COA Application
07/10/2024	COA Application REV.
09/23/2024	COA Application REV.

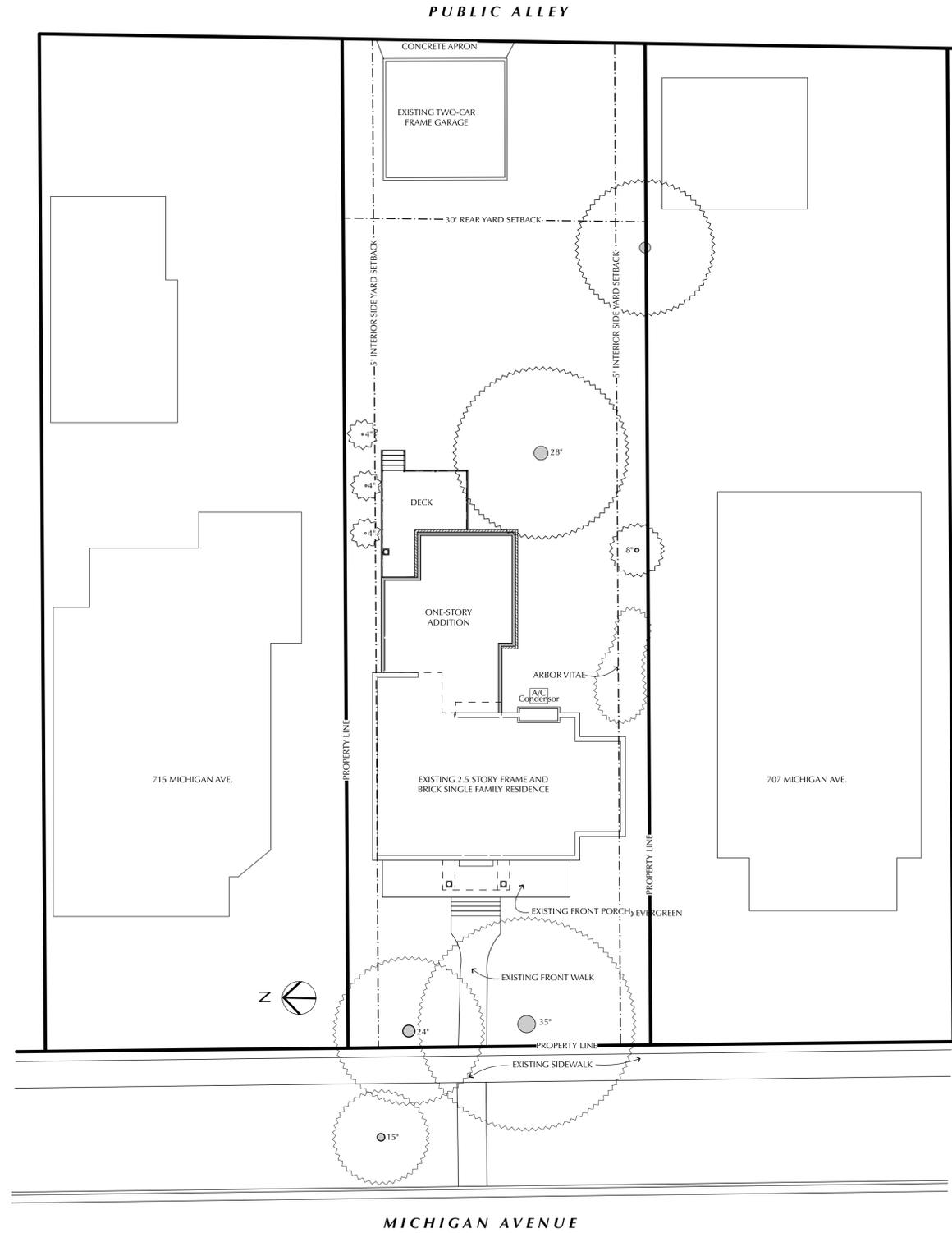
3-D ELEVATION VIEWS

DD.6

SHEET 6 of 8



2 EXISTING/DEMO SITE PLAN
SCALE: 1" = 10'



1 PROPOSED SITE PLAN
SCALE: 1" = 10'

DATE	NOTES
04/08/2024	Prelim. Presentation
04/11/2024	Prelim. Pres. - REV.
04/25/2024	Prelim. Pres. - REV.
05/07/2024	Prelim. Pres. - REV.
06/07/2024	Design Development
06/17/2024	For Zoning Analysis
06/28/2024	COA Application
07/10/2024	COA Application REV.
09/23/2024	COA Application REV.

SITE PLAN

DD.7

SHEET 7 of 8



4 EXISTING RIGHT ELEVATION



3 EXISTING REAR ELEVATION



2 EXISTING LEFT ELEVATION



1 EXISTING FRONT ELEVATION

DATE	NOTES
04/08/2024	Prelim. Presentation
04/11/2024	Prelim. Pres. - REV.
04/25/2024	Prelim. Pres. - REV.
05/07/2024	Prelim. Pres. - REV.
06/07/2024	Design Development
06/17/2024	For Zoning Analysis
06/28/2024	COA Application
07/10/2024	COA Application REV.
09/23/2024	COA Application REV.

EXISTING PHOTOS

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:



PHOTO ID

NATIONAL REGISTER

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

PREVIOUSLY SURVEYED?

GENERAL INFORMATION

CATEGORY CURRENT USE
 CONDITION HISTORIC USE
 INTEGRITY SECONDARY STRUCTURE
 NRSECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Renaissance Revival"/>	ROOF TYPE	<input type="text" value="Side gable"/>
DETAILS	<input type="text" value="-"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1922"/>	FOUNDATION	<input type="text" value="concrete"/>
OTHER YEAR	<input type="text" value="-"/>	PORCH	<input type="text" value="Front entry"/>
DATESOURCE	<input type="text" value="Building permit"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (current)	<input type="text" value="Brick"/>	WINDOW MATERIAL 2	<input type="text" value="Art glass"/>
WALL MATERIAL 2 (current)	<input type="text" value="-"/>	WINDOW TYPE	<input type="text" value="Double hung/casement/fixe"/>
PLAN	<input type="text" value="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="3/1; 1/1; 4-light; multi-light"/>
NO OF STORIES	<input type="text" value="2.5"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

711 - MICHIGAN AVENUE

ALTERATIONS

Rear deck addition

HISTORIC INFORMATION

OLD ADDRESS (city dir.year) 709 Michigan av (1922 building permit)

ORIGINAL OWNER Johnson, C.W.

BUILDING MOVED? No

ORIGINAL ARCHITECT -

MOVED FROM -

ARCHITECT SOURCE -

BUILDER Johnson, C.W.

ADDITIONAL PHOTOGRAPHS



PHOTO ID2 \images\11-19-411-011-0000-2.jpg

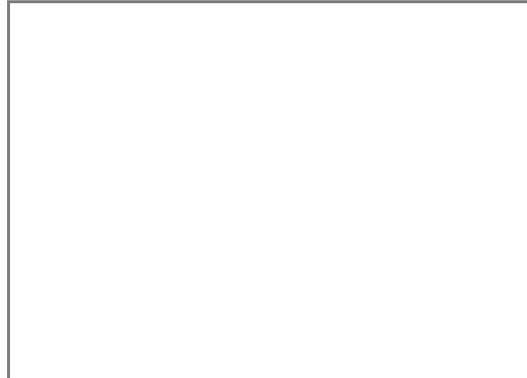


PHOTO ID3 -

SURVEYOR Lara Ramsey

SURVEYOR ORGANIZATION GRANACKI HISTORIC CONSULTANTS

SURVEY DATE 3/23/2011

Historic Info Compiler MBM

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

711 — - MICHIGAN AVENUE

OLD ADDRESS 709 Michigan av (1922 building permit)
(city dir.year)

DATE OF CONSTRUCTION 1922

MOVING INFORMATION

BUILDING MOVED? No

MOVING PERMIT # - **DATE** -

MOVED FROM -

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # 10548 **DATE** 1922.12.13

BUILDING PERMIT DESCRIPTION Erect 2-story brick veneer dwelling, 41' wide, 24' deep, 30' high

COST \$9,000

ORIGINAL OWNER Johnson, C.W.

ORIGINAL OWNER OCCUPIED? No (1925EvD)

ORIGINAL ARCHITECT -

ARCHITECT SOURC -

BUILDER Johnson, C.W.

EXTERIOR ALTERATION PERMITS

-

OTHER PERMIT INFO

BP#12990. 1924.10.04. 1-story frame garage 20' x 20' x 8' \$400. Owner Ed Carl (sp). BP#79-884. 1979.05.09. Re-construct garage. \$2,929. Owner: Sandra Dee.

COA INFO

-

HISTORIC INFO

-

OTHER SOURCES

ELHD # n/a. Ev News-Index Dec 19, 1922, p.12 (not seen by researchers). PHOTO: Real Estate tear sheet, 1957-58.

HISTORIC INFO COMPILER MBM

PRIMARY KEY 11-19-411-011-0000

City of EVANSTON
LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 711

STREET MICHIGAN AVENUE

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

Side gable roof with cornice returns; shed roof front dormer; symmetrical front façade with center entry; front entry porch with flanged round arch roof and simple round columns; entry flanked by casement windows/ French doors with blind round arches and rowlock surround with center keystone; historic paneled door with glazed upper panels and round arch transom; historic wood windows; 2-story south side sun porch bay; art glass windows on 1st story of north elevation



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 318 Greenleaf Street – Lakeshore Historic District - 24PRES-0138
Date: October 8, 2024

Public Notice

John Gonzalez, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to alter the structures existing pattern of fenestration, construct an overhead entry portico at the homes street facing primary elevation, and construct a gable dormer above the full second-story at the homes west volume. Additionally, the applicant seeks major zoning relief from the maximum permitted building lot coverage of 30.7% where 30% is the maximum permitted (Code Section 6-8-2-7) and open off-street parking in the required street side-yard where open off-street parking is only permitted within the rearmost 30' of the rear-yard (Code Section 6-8-2-12).

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

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

Construction Period:
1897

Style:
Prairie

Architect of Record:
Myron Hunt

Condition:
Good

Integrity:
Good

Status:
Contributing (subdivided from the landmark designated home at 1045 Judson).

Setting:

318 Greenleaf Street is located on the south side of Greenleaf between Judson Avenue to the west and Forest Avenue to the east. The now single-family home was originally constructed as the coach house for the landmark designated Myron Hunt home immediately west at 1045 Judson Avenue. The surrounding blocks were predominantly developed between 1880 and 1910 and includes a diversity of late 19th century Victorian styles, early 20th century revival styles, and arts and crafts influences.

Significance:

The former coach house retains significant integrity despite alterations to its pattern of fenestration and window material. Although subdivided, the structure retains significant associations with the landmark designated principal structure to the west. The structure's character defining features include its flared hipped roof, hipped dormer, horizontal stone belt and string courses, and brick flat arch lintels above the original window openings and stable opening at the alley. The structure retains good integrity.

Myron Hubbard Hunt (1868-1952):

Hunt practiced in Evanston during the early 20th century. Hunt first came to the Chicago area from the East Coast, although he lived in Chicago and was briefly educated at Northwestern University before receiving a degree in architecture from the Massachusetts Institute of Technology in 1893. Upon graduation from MIT, Hunt returned to the Chicago area and settled in Evanston and became the local representative of the Boston based firm Shepley, Rutan, and Coolidge, the successor firm to Henry Hobson Richardson, the noted practitioner of the Romanesque Revival style. For a brief time, he also studied under Frank Lloyd Wright. While in Evanston, Hunt designed 39 homes that can largely be characterized as an amalgamation of Prairie, Shingle, Queen Anne and Colonial Revival stylistic influences. In 1903, Hunt relocated to Los Angeles and entered into a partnership with Elmer Grey to design several important residential, commercial, and institutional commissions, including libraries, hotels, college campus plans, department stores, banks, and country clubs. One of his more notable projects during this period was the Rose Bowl football stadium, completed in 1922, when he entered a second partnership with architect Harold Coulson Chambers.

Prairie Style (1900s – 1920s):

The Prairie Style is largely derived from architects and colleagues of Steinway Hall who were inspired by the Arts and Crafts Movement and design philosophies of Louis Sullivan. Many of those architects practiced in Oak Park, River Forest, Chicago, Evanston, and other nearby Chicago suburbs and throughout the Midwest region. The Prairie Style was a unique version of the Arts and Crafts Movement, and was influenced by nature, including the open land and flat prairies of the Midwest. As such, the style emphasizes horizontality. Typical characteristics of the style include low-slow hipped roofs with deep overhangs, flared roof ridges, and horizontal bands of trim. Garden walls are also common as a way to tie structures to their adjacent landscape. Houses are of lower overall height compared to Victorian era or Revival Style houses, even when two stories tall. Exterior materials are simple and usually include stucco, brick, and wood siding – often horizontal and vertical board and batten. Windows are typically single pane casement style and often feature art glass or unique muntin patterns and are often banded together in rows to emphasize horizontality. Wide front porches are also typical. Notable practitioners of the style in

Evanston include Dwight Perkins, Frank Lloyd Wright, Myron Hunt, George Maher, Thomas Tallmudge, Earnest Mayo, and Walter Burley Griffin.

Recommendation on proposed Major Zoning Relief

Whenever an application is made for a special use or variation relating to a historic landmark, or a property located in a local historic district, the application shall be referred to the Preservation Commission that shall have the authority to make its recommendations to the appropriate decision making body. In this case the Land Use Commission. The Preservation Commission is not obligated to make a recommendation.

Applicable Standards for making a recommendation on zoning relief

- A. The request is necessary and/or appropriate in the interest of historic conservation so as to not adversely affect the historical architecture or aesthetic integrity of the landmark or character of the local historic district; or
- B. The request is necessary to provide the owner a recoverable rate of return on the real property where the denial thereof would amount to a taking of the property without just compensation; and
- C. The request will not be materially detrimental to the public health, safety, and welfare, or injurious to property in the district or vicinity where the Landmark is located.

Public Comment

None.

Applicable Standards

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

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

Alteration

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

These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

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

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

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

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

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

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

Construction

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

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

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

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

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

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

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

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

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

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

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

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

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



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: 318 GREENLEAF STREET	FOR STAFF USE ONLY Application Number:
---	--

2) Applicant's Name: JUN J GONZALEZ	Address: 2151 N. SPOONHEDGES CT
City: ROUND LAKE BEACH IL.	State: IL.
Zip: 60073	Phone: (847) 343-8004
	Email: SINGHLEDESK@YAHOO.COM

3) Owner's Name: 318 GREENLEAF LLC	Address: 3555 HOWARD STREET
City: SKOKIE	State: IL.
Zip: 60076	Phone: 6046644444
	Email: GGONZALEZ@KAFKORTL.COM

4) Applicant's Relationship to the Owner: Same Architect Contractor Other:

5) Landmark: Yes No

6) Within Local Historic District: Yes No;
If yes, Lakeshore Ridge Northeast Evanston Woman's Christian Temperance Union

7) Refer to the completed Zoning Analysis and check as applicable if your project requires:
 Major Zoning Variance; Special Use; 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: 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: **03-05-2024**

Section B: Application for Certificate of Appropriateness

1) Describe, in detail, the proposed activity and reason for requesting a Certificate of Appropriateness.

Attach a separate sheet or sheets if necessary.

- WE PROPOSE TO REWORK THE FRONT AND SIDE FACADES TO ACCOMMODATE A NEW INTERIOR LAYOUT WITH THE OLD STYLE IN MIND, THE FRONT ENTRY AND WINDOW CONFIGURATION WILL CHANGE AND A NEW COLORED FRONT ENTRY ROOF ADDED TO MATCH THE EXISTING ROOF SLOPE AND LOWER FINISH. ALL NEW WINDOWS WILL MATCH THE EXISTING WINDOW CASE AND PROVIDE A CONSISTENT STYLE NOT CHANGE THEM.

2) Select the three standards from the Binding Review Standards that you believe are most relevant to your proposal. Then describe, in detail, how your proposal meets the standards you have selected.

Attach a separate sheet or sheets if necessary.

(For assistance selecting relevant standards contact Cade W. Sterling, City of Evanston Preservation Planner: casterling@cityofevanston.org or 847-448-8231.)

2-8-9 (A) (#1)

- THE PROPOSED EAST FACADE WILL CREATE A MORE DEFINED FRONT ENTRANCE, AND CREATE A RHYTHM WITH THE WINDOW PATTERN FROM THE SECOND LEVEL TO THE ROOF

2-8-9 (B) (#2)

- THE PROPORTION OF THE FACADES WILL CORRELATE WITH EXISTING HEIGHTS AND WIDTHS OF ALL WINDOWS EXCEPT THE TWO WINDOWS ON EITHER SIDE OF THE NEW FRONT ENTRY

2-8-9 (B) (#3)

ALL PROPORTIONS OF THE OPENINGS WILL FOLLOW EXISTING ORIGINS TO MATCH THE EXISTING STYLE.

CERTIFICATE OF APPROPRIATENESS SUBMITTAL REQUIREMENTS

REPAIR, REPLACEMENT, RE-POINTING, SOLAR INSTALLATION, 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 (roof plan for solar installation) 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](#)

Section B:

1. We proposed to rework the four facade to accommodate a new interior renovation that relocates the attached garage and living spaces. In it's current state, the home has a non- descript front entrance that does not service the first floor of the home. The new layout relocates a 1 car garage to the south- east corner of the property and reworks the first-floor entertainment spaces to have an open concept. This new layout also utilizes the new front entry placement to service the first-floor entertainment spaces via a foyer space.

