



AGENDA
Preservation Commission
Tuesday, November 12, 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. REVIEW AND COMMENT

A. Church Street Bike and Pedestrian Improvements

4 - 42

The Illinois Department of Transportation (IDOT) and the Federal Highway Administration (FHWA), in conjunction with the City of Evanston, propose a shared-use path construction project involving Church St., McDaniel St. and Dempster St. in Evanston. The project involves the construction of two-way bicycle lane with a barrier median and pedestrian bump-outs on Church St. between North Shore Channel and Dodge Ave. as well as a shared-use path along the east side of the North Shore Channel between Dempster St. and Church St. This project will fill a gap in an existing bike trail network between Beck Park and Harbert Park in Evanston.

IDOT has identified two resources within the area of potential effect as being eligible for listing in the National Register of Historic Places including the landmark designated Evanston Township High School, and the North Shore Channel and its associated landscape. As a consulting party to the Section 106 process, the Preservation

Commission shall review and provide comments to IDOT on potential adverse impacts, if any, to the identified resources eligible for listing in the National Register of Historic Places, as well as provide, as applicable, recommendations for their avoidance, minimization, or mitigation.

[Presentation](#)

[Drawings](#)

[North Shore Channel Pictures](#)

4. OLD BUSINESS

A. **24PRES-0137 - 318 Greenleaf Street - Lakeshore Historic District** 43 - 58

John Gonzalez, architect and applicant on behalf of the property owner, 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. **Continued from October 8.**

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

[318 Greenleaf Documentation](#)

5. NEW BUSINESS

A. **24PRES-0159 - 2945-2949 Central Street - Landmark** 59 - 83

Ken Hazlett, architect and applicant on behalf of the contract purchaser, submits for a Certificate of Appropriateness to construct a wood pergola/arbor and outdoor seating area in the property's south and east yards. Additionally, the applicant requests a modification to a previously approved Certificate of Appropriateness 24PRES-0138 (approved on October 8), altering the pattern of fenestration at the structures east volume to include a window and two overhead doors in new openings.

Applicable Standards: Alteration [1-10]; and Construction [1, 3-10, 12-14, and 16].

[2945 Central Documentation](#)

B. **24PRES-0158 - 614 Judson Avenue - Lakeshore Historic District** 84 - 117

Studio Talo Architects, applicant on behalf of the property owner, submits for a Certificate of Appropriateness to 1; alter the exterior of the homes south volume three season room for use as habitable space by replacing screen panels with sliding doors in existing

openings, replacing a single skylight with two smaller skylights on either side of the additions ridge, and removing and infilling an existing south elevation window, 2; alter the pattern of fenestration and proportion of openings at the homes rear volume single-story addition by replacing existing windows, and 3; reconstructing the rear volume shed roof and new shed roof dormer above the full first story.

Applicable Standards: Alteration [1-10]; and Construction [1-4; and 7-14].

[614 Judson Documentation](#)

6. APPROVAL OF MEETING MINUTES

- A. **Minutes of October 8, 2024** 118 - 124
[20241008 HPC Minutes](#)

7. DISCUSSION (NO VOTE WILL BE TAKEN)

- A. **1311 Judson Avenue - Request for Technical Assistance and Consultation** 125 - 229

Todd Jennings, contract purchaser, requests consultation with the Commission regarding the current condition and potential demolition of a contributing resource within the Lakeshore Historic District, as well as technical assistance related to a future proposal for new construction. [Link to real estate listing](#)

[Presentation](#)

[1311 Judson Documentation](#)

8. REPORTS AND UPDATES

- A. **Deconstruction**

Commissioner Ahleman will provide the Commission with an update on progress related to a deconstruction ordinance (Initiative 3.6 in Preserve 2040).

- B. **Nomination procedures for 2025 Commission Officers**

Staff will provide an update on timing and procedures related to nomination and election of 2025 Officers.

9. ADJOURNMENT

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

Pedestrian and Bicycle Improvements

Church Street, Dodge Avenue to North Shore Channel
North-South Corridor, Harbert Park to Church Street

Evanston Preservation Commission Meeting

November 12, 2024



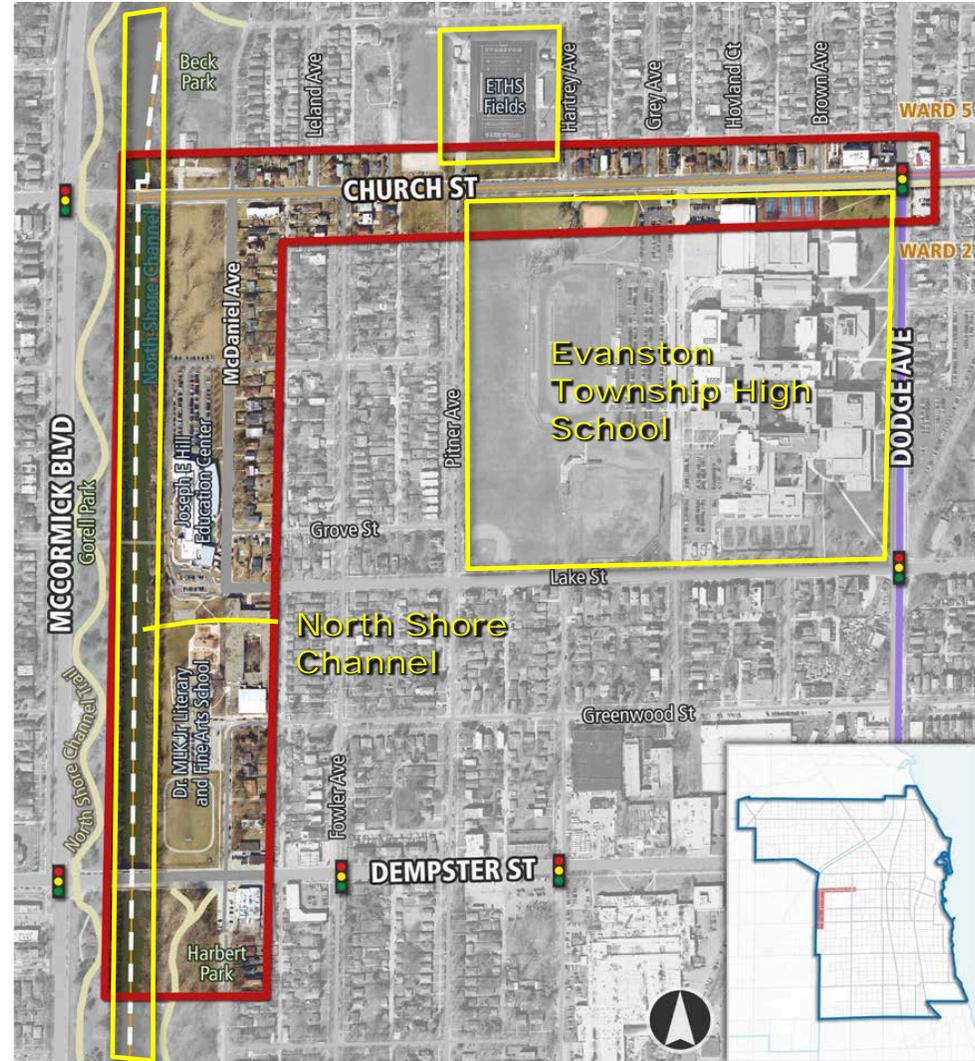
Project Study Area

Study Background

Proposed Improvements

- Church Street
- North-South Corridor

Questions



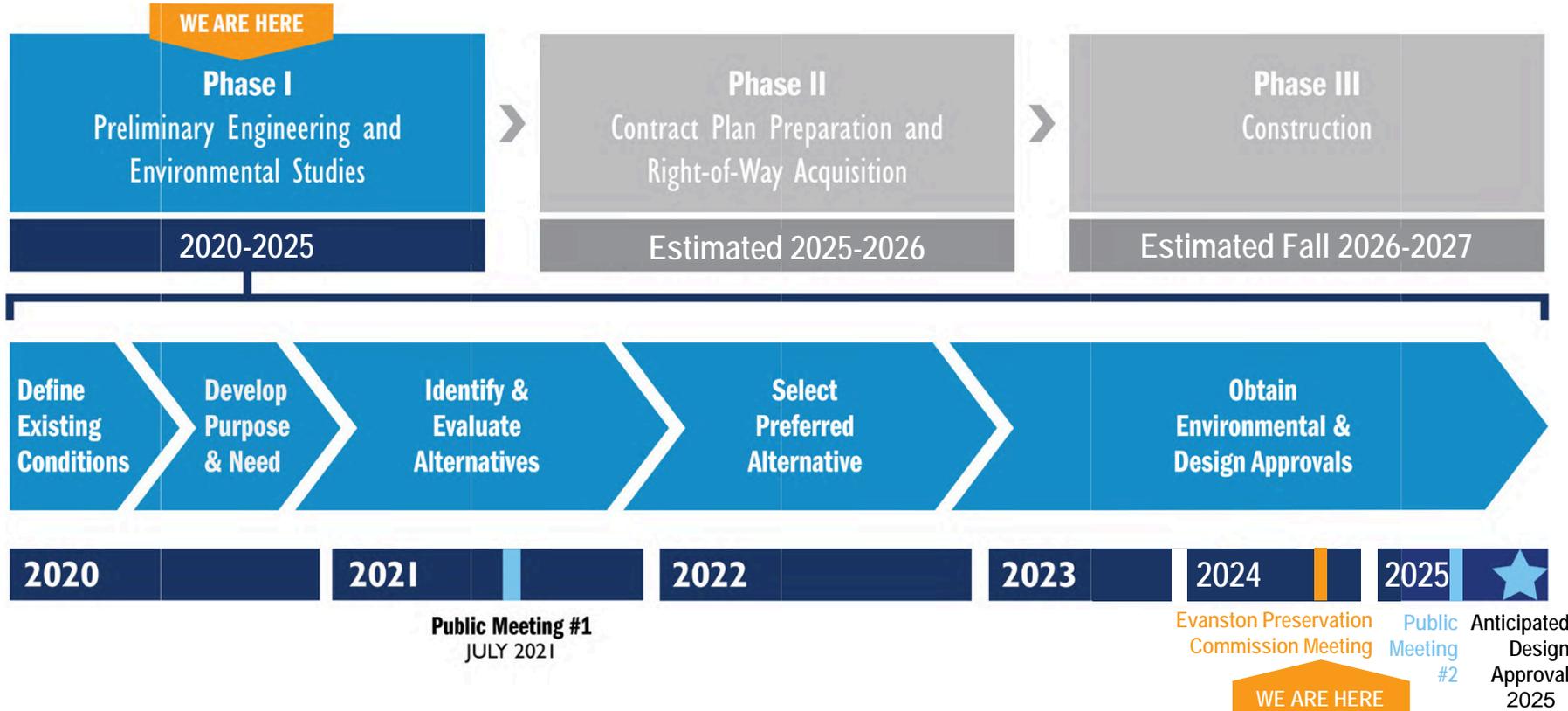
Study Goal and Objectives

Goal

Improve safety and mobility for people walking and riding bikes on Church from Dodge to west city limits and along the North Shore Channel between Church and Dempster.

- Improve safety for people walking across Church Street between Dodge Avenue and the west city limits.
- Fill a gap in the bicycle network on Church Street between Dodge Avenue and the west city limits.
- Fill a gap in the trail network along the east side of the North Shore Channel between Dempster Street and Church Street.
- Improve accessibility and safety for children walking or biking to and from school.

Project Timeline



*Depending on Funding and Project Readiness



Community Engagement to Date



*community at-large, staff, consultants

Evanston Preservation Commission Meeting | November 12, 2024

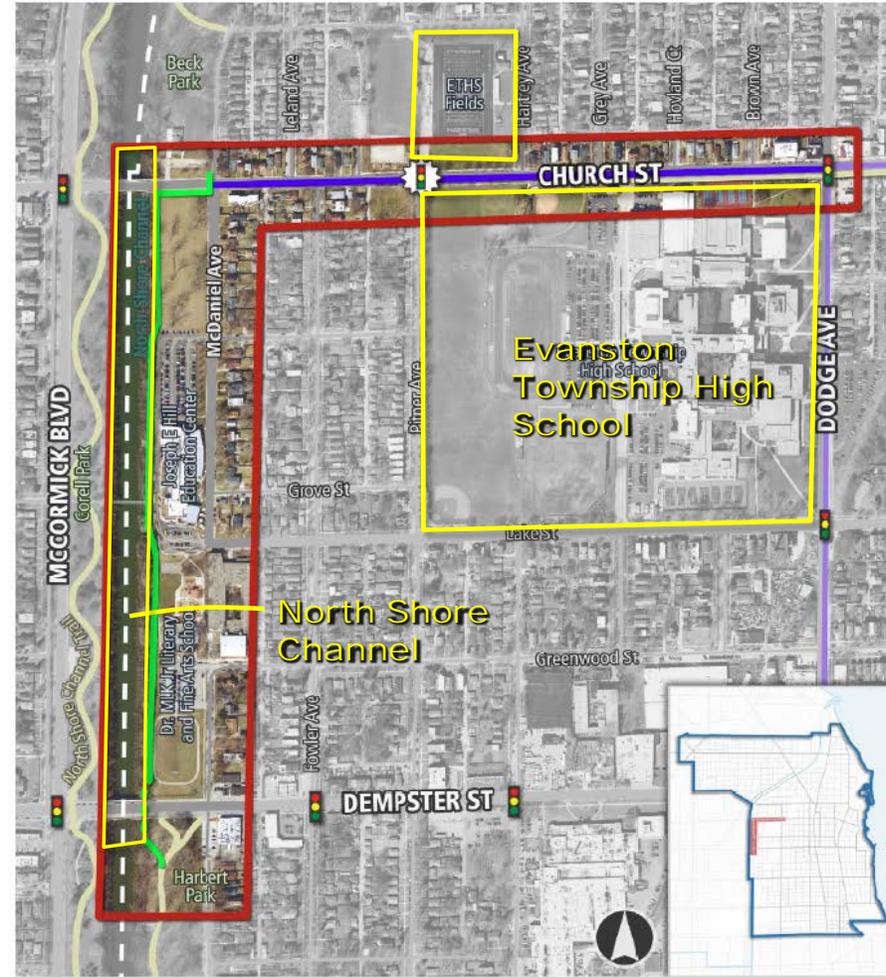


Cultural/Historic Coordination

- Environmental Survey Request Submitted | 04/11/2021
- Addendum Environmental Survey Request Submitted | 06/29/2022
- IDOT Cultural Resources Unit (CRU) identified two resources that are potentially historic within the project's Area of Potential Effects (APE) | 02/01/2024
 - Evanston Township High School (Local Landmark)
 - North Shore Channel (Potentially NRHP-Eligible under criterion A & C)
- Consultant prepared supplemental information requested by IDOT-CRU | 03/29/2024
- Coordination initiated between IDOT-CRU and Evanston Preservation Commission (EPC) | 10/17/2024
- **Presentation to EPC for review and comment per IDOT-CRU request | 11/12/2024**
- IDOT-CRU will submit formal request to SHPO for a determination of NRHP eligibility | TBD



Proposed Pedestrian & Bicyclist Improvements



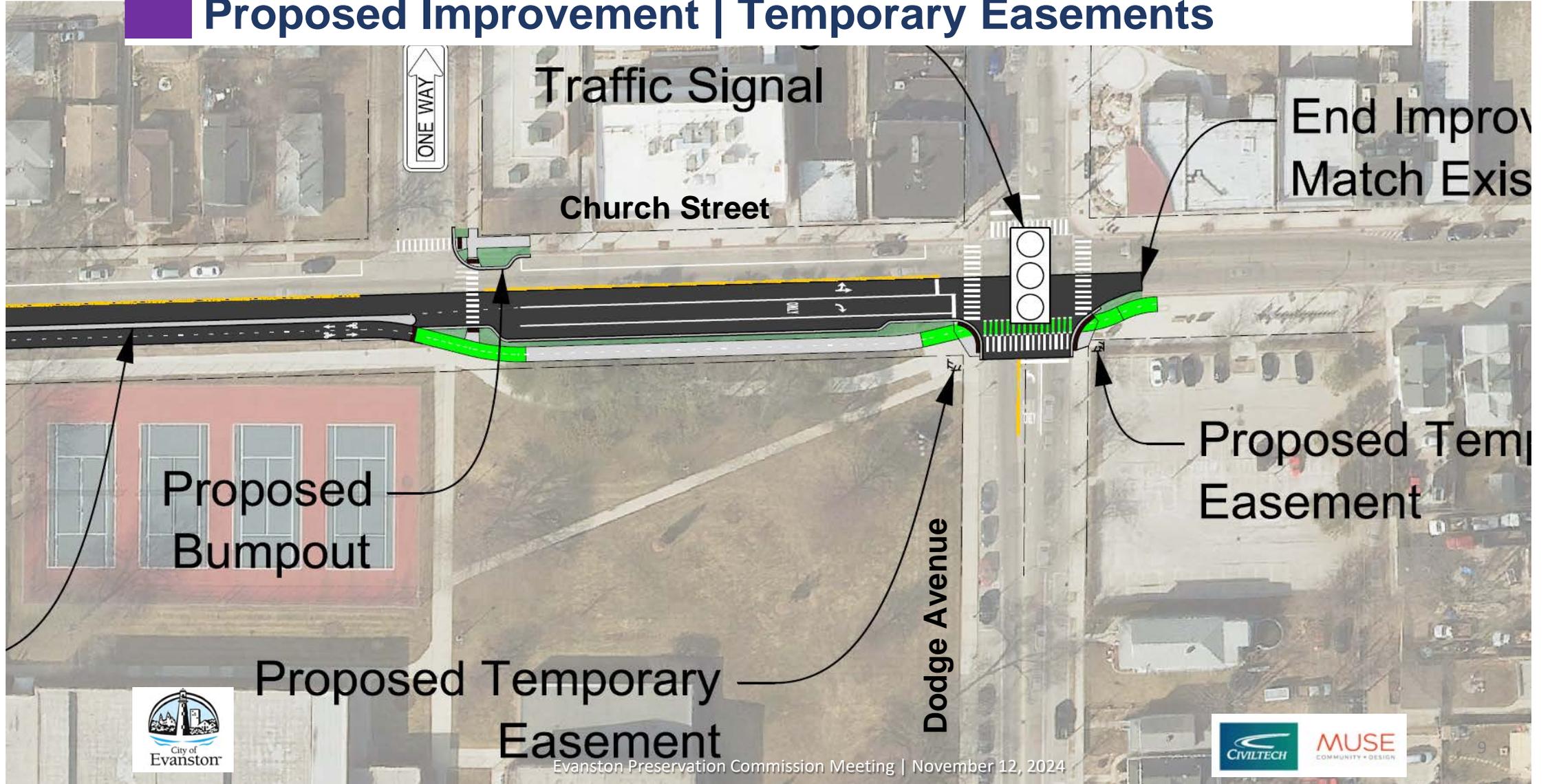
- Project Study Area
- City of Evanston Boundary
- Traffic Signal
- Proposed Traffic Signal
- Shared Use Path
- Other Bike Facility
- Proposed North-South Shared-Use Trail
- Proposed On-Street Two-Way Barrier Separated Bike Lane