The new layout of the windows on the front façade create rhythm from the first floor through the attic dormer above. The additional front entry roof will create a shelter from the elements and also add another design element that will copy the existing roof slope, and lower roof flare on the main roof above. It will help define the new front entry and add another element of scale to the front façade.

The relocation of the garage means that the existing overhead door locations would be in-filled with new windows, and or doors. The remaining outdated window units in the residence will be replaced with direct fit units to meet today's code requirements and still keep the original style in mind.

2.

2-8-9 (A) (#9)

The proposed east façade will create as more defined front entrance and create more rhythm with the new window layout from grade to the attic dormer.

2+8-9 (B) (#2)

The proportion of the facades will continue with existing heights and widths of all windows except the new windows on either side of the first floor front entry door.

2-8-9 (B) (#3)

All proportions of the openings will be filled to match the existing style.

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

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

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

PLAT OF SURVEY

OF

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

THAT PART OF LOTS 1 AND 2 LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING ON THE NORTH LINE OF LOT 1, 54.41 FEET WEST OF THE NORTH EAST CORNER THEREOF AND EXTENDING TO A POINT IN THE SOUTH LINE OF SAID LOT 2, 54.18 FEET WEST OF THE SOUTH EAST CORNER THEREOF, IN BLOCK 3 IN WHITE'S ADDITION TO EVANSTON, A SUBDIVISION OF PART OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTH EAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 4,978 SQ.FT. = 0.114 ACRE.

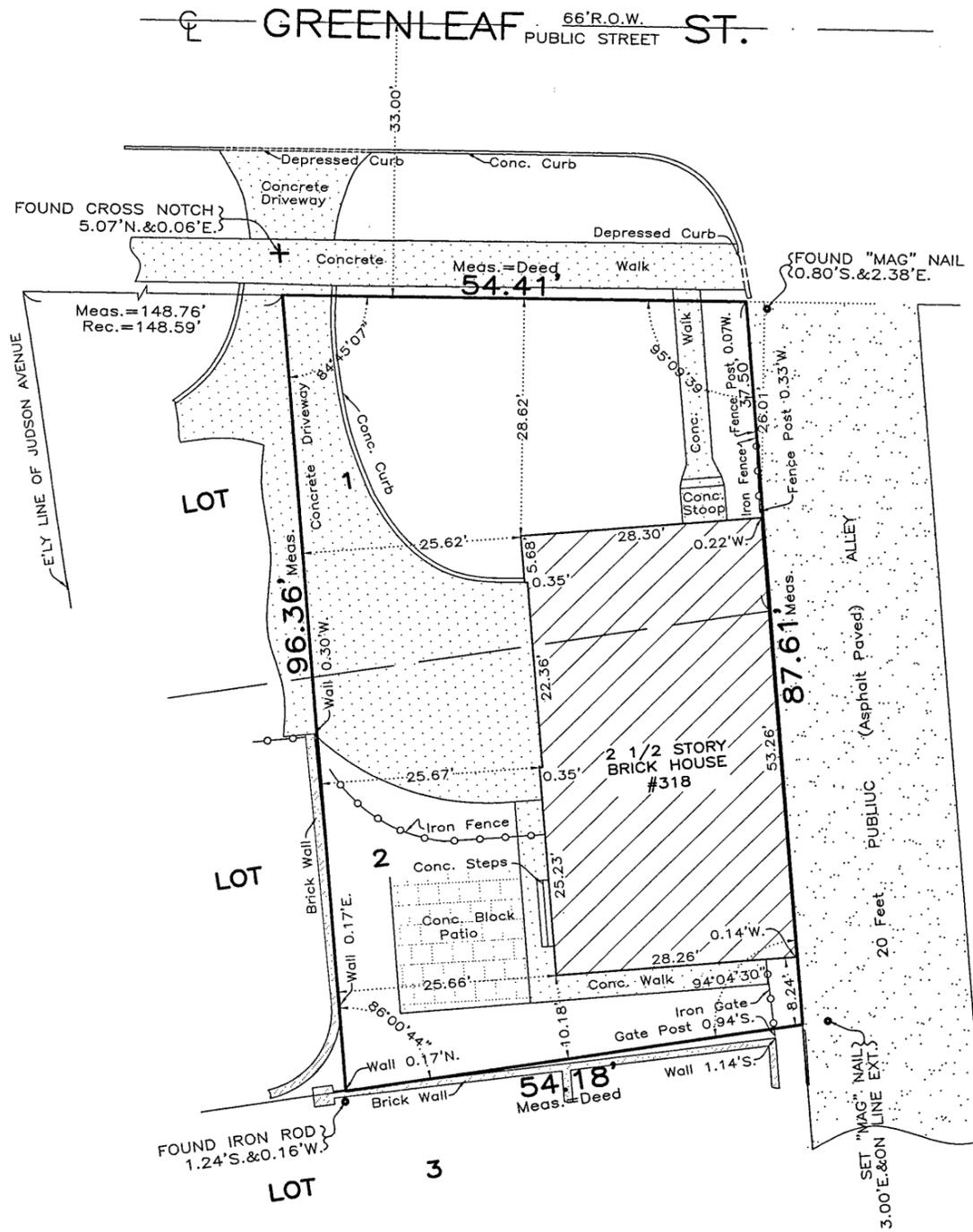
COMMONLY KNOWN AS: 318 GREENLEAF STREET, EVANSTON, ILLINOIS.



GRAPHIC SCALE



(IN FEET)
1 Inch = 16 Ft.



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. 24-102662
Scale: 1 inch = 16 feet.
Date of Field Work: June 11, 2024.
Ordered by: GRYLL LAW



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: June 13, 2024.
Hylton E. Donaldson
IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2024.
Drawn by: J.V.

INTERIOR/ EXTERIOR REMODEL

318 GREENLEAF STREET

EVANSTON, IL. 60202.



INTERIOR/ EXTERIOR RENOVATION
318 GREENLEAF STREET
EVANSTON, ILLINOIS 60202

SITE PLAN

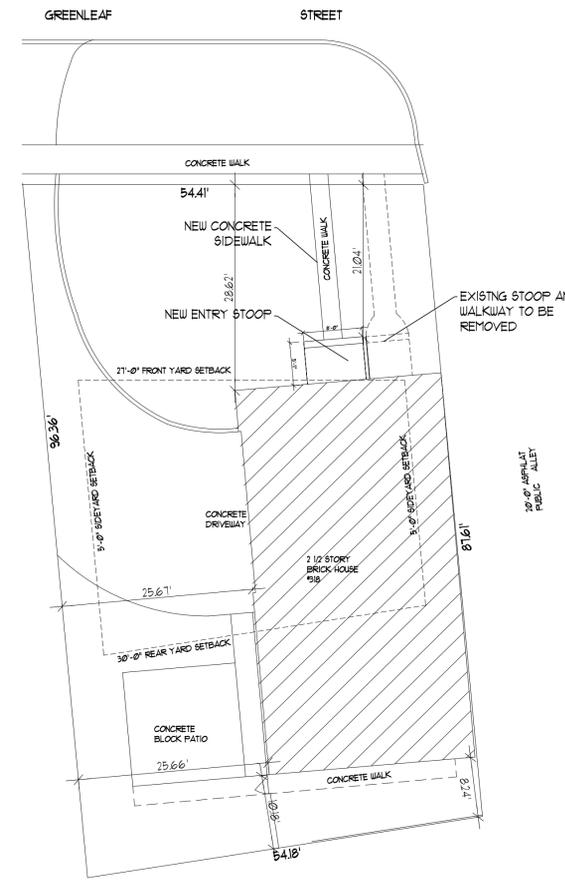
SYNERGY DESIGN GROUP LLC
2181 N. STONEHEDGE COURT
ROUND LAKE BEACH, ILLINOIS 60073
MOBILE: 847-343-8284 BUSINESS: 224-643-7695

DATE	REVISION
09.16.24	DRAWN
	JG
	CHECK'D

HP-0

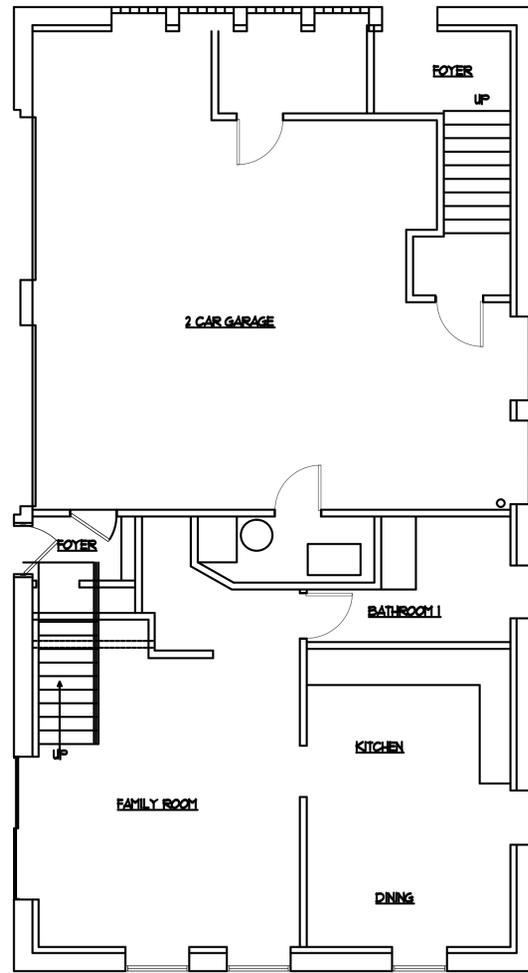


1 EXISTING SITE PLAN
HP-0 SCALE: 1" = 10' - 0"

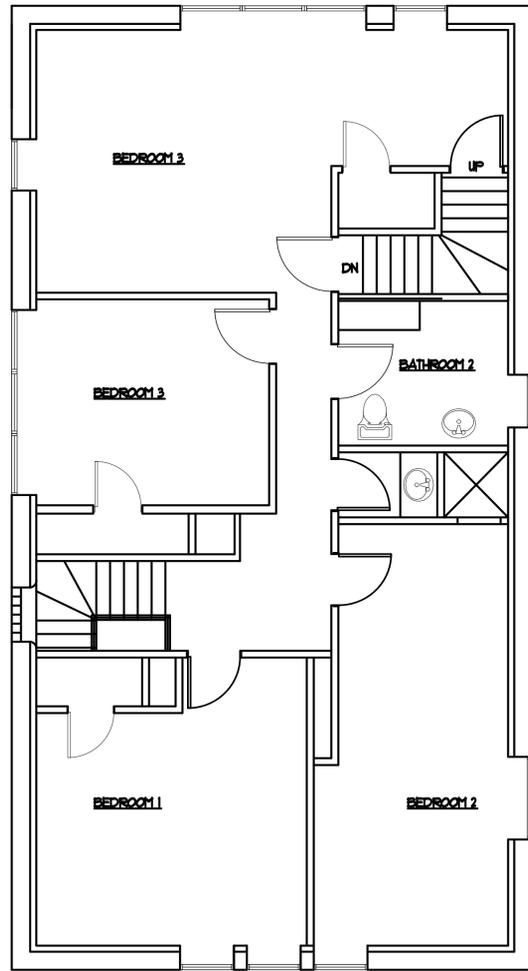


2 PROPOSED SITE PLAN
HP-0 SCALE: 1" = 10' - 0"

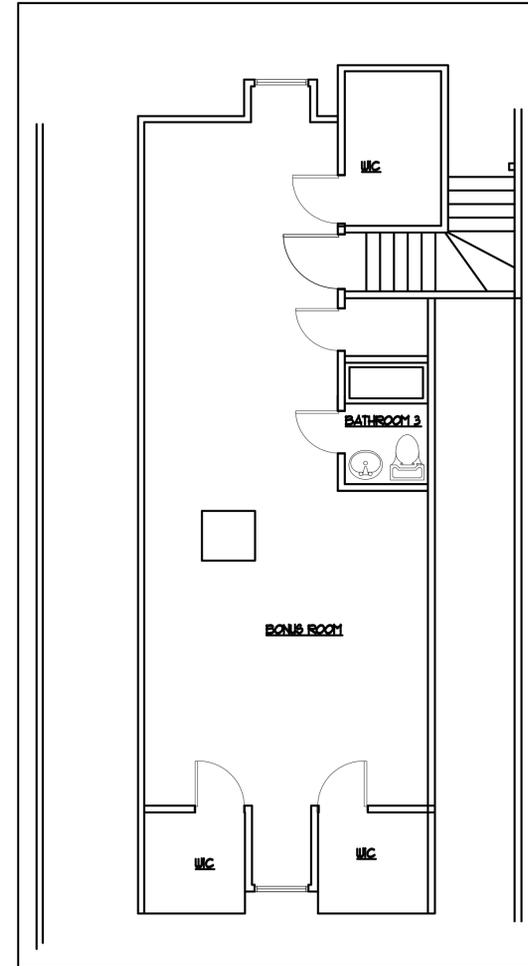




FIRST FLOOR PLAN



SECOND FLOOR PLAN

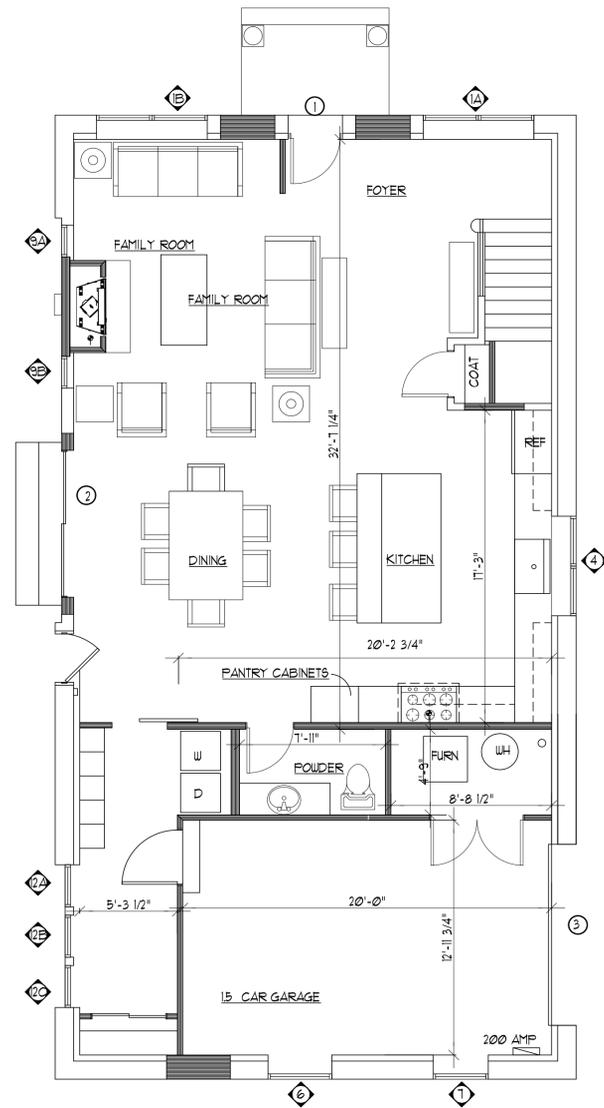


ATTIC FLOOR PLAN

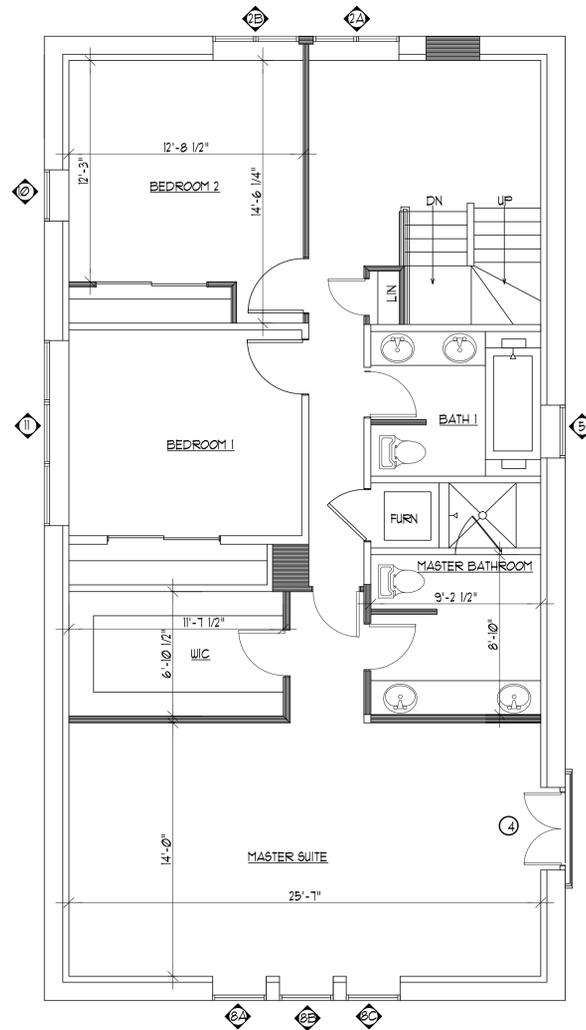
1 EXISTING FLOOR PLANS
HP-1 SCALE: 1/4" = 1' - 0"



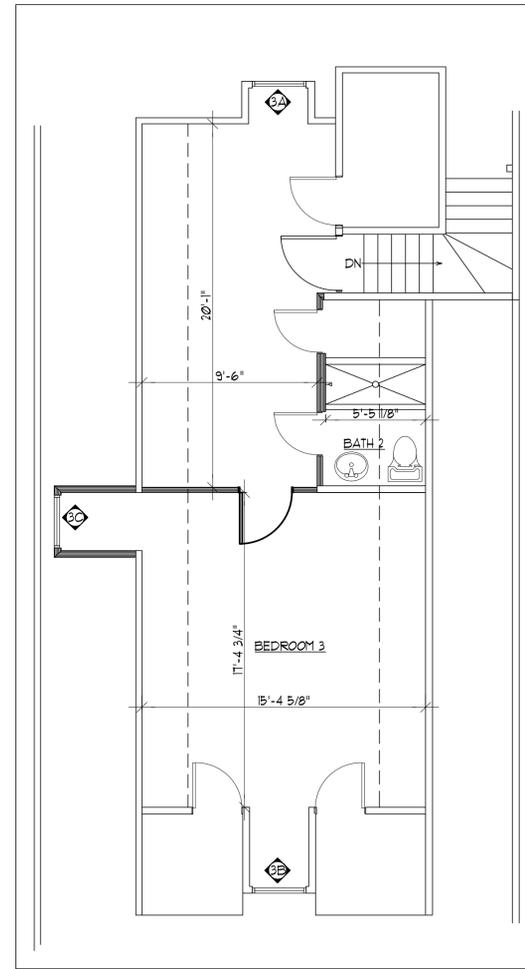
 SYNERGY <small>DESIGN GROUP LLC</small>		INTERIOR/ EXTERIOR RENOVATION 318 GREENLEAF STREET EVANSTON, ILLINOIS 60202
SYNERGY DESIGN GROUP LLC 2181 N. STONEHEDGE COURT ROUND LAKE BEACH, ILLINOIS 60073 MOBILE: 847-343-8284 BUSINESS: 224-643-7695		EXISTING FLOOR PLANS
DATE	REVISION	
09.16.24		
DRAWN	JG	
CHECKD		
HP-1		



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ATTIC FLOOR PLAN

1 PROPOSED FLOOR PLANS
HP-2 SCALE: 1/4" = 1' - 0"

- WALL LEGEND**
- EXISTING FRAME, METAL STUD, CONCRETE, OR MASONRY WALLS (TO REMAIN)
 - NEW STUD WALLS



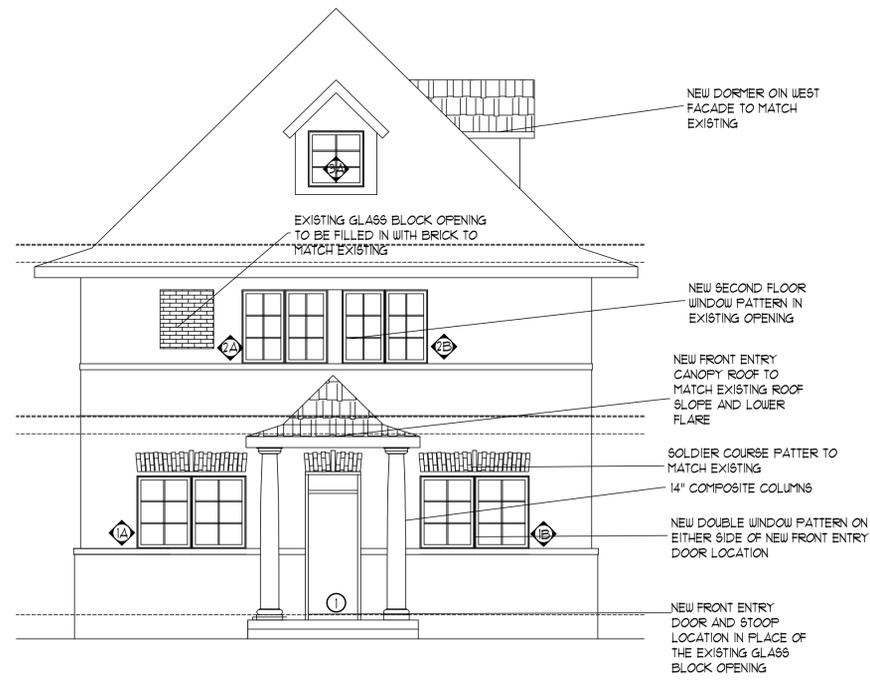
INTERIOR/ EXTERIOR RENOVATION
318 GREENLEAF STREET
EVANSTON, ILLINOIS 60202

PROPOSED FLOOR PLANS

SYNERGY DESIGN GROUP LLC
2181 N. STONEHEDGE COURT
ROUND LAKE BEACH, ILLINOIS 60073
MOBILE: 847-343-8284 BUSINESS: 224-643-7695

DATE	REVISION
08.16.24	

HP-2



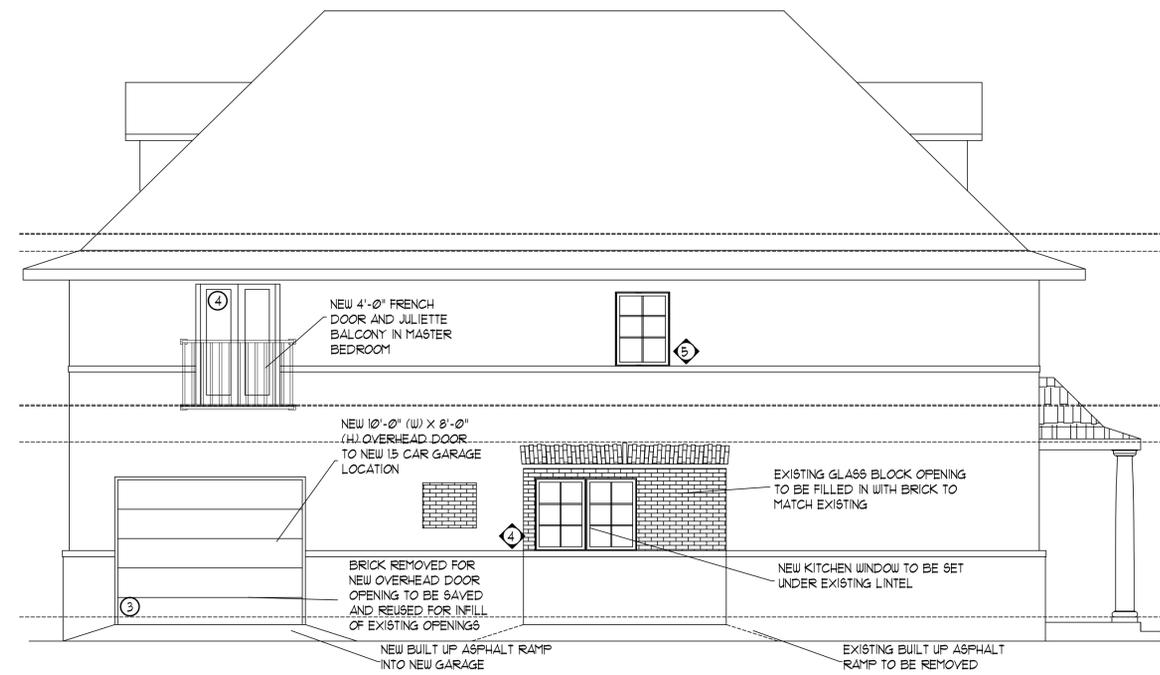
NORTH ELEVATION

2 PROPOSED ELEVATIONS
HP-3 SCALE: 1/4" = 1' - 0"

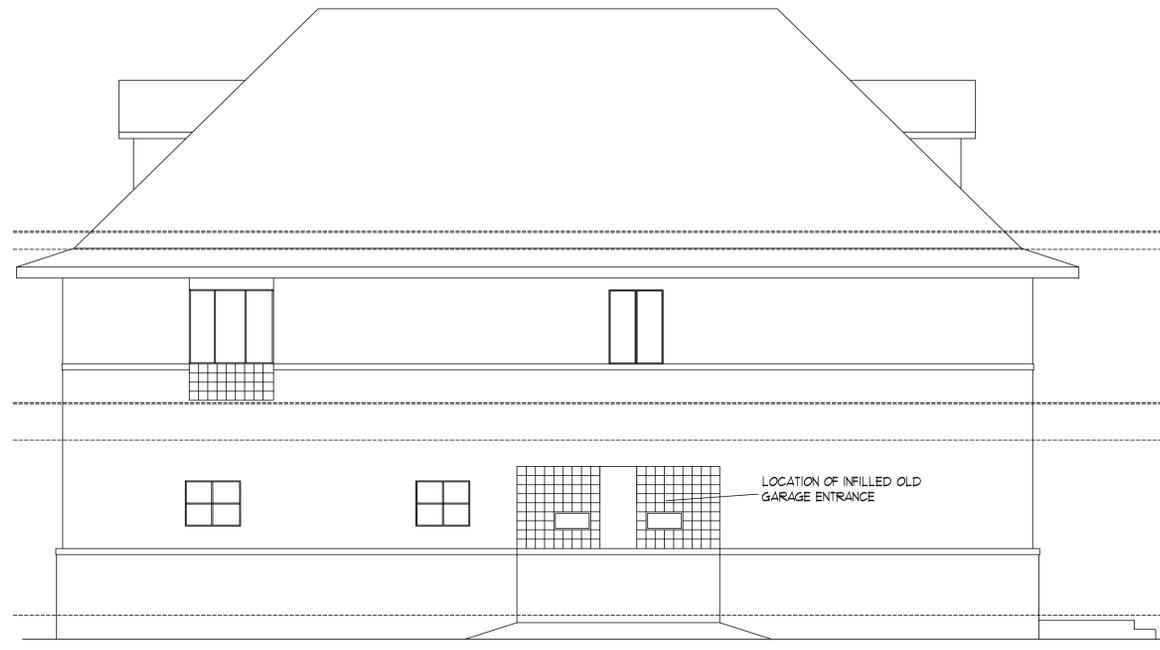


NORTH ELEVATION

1 EXISTING ELEVATIONS
HP-3 SCALE: 1/4" = 1' - 0"



EAST ELEVATION



EAST ELEVATION



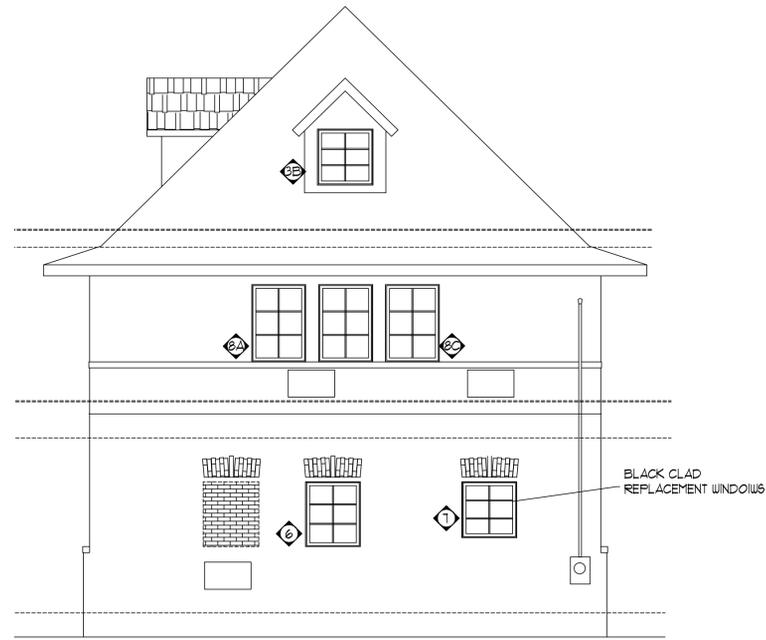
INTERIOR/ EXTERIOR RENOVATION
318 GREENLEAF STREET
EVANSTON, ILLINOIS 60202

ELEVATIONS FOR PRESERVATIONS BOARD

SYNERGY DESIGN GROUP LLC
2181 N. STONEHEDGE COURT
ROUND LAKE BEACH, ILLINOIS 60073
MOBILE: 847-343-8284 BUSINESS: 224-643-7695