Proposed Improvement | Church Street Two-Way Bike Lane



Proposed Improvement | Temporary Easements



Church Street Improvements



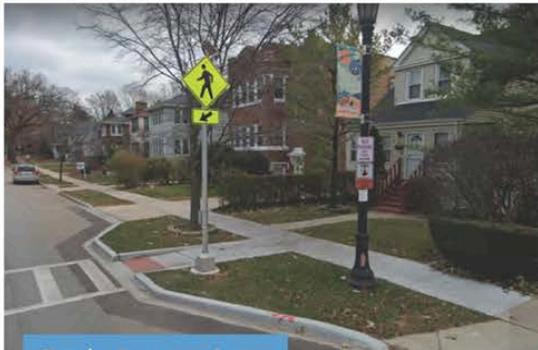
New Marked Crosswalks



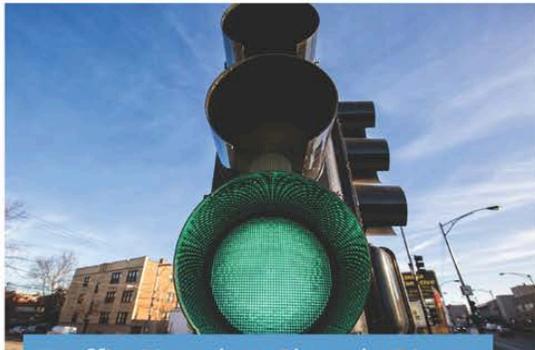
ADA Ramps



Lighting



Curb Extensions



Traffic Signal at Church/Pitner



Two-Way Separated Bike Lanes

Church Street Existing Conditions

HARTREY INTERSECTION



EXISTING CONDITIONS



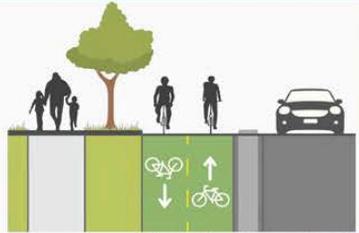
Evanston Preservation Commission Meeting | November 12, 2024



Church Street Proposed Improvements HARTREY INTERSECTION



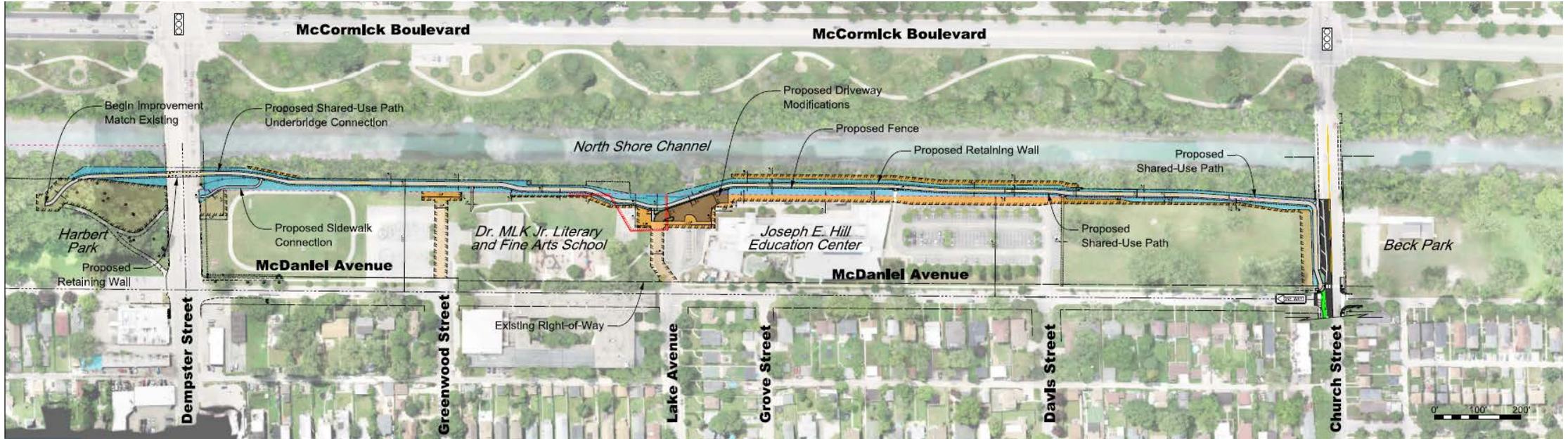
TWO-WAY BARRIER-SEPARATED BIKE LANE



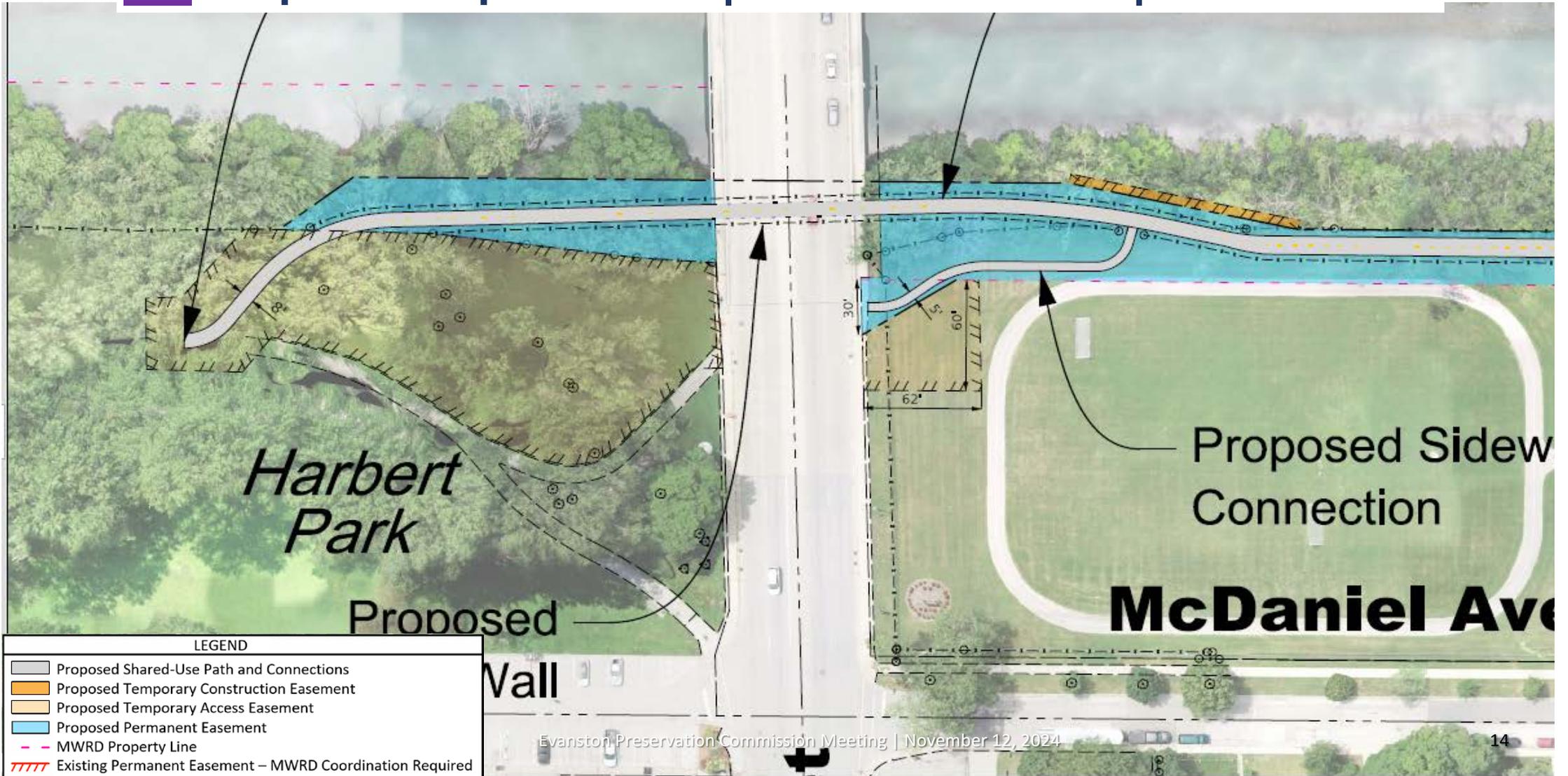
Evanston Preservation Commission Meeting | November 12, 2024



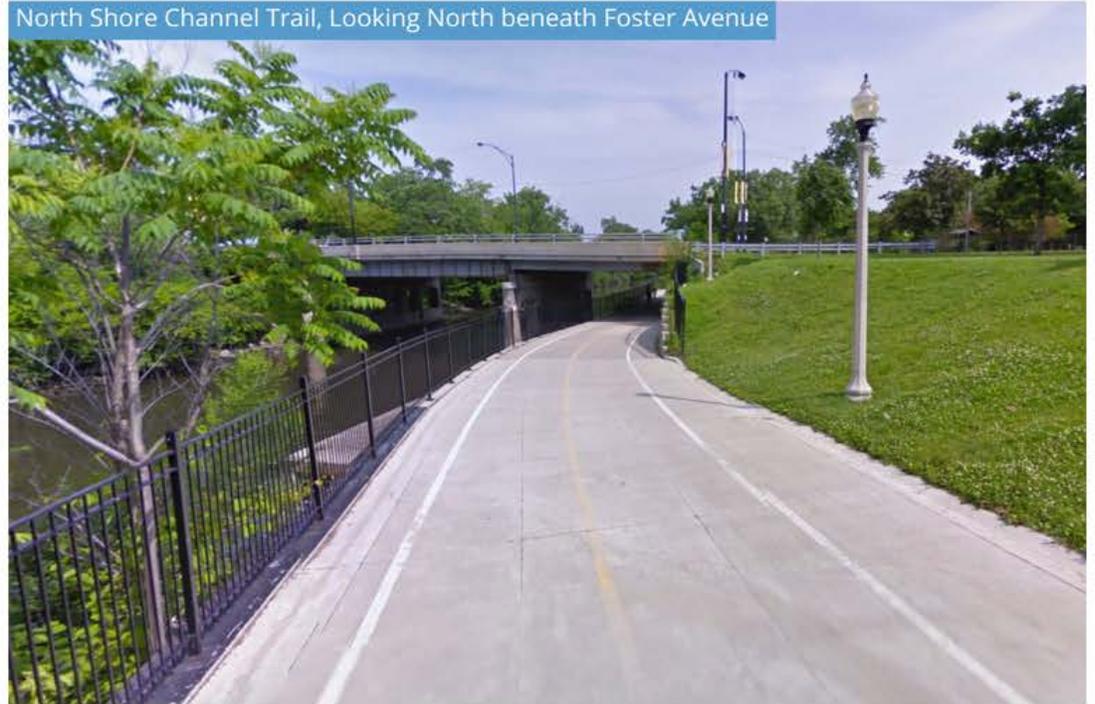
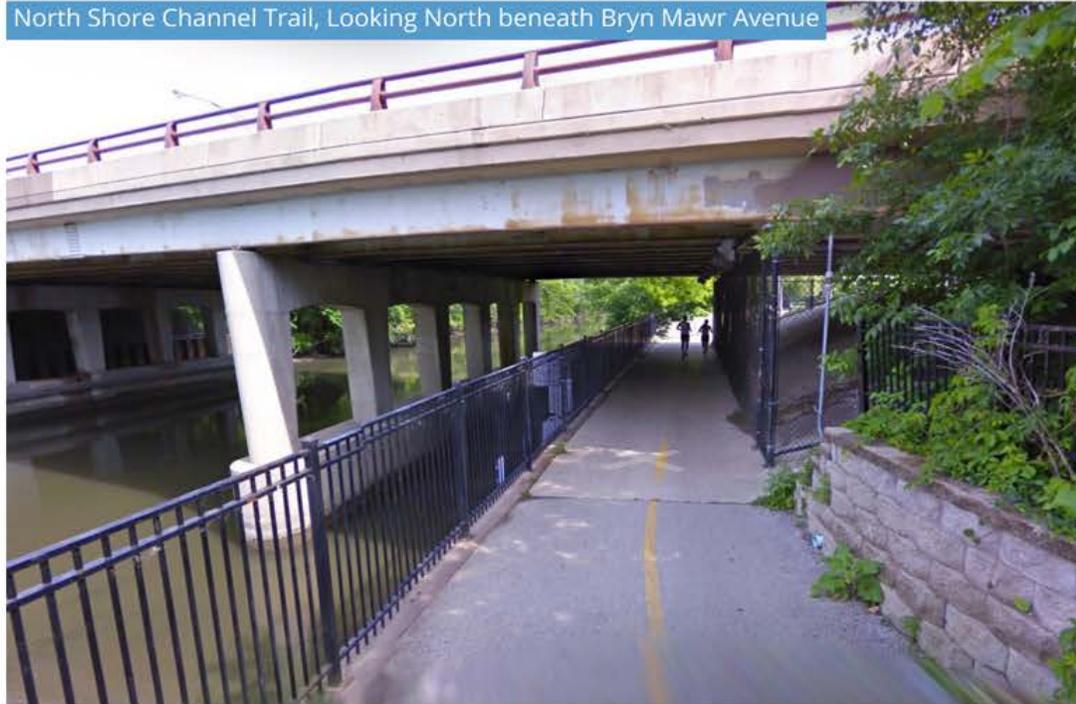
Proposed Improvement | North-South Shared-Use Trail



Proposed Improvement | North-South Trail | 1 of 4



Shared-Use Path Underbridge Examples





Proposed Improvement | North-South Trail | 3 of 4



North-South Trail Connection



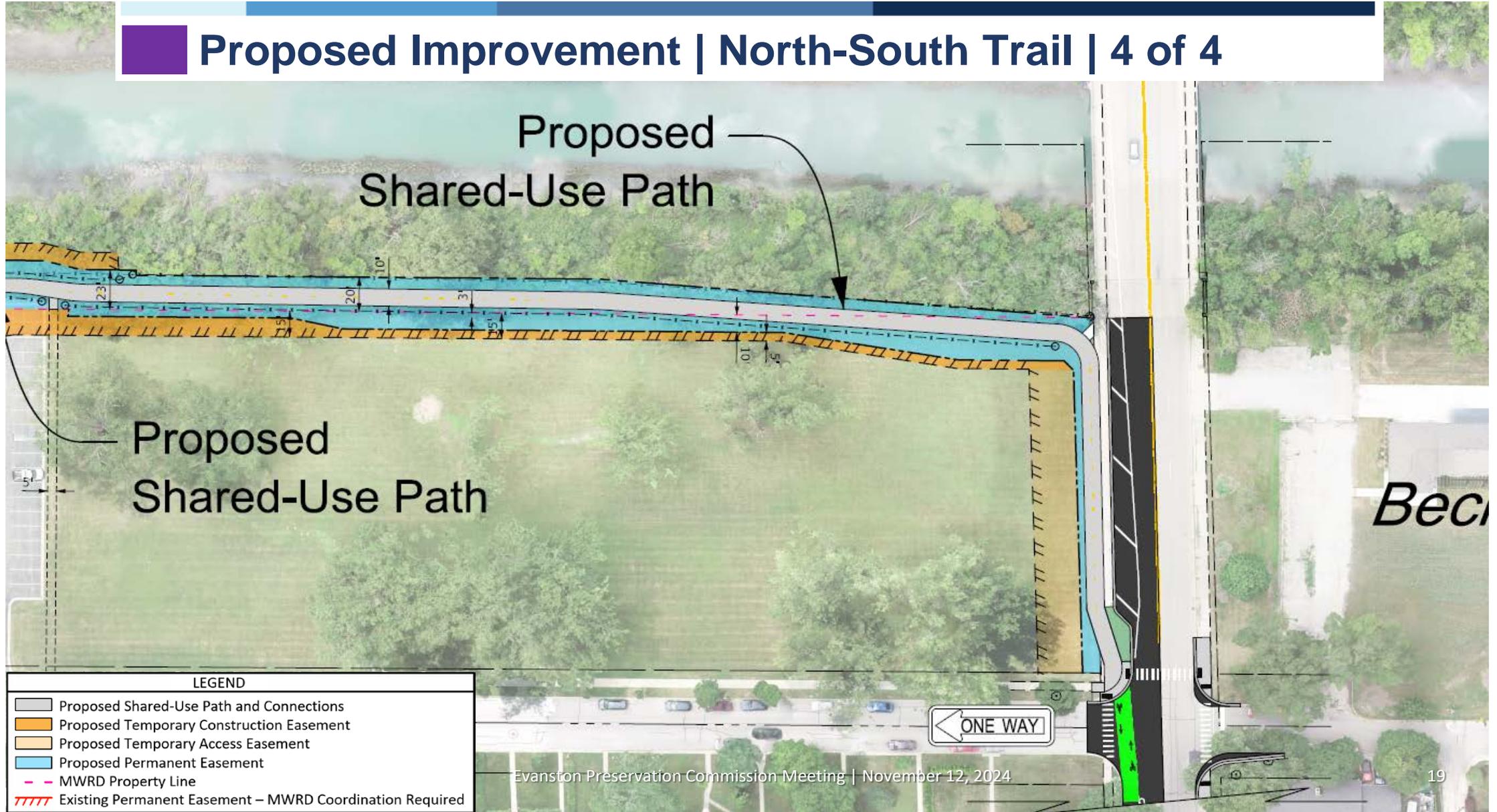
EXISTING CONDITIONS



SHARED USE PATH CONCEPT



Proposed Improvement | North-South Trail | 4 of 4



Pedestrian and Bicycle Improvements

Church Street, Dodge Avenue to North Shore Channel
North-South Corridor, Harbert Park to Church Street