DATE	REVISION
09.16.24	DRAWN
	JG
	CHECKD

HP-3



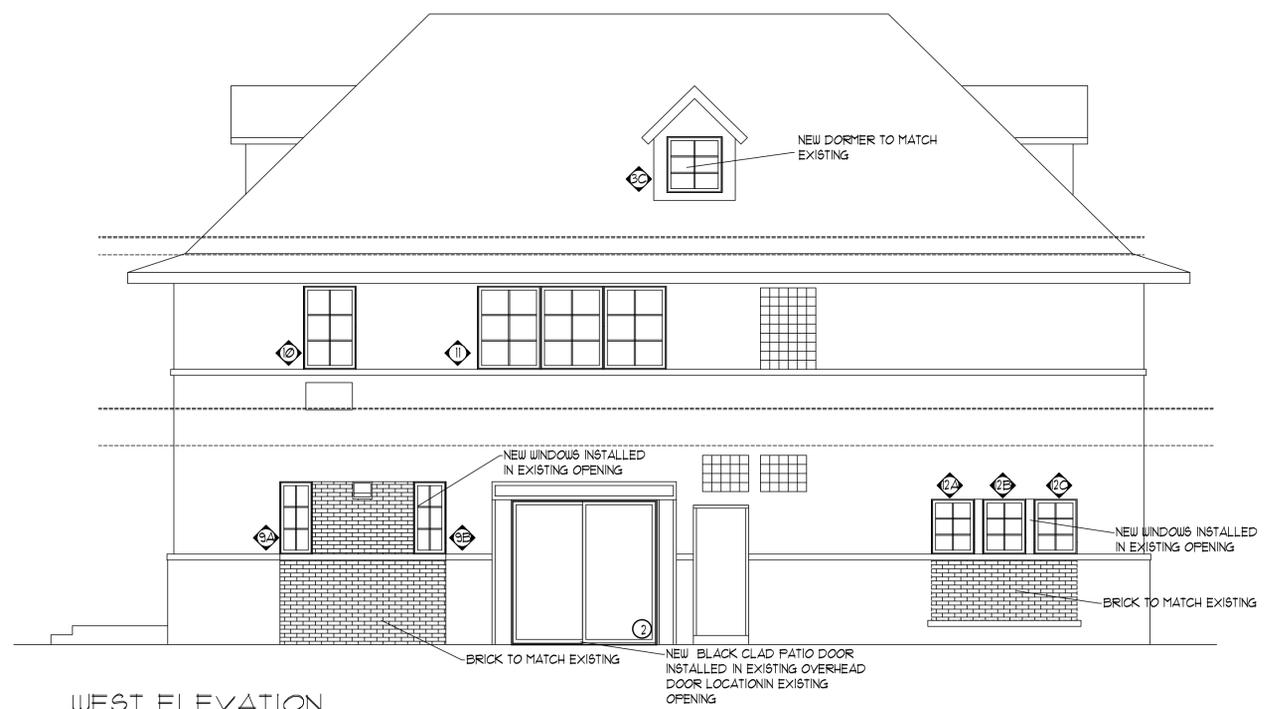
SOUTH ELEVATION

2 PROPOSED ELEVATIONS
HP-4 SCALE: 1/4" = 1' - 0"

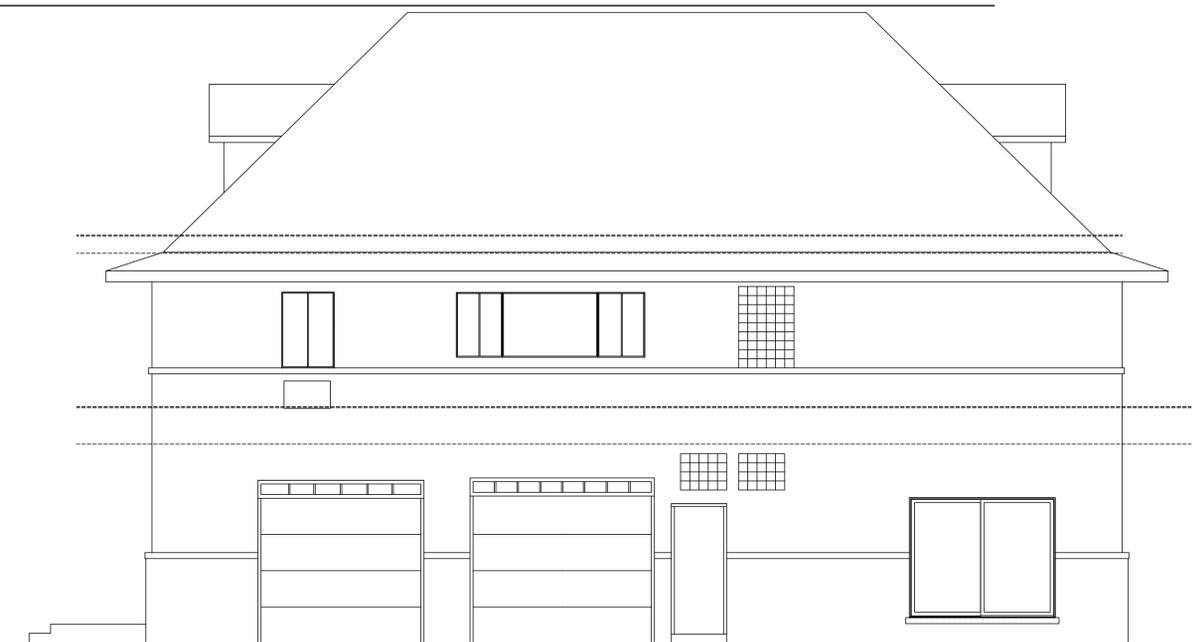


SOUTH ELEVATION

1 EXISTING ELEVATIONS
HP-4 SCALE: 1/4" = 1' - 0"



WEST ELEVATION



WEST ELEVATION



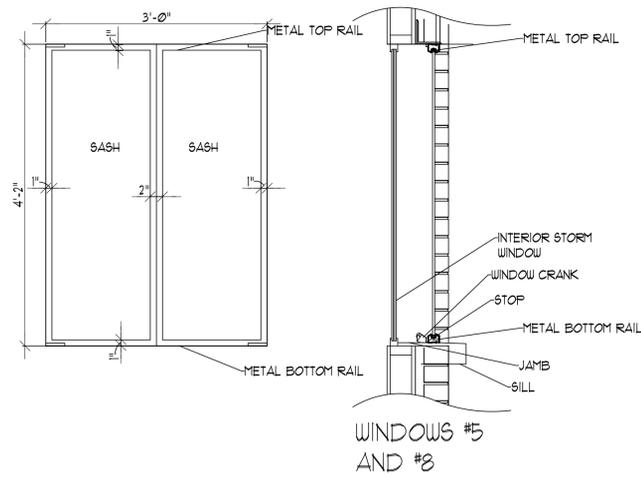
INTERIOR/ EXTERIOR RENOVATION
318 GREENLEAF STREET
EVANSTON, ILLINOIS 60202

ELEVATIONS FOR PRESERVATIONS BOARD

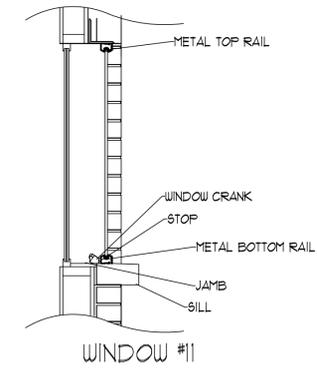
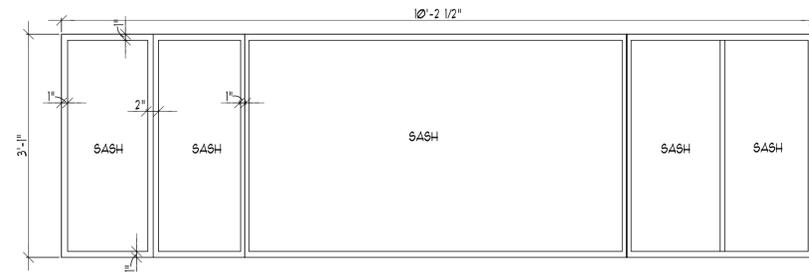
SYNERGY DESIGN GROUP LLC
2181 N. STONEHEDGE COURT
ROUND LAKE BEACH, ILLINOIS 60073
MOBILE: 847-343-8284 BUSINESS: 224-643-7695

DATE	REVISION
09.16.24	

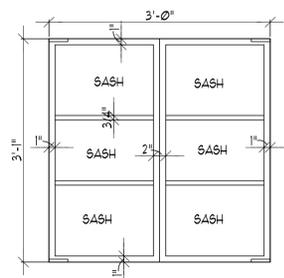
HP-4



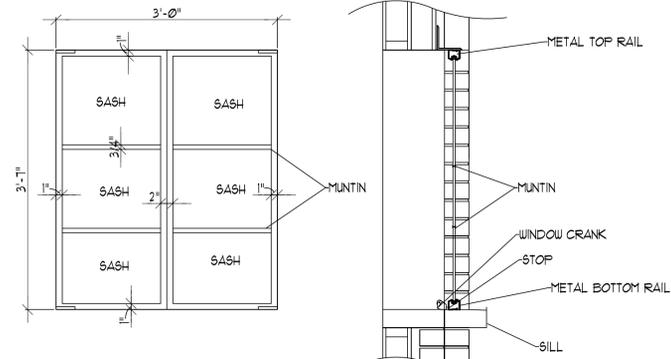
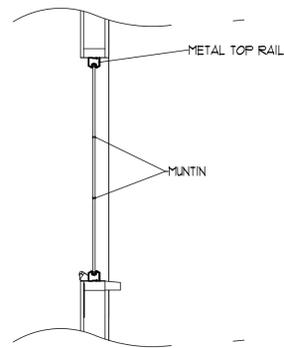
WINDOWS #5 AND #8



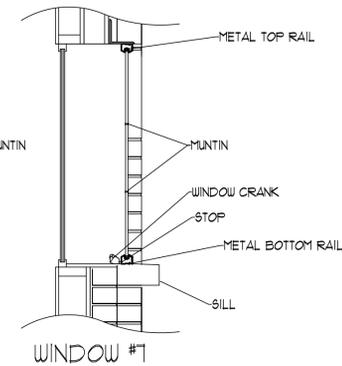
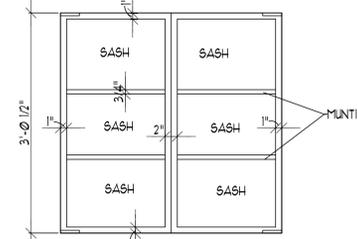
WINDOW #11



WINDOW #3



WINDOW #6



WINDOW #7

2 EXISTING WINDOW DETAILS
HP-5 SCALE: 1" = 1' - 0"



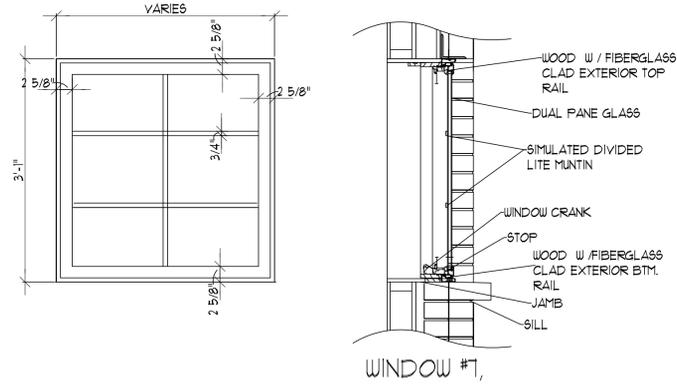
INTERIOR/EXTERIOR RENOVATION
318 GREENLEAF STREET
EVANSTON, ILLINOIS 60202

SCHEDULES
PHOTOGRAPHS
WINDOW DRAWINGS

SYNERGY DESIGN GROUP LLC
2181 N. STONEHEDGE COURT
ROUND LAKE BEACH, ILLINOIS 60073
MOBILE: 847-343-8284 BUSINESS: 224-643-7695

DATE	REVISION
09.16.24	

HP-5



WINDOW #1,

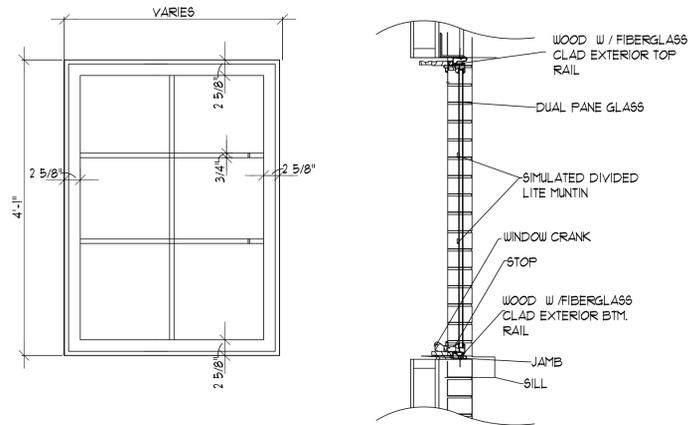
DOOR SCHEDULE							
OPENING NO.	DOOR SIZE	DOOR HEIGHT	DOOR MATL.	DOOR FINISH	FRAME MATL.	FRAME FINISH	REMARKS
1	3'-0"	7'-9"	UD	PT	UD	PT	6'-8" DOOR WITH TRANSOM
2	2'-0"	8'-0"	UD	PT	UD	PT	SLIDING PATIO DOOR
3	10'-0"	8'-0"	UD	PT	UD	PT	OVERHEAD GARAGE DOOR
4	4'-0"	6'-8"	UD	PT	UD	PT	EXTERIOR INSULING FRENCH DOOR

WINDOW SCHEDULE				
WINDOW NO.	WINDOW TYPE	UNIT SIZE W X H	QTY.	REMARKS (ALL WINDOWS BRONZE CLAD)
1	CASEMENT	5'-11" X 4'-11"	2	
2	CASEMENT	4'-8" X 4'-11"	2	
3	CASEMENT	3'-0" X 3'-11"	3	
4	CASEMENT	5'-6" X 4'-11"	1	
5	CASEMENT	2'-11" X 4'-11"	1	
6	CASEMENT	3'-0" X 3'-11"	1	
7	CASEMENT	3'-0" X 3'-11"	1	
8	CASEMENT	3'-0" X 4'-11"	3	
9	CASEMENT	1'-9" X 4'-11"	2	
10	CASEMENT	2'-10" X 4'-11"	1	
11	CASEMENT	10'-3" X 4'-11"	1	
12	CASEMENT	2'-4" X 3'-11"	3	

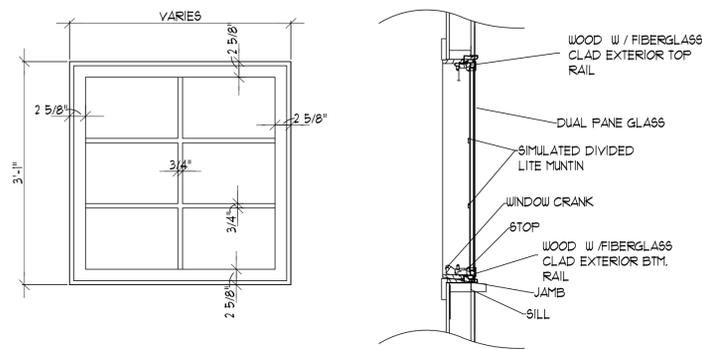
MARVIN ELEVATE SERIES WOOD W/ FIBERGLASS CLAD WINDOWS. CLEAR LOW 'E' GLASS
BLACK EXTERIOR FINISH / BLACK INTERIOR

1 WINDOW AND DOOR SCHEDULES
HP-5 SCALE: 1/4" = 1' - 0"

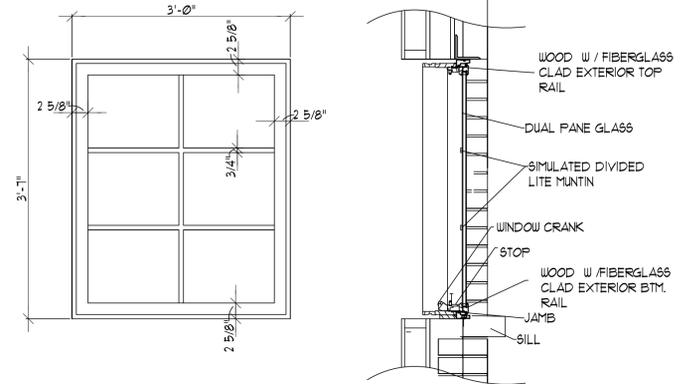
2 PROPOSED WINDOW DETAILS CONTINUED
HP-6 SCALE: 1" = 1' - 0"



WINDOWS #1, #2, #4, #5, #8, #10, AND #11



WINDOW #3, #9, #12



WINDOW #6

1 PROPOSED WINDOW DETAILS
HP-6 SCALE: 1" = 1' - 0"



INTERIOR/ EXTERIOR RENOVATION
318 GREENLEAF STREET
EVANSTON, ILLINOIS 60202

SCHEDULES
PHOTOGRAPHS
WINDOW DRAWINGS

SYNERGY DESIGN GROUP LLC
2181 N. STONEHEDGE COURT
ROUND LAKE BEACH, ILLINOIS 60073
MOBILE: 847-343-8284 BUSINESS: 224-643-7695

DATE	REVISION
09.16.24	DRAWN
	JG
	CHECKD

HP-6



1 NORTH FACADE
HP-7



1 EAST FACADE
HP-7

 SYNERGY <small>DESIGN GROUP LLC</small>		318 GREENLEAF STREET EVANSTON, ILLINOIS 60202	
SYNERGY DESIGN GROUP LLC 2181 N. STONEHEDGE COURT ROUND LAKE BEACH, ILLINOIS 60073 MOBILE: 847-343-8284		EXTERIOR FACADE PHOTOGRAPHS	
DATE	REVISION		
09.16.24			
DRAWN			
JG			
CHECK'D			
HP-7			



1 SOUTH FACADE
HP-8



3 WEST FACADE CONT'D
HP-8



2 WEST FACADE
HP-8


SYNERGY
DESIGN GROUP LLC

318 GREENLEAF STREET
 EVANSTON, ILLINOIS 60202

EXTERIOR FACADE PHOTOGRAPHS

SYNERGY DESIGN GROUP LLC
 2181 N. STONEHEDGE COURT
 ROUND LAKE BEACH, ILLINOIS 60073
 MOBILE: 847-343-8284 BUSINESS: 224-643-7695

DATE	REVISION
09.16.24	
DRAWN	
JG	
CHECK'D	

HP-8



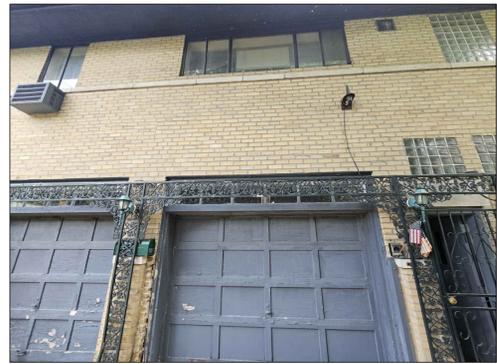
EXISTING WINDOW #2, FRONT ENTRY DOOR, AND GLASS BLOCK EXTERIOR



NORTH FACADE FIRST FLOOR GLASS BLOCK INTERIOR



EXISTING FRONT ENTRY DOOR INTERIOR



EXISTING GARAGE DOOR, WINDOW #10 WINDOW #11, AND GLASS BLOCK EXTERIOR



EXISTING WINDOW #10 INTERIOR



EXISTING WINDOW #11 INTERIOR



OLD GARAGE DOOR GLASS BLOCK EXISTING WINDOW #5 EXTERIOR



OLD GARAGE DOOR GLASS BLOCK INTERIOR



WINDOW #5 INTERIOR



WINDOW #7 INTERIOR



318 GREENLEAF STREET
EVANSTON, ILLINOIS 60202

INTERIOR/EXTERIOR PHOTOGRAPHS

SYNERGY DESIGN GROUP LLC
2181 N. STONEHEDGE COURT
ROUND LAKE BEACH, ILLINOIS 60073
MOBILE: 847-343-8284 BUSINESS: 224-643-7695

DATE	REVISION
09.16.24	
DRAWN	
JG	
CHECKD	

HP-9



WINDOW #8 EXTERIOR



WINDOW #8 INTERIOR



WINDOW #6 EXTERIOR



WINDOW #6 INTERIOR



WINDOW #3 EXTERIOR



WINDOW #3 INTERIOR



EXISTING WINDOW FOR #4 DOOR



EXISTING WINDOW FOR #4 DOOR INTERIOR



318 GREENLEAF STREET
EVANSTON, ILLINOIS 60202

INTERIOR/ EXTERIOR PHOTOGRAPHS

SYNERGY DESIGN GROUP LLC
2181 N. STONEHEDGE COURT
ROUND LAKE BEACH, ILLINOIS 60073
MOBILE: 847-343-8284 BUSINESS: 224-643-7695

DATE	REVISION
09.16.24	
DRAWN	
JG	
CHECK'D	

HP-10

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="Coach House--Prairie"/>	ROOF TYPE	<input type="text" value="Hipped"/>
DETAILS	<input type="text" value="-"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1897"/>	FOUNDATION	<input type="text" value="Brick"/>
OTHER YEAR	<input type="text" value="-"/>	PORCH	<input type="text" value="-"/>
DATESOURCE	<input type="text" value="Building permit"/>	WINDOW MATERIAL	<input type="text" value="Metal"/>
WALL MATERIAL (current)	<input type="text" value="Brick"/>	WINDOW MATERIAL 2	<input type="text" value="Glass block"/>
WALL MATERIAL 2 (current)	<input type="text" value="-"/>	WINDOW TYPE	<input type="text" value="Fixed/casement"/>
PLAN	<input type="text" value="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="1-light; 3-light"/>
NO OF STORIES	<input type="text" value="2.5"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

318	-	GREENLEAF	STREET
-----	---	-----------	--------

ALTERATIONS

Metal casement and fixed replacement windows in original and altered openings; most other window openings have either been filled in with brick or glass block; original stable opening along alley bricked in

HISTORIC INFORMATION

OLD ADDRESS
(city dir.year)

1045 Judson av barn

ORIGINAL OWNER

Helen Sweet (1045 Judson av)

ORIGINAL ARCHITECT

Hunt, Myron

BUILDING MOVED?

No

ARCHITECT SOURCE

BP1104

MOVED FROM

-

BUILDER

Nelson, E P

ADDITIONAL PHOTOGRAPHS



PHOTO ID2 -



PHOTO ID3 -

SURVEYOR

Lara Ramsey

SURVEYOR ORGANIZATION

GRANACKI HISTORIC CONSULTANTS

SURVEY DATE

4/14/2011

Historic Info Compiler

aoe

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

318 — - GREENLEAF STREET

OLD ADDRESS 1045 Judson av barn
(city dir.year)

DATE OF CONSTRUCTION 1897

MOVING INFORMATION

BUILDING MOVED? No

MOVING PERMIT # - **DATE** -

MOVED FROM -

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # 1104 **DATE** 1897.11.30

BUILDING PERMIT DESCRIPTION (For 1141 & 1145 Judson garages) two 2-sty barns
27'8"x52'11"x40'

COST \$2000 each

ORIGINAL OWNER Helen Sweet (1045 Judson av)

ORIGINAL OWNER OCCUPIED? No (lived in 1045 Judson av house)

ORIGINAL ARCHITECT Hunt, Myron

ARCHITECT SOURC BP1104

BUILDER Nelson, E P

EXTERIOR ALTERATION PERMITS

-

OTHER PERMIT INFO

1045: BP40808 1973.03.20 1-story 2-car masonry garage Danley Garage World owner Malcolm Gaynor

COA INFO

-

HISTORIC INFO

-

OTHER SOURCES

ELHD # n/a.

HISTORIC INFO COMPILER aoe

PRIMARY KEY 11-19-216-021-0000



**Zoning Analysis
Summary**

Review Date: 08-06-24
By: Michael Griffith, Planner

Case Number: 24ZONA-0101 – 318 GREENLEAF STREET	Case Status/Determination: NON-COMPLIANT
---	---

Applicant: Juan Gonzalez

Plans prepared by: Synergy Design Group, LCC
Plans dated: 07-25-24
Survey dated: 06-13-24
District: R1, Lakeshore Historic District

Proposal:

Remove front stoop and walk, construct new roofed/covered stoop and front walk, relocate garage entrance from west side to east side of residence (alley side), construct a Juliette balcony on east elevation (alley side) and dormer at attic level on west elevation.

Non-compliant:

Code Section	Proposed and Required	Recommendation
6-8-2-7	Maximum permitted amount of building lot coverage is 30% of lot area, 1493.4 sf; 30.7%, 1530 sf proposed (30.3%, 1508 sf existing)	Apply for a major variation OR revise into compliance
6-8-2-12, 6-4-6-3, Table 4-B.19	Open parking is required to be located within 30' of the rear property line or alley; Open parking proposed in the west interior side yard more than 30' from the rear property line or alley.	Apply for a major variation, see comment #6.c below

Comments:

1. If your project is within 25' 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. **Preservation review:**

- a. Property is located within the local Lakeshore Historic District, plan shows alterations to the exterior of the residence.
 - b. Please reach out to Cade Sterling, Planner, csterling@cityofevanston.org, 847-448-8231, for preservation review requirements.
3. **Right-of-way review:**
- a. Proposed plan includes a Juliette balcony on the east elevation extending over and into the public alley right-of-way as well as altering the alley grade.
 - b. Please reach out to Jason Krohn, Senior Project Manager Permits/Utilities, jkrohn@cityofevanston.org, 847-448-8031, for work within a public right-of-way.
4. The curb cut and driveway off Greenleaf Street straddles the property line between 318 Greenleaf Street and 1045 Judson Avenue. The plat does not show an ingress/egress easement. Is there an agreement in place between the two properties regarding access, maintenance?
5. Given the alley is constrained on both sides by structures on the alley right-of-way line (residence/garage entrance on one side and a fence on the other side), is there adequate space to maneuver a vehicle into/out of the proposed enclosed garage?
6. **As proposed, approval of a major variation is required** to increase building lot coverage and for an open parking pad location in the west interior side yard, the Land Use Commission is the determining body.
- a. **Variations may or may not be granted.**
 - b. **Building lot coverage:** I think it is reasonable to request a variation to increase building lot coverage as proposed given the substandard R1 zoning district lot size, proposed coverage is a very small increase from existing, and the additional coverage is triggered by a reasonably sized open/roofed front porch. Generally, open/front porches are viewed positively in the community.
 - c. **Open parking location:** Proposed plan maintains 2 required off-street parking spaces with one space being an open parking pad located at the end of the existing driveway in a non-compliant location within the west interior side yard.
 - i. Alternative: Remove the driveway within the west interior side yard while maintaining what is needed to maintain access for the property to the west. However, this option eliminates a required parking space triggering a variation to reduce required parking from 2 to 1.
 - ii. I do not have a sense of which option would be more acceptable to the Land Use Commission.
7. **BEFORE applying for a major variation**, please reach out to the staff noted above to resolve any issues/concerns they may have.

Principal Use and Structure: Dwelling – Single-Family detached	
6-8-2-3	<p>Use: Compliant</p> <p>Standard: Dwelling – Single-family detached Existing: Dwelling – Single-family detached Proposed: No change</p>
6-8-2-6	<p>Lot width: Compliant</p> <p>Standard: 35.0' Existing: 54.4' Proposed: No change</p>
6-8-2-5	<p>Lot size: Legal non-conforming</p> <p>Standard: 7200 sf Existing: 4978 sf Proposed: No change</p>
6-8-2-7	<p>Building Lot Coverage: Non-compliant</p> <p>Standard: 30.0% of lot area, 1493.4 sf Existing: 30.3%, 1508 sf Proposed: 30.7%, 1530 sf</p> <ul style="list-style-type: none"> ▪ Proposed roofed/covered front entry/stoop is treated as an open front porch, 50% of measured area counts towards building lot coverage.
6-8-2-10	<p>Impervious Surface Coverage: Compliant</p> <p>Standard: 45.0% of lot area, 2240.1 sf Existing: 58.4%, 2905 sf Proposed: 57.9%, 2883 sf</p> <ul style="list-style-type: none"> ▪ Existing impervious surface coverage exceeds the permitted amount, proposed coverage is reduced.
	<p>Building Height: NA</p>
6-4-1-9	<p>Yards (Setbacks) to open front porch:</p> <p>Front, north: Compliant Standard: 20.3', not exceed 7' in depth, and provide min. 10' front yard setback Existing: Proposed: 21.0', 4' in depth, 10'+ front yard provided</p> <p>Interior Side, west: NA</p> <p>Interior Side, east: NA</p>

	<p>Rear, south: NA</p> <ul style="list-style-type: none"> ▪ An open front porch is permitted to obstruct up to 25% into the required front yard setback, not exceed 7' in depth, and provide a minimum 10' front yard setback. ▪ The minimum required front yard setback to the residence is 27'. ▪ $27 * 0.75 = 20.25'$
Parking Requirement:	
6-16-2, Table 16-B	<p>Use 1: Dwelling – Single-family detached Standard: 2 Existing: 2 (enclosed) Proposed: 2 (1 enclosed and 1 open)</p> <p>Total Required: Compliant Standard: 2 Existing: 2 (enclosed) Proposed: 2 (1 enclosed and 1 open)</p> <ul style="list-style-type: none"> ▪ Application indicates 2 open and 2 enclosed parking spaces are existing.
6-8-2-12	<p>Access: Compliant</p> <p>Standard: Alley Existing: Street Proposed: Street and Alley</p>
6-16-2-5	<p>Vertical Clearance: Compliant</p> <p>Standard: 7.0' Existing: Proposed: 8.0'</p>
6-8-2-12, 6-4-6-3, Table 4-B.19	<p>Location: Non-compliant</p> <p>Standard: Enclosed or open parking located within 30' of the rear property line or alley.</p> <p>Existing: Enclosed</p> <p>Proposed: 1 space enclosed and 1 open parking space located in the west interior side yard where driveway terminates at the residence.</p> <ul style="list-style-type: none"> ▪ A driveway is required to lead to a zoning compliant parking space/pad which is either a garage (attached or detached) or to an open parking pad located within 30' of the rear property line or alley. Zoning Code Section 6-4-6-3, Table 4-B.19. ▪ Eliminating the enclosed garage spaces on the west side of the residence creates an open parking pad where the driveway terminates, a non-compliant location.

Miscellaneous:	
6-8-1-8	<p>Dormers (Location, Length): Compliant</p> <p>Standard: Side dormer(s) in total not to exceed 30% of the length of the side wall and not be located within the 20% of the length of the side wall closest to the front façade.</p> <p>Existing:</p> <p>Proposed: <30% of the length of west side wall and >20% away from front façade</p> <ul style="list-style-type: none"> ▪ Dormer above the 2nd story proposed on west elevation. The plan does not provide dimensions but as drawn the length and location are compliant.

5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- | | | |
|-------------------------------------|---|--|
| <input checked="" type="checkbox"/> | (This) Completed and Signed Application Form | |
| <input checked="" type="checkbox"/> | Plat of Survey | Date of Survey: <u>06/11/2024</u> |
| <input checked="" type="checkbox"/> | Project Site Plan | Date of Drawings: <u>09/09/2024</u> |
| <input checked="" type="checkbox"/> | Plan or Graphic Drawings of Proposal (If needed, see notes) | |
| <input checked="" type="checkbox"/> | Non-Compliant Zoning Analysis | |
| <input checked="" type="checkbox"/> | Proof of Ownership | Document Submitted: _____ |
| <input checked="" type="checkbox"/> | Application Fee (see zoning fees) | Amount \$ _____ plus Deposit Fee \$150 |

Note: Incomplete applications will not be accepted. Although some of these materials may be on file with another City application, individual City applications must be complete with their own required documents.

Plat of Survey

(1) One copy of plat of survey, drawn to scale, that accurately reflects current conditions.

Site Plan

(1) One copy of site plan, drawn to scale, showing all dimensions.

Plan or Graphic Drawings of Proposal

A Major Variance application requires graphic representations for any elevated proposal-- garages, home additions, roofed porches, etc. Applications for a/c units, driveways, concrete walks do not need graphic drawings; their proposed locations on the submitted site plan will suffice.

Proof of Ownership

Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents).

- Tax bill will not be accepted as Proof of Ownership.

Non-Compliant Zoning Analysis

This document informed you that the proposed project is non-compliant with the Zoning Code and is eligible to apply for a major variance.

Application Fee

*** IMPORTANT NOTE:** Except for owner-occupied residents in districts R1, R2 & R3, a separate application fee will be assessed for each variation requested.

The fee application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card.

6. PROPOSED PROJECT

A. Briefly describe the proposed project:

Renovation of the coach house at 318 Greenleaf from a "Barn" and staff quarters as described on the original construction permit to a single family dwelling.

B. Have you applied for a Building Permit for this project? NO YES

(Date Applied: _____ Building Permit Application #: _____)

REQUESTED VARIATIONS

What specific variations are you requesting? For each variation, indicate (A) the specific section of the Zoning Ordinance that identifies the requirement, (B) the requirement (minimum or maximum) from which you seek relief, and (C) the amount of the exception to this requirement you request the City to grant. (See the Zoning Analysis Summary Sheet for your project's information)

(A) Section (ex. "6-8-3-4")	(B) Requirement to be Varied (ex. "requires a minimum front yard setback of 27 feet")	(C) Requested Variation (ex. "a front yard setback of 25.25 feet")
1		
<u>6-8-2-7</u>	<u>MAXIMUM PERMITTED AMOUNT OF LOT COVERAGE IS 30% OF LOT AREA OR 1,493.4 SQ. FT.</u>	<u>PROPOSED SHOWS 30.7% OF LOT COVERAGE OR 1530 SQ. FT. 36.6 SQ. FT. OF VARIATION REQUESTED</u>

* For multiple variations, see "IMPORTANT NOTE" under "Application Fee & Transcript Deposit" on Page 2.

2		
<u>6-8-2-7</u> <u>6-4-6-3</u> <u>TABLE</u> <u>4-8, 19</u>	<u>OPEN PARKING IS REQUIRED TO BE WITHIN 30' OF REAR YACHT LANE</u>	<u>A VARIATION OF 16.3' TO THE ALLOWABLE 30'-0" TO ALLOW AN OPEN SPACE IN THE WEST INTERIOR YARD</u>
3		

- B. A variation's purpose is to provide relief from specified provisions of the zoning ordinance that may unduly impact property due to the property's particular peculiarity and special characteristics. What characteristics of your property prevent compliance with the Zoning Ordinance requirements?

DUE TO THE NOW CONFORMING LOT SIZE AND NEIGHBOR LOT
COVERAGE AND IMPERVIOUS CALCULATIONS THE STRUCTURE IS
OK IN BOTH LOT COVERAGE + IMPERVIOUS

1. The requested variation will not have a substantial adverse impact on the use, enjoyment, or property values of adjoining (touching or joining at any point, line, or boundary) properties.

THE ADDITION OF A NEW FRONT ENTRY ROOF AND WINDOWS
TO REPLACE THE EXISTING GLASS BLOCK WILL ONLY INCREASE THE
PROPERTY VALUES AND CURB APPEAL.

2. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.

ELIMINATING THE DRIVEWAY WOULD SIGNIFICANTLY IMPACT
THE OWNER'S ABILITY TO PARK MORE THAN 1 CAR ON
PROMISES

3. Either...

- (a) the purpose of the variation is not based exclusively upon a desire to extract income from the property, or
(b) while the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Zoning Board of Appeals or the City Council, depending upon final jurisdiction under §6-3-8-2, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to any of the standards of §6-3-6-3.

(b) IT IS THE INTEREST OF THE OWNERS TO IMPROVE A PROPERTY THAT
CURRENTLY LACKS THE CHARACTER OF THE SURROUNDING PROPERTIES
THE PROPOSED IMPROVEMENTS WILL GREATLY IMPROVE THE CHARACTER
TO BE IN LINE WITH THE PROPERTIES SURROUNDING IT

4. The alleged difficulty or hardship has not been self-created, if so, please explain.

THE EXISTING FRONT ENTRY IS BLOCKED BY A TREE US
WISH TO REMOVE, MOVING THE FRONT ENTRY TO THE WEST
WILL ALLOW US TO SAVE THE TREE AND BETTER DEFINE
THE FRONT ENTRY WHICH IS NOW OBSOLETE.

5. Have other alternatives been considered, and if so, why would they not work?

Due to the multiple seasons, having a covered
front entry would provide shelter from the elements
while updating the exterior appearance.



City of Evanston DISCLOSURE STATEMENT FOR ZONING HEARINGS

(This form is required for all Major Variances and Special Use Applications)

The Evanston City Code, Title 1, Chapter 18, requires any persons or entities who request the City Council to grant zoning amendments, variations, or special uses, including planned developments, to make the following disclosures of information. The applicant is responsible for keeping the disclosure information current until the City Council has taken action on the application. For all hearings, this information is used to avoid conflicts of interest on the part of decision-makers.

1. If applicant is an agent or designee, list the name, address, phone, fax, and any other contact information of the proposed user of the land for which this application for zoning relief is made:
Does not apply.

John Gouze
SYNCREI DESIGN GROUP LLC
2461 N. SPINNEHEDGE COURT
ROUND LAKE BEACH IL, 60073

2. If a person or organization owns or controls the proposed land user, list the name, address, phone, fax, and any other contact information of person or entity having constructive control of the proposed land user. Same as number ___ above, or indicated below. (An example of this situation is if the land user is a division or subsidiary of another person or organization.)

SIS GREEN LEAF LLC
355 S HOWARD STREET
STOKING, IL, 60076
647-456-3937

3. List the name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number 2 above, or indicated below.

4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number 318 G above, or indicated below.

If Applicant or Proposed Land User is a Corporation

Any corporation required by law to file a statement with any other governmental agency providing substantially the information required below may submit a copy of this statement in lieu of completing a and b below.

- a. Names and addresses of all officers and directors.

- b. Names, addresses, and percentage of interest of all shareholders. If there are fewer than 33 shareholders, or shareholders holding 3% or more of the ownership interest in the corporation or if there are more than 33 shareholders.

If Applicant or Proposed Land User is not a Corporation

Name, address, percentage of interest, and relationship to applicant, of each partner, associate, person holding a beneficial interest, or other person having an interest in the entity applying, or in whose interest one is applying, for the zoning relief.

Lucia Nale 3555 Howard St Skokie, IL 60076 - 50%
George Kafkis 3555 Howard St Skokie, IL 60076 - 50%



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 2945-2949 Central Street – Landmark - 24PRES-0138
Date: October 8, 2024

Public Notice

Ken Hazlett, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to rehabilitate and adapt a former Pure Oil service station. The applicant proposes replacement windows and overhead doors, a new main entry door in the existing openings, masonry repairs, replacing the existing asphalt shingle roof with a blue clay tile roof, a new copper bay and entry awning, and a wood pergola/arbor and fence at the property's south and east lot lines.

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

Construction Period:
1938

Style:
Tudor Revival

Architect of Record:
N/A

Condition:
Poor

Integrity:
Excellent

Status:
Landmark designated under criterion A7 (exemplification of an architectural style or building type).