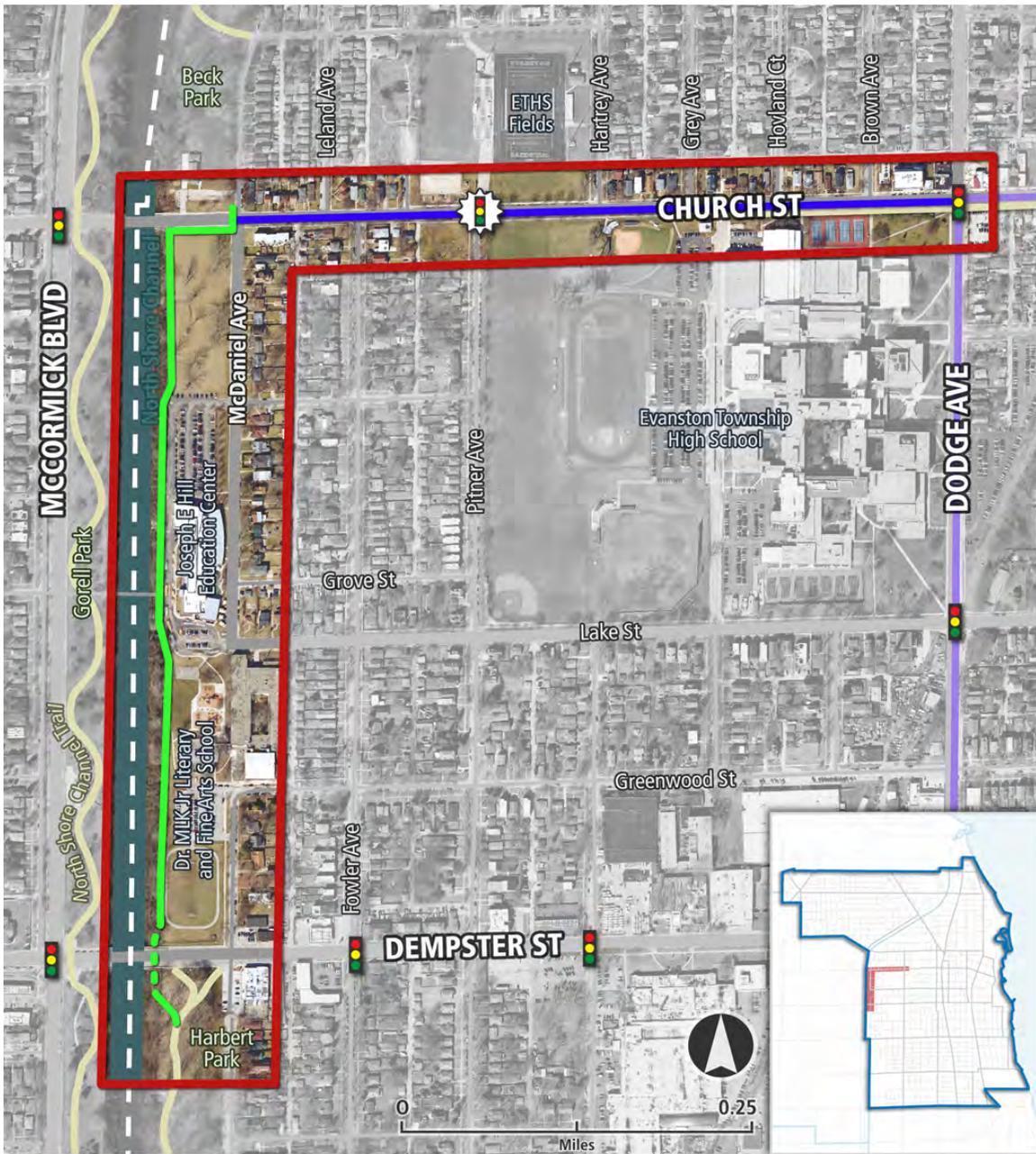
Q&A

Evanston Preservation Commission Meeting

November 12, 2024



Proposed Pedestrian and Bicyclist Improvements



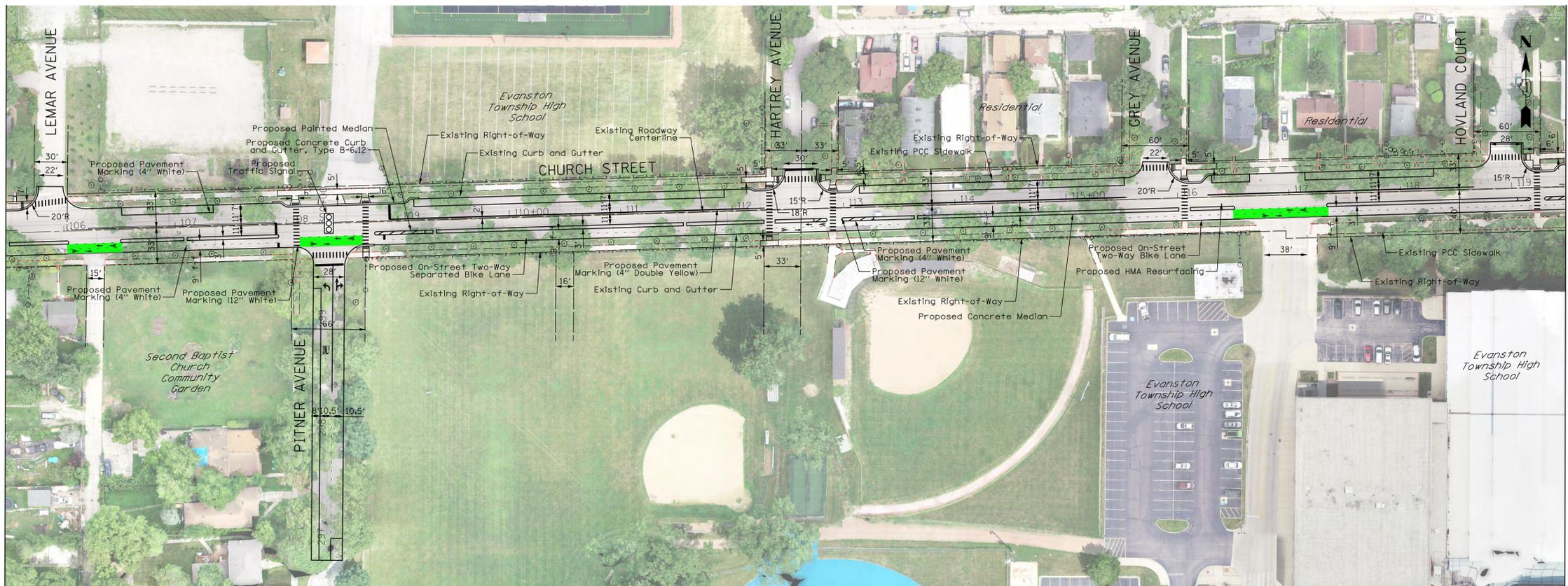
- Project Study Area
- City of Evanston Boundary
- Existing Traffic Signal
- Proposed Traffic Signal
- Existing Shared-Use Trail
- Existing Bike Facility
- Proposed North-South Shared-Use Trail
- Proposed On-Street Two-Way Separated Bike Lane



Proposed Alignment Map
Exhibit A-3



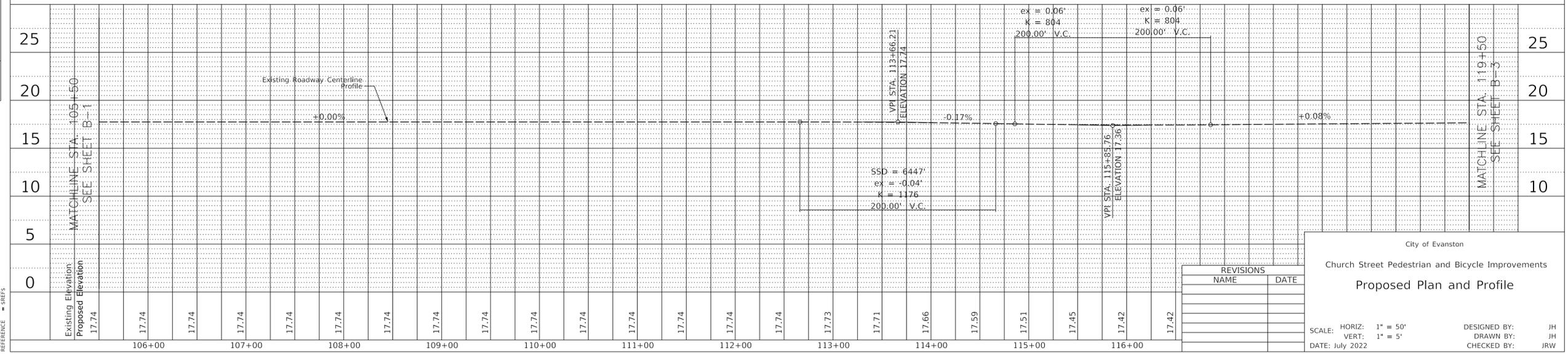
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STA.	105+50	TO STA.	119+50	
FED. ROAD DIST. NO.	ILLINOIS	FED. AID PROJECT		



Note: All dimensions are e-e unless otherwise noted.

DATE	BY

DATE	BY



REVISIONS	
NAME	DATE

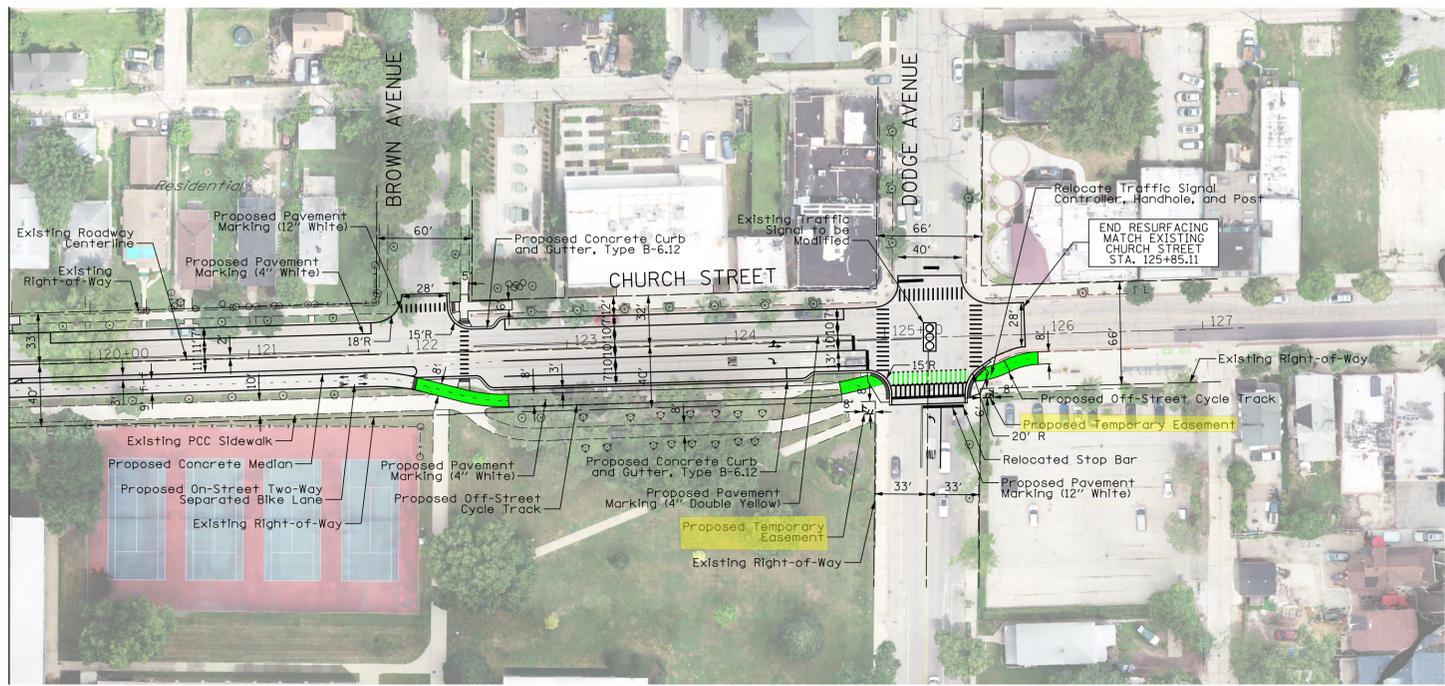
City of Evanston
 Church Street Pedestrian and Bicycle Improvements
Proposed Plan and Profile

SCALE: HORIZ: 1" = 50'
 VERT: 1" = 5'
 DATE: July 2022

DESIGNED BY: JH
 DRAWN BY: JH
 CHECKED BY: JRW

EXHIBIT B-2

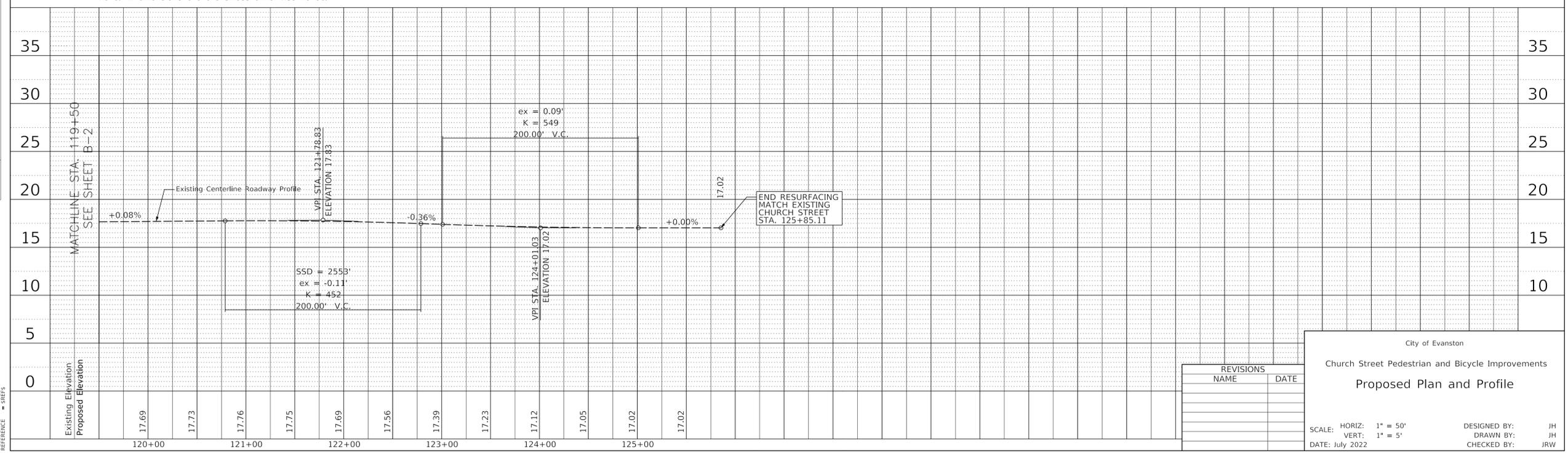
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Note: All dimensions are e-e unless otherwise noted.

PLAN	SURVEYED	DATE
NOTE BOOK NO.	GRADES CHECKED	BY
NO.	STRUCTURE NOTATING CHECKED	DATE
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PROFILE	SURVEYED	DATE
NOTE BOOK NO.	GRADES CHECKED	BY
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REVISIONS	
NAME	DATE

City of Evanston

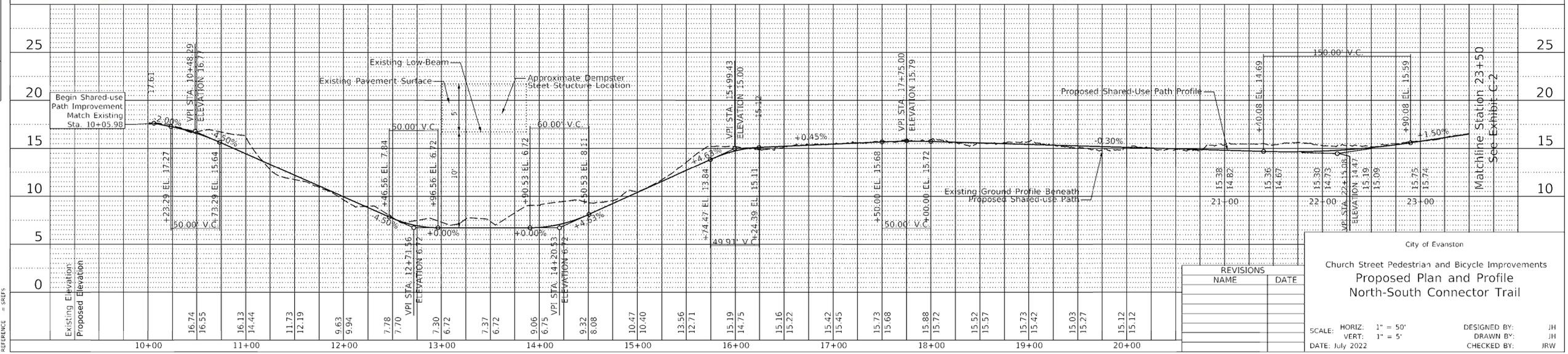
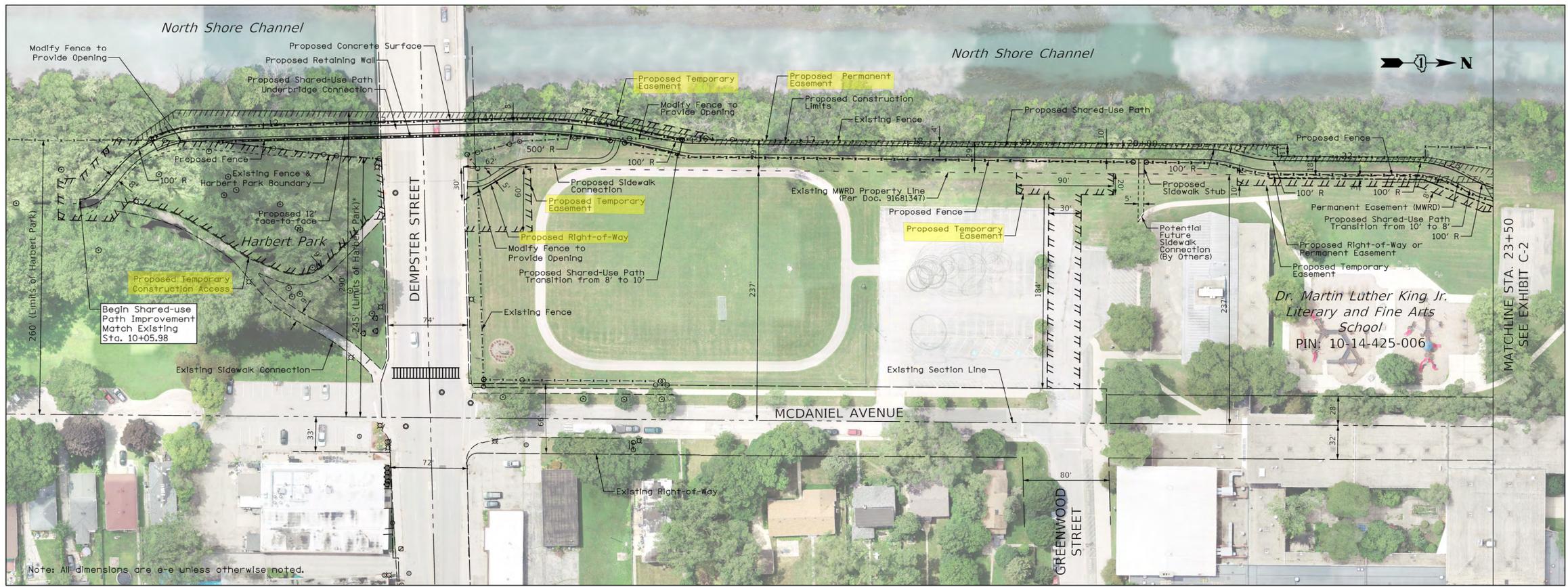
Church Street Pedestrian and Bicycle Improvements

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CONTRACT NO.				
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FED. ROAD DIST. NO.	ILLINOIS	FED. AID PROJECT		



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PLOT DATE = SDATES
 PLOT SCALE = SCSIZES
 REFERENCE = SREFS

REVISIONS	
NAME	DATE

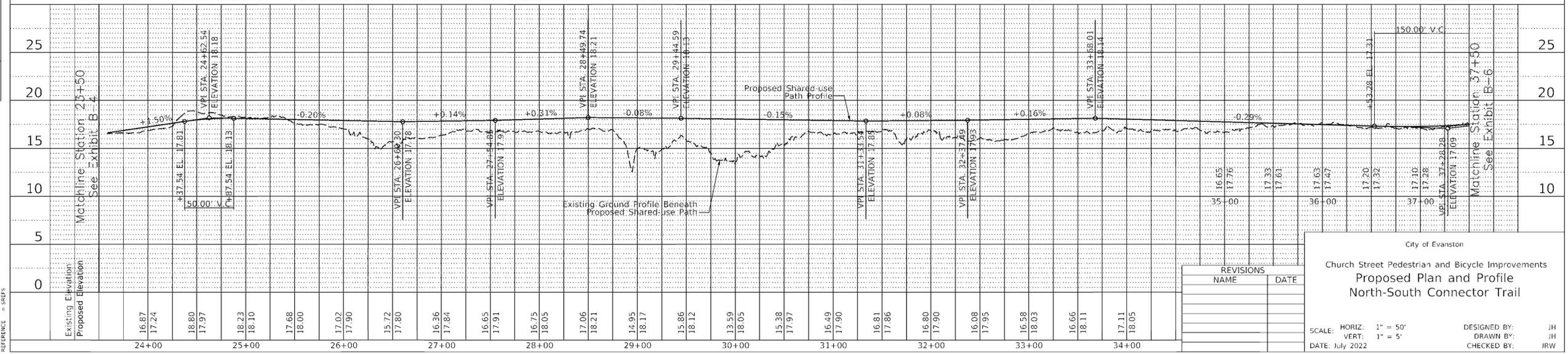
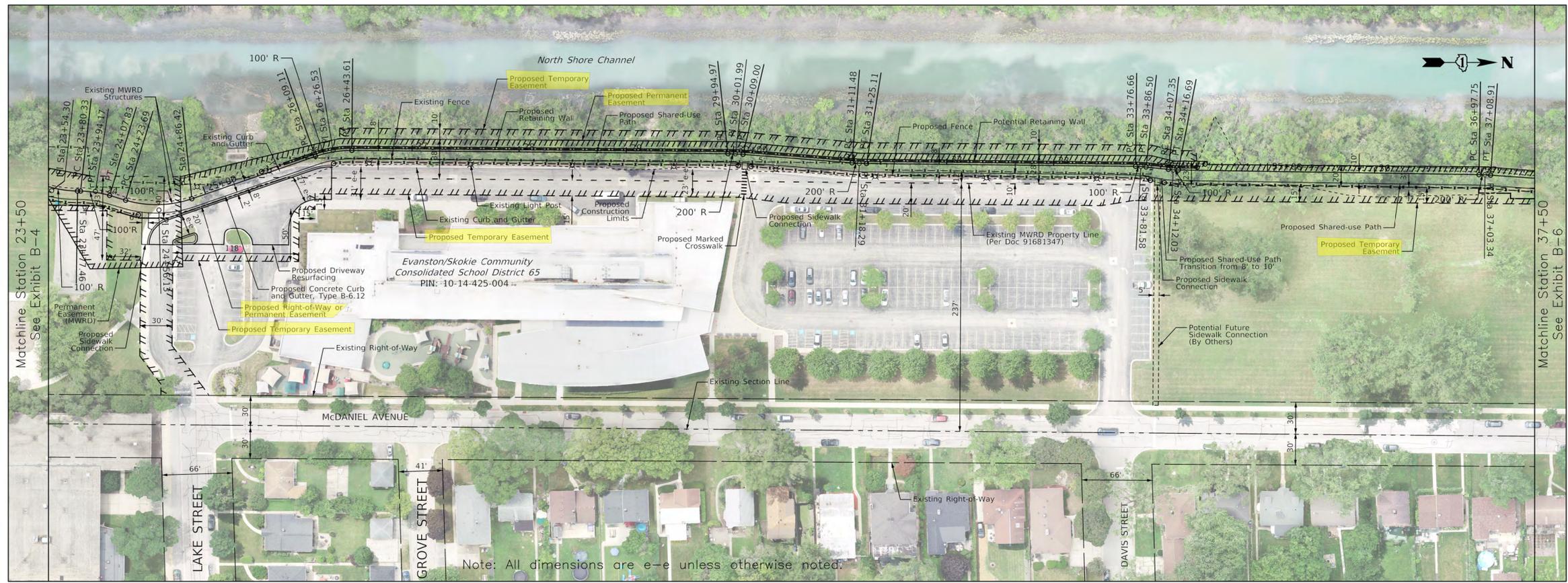
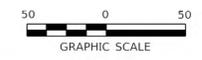
City of Evanston
 Church Street Pedestrian and Bicycle Improvements
 Proposed Plan and Profile
 North-South Connector Trail

SCALE: HORIZ. 1" = 50'
 VERT. 1" = 5'
 DATE: July 2022

DESIGNED BY: JH
 DRAWN BY: JH
 CHECKED BY: JRW

EXHIBIT B-4

CONTRACT NO.				
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FED. ROAD DIST. NO.	ILLINOIS	FED. AID PROJECT		



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PROFILE	DATE
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DATE	

PLOT DATE = SDATES
 PLOT SCALE = SCSIZES
 REFERENCE = SREFS

REVISIONS	
NAME	DATE

City of Evanston
 Church Street Pedestrian and Bicycle Improvements
 Proposed Plan and Profile
 North-South Connector Trail

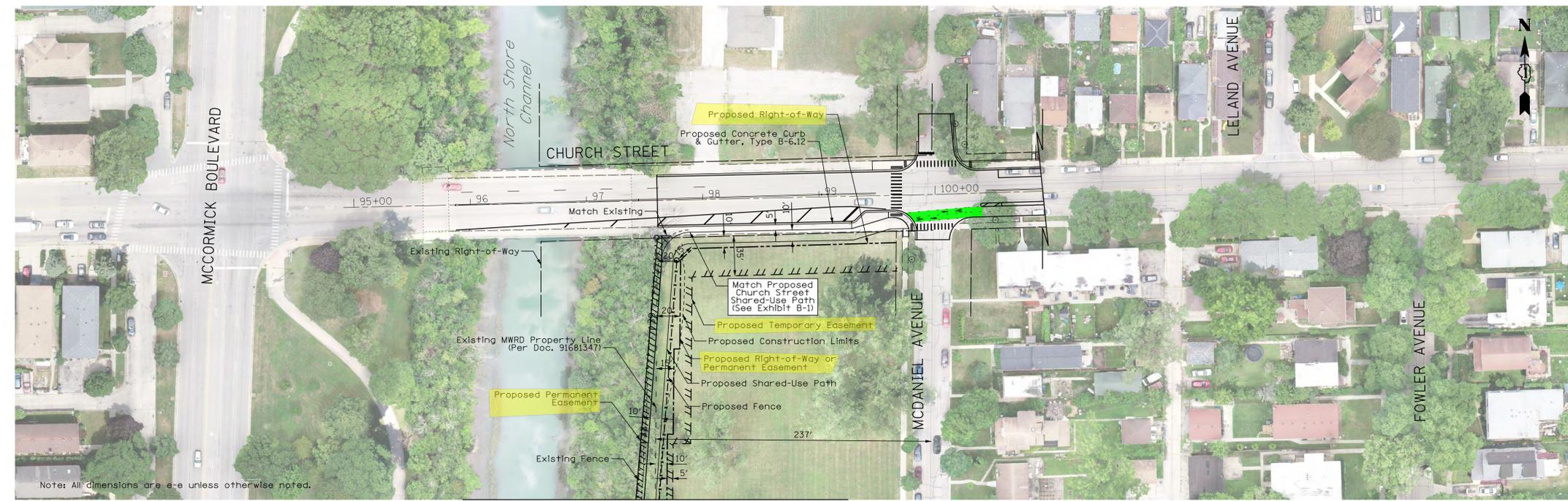
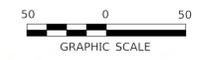
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 VERT: 1" = 5'
 DATE: July 2022

DESIGNED BY: JH
 DRAWN BY: JH
 CHECKED BY: JRW

EXHIBIT B-5

CONTRACT NO. 1

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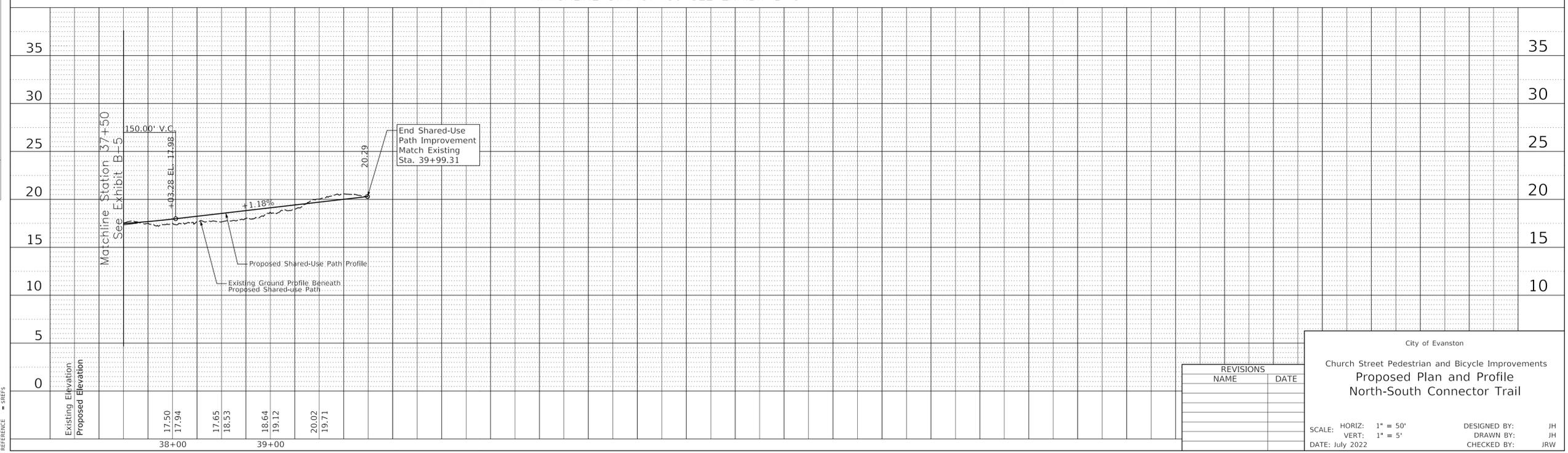


Note: All dimensions are e-e unless otherwise noted.