Setting:

2945-2949 Central Street is an individually designated landmark outside of a historic district. The property is located on the north side of Central Street at the corner of Central Street and Hurd Avenue in the west Central Street business district. This portion of the City was formerly unincorporated, being annexed by the Town of Evanston (current City of Evanston) in 1916. The majority of the former farm land was subdivided between 1921 and 1927 and by the end of the 1930s was near fully developed. Commercial development would follow along the west Central Street corridor, a major east/west thoroughfare with interurban rail service between Glenview and Evanston. Much of the surrounding commercial fabric to the south remains intact, including an Art Modern styled service station at the corner of Central and Reese.

Significance:

As the automobile became not only more popular but more attainable for everyday families, iconic cottage-style gas and service stations became common across the United States. Most notable were those designed for Phillips 66, Pure Oil, Conoco, Mobil, and Wadhams. The cottage gas station typology became common in the 1920s and 1930s due to a public backlash against early gas stations which were seen as unsightly wood or tin sheds unable to communicate the new found freedom and status associated with the early automobile age. The cottage style gas station at 2945-2949 Central is an excellent and rare survivor of a significant period in American history and an important phase in the design of service stations which reflected the dominant popular styles of the moments in which they were built. 2945-2949 Central presents itself as a Tudor Revival village cottage. The steeply pitched roof of the office section is extended with a lower ridge across the two bays of the recessed service wing running to the west. The farther bay of the wing projects slightly and has a high gable, an element repeated in smaller size over the office's entrance. Here the gable's upper section is given horizontal boards which contrast with the vertical ones in the other gable's upper section. The office's end gables also have horizontal boards, while the eaves are boards and the nearer bay's lintel is a beam. The rest of the structure is brick, now painted white, and the roof, previously a painted blue asphalt shingle, was likely a glazed blue tile, common for Pure Oil stations of the period. Despite its condition, the very high level of integrity is extremely rare for a building of this type, and is the last remaining example of a once common typology within the City including the former Cottage Jewelers building at Chicago and Dempster which is unrecognizable from its original composition.

Tudor Revival:

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

Public Comment

None.

Applicable Standards

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

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

Alteration

1. Every reasonable effort shall be made to adapt the property, structure, site, or object in a manner that requires minimal alteration of the property, structure, site, or object and its environment.
2. The distinguishing original qualities or character of a property, structure, site, or object and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible except when retention represents a hazardous or dangerous condition.
3. All properties, structures, sites, and objects shall be recognized as products of their own time. Alterations to sites, buildings, structures, or objects that have no historic basis shall be discouraged.
4. Changes that may have taken place in the course of time are evidence of the history and development of a property, structure, site or object and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features, materials, finishes, examples of skilled craftsmanship, or examples of distinctive construction techniques that characterize a property, structure, site or object shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.
7. The surface cleaning of buildings, structures or objects shall be undertaken with the gentlest means possible. Treatment methods that will cause damage to the historic materials of the structure, site, or object must not be used.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

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

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

Construction

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

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

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

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

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

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

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

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

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: 2945-49 Central St.	FOR STAFF USE ONLY Application Number:
2) Applicant's Name: Kenneth S. Hazlett	Address: 609 Dempster St.
City: Evanston State: IL Zip: 60201	Phone: 847-475-7200 Email: kenehazlett.comastbiz.net
3) Owner's Name: SVN Chicago, Attn. Alfred C. Stepan	Address: 910 West Adams St.
City: Chicago State: IL Zip: 60667	Phone: 312-676-1866 Email: a.stepan@svn.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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No; If yes, <input type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> 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: 9-16-2024

Section B: Application for Certificate of Appropriateness

1) Describe, in detail, the proposed activity and reason for requesting a Certificate of Appropriateness.

This project involves the rehabilitation of a 1930's era "Pure Oil" service station and its conversion from an auto repair garage to a Café/Restaurant. The existing building will be restored, as close as possible, to original condition with a new blue clay tile roof (like the original), new windows & overhead doors (to match the original) and new Entry Door & copper details (not original but inspired by other Pure Oil Stations around the country). Also, the brick exterior will be tuckpointed and repainted. There is no expansion of the current building footprint. The result is a transformation of the original structure from its current dilapidated condition into an idealized restored version of the landmark building. The existing concrete paving between the original building and Central Street (to the south) and Hurd Street (to the east) will be replaced with a newly paved Forecourt and surrounded by a Trellis/Fence that defines the exterior seasonal Dining Area and serves as a transition from the public street, through the forecourt to the Café. The Trellis/Fence provides a protected exterior space that not only does not compete with the original building but focuses attention on the restored structure.

2) Select the three standards from the [Binding Review Standards](#) that you believe are most relevant to your proposal. Then describe, in detail, how your proposal meets the standards you have selected.

Section 2-8-9 (A) 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. In choosing to restore the original Service Station rather than modify it, this has been a guiding principle. Minimal alteration while converting the use of the building from an auto repair garage to a Café/Restaurant.

Section 2-8-9 (A) 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. The new elements of our Proposal, i.e. Trellis/Fence, although different from the original structure, have been designed to augment the original rather than complete it. At the same time, the Trellis/Fence is designed to be completable with both the original building and the surrounding neighborhood.

Section 2-8-9 (B) 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 they are visually related. The new Trellis/Fence is conceived to be a "wall of continuity" subtly defining the domain of the Forecourt along the two bordering streets. This decision holds the line of the adjacent neighboring buildings which are to set at the lot line.



ALTA/N.S.P.S LAND TITLE SURVEY

L.R. Pass & Associates, P.C.

BOUNDARY SURVEYS
 MORTGAGE SURVEYS
 CONDOMINIUMS
 TOPOGRAPHY
 LAND DEVELOPMENTS
 LEGAL DESCRIPTIONS
 CONSTRUCTION LAYOUT

LOT 60, 61, AND 62 OF WESTLAWN, A SUBDIVISION OF LOTS 9 THROUGH 12 IN COUNTY CLERK'S
 DIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13
 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 2945-49 CENTRAL ST, EVANSTON, IL 60201)

AREA= 9,975 SQ. FT. (MORE OR LESS)
 PERIMETER= 400 FT. (MORE OR LESS)
 ACREAGE= 0.2152203 (MORE OR LESS)

SURVEYOR'S NOTES:
 SCHEDULE B.
 NOT PLOTTABLE

- A. This survey correctly shows the size, location and type of all buildings, structures and other improvements and visible items on the Property and that all buildings and improvements are within the boundary lines and applicable setback lines of the Property.
- B. All utilities serving the Property enter through adjoining public streets and/or easements of record; that except as shown, there are no visible easements or right of way across said Property.
- C. Except as shown, there are no visible (a) improvements, easements, right of way, party walls, drainage ditches, streams or conflicts, (b) party walls or encroachments on adjoining property, streets, alleys, or right of way by any of such buildings, structures, or other improvements, (c) encroachments on the Property by buildings, structures, or other improvements situated on adjoining property, or (d) encroachments on any easement, building setback line or other restricted area by any buildings, structures or other improvements on the Property.
- D. Said described property is located within an area having a Zone Designation by the Federal Emergency Management Agency, on Flood Insurance Rate Map No. 17031C0254K, with a date of identification of 09-10-2021, for Community Number 170090 in Cook County, State of ILLINOIS, which is the current Flood Insurance Rate Map of the community in which said Property is situated; ZONE X
- E. The property has direct physical access to CENTRAL STREET, a public street or highway.
- F. The number of striped parking spaces located on the subject property is 0 PARKING STALLS; and to the extent possible, are graphically shown hereon.
- G. All set back, side yard and rear yard lines and requirements shown or set forth on all recorded plats and documents, and those set forth in applicable zoning ordinances, are plotted hereon and are noted hereon in tabular form.
- H. The undersigned has received and examined a copy of Title Insurance Commitment No(s) N/A, dated N/A, issued by N/A for the Property as well as a copy of each easement covenant and restriction listed therein, and the location of any matter shown thereon, to the extent it can be located, has been plotted on the Survey or otherwise noted as to their effect on the subject property, and the property described hereon is the same as the property described in said Title Insurance Commitment.

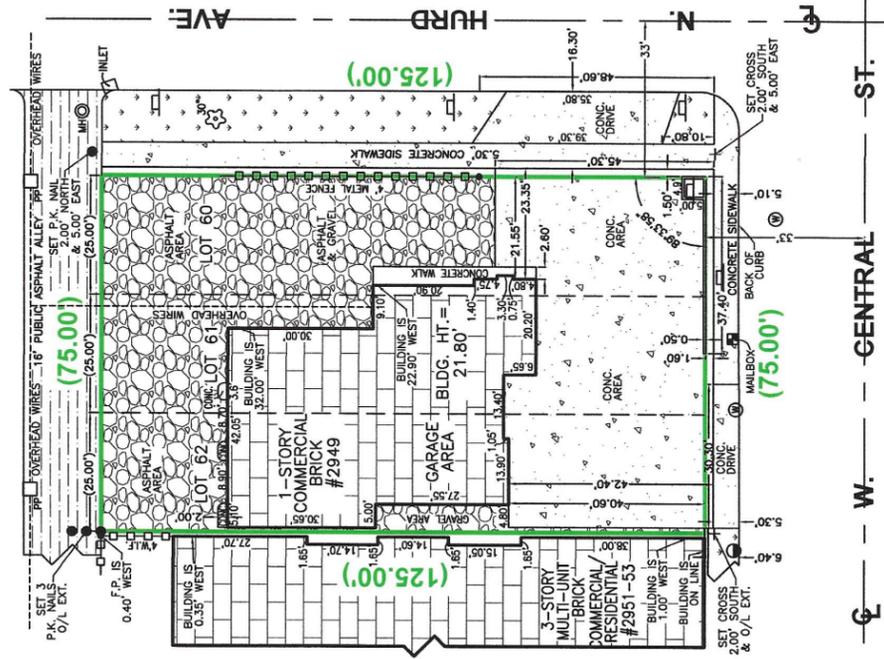
SURVEY CERTIFICATE REQUIREMENTS:

- A. Certified to: -N/A
- B. The survey certificate must provide as follows:

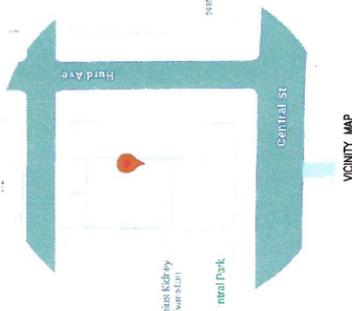
This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 "Minimum Standards and Requirements for ALTA/N.S.P.S Land Title Surveys" jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, and 20 of table A thereof.

DATE OF PLAT OR MAP: AUGUST 26, 2024
 LEON R. PASS, P.L.S. #3083


 PROFESSIONAL ILLINOIS LAND SURVEYOR No. 3083
 LICENSE EXPIRATION DATE: 11/30/24



FRONT VIEW



VICINITY MAP

UTILITY LEGEND	LEGEND
8" WATER	SET IRON PIPE
12" SEWER	IRON PIPE FOUND
AS	CUT CROSS- FOUND OR SET
---	PROPERTY LINE
---	RECORDED DATA (140.45)
---	MEASURED DIMENSION (140.45)
---	NOTCH
---	PLASTIC FENCE
---	WOOD FENCE (W.F.)
---	WOOD & METAL FENCE (W.M.F.)
---	CHAIN LINK FENCE (C.L.F.)

LEGEND	LEGEND
MAN HOLE	POWER POLE W/ LIGHT
CATCH BASIN	POWER POLE
C/W	HEDGES/BUSHES
GAS	BASKETBALL RIMS
WATER VALVE	FLAG POLE
TELEPHONE	STONE STRUCTURE
FIRE HYDRANT	PARKING METER
LIGHT POLE	DEPRESSED CURB
	COMMONWEALTH EDISON
	TREE

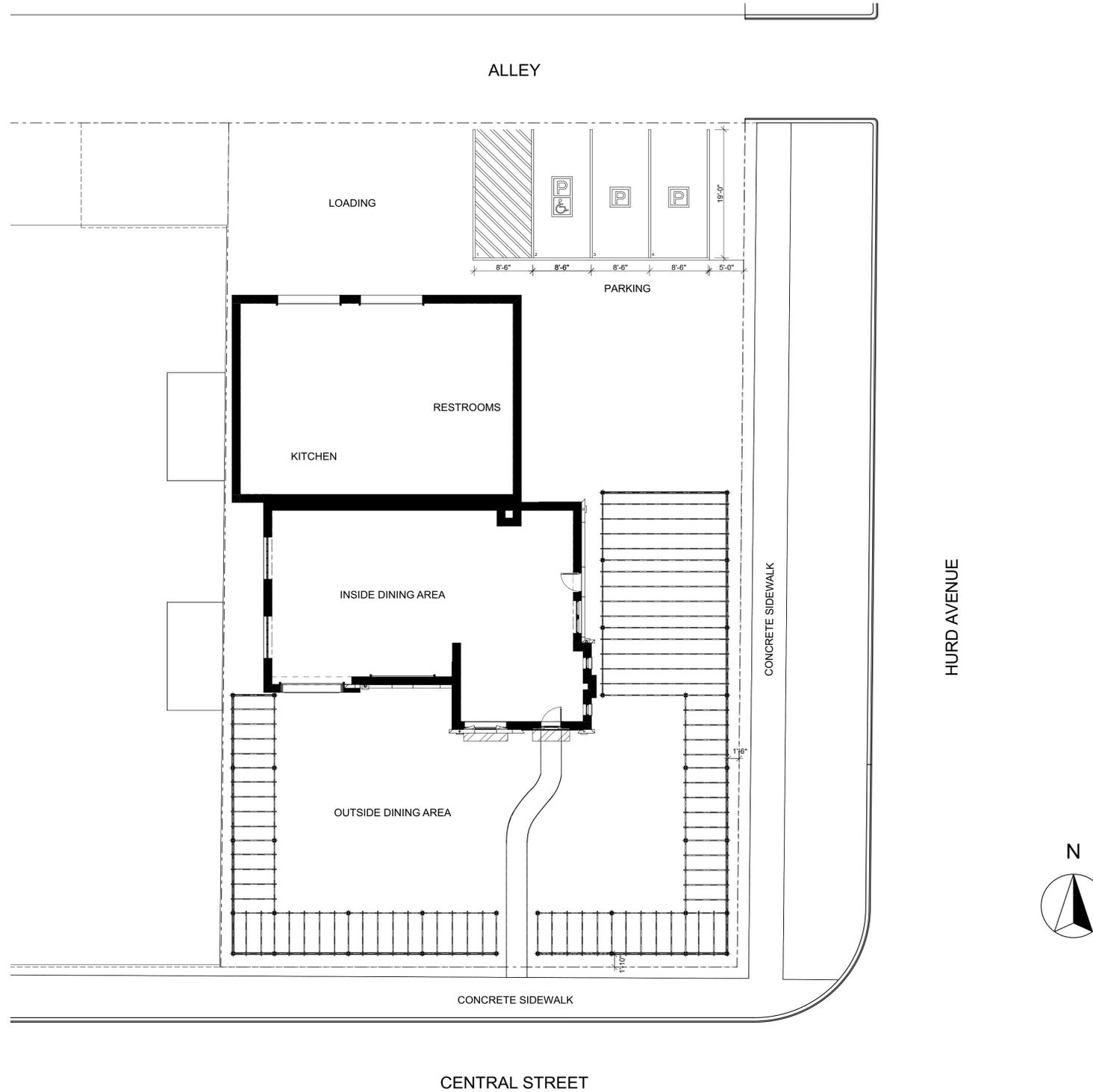
P.O. Box 43559
 Chicago, Illinois 60643
 TEL.: (773) 779-1700 Fax: (773) 779-9143
 E-mail: lrpassassoc@yahoo.com.