MATCHLINE STA. 37+50 SEE EXHIBIT B-5

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	CADD FILE NAME	

PROFILE	SURVEYED	DATE
NOTE BOOK NO.	GRADES CHECKED	
	STRUCTURE NOTATION CHECKED	



REVISIONS	
NAME	DATE

City of Evanston

Church Street Pedestrian and Bicycle Improvements
Proposed Plan and Profile
North-South Connector Trail

SCALE: HORIZ: 1" = 50'
 VERT: 1" = 5'
 DATE: July 2022

DESIGNED BY: JH
 DRAWN BY: JH
 CHECKED BY: JRW

EXHIBIT B-6

**Church Street Pedestrian and Bicycle Improvements
Sec. 21-00289-00-BT
North Shore Channel Photolog
Page 1 of 12**



Above: S. of Dempster, W. of Channel, Looking East at Harbert Park - #101

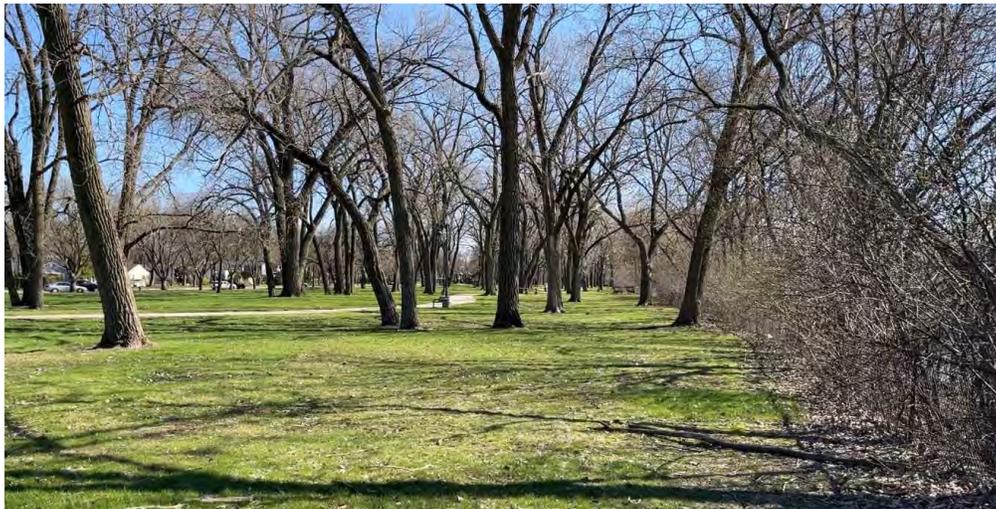
Below: Over Dempster, W. of Channel, Looking Northeast toward District 65 - #102





Above: Harbert Park Pathway Looking North - #103

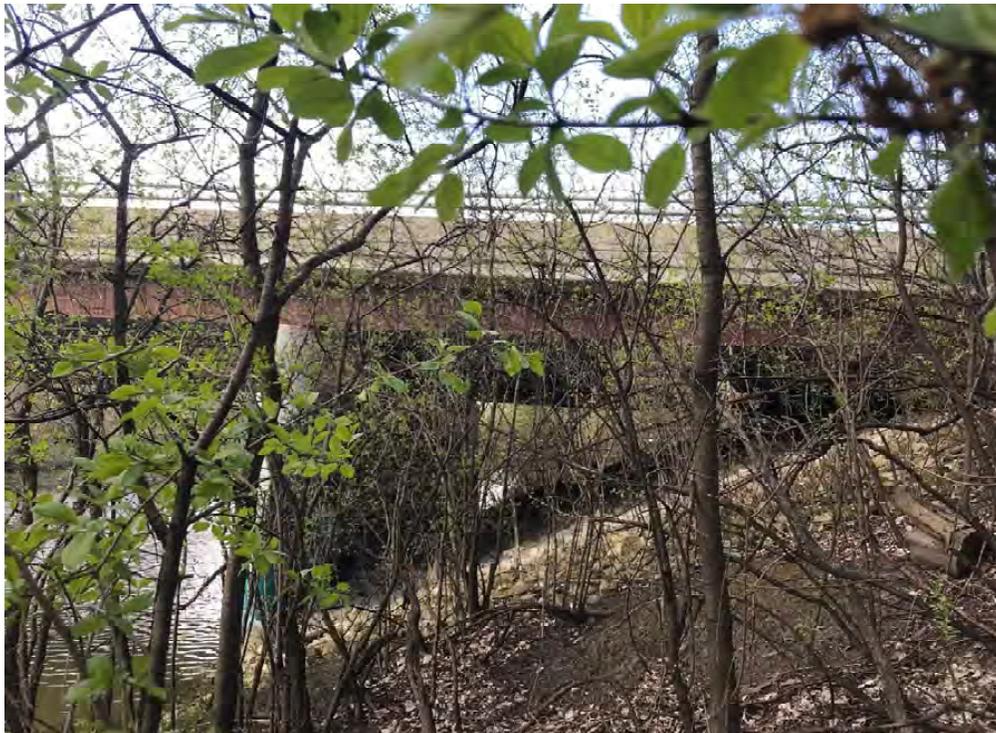
Below: Harbert Park, Looking South along Fenceline - #104





Above: Harbert Park, Looking North along Fenceline - #105

Below: On East Bank of Channel, South of Dempster Street, Looking North - #106





Above: Beneath Dempster Street Bridge, Looking Northwest - #107

Below: Beneath Dempster Street Bridge, Looking Northeast - #108





Above: Looking along South Face of Dempster Street Bridge, Looking West - #109

Below: Looking at Southeast Corner of Dempster Street Bridge, Looking Northwest - #110





Above: South of Dempster, East of North Shore Channel, Looking North - #111

Below: From Intersection of Dempster/McDaniel Looking Southwest into Harbert Park - #112





Above: Northeast Corner of Dempster Street Bridge Looking East-Northeast - #113

Below: School District 65 Property North of Dempster Looking North - #114





Above: School District 65 Property North of Dempster Looking South - #115

Below: East of Channel, North of Dempster, West of McDaniel, Looking North at SD 65 - #116



Church Street Pedestrian and Bicycle Improvements
Sec. 21-00289-00-BT
North Shore Channel Photolog
Page 9 of 12



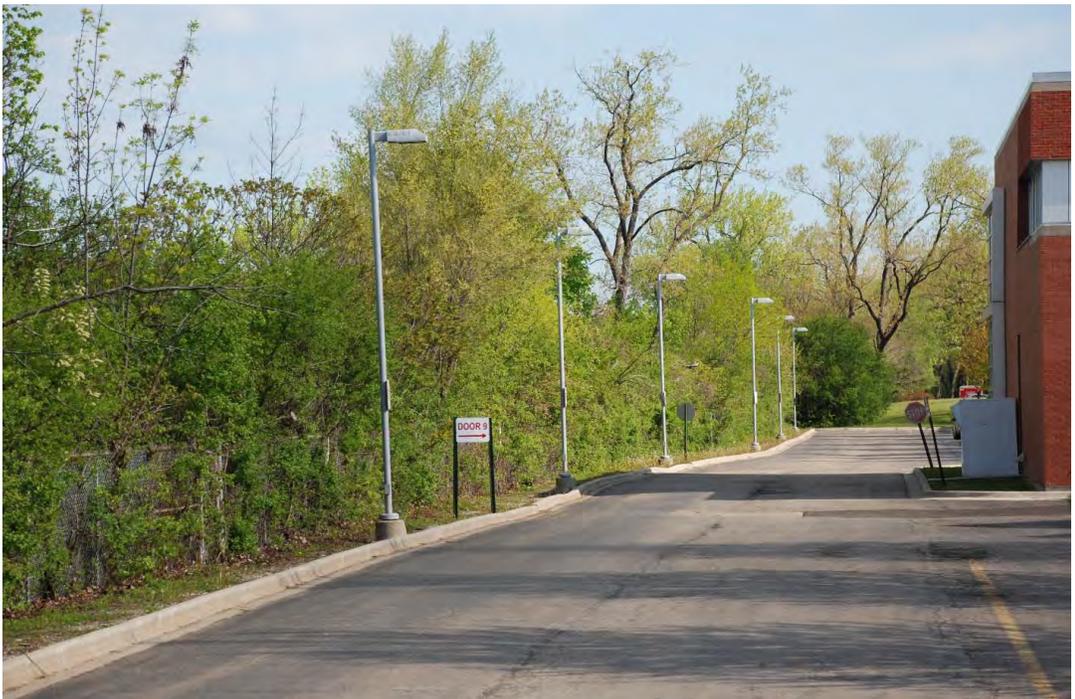
Above: East of Channel, North of Dempster, West of McDaniel, Looking North at SD 65 - #117
Below: Back Driveway at SD 65 Looking North - #118





Above: Back Driveway at SD 65 Looking North - #119

Below: Back Driveway at SD 65 Looking North - #120





Above: Back Driveway at SD 65 Looking North - #121

Below: Over SD 65 between Channel and McDaniel Looking North - #122





Above: SD 65 Vacant Property Looking North toward Church Street - #123

Below: Over SD 65 Vacant Property Looking North toward Church Street - #124





STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 318 Greenleaf Street – Lakeshore Historic District - 24PRES-0138
Date: November 5, 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.

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 Tallmadge, Earnest Mayo, and Walter Burley Griffin.

Update following review at the October 8 meeting.

At the October 8 meeting, the Commission moved to continue review of the Certificate of Appropriateness to the November 12 meeting in order to allow the applicant time to revise the proposal to better meet standard for construction #4 and #7. Specifically, the Commission asked that the applicant further study the proposed pattern of fenestration and return with a more uniform composition and arrangement of windows as well as provide clearer drawings and explore infilling existing glass block with brick to match existing.

At the October 8 meeting, the Commission moved to provide a positive recommendation on the proposed zoning relief currently scheduled for review by the Land Use Commission at their November 13 meeting.

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. SPOONBREEZE 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 THE TUECE.

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.

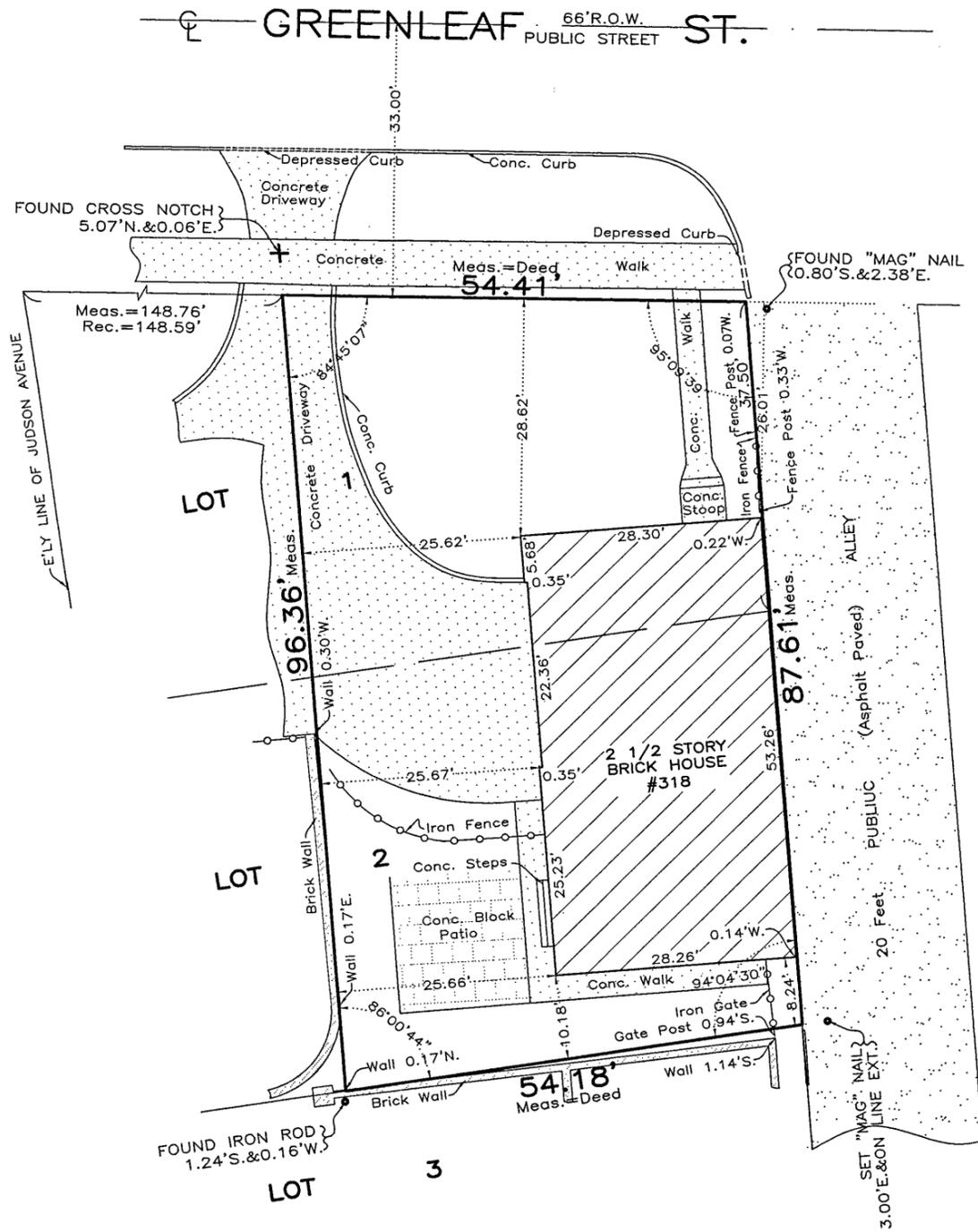
COMMONLY KNOWN AS: 318 GREENLEAF STREET, EVANSTON, ILLINOIS.



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.

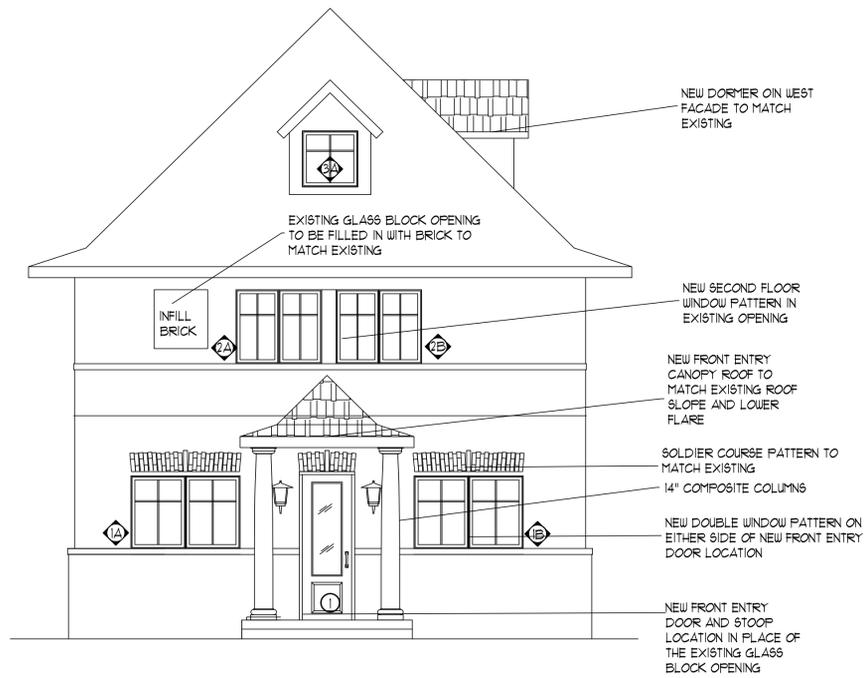
Order No. 24-102662
Scale: 1 inch = 16 feet.
Date of Field Work: June 11, 2024.
Ordered by: GRYLL LAW



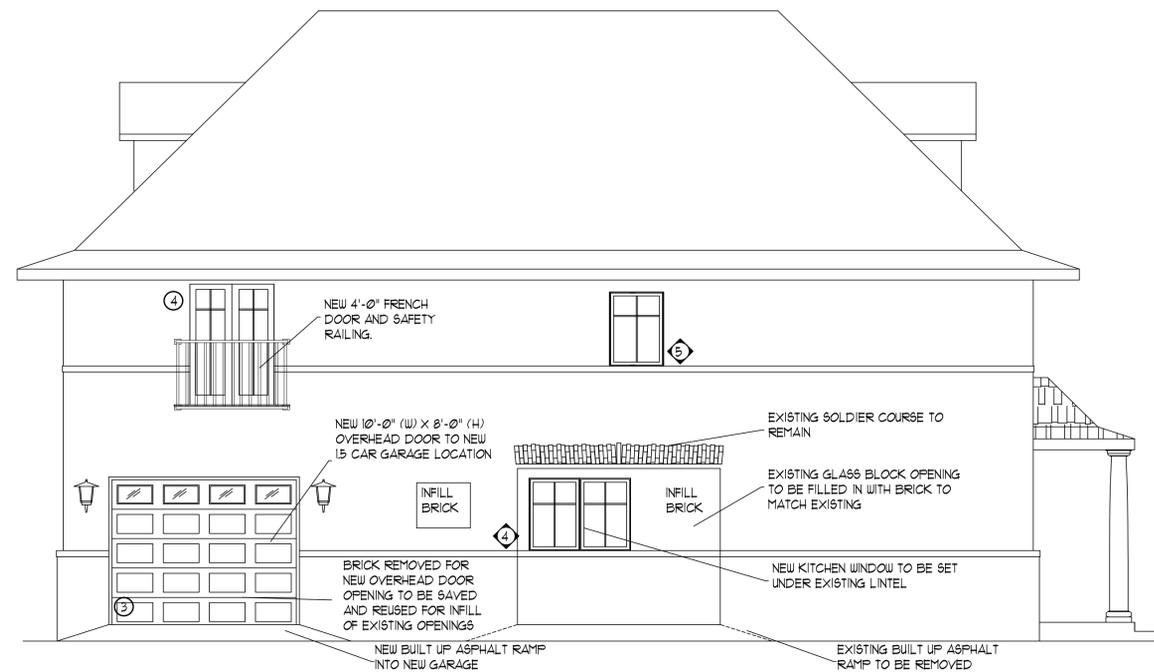
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

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.