WILSON PROPERTY MANAGEMENT

P.I.N.# 05-33-427-018, -019, & -020
 DRAWN BY: J.R. DATE: 08-28-2024
 CHECKED BY: L.R.P. DATE: 08-28-2024
 BOOK NO.: G.P. SURVEYOR: S.J.S.
 PROJECT NO.: 2408-0139 SCALE: 1"=30'

1 of 1

NO.	DATE	BY	DESCRIPTION	APPR.
R E V I S I O N S				

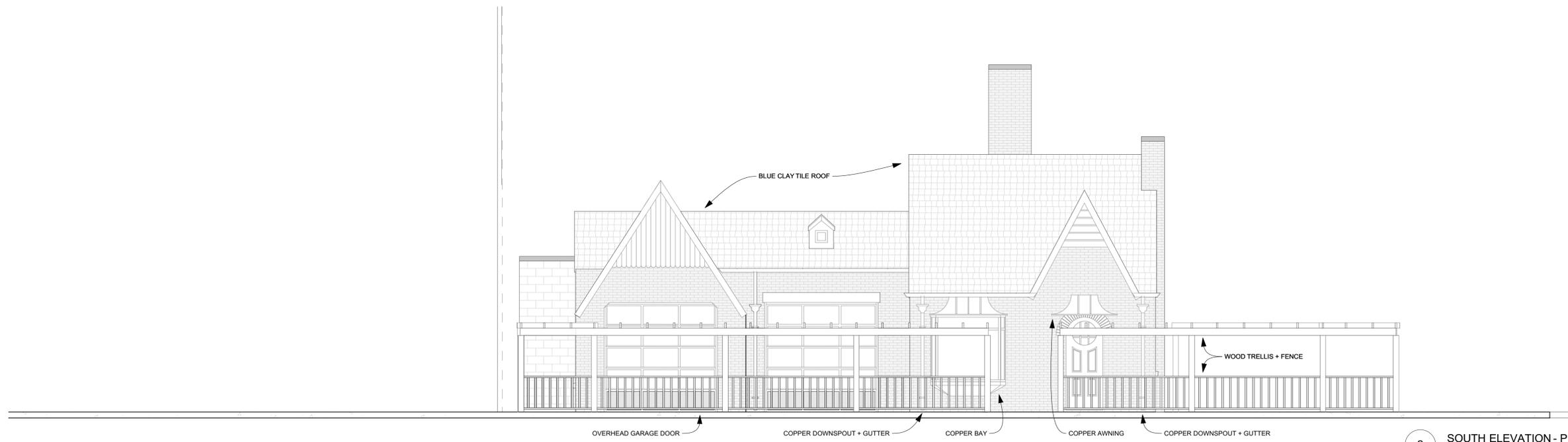


1 SITE PLAN
SCALE: 1/8" = 1'-0"

KEN HAZLETT LLC.
609 DEMPSTER ST, EVANSTON, IL 60201
(847) 475-7200

AL STEPAN - RESTAURANT
2945 CENTRAL ST
EVANSTON, IL 60201

3D DOCUMENTS
DRAWN BY: NSV
9/16/2024
SD3



2 SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

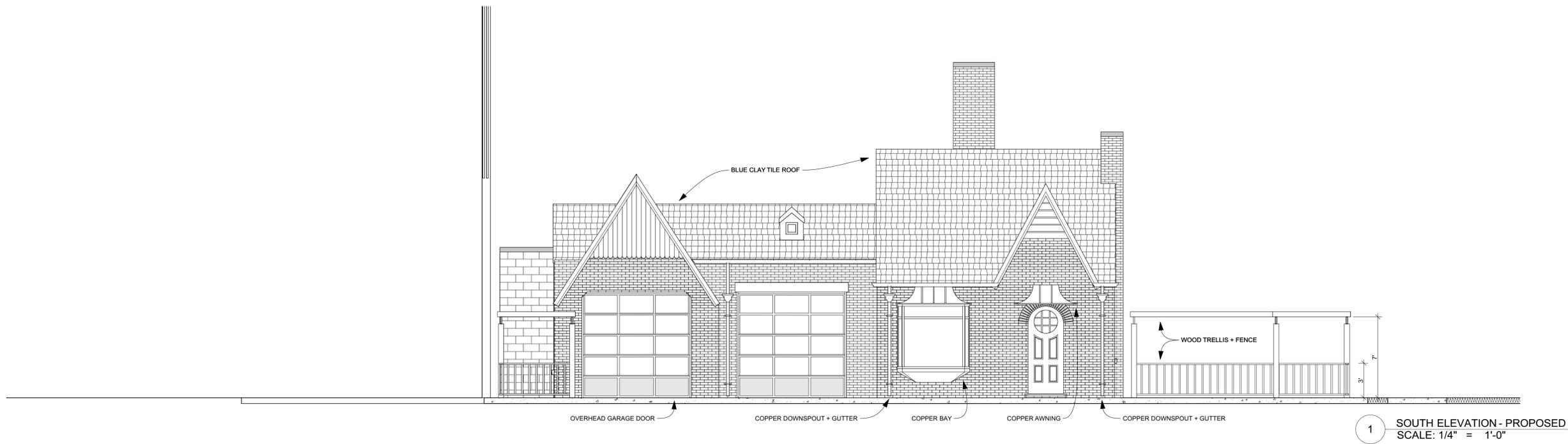


1 SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

KEN HAZLETT LLC.
609 DEMPSTER ST, EVANSTON, IL 60201
(847) 475-7200

AL STEPAN - RESTAURANT
2945 CENTRAL ST
EVANSTON, IL 60201

3D DOCUMENTS
DRAWN BY: NSV
10/3/2024
SD11



1 SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

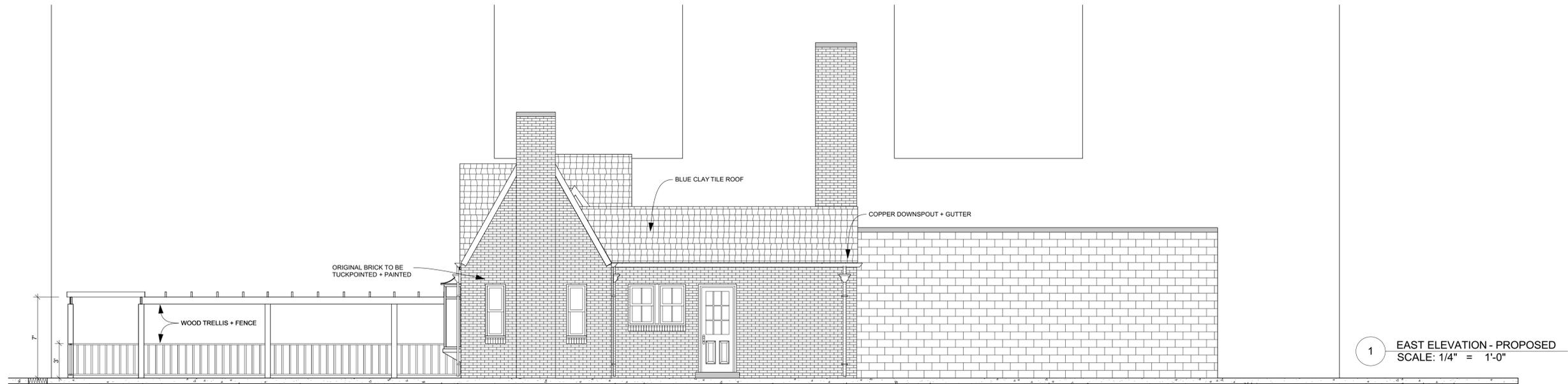


2 SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

KEN HAZLETT LLC.
609 DEMPSTER ST, EVANSTON, IL 60201
(847) 475-7200

AL STEPAN - RESTAURANT
2945 CENTRAL ST
EVANSTON, IL 60201

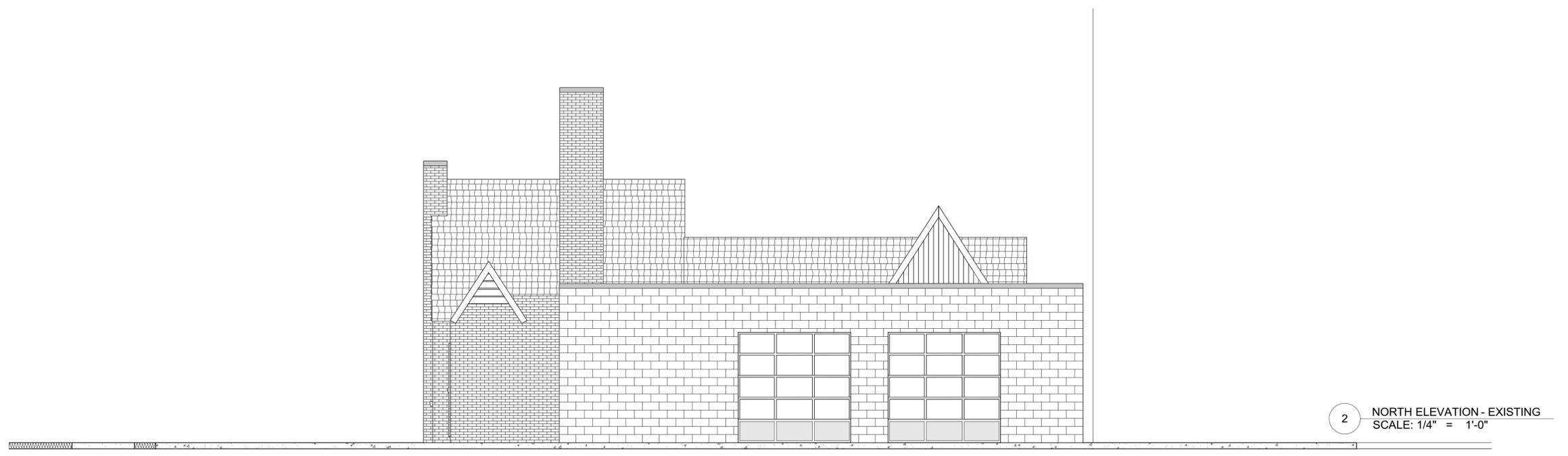
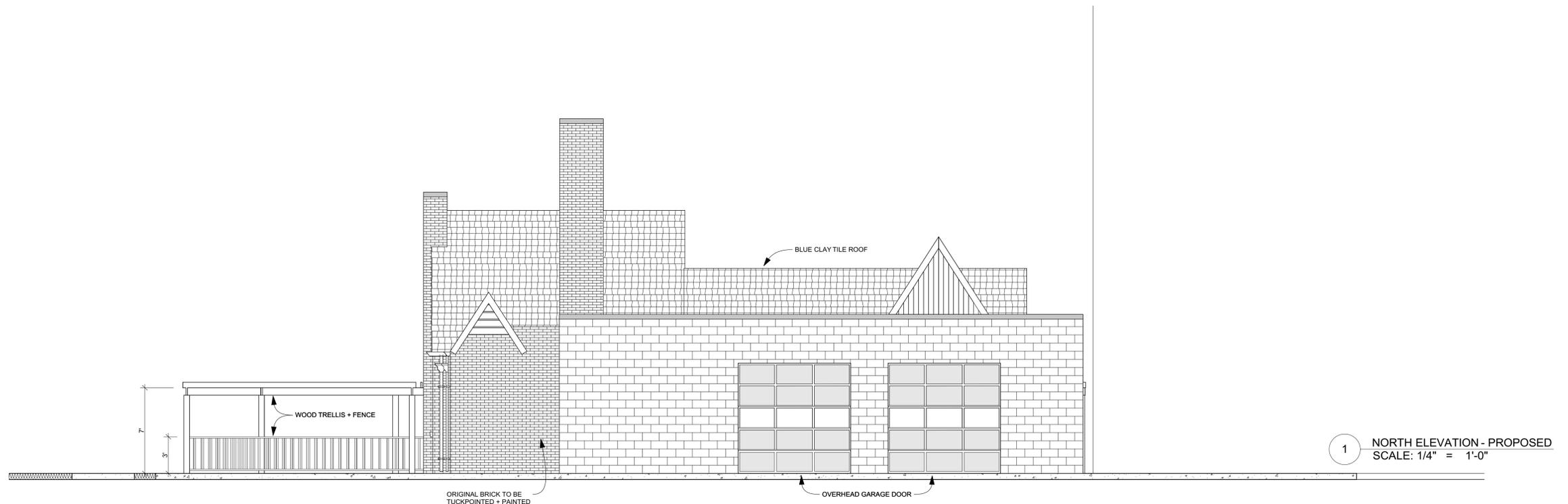
3D DOCUMENTS
DRAWN BY: NSV
9/16/2024
SD7



KEN HAZLETT LLC.
 609 DEMPSTER ST, EVANSTON, IL 60201
 (847) 475-7200

AL STEPAN - RESTAURANT
 2945 CENTRAL ST
 EVANSTON, IL 60201

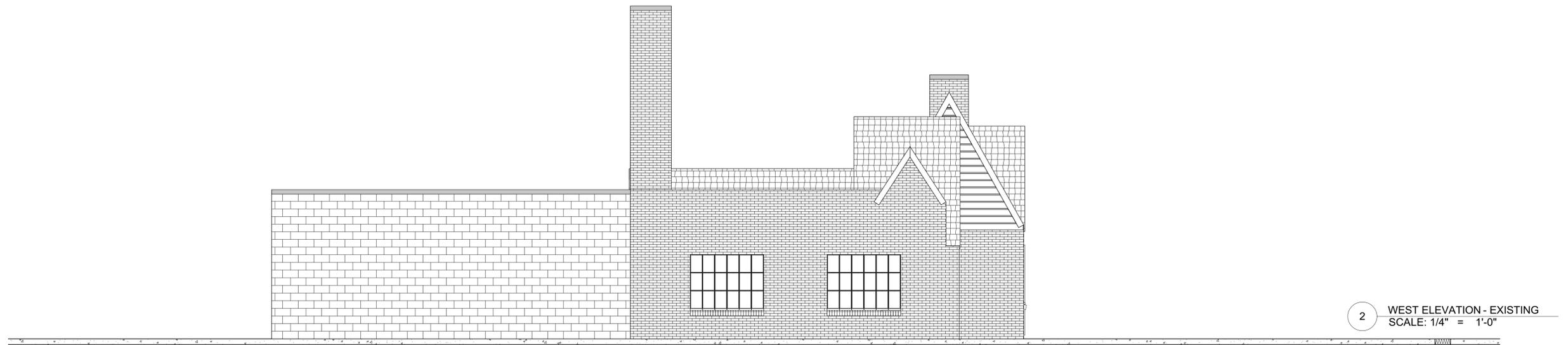
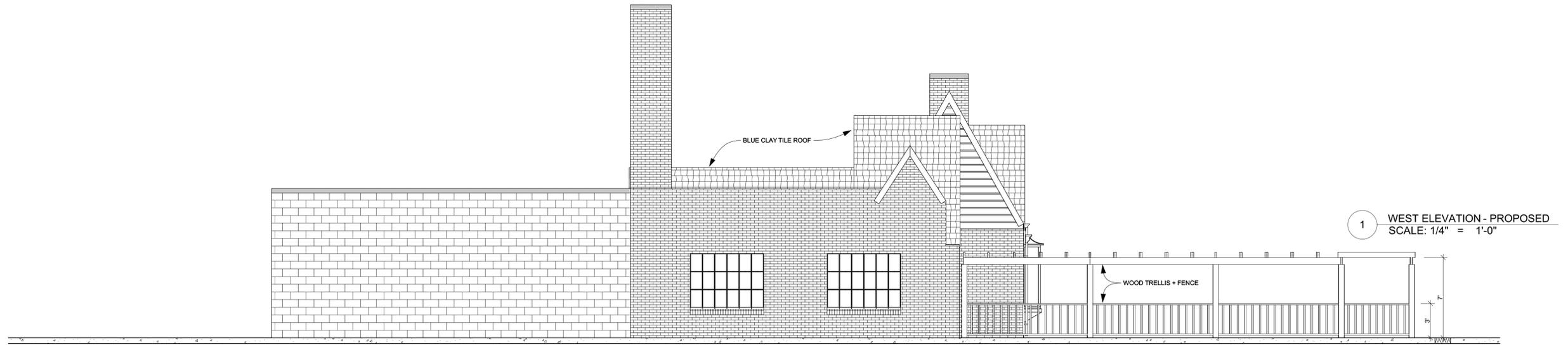
3D DOCUMENTS
 DRAWN BY: NSV
 9/16/2024
SD8



KEN HAZLETT LLC.
609 DEMPSTER ST, EVANSTON, IL 60201
(847) 475-7200

AL STEPAN - RESTAURANT
2945 CENTRAL ST
EVANSTON, IL 60201

3D DOCUMENTS
DRAWN BY: NSV
9/16/2024
SD9



KEN HAZLETT LLC.
 609 DEMPSTER ST, EVANSTON, IL 60201
 (847) 475-7200

AL STEPAN - RESTAURANT
 2945 CENTRAL ST
 EVANSTON, IL 60201

3D DOCUMENTS
 DRAWN BY: NSV
 9/16/2024
SD10

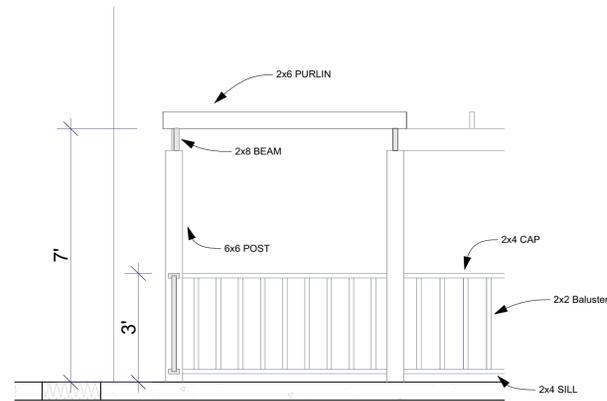


1 AERIAL PERSPECTIVE
NOT TO SCALE

KEN HAZLETT LLC.
609 DEMPSTER ST, EVANSTON, IL 60201
(847) 475-7200

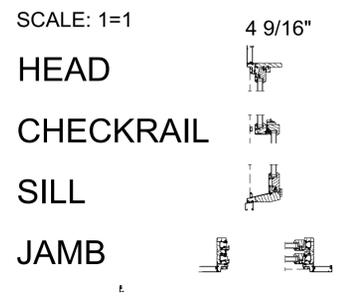
AL STEPAN - RESTAURANT
2945 CENTRAL ST
EVANSTON, IL 60201

3D DOCUMENTS
DRAWN BY: NSV
9/16/2024
SD13

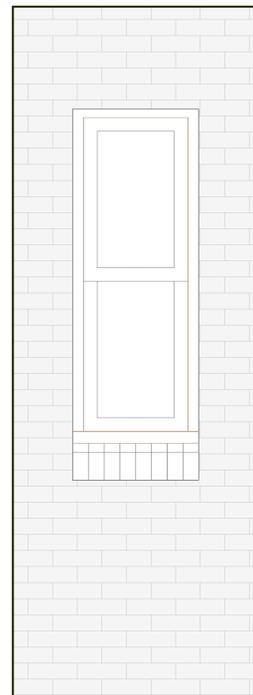


1 TRELLIS DETAIL
SCALE: 1/2" = 1'-0"

ULTIMATE DOUBLE HUNG WOOD SECTION DETAILS - OPERATING

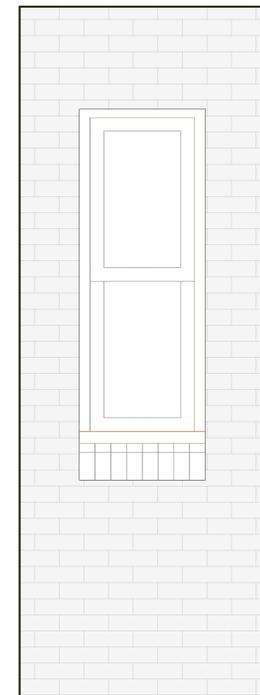


2 DETAILS FOR PROPOSED MARVIN DH WINDOWS
SCALE: 1" = 1'-0"



GLASS AREA: 3.93SF

3 EXISTING WINDOW ELEVATION
SCALE: 1" = 1'-0"



GLASS AREA: 3.93SF

4 PROPOSED WINDOW ELEVATION
SCALE: 1" = 1'-0"



Existing South Facade
2945-49 Central St.



Existing West Facade
2945-49 Central St.



Existing North Facade
2945-49 Central St.



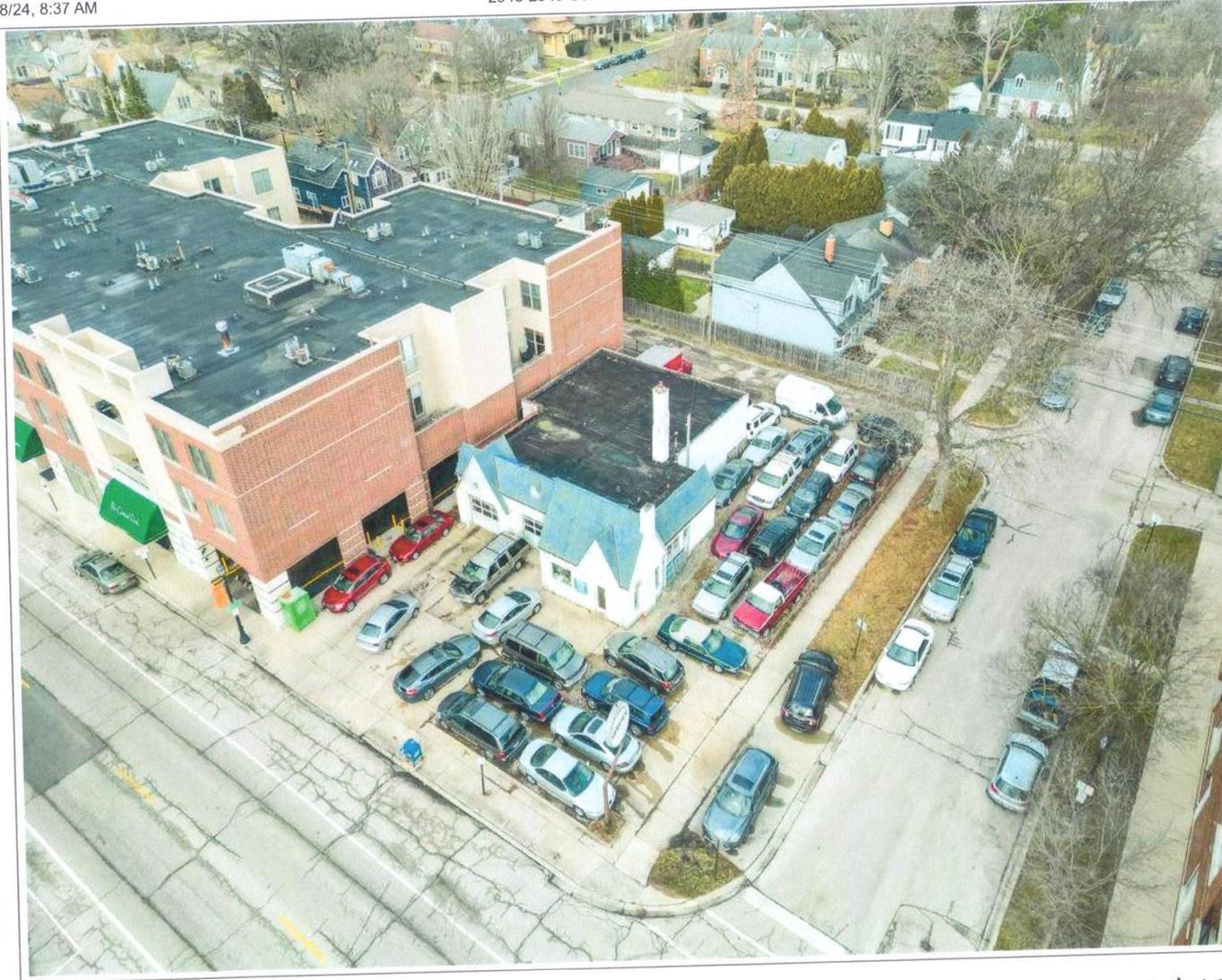
Existing East Facade
2945-49 Central St,



Existing view looking NW
2945-49 Central St.

7/18/24, 8:37 AM

2945-2949 Central Street, Evanston, IL 60201 | MLS# 11971128 | @properties Chicagoland



Open photo

Existing Aerial View
2945-49 Central St.

This website uses cookies in order to improve our user experience. If you accept or close this prompt, we will assume you agree to our use of cookies. To learn more about our cookie policy or to find out how you can disable cookies, click [here](#)

cookies

Clos

68/72

<https://www.atproperties.com/11971128/2945-2949-central-street-evanston-illinois-60201-nei>



Restored "Pure Oil" Station - Monroe, WI



Restored "Pure Oil" Station



Restored "Pure Oil" Station



Restored "Pure Oil" Station



STATEMENT OF SIGNIFICANCE

An excellent and very rare survivor of an important phase in the design of service stations which traditionally have attempted to reflect the dominant popular styles of the moments in which they were built, this one presents itself as a village cottage. The steeply pitched roof of the office section is extended with a lower ridge across the two bays of the recessed service wing running to the west. The farther bay of the wing projects slightly and has a high gable, an element repeated in smaller size over the office's entrance. Here the gable's upper section is given horizontal boards which contrast with the vertical ones in the other gable's upper section. The office's end gables also have horizontal boards, while the eaves are boards and the nearer bay's lintel is a beam. The rest of the structure is brick, now painted white, and the roof is glazed blue tile. The very high level of integrity is extremely rare for a building of this type.

EVANSTON LANDMARK

ADDRESS: 2949 Central Street
 COMMON NAME:
 REAL ESTATE INDEX NUMBER:
 DATE OF CONSTRUCTION: 1938
 ARCHITECT OR BUILDER: Designer Unknown
 ORIGINAL SITE _____ MOVED _____

SIGNIFICANCE:

HISTORICAL	_____ H1 _____	H2 _____	H3 _____	H10 _____
ARCHITECTURAL	_____ A4 _____	A5 _____	A6 _____	
	<u>XX</u> A7 _____	A8 _____	A9 _____	
ENVIRONMENTAL	_____ GE11 _____			

OTHER COMMENTS:





**Zoning Analysis
Summary**

Review Date: September 11, 2024
By: Cade W. Sterling

Case Number:

24ZONA-0111

Case Status/Determination:

Non-Compliant

Applicant: Ken Hazlett

Plans prepared by: Ken Hazlett

Plans dated: September 3, 2024

Survey dated: August 26, 2024

District: B1a | oCSC | Landmark

Proposal:

Rehabilitation of the property and change of use from automobile repair to a Type 1 restaurant, new fence, new paving material in same location as existing, and new arbor/ pergola.

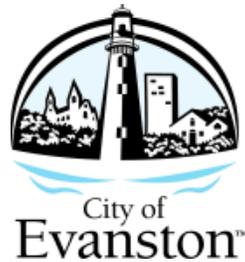
Non-compliant:

Code Section	Proposed and Required	Recommendation
6-4-6-7 (F) 2.(a)	Proposed fence in the front-yard where fences are only permitted in the front-yard when adjacent to a Type-1 Street (Central is not).	Application for minor variation
6-4-6-3 (A) 2.	Proposed accessory structure (arbor/pergola) within the front and street side-yards where they are only permitted within the rear-yard.	Application for minor variation
6-16-2-6	One accessible space where none are proposed	Revise plans to show required accessible space and aisle (16'W (8' for parking and 8' for accessible aisle) x 18' D)

Additional Comments:

- Application and review of a Certificate of Appropriateness by the Preservation Commission is required.
- 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.

Code Section	
6-9-5-2 and 6-15-14-7	Use: Compliant. Proposed as a Type 1 Restaurant
6-9-5-4	Lot size: No Change. 9,375 existing
6-9-5-5	Lot width: No Change. 75' existing
6-9-5-7	FAR: No Change. .25 existing
6-9-5-7	Yards: No Change. Parking currently located within the rear, street side-yard, and front-yards. Proposed to maintain four parking spaces in existing locations at the rear and street side-yards.
6-9-5-8	Building Height: No Change. 1.5 stories existing
6-16-1-4 and Chapter 16 Table 16-B	Parking: Compliant. The first 2,000 square feet of the use are exempt from parking requirements. For a Type 1 Restaurant, 1 space is required for each 250 square feet. 400' apply, meaning ~1.5 parking spaces are required which rounds to 2 where 4 are proposed.
Chapter 16 Table 16-E	Loading: No loading berth is required
6-16-2-7	Parking dimensions: Undetermined. The parking spaces were not dimensioned but must be 8.5' Wide by 18' Long. As existing parking spaces being maintained, the requirement for setback from the rear lot line to accommodate the requirement for a 13' wide alley in order to use the alley as the aisle, is also not required.



MEETING MINUTES

PRESERVATION COMMISSION

Tuesday, September 10, 2024

7:00 P.M. Council Chambers Room 2800

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

Members Absent: None

Staff Present: Cade W. Sterling

Presiding Member: Sarah Dreler, Chair

Minutes Taken by: Cade W. Sterling

CALL TO ORDER/DECLARATION OF A QUORUM

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.

OLD BUSINESS

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.

- No action was taken and the case will be re-noticed once a new application has been submitted for review.

NEW BUSINESS

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

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].

- Jon Proctor presented the application, emphasizing that the home was only within the district and not individually historic or significant, and that the proposed scope of work was not visible from the street. Mr. Proctor noted that the scope of work was limited to removal of a small rear deck, an addition to an existing mudroom, and construction of a new three season room.
- The Chair noted that the home, although not a landmark, was a contributing structure within the district and did have historic significance, and also that proposals visible from the alley also fall under the Commissions purview. The Chair asked the applicant to identify a few standards that were considered as part of the design process and explain how the proposal is compatible with them.
- The applicant noted that the proposed materials would match existing, that the roof form and pattern of fenestration was compatible with the homes rear design vocabulary, and that the scale of the structure, being a single-story below the second-story windows, was compatible with the home as well as surrounding structures.
- Commissioners asked the applicant to further explain the relationship between the proposed additions mass and the neighboring property to the west to which it was most immediately related.
 - The applicant noted that the proposed addition does not impact the adjacent property's closest elevation, and views out of their windows as well as light and air to the property wouldn't be impacted since the addition is behind that homes rear volume. Since it is also only a single-story, and there is a fence and significant vegetation between, the impact is minimal and seems compatible.
- Commissioners asked the applicant to explain apparent discrepancies for the peak of the single-story additions ridge between the elevation drawings and the rendering. In the elevations, it appears the ridge is below the window sills at the second story, but in the rendering, it appears to be higher.
 - The applicant stated that the elevation drawings were accurate and the rendering was slightly distorted.

- Commissioners debated the compatibility of the relationship of solids to voids in the new screen porch addition, ultimately determining that the screen panels which read as voids in the façade, do not read as window openings, and so their scale compared to the pattern and proportion of fenestration at the rear volume of the home wasn't critical and appeared compatible.
- A motion to approve as presented carried on a vote of 10-0.

24PRES-0124 - 829 Michigan Ave. - Lakeshore Historic District

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]

- Jeanna DiMaria, provided an overview of the application including the desire to construct a third story atop the existing half-story to provide a primary bedroom and suite for the homeowners and their growing family. Alternative locations for the addition were explored, but they did not work with the interior floor plan of the building and would result in a smaller rear-yard.
- The Chair asked the applicant to address some of the critical standards that influenced their design.
- The applicant stated that they studied several alternatives, but felt what was before the Commission was appropriate in its scale and mass, material use, and roof form as seen from the street.
- Commissioners noted the locations unique context, being adjacent to both smaller scale single-family structures and larger multi-family buildings. The location is also zoned for higher density and height, which makes a third story addition possible and the height of the proposal seemed compatible with surrounding design vocabularies.
- Commissioners noted that the change was minimized as seen from the street since the addition was pushed toward the homes rear volume. However, as seen from the sides and the rear, the mass and scale, as well as the directional expression of the home did not appear compatible. This was especially true since the rear addition is in the same plane as the first and second stories, creating a towering composition with little visual relief. The original qualities of the rear façade is completely lost.
- Commissioners asked if 3D renderings had been provided for the view from the alley, noting it would be nice to see a volumetric study from the rear to understand how the new mass and roof forms relate and intersect with existing.
- The applicant noted that she had prepared addition views of the 3D model in an earlier submission but it didn't appear they made it into the packet. Mr. Sterling acknowledged that, and with the help of Secretary Klein, was able to

- get those materials on the screen to review.
- Commissioners agreed the 3D renderings from the rear were very helpful, but confirmed concerns with the scale and roof form for the addition as seen from the sides and rear.
 - Commissioners asked about the proposed fenestration at the new addition, noting discrepancies between the renderings and the elevations. The renderings show an incompatible relationship of solids to voids in the side volumes of the new addition.
 - The applicant noted that the renderings were intended more as volumetric studies, so the elevation drawings were the ones that accurately depicted the pattern of fenestration.
 - Commissioners briefly discussed the rear elevations fenestration, identifying opportunities for a more appropriate pattern of windows before the applicant noted that other than the third story double window, the rest of the windows were existing and would remain.
 - Commissioners Cohen and Ahleman identified the proposed roof shape as well as the proportion of facades as the standards of concern and provided the applicant with technical assistance to better meet these standards. Specifically, Commissioner Cohen noted that the existing composition has multi-tiered stepped gable roof forms and asked the applicant to consider repeating this influence through a third gable roof form that had increased height and allowed the roof pitch to more closely match the existing pitch of the two stepped gables.
 - Commissioner Ahleman asked the applicant to consider a more minor adjustment and described the potential to reposition the third story's mass further west to allow the existing gable roof form at the rear to remain part of the composition by continuing that hipped eave line across the sides and rear and allowing the new addition to rear visually as two large shed dormers. This solution would minimize impact to the proposed floor plan, and would likely not increase cost in any way while allowing the same useable space in the bathroom, closet, and primary bedroom. This would allow the original qualities of the home to remain as seen from the alley and sides, and further break down the mass and scale of the addition so the proportion was compatible.
 - The applicant acknowledged that she understood and agreed with this approach, but asked about the timing for review and revision.
 - Commissioners Cohen and Ahleman noted that approving with conditions and deferring the change as an administrative review in consultation with up to three Commissioners seemed appropriate and would allow the project to remain on schedule.
 - Commissioner Ahleman moved approval with the aforementioned condition. Seconded by Commissioner Cohen.
 - Commissioner Ziehm expressed discomfort with this approach due to the complexity of the solutions that were discussed and difficulty understanding what those changes would actually look like.
 - The Commission and staff debated the process and merits of approving with

conditions and deferring minor changes as administrative review with some Commissioners expressing concern that this approach, when changes requested are difficult for the entire body to understand, diminishes transparency and puts members who are not trained and practicing architects at a disadvantage.

- Mr. Sterling asked that the discussion about administrative deferrals occur at a subsequent meeting or that he would be happy to discuss the process and past occurrences offline, noting that if Commissioners feel they don't understand the changes being requested, they could disagree with the proposed approach and motion being made.
- The motion carried on a vote of 8-2 with Commissioners Ziehm and Klein dissenting due to concerns with a change that did not seem minor being deferred as an administrative review conducted by staff.

The Commission took a ten minute recess.

APPROVAL OF MEETING MINUTES

Minutes of July 16, 2024

- Approved as presented.

DISCUSSION (NO VOTE WILL BE TAKEN)

Associate Membership Program and Corps of Volunteers

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.

- Chair Dreller described the intent of the program as a way to expand volunteer potential and increase volunteer capital on the Commission and decrease workload on staff.
- Commissioners generally agreed with the concept, noting it would be a good way to keep former members engaged as well as create potential for people to contribute who do not have the time or desire to volunteer as a full Commissioner.
- The Commission asked Chair Dreller to come back with a more detailed proposal and noted that a survey of past members may be a good first step.

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.

- Staff provided an update on the newsletter and asked for

DRAFT

any potential content to be sent to him in the next week or two.

The meeting adjourned at 9:45pm.

Page **6** of **6**