NORTH ELEVATION



EAST ELEVATION

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



NORTH ELEVATION



EAST ELEVATION

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



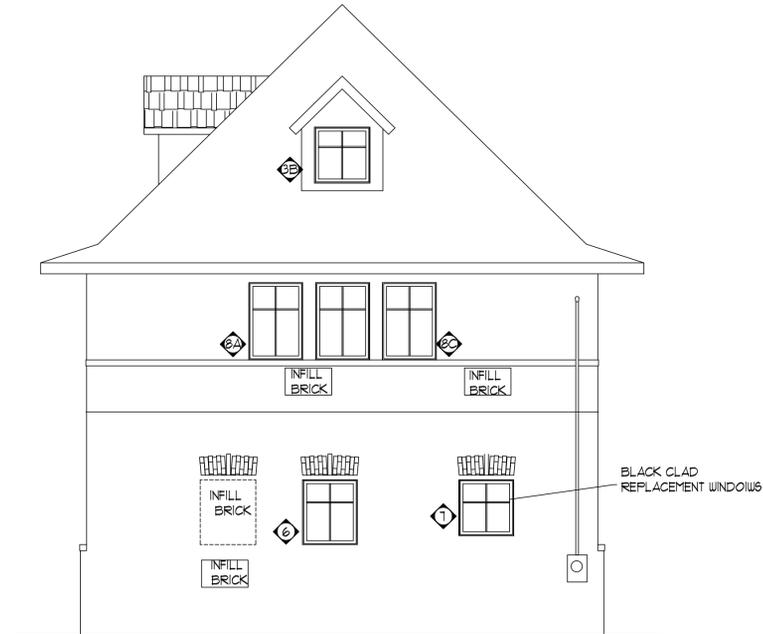
INTERIOR/ EXTERIOR RENOVATION
318 GREENLEAF STREET
EVANSTON, ILLINOIS 60202

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	11.03.24
DRAWN	JG
CHECKD	

HP-3



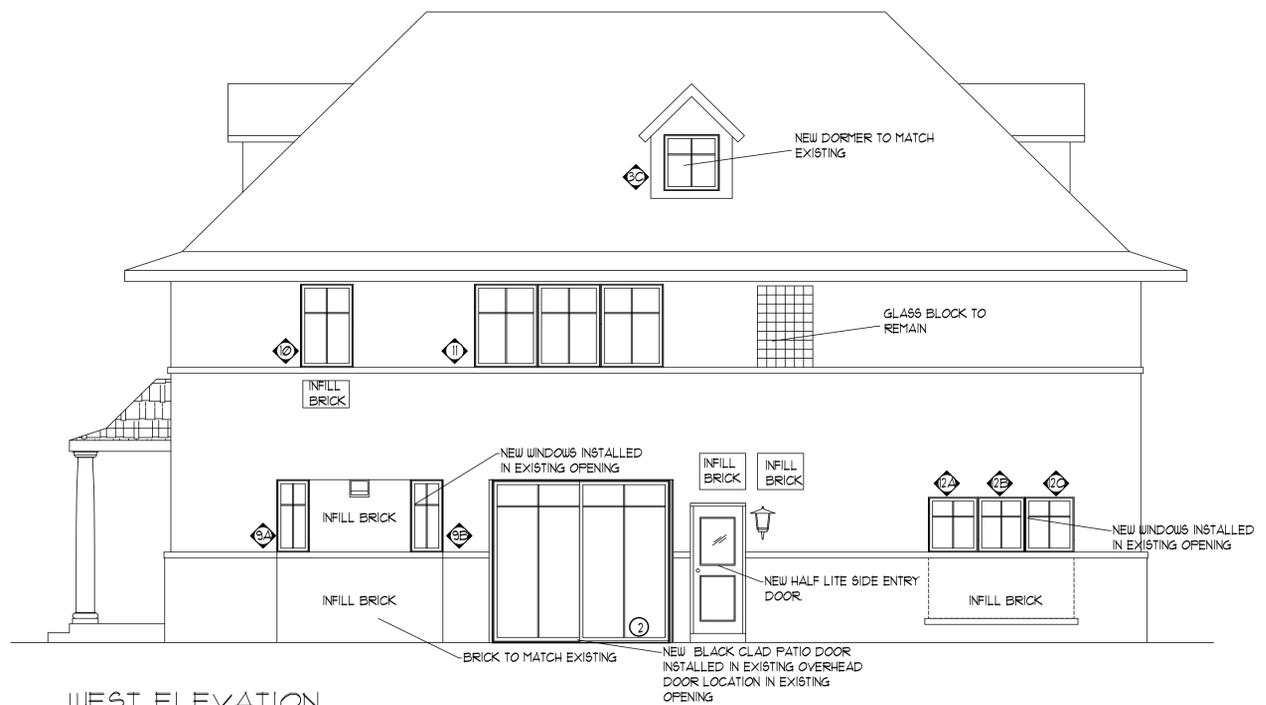
SOUTH ELEVATION

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	11.03.24
DRAWN	JG
CHECKD	

HP-4

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



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 2945-2949 Central Street – Landmark - 24PRES-0159
Date: November 5, 2024

Public Notice

Ken Hazlett, architect and applicant on behalf of the contract purchaser, submits for a Certificate of Appropriateness to construct a wood pergola/arbor and outdoor seating area in the property's south and east yards. Additionally, the applicant requests a modification to a previously approved Certificate of Appropriateness 24PRES-0138 (approved on October 8), altering the pattern of fenestration at the structures east volume to include a window and two overhead doors in new openings.

Applicable Standards: Alteration [1-10]; and Construction [1, 3-10, 12-14, and 16].

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.

Update following the October 8 meeting

At the October 8 meeting, the Commission approved the application for Certificate of Appropriateness with the condition that the arbor and outdoor seating area be further studied and return to the Commission as a new case. Specifically, the Commission asked the applicant to explore revisions that better met standards for construction #5, 7, and 10 in order to soften the transition between the arbor, the sidewalk and street, and the landmark structure, provide additional landscaping, determine what the paving material would be for the seating area, and re-position the main entrance and opening in the arbor to highlight rather than obscure the dominant gable of the landmark structure.

Public Comment

At the October 8 meeting, the Commission received two letters of support. Two additional letters of support, specifically for the proposed arbor and outdoor seating area, have been submitted and included in the packet for review.

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.

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.

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: 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: 60607	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.

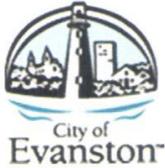
This project involves the rehabilitation of a 1930's era "Pure Oil" service station and its conversion from an auto repair garage to a Café/Restaurant. The existing building will be restored, as close as possible, to original condition with a new blue clay tile roof (like the original), new windows & 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.



**Zoning Analysis
Summary**

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

Case Number:	Case Status/Determination:
24ZONA-0111	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.

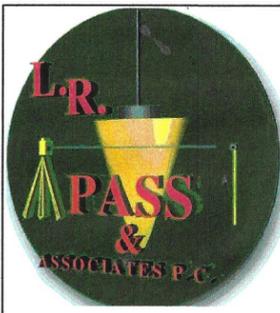
Non-compliant:

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.



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= 9,375 SQ. FT. (MORE OR LESS)
PERIMETER= 400 FT. (MORE OR LESS)
ACREAGE= 0.2152203 (MORE OR LESS)



SCALE: 1"=30'

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

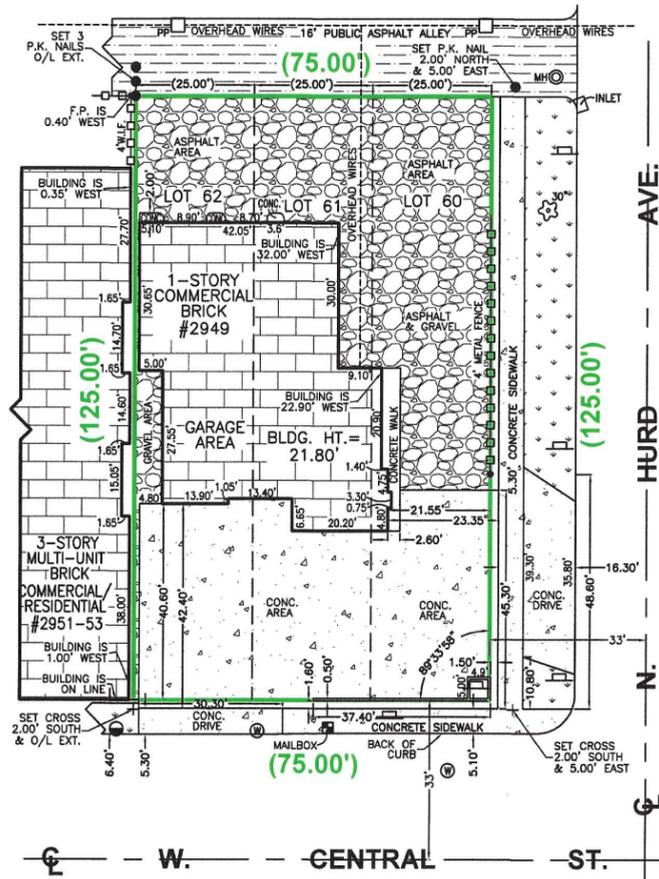
B. The survey certificate must provide as follows:

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

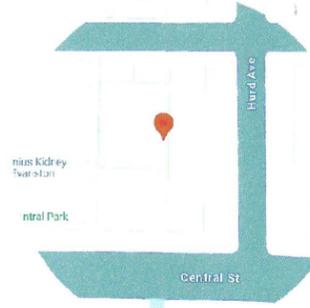
DATE OF PLAT OR MAP: AUGUST 26, 2024
LEON R. PASS, P.L.S. #3083



Leon R. Pass
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
--- GAS	+ CUT CROSS- FOUND OR SET
--- ELECTRICAL	--- PROPERTY LINE
	(140.45) RECORDED DATA
	140.45 MEASURED DIMENSION
	⊖ NOTCH
	--- PLASTIC FENCE
	--- WOOD FENCE (W.F.)
	--- WOOD & METAL FENCE (W.M.F.)
	× CHAIN LINK FENCE (C.L.F.)

LEGEND	
MH ○ MAN HOLE	PP ○ POWER POLE w/ LIGHT
CB ○ CATCH BASIN	PP □ POWER POLE
CW ○ C.W.	□ INLET
⊙ ○ GAS	□ SIGN
⊙ ○ WATER VALVE	□ BILLBOARD
⊙ ○ TELEPHONE	□ COMMONWEALTH EDISON
⊙ ○ FIRE HYDRANT	⊙ ○ TREE
⊙ ○ LIGHT POLE	⊙ ○ DEPRESSED CURB
☆ HEDGES/BUSHES	
⊙ ○ BASKETBALL RIMS	
⊙ ○ FLAG POLE	
⊙ ○ STONE STRUCTURE	
⊙ ○ PARKING METER	

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: 08-26-2024
BOOK NO.: G.P.	SURVEYOR: S.J.S.
PROJECT NO.: 2408-0139	SCALE: 1"=30'

NO.	DATE	BY	DESCRIPTION	APPR.
REVISIONS				

1 of 1







Existing North Facade
2945-49 Central St.

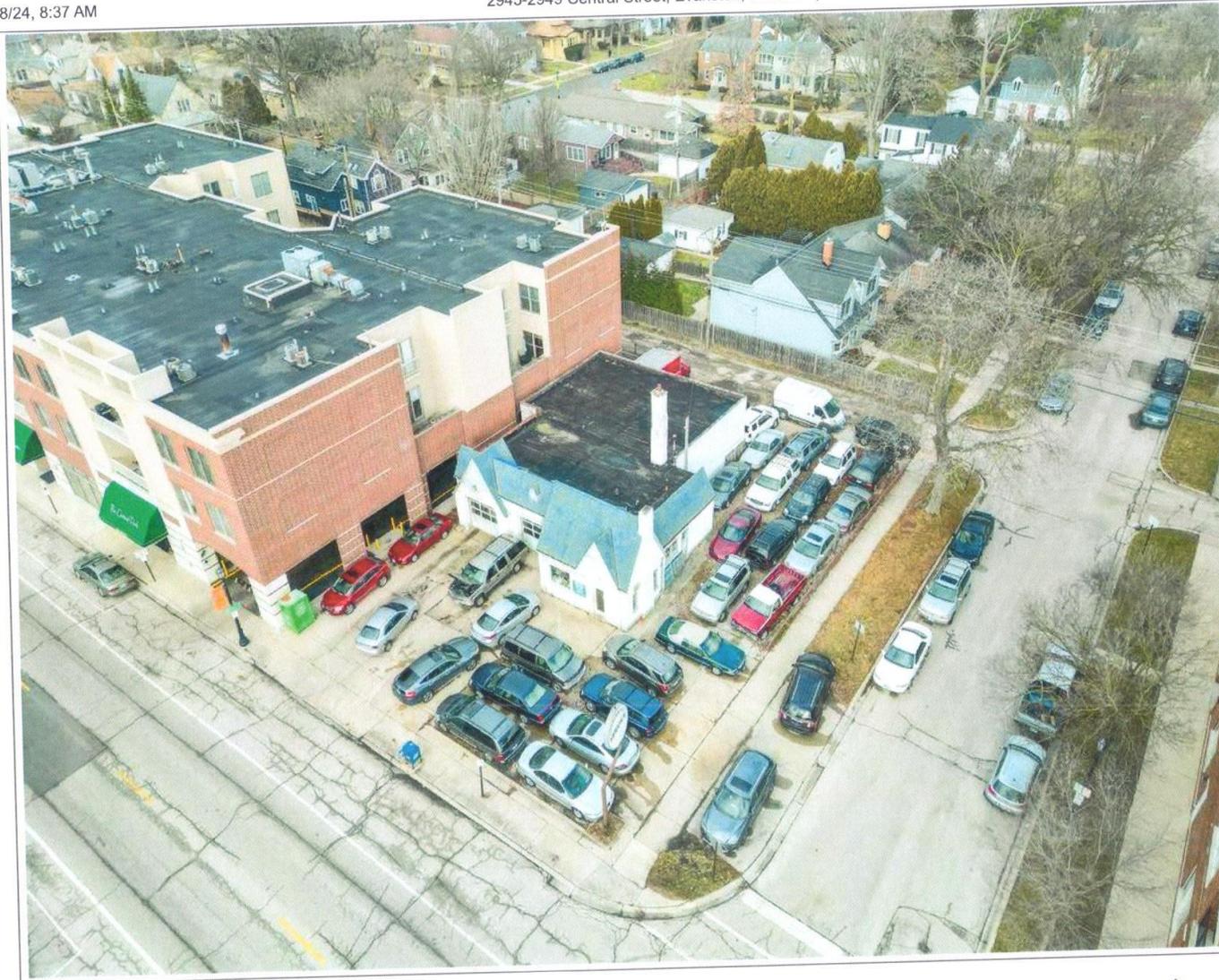




Existing view looking NW
2945-49 Central St.

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.

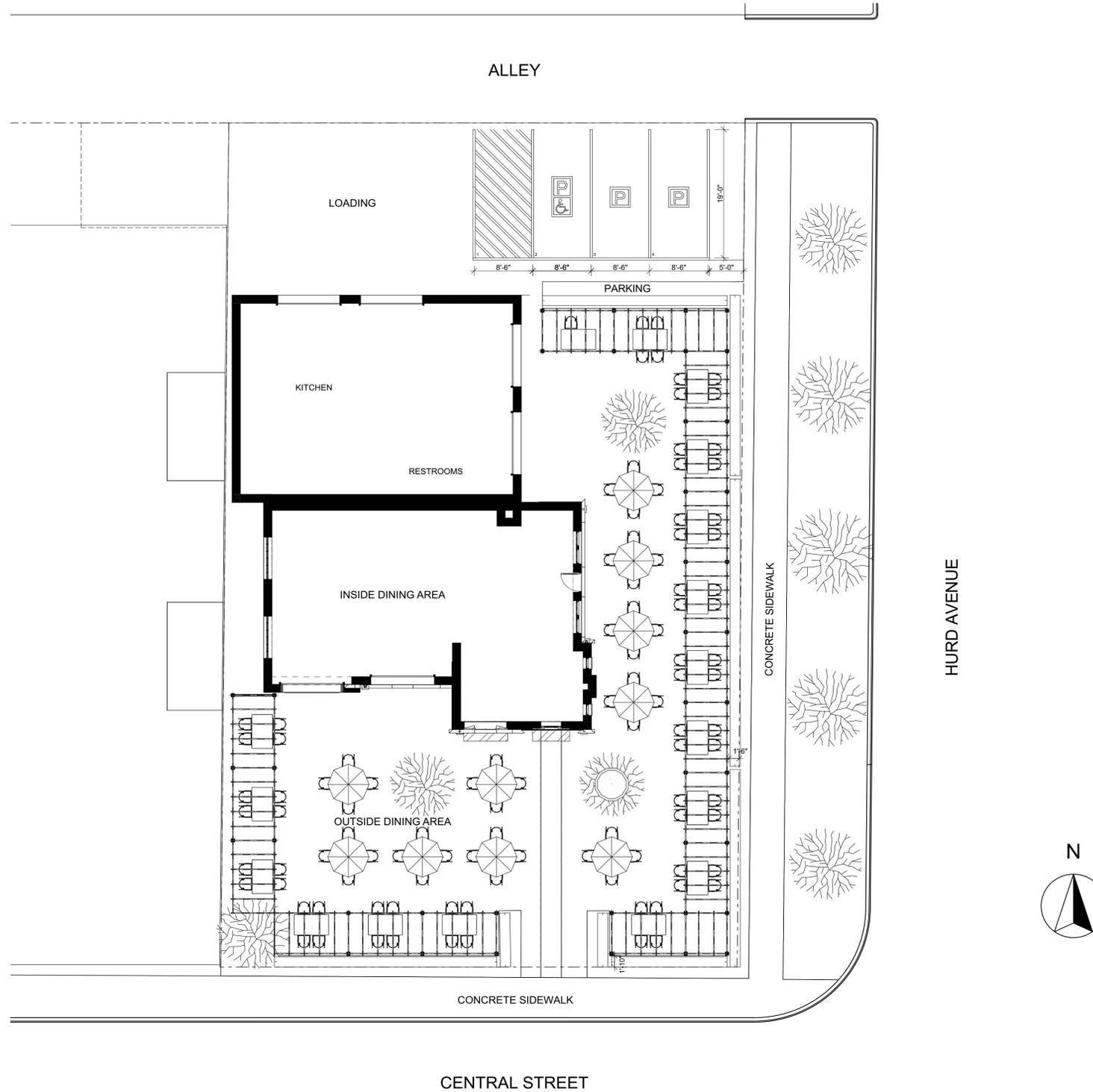
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<https://www.atproperties.com/11971128/2945-2949-central-street-evanston-illinois-60201-nci>

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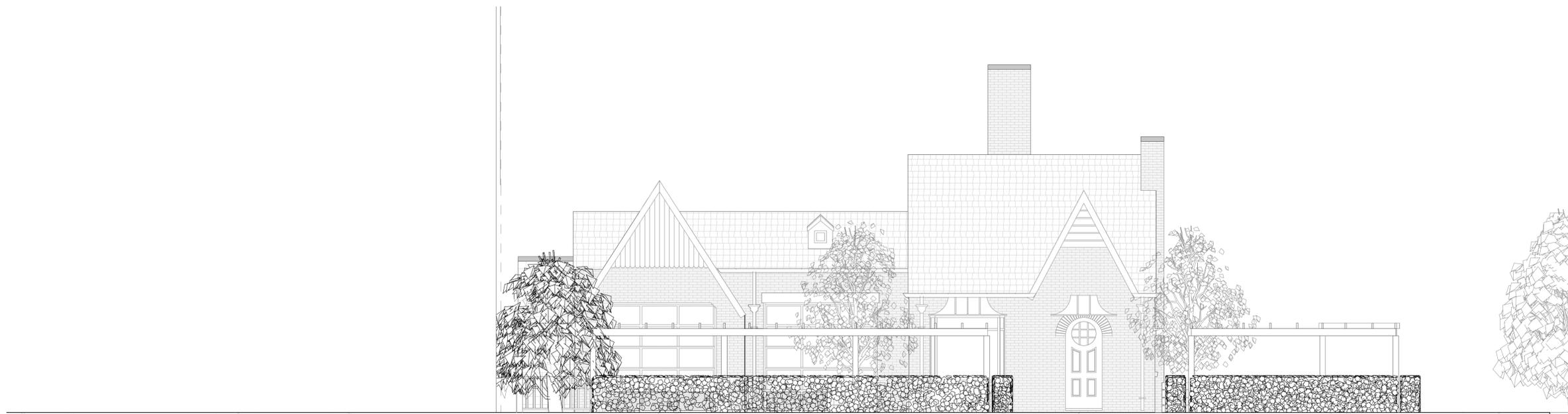


1 SITE PLAN
SCALE: 1/8" = 1'-0"

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
10/23/2024
SD3



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

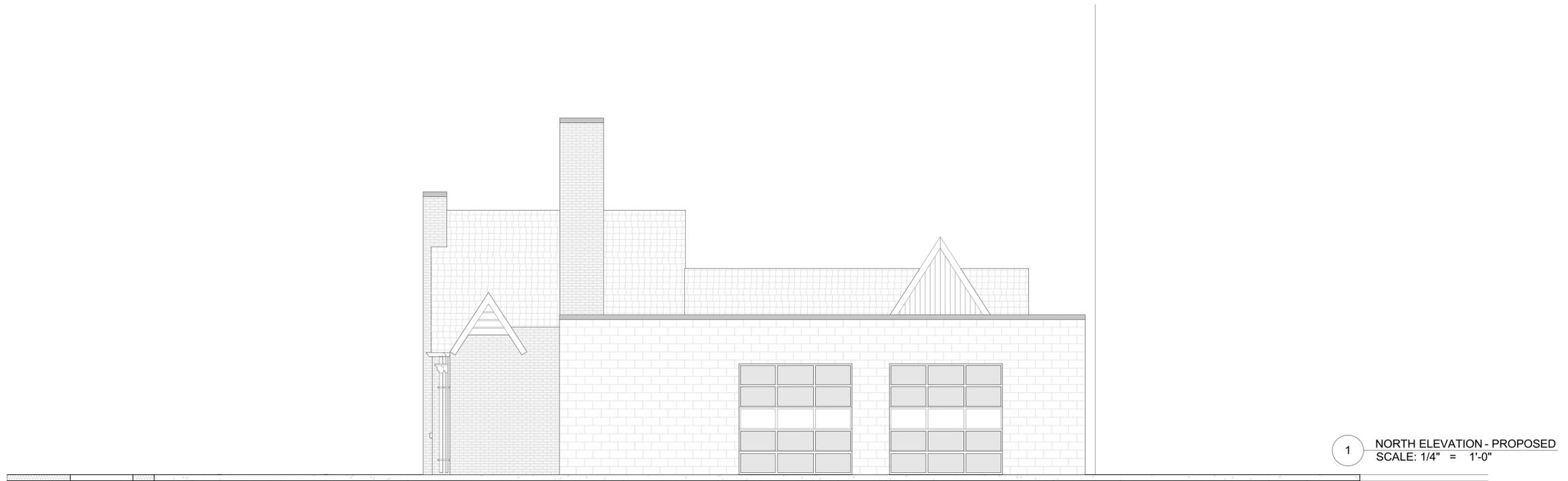


2 EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

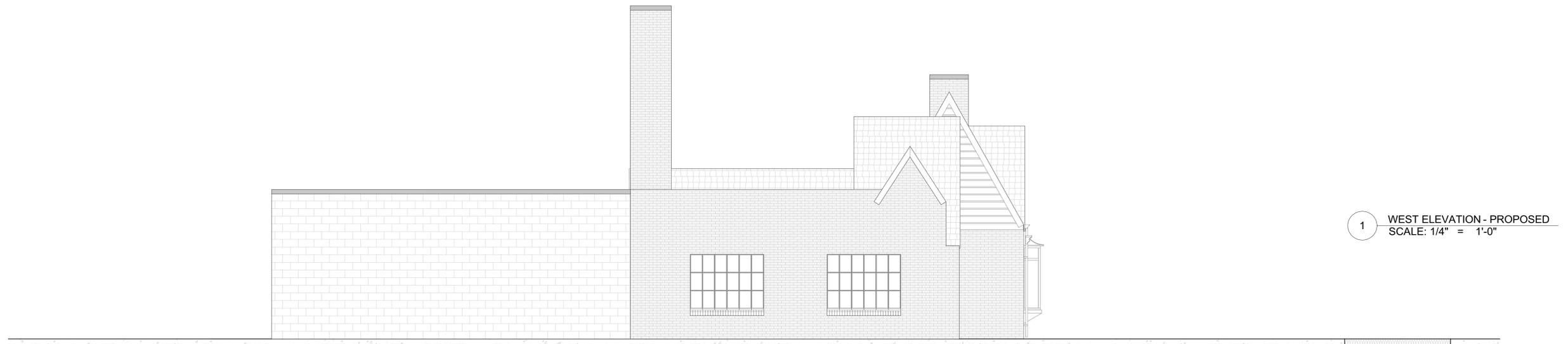
KEN HAZLETT LLC.
609 DEMPSTER ST, EVANSTON, IL 60201
(847) 475-7200

AL STEPAN - RESTAURANT
2945 CENTRAL ST
EVANSTON, IL 60201

3D DOCUMENTS
DRAWN BY: NSV
10/23/2024
SD7.1



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



1 WEST ELEVATION - PROPOSED
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
10/23/2024
SD8.1



1 AERIAL PERSPECTIVE
NOT TO SCALE

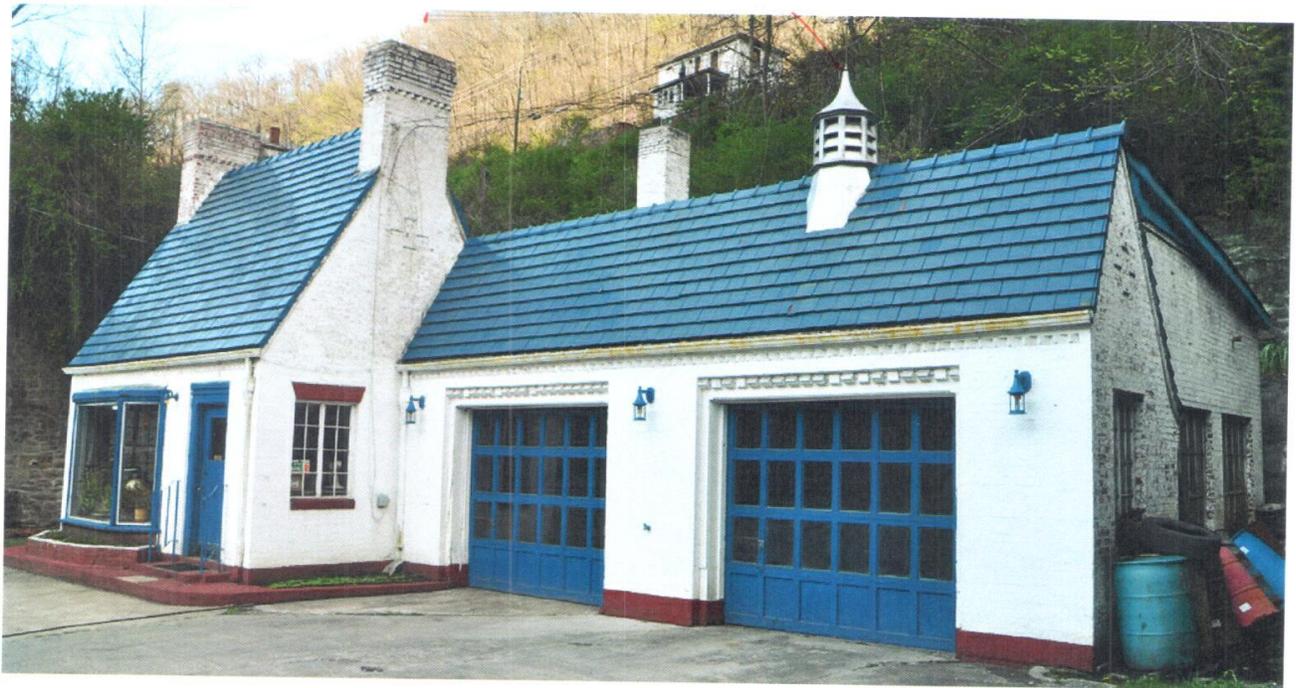
KEN HAZLETT LLC.
609 DEMPSTER ST, EVANSTON, IL 60201
(847) 475-7200

AL STEPAN - RESTAURANT
2945 CENTRAL ST
EVANSTON, IL 60201

3D DOCUMENTS
DRAWN BY: NSV
10/23/2024
SD13



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:





STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 614 Judson Avenue – Lakeshore Historic District - 24PRES-0158
Date: November 5, 2024

Public Notice

Studio Talo Architects, applicant on behalf of the property owner, submits for a Certificate of Appropriateness to 1; alter the exterior of the homes south volume three season room for use as habitable space by replacing screen panels with sliding doors in existing openings, replacing a single skylight with two smaller skylights on either side of the additions ridge, and removing and infilling an existing south elevation window, 2; alter the pattern of fenestration and proportion of openings at the homes rear volume single-story addition by replacing existing windows, and 3; reconstructing the rear volume shed roof and new shed roof dormer above the full first story.

Applicable Standards: Alteration [1-10]; and Construction [1-4; and 7-14].

Construction Period:
1889

Style:
Stick Style

Architect of Record:
N/A

Condition:
Good

Integrity:
Good

Status:
Contributing

Setting:

614 Judson Avenue is located in the far south portion of the Lakeshore Historic District on the west side of Judson Avenue midblock between Keeney Street to the north and South Boulevard to the south. The block was predominately developed between the mid 1870s and the early 1920s, in a variety of vernacular Italianate, Stick, Craftsman and early Revival Styles, and later contemporary styles. The block retains good integrity and integrity of setting, especially on the west side of Judson. The block contains only one landmark, a 1874 Italianate structure at 525 Judson Avenue.

Significance:

The home is within the Districts period of significance, and contributes to its historic character by way of its compatible form, massing, materials, and spare detailing, being representative in form of a vernacular housing type once common throughout the City and a good example of a more refined or spare Stick Style that is uncommon throughout Evanston. The house is quite simple but characteristic of the style, and retains many of its character defining features including its wood cladding, decorative scaled shingling in the gables apex, original wood windows, decorative vergeboard, and porch spindles. The home was moved to its current location in the early 1920s, and some alterations, primarily to the porch, likely occurred during this period.

Stick Style:

The Stick Style is a transitional style between the preceding Gothic Revival and the subsequent and heavily popularized Queen Anne. Stick style homes are often Gothic in their overall massing and verticality but look toward the Queen Anne in their complexity both in form and in detailing and use of materials. Unlike Gothic Revival houses, the Stick Style stressed the wall surface itself as a decorative element, rather than as a plane surface, with decorative detailing applied around the windows, doors, or gables. Patterned wall treatment was carried even further in the Queen Anne Style. Like the Italianate and Gothic Revival styles, the Stick Style was popularized through house pattern books. Examples were commonly found in pattern books published in the 1860s and 1870s, but the style did not reach Evanston until the 1880s. The style, however, was far less widespread than the closely related Queen Anne style that was to replace it.

Typified by gabled roofs, Stick Style houses often have decorative trusses or other ornamental elements at the apex of the gable. The walls are typically clad in shingles or clapboards, interrupted by patterns of horizontal, vertical, or diagonal boards creating, "sticking", calling attention to the homes underlying framing.

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 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.
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.



**Zoning Analysis
Summary**

Review Date: 11-04-24
By: Michael Griffith, Planner

Case Number:

24ZONA-0121 – 614 JUDSON AVE

Case Status/Determination:

COMPLIANT

Applicant: Thomas Ahleman

Plans prepared by: Studio Talo Architecture, Inc.

Plans dated: 10-21-24

Survey dated: 06-16-03

District: R1

Preservation: Lakeshore Historic District - local

Proposal:

Shed dormer at the 2nd story on west side of residence

Comments:

1. If your project is within 25 feet of a tree or requires tree removal, a Tree Preservation Permit is required. If you have questions about this process, please contact Angela Levernier at alevernier@cityofevanston.org.
2. Zoning Code Section 6-8-1-8 – Dormers does not apply. Proposed shed dormer is not located above the 2nd story.
3. No change to building lot or impervious surface coverage.
4. Building height and setbacks to property lines are compliant.



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: 614 Judson Ave.		FOR STAFF USE ONLY Application Number:		
2) Applicant's Name: Thomas Ahleman		Address: 1234 Sherman Ave. #202		
City: Evanston, IL 60202	State:	Zip:	Phone: 773.620.7232	Email: thomas@studiotalo.com
3) Owner's Name: Cullen and Mike Burns		Address: 614 Judson Ave.		
City: Evanston, IL 60202	State:	Zip:	Phone: 612-203-1181	Email: cullenbeebee@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. <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"></div> <div>Date: 10.22.24</div> </div>				

Section B: Application for Certificate of Appropriateness

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

Attach a separate sheet or sheets if necessary.

The project consists of three parts; 1) the addition of a shed dormer at the rear of the home's second floor to create a small primary bathroom, 2) converting an existing sided and roofed three-season room into an enclosed living room, 3) and the renovation of an existing one-story addition at the rear of the home as the kitchen.

The second floor currently only has one bathroom. We believe the proposed dormer is the least intrusive way to provide a primary bath for the home. We considered larger additions that would have either extended the existing west bedroom several feet to the west, or built up on top of the existing three season room. Those would have had far greater impacts on the home's massing and proportions, especially as seen from public ways. The proposed dormer is not visible from Judson and adds the least possible mass to the home. The slope of this shed dormer is very close to the shed roof's of the front porch. It will be clad in scalloped wood shingles to match the upper gable material at the east and south.

The conversion of the south three-season room into an enclosed part of the home will be fairly imperceptible. The existing skirt, siding and roof will remain untouched. We propose insulating and finishing the existing interior exposed stud walls and ceiling. Large screens on the north and south will be removed and replaced with Marvin sliding glass doors that fit the existing openings; railings will be located on the interior to maintain as much of the exterior appearance as possible. Exterior trim will remain. An original mitered, single-pane skylight located in the ridge is broken and will be removed; that opening will be filled in and the skylight replaced by two small Velux skylights on either side of the ridge.

The owners originally proposed removing the existing rear one-story addition and replacing it with a larger one with a different roof line. The current proposal retains the existing addition so there is no change to the home's footprint. To facilitate the framing of the bathroom dormer, and to create standard window head heights in the kitchen, the shed roof below the dormer will also be rebuilt and roofed with matching asphalt shingles. The kitchen will have new windows with sill heights that accommodate standard base cabinetry dimensions. The existing rear sliding glass doors and oddly small picture window will be replaced with a swinging door and an adjacent casement window.

We have endeavored to meet all of the standards of review for new construction.

Relevant standards include:

1. The height of the dormer addition is visually compatible with the existing home.
- The proportion of the windows on the north, west and south of the addition are compatible with the existing homes windows.
3. Proportion of openings in the dormer and kitchen are compatible with the original house and subsequent rear addition.
7. The proposed materials either match (wood siding, shingles) or are compatible (Marvin clad double hung windows) with the existing home.
8. The shape of the bathroom dormer relates to the slope and shape of the front porch roof.
10. The scale of the dormer and addition are complimentary with the scale of the home.
12. With the exception of the change to one south facing side window in the kitchen, there are no changes to the original home; original qualities have been preserved.

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](#)

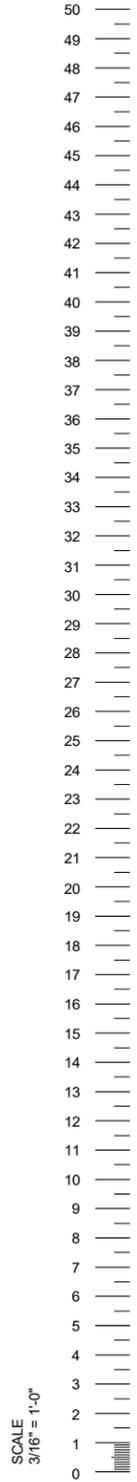
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ZONING / PRESERVATION REVIEW

BURNS RESIDENCE
614 Judson Ave. Evanston IL
60201

10/21/2024

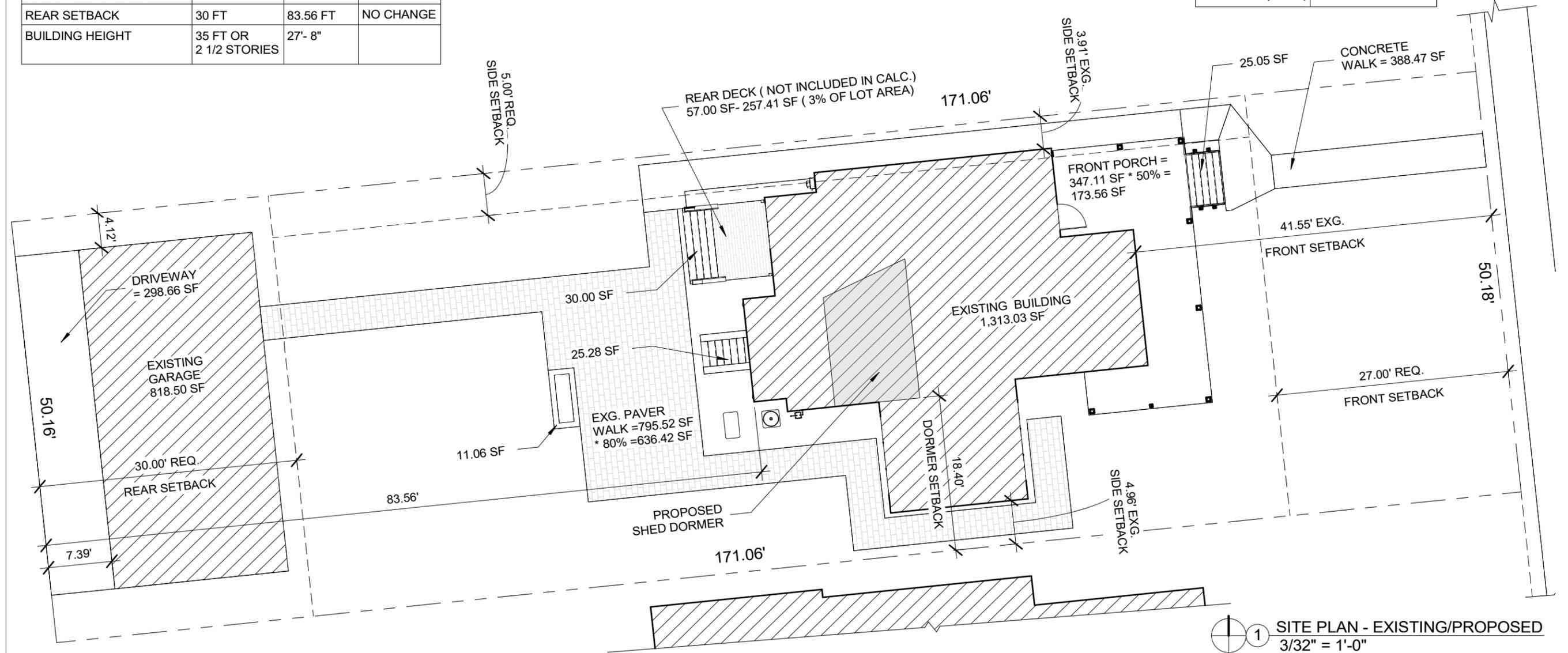


ZONING ANALYSIS

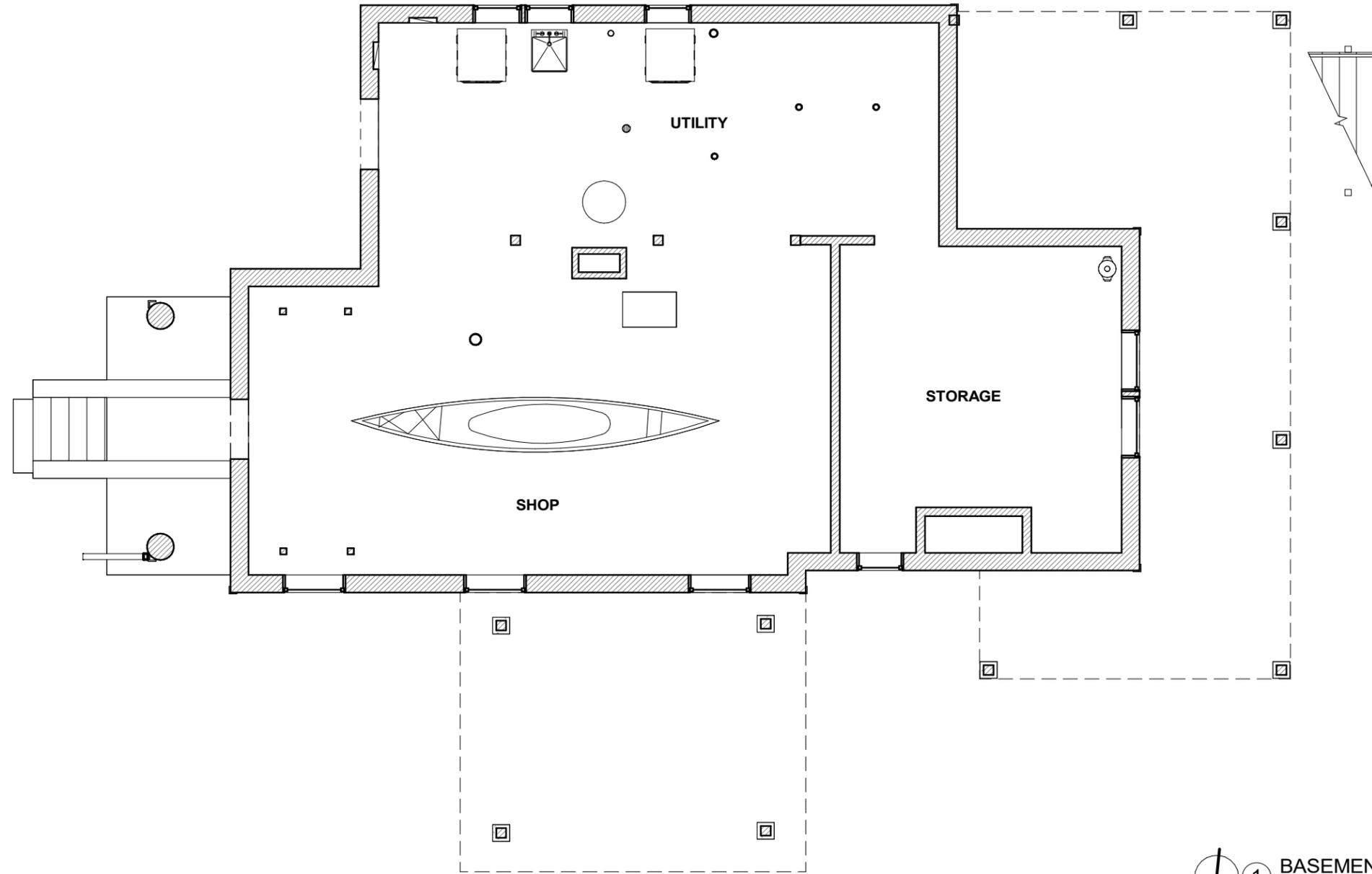
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	-	R-1	NO CHANGE
LOT AREA	7,200 SF MIN.	8,580.37 SF	NO CHANGE
FRONT SETBACK	27 FT	41.55 FT	NO CHANGE
SIDE SETBACK NORTH	5 FT	3.91 FT	NO CHANGE
SIDE SETBACK SOUTH	5 FT	4.96 FT	NO CHANGE
DORMER SETBACK SOUTH	5 FT	N/A	18.40 FT
REAR SETBACK	30 FT	83.56 FT	NO CHANGE
BUILDING HEIGHT	35 FT OR 2 1/2 STORIES	27'- 8"	

BUILDING COVERAGE MAX BUILDING COVERAGE 30% = 2,574.11 SF		
	EXISTING	PROPOSED
EXISTING PRINCIPAL BUILDING	1,313.03 SF	NO CHANGE
DETACHED GARAGE	818.50 SF	NO CHANGE
ROOFED FRONT PORCH (50% CREDIT)	173.56 SF	NO CHANGE
TOTAL	2,305.09 SF (26.9%)	NO CHANGE

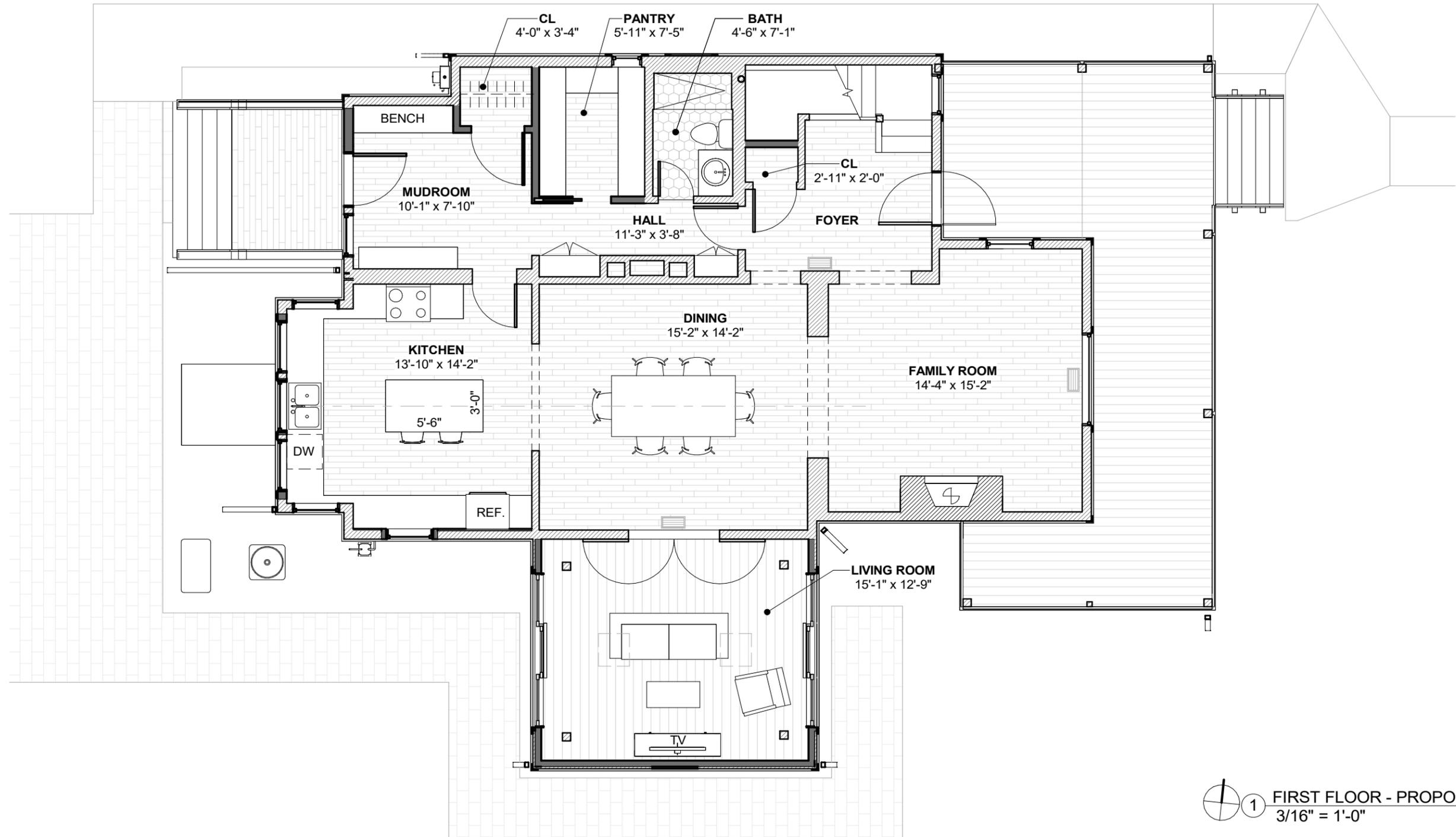
IMPERVIOUS SURFACE COVERAGE MAX = 45% = 3,861.17 SF		
	EXISTING	PROPOSED
TOTAL BUILDING COVERAGE	2,305.09 SF	NO CHANGE
STAIRS AND STOOPS	91.39 SF	NO CHANGE
CONCRETE WALKWAYS AND DRIVEWAY	687.13 SF	NO CHANGE
PAVER WALKWAYS (80% CREDIT)	636.42 SF	NO CHANGE
TOTAL	3,720.03 SF (43.4%)	NO CHANGE



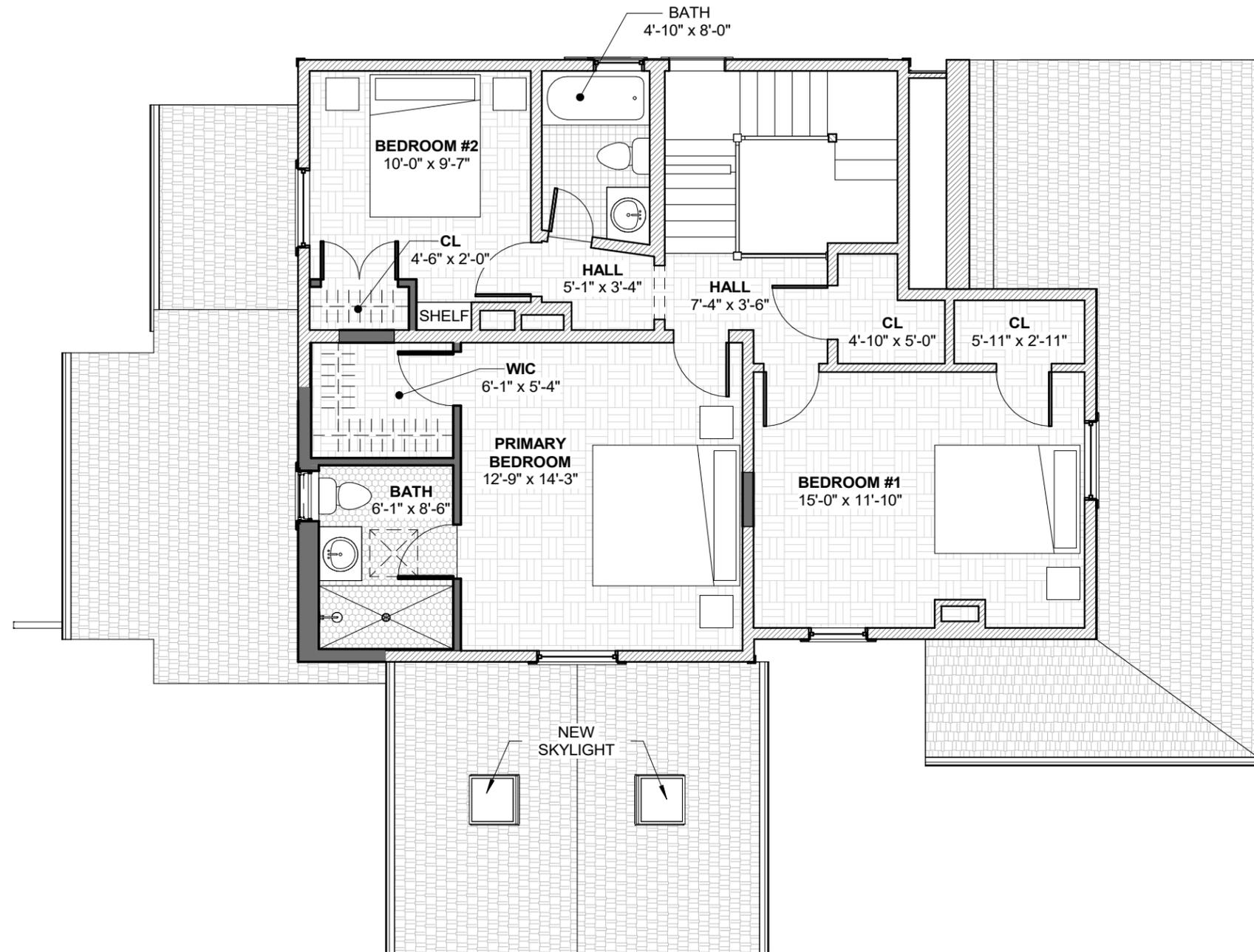
1 SITE PLAN - EXISTING/PROPOSED
3/32" = 1'-0"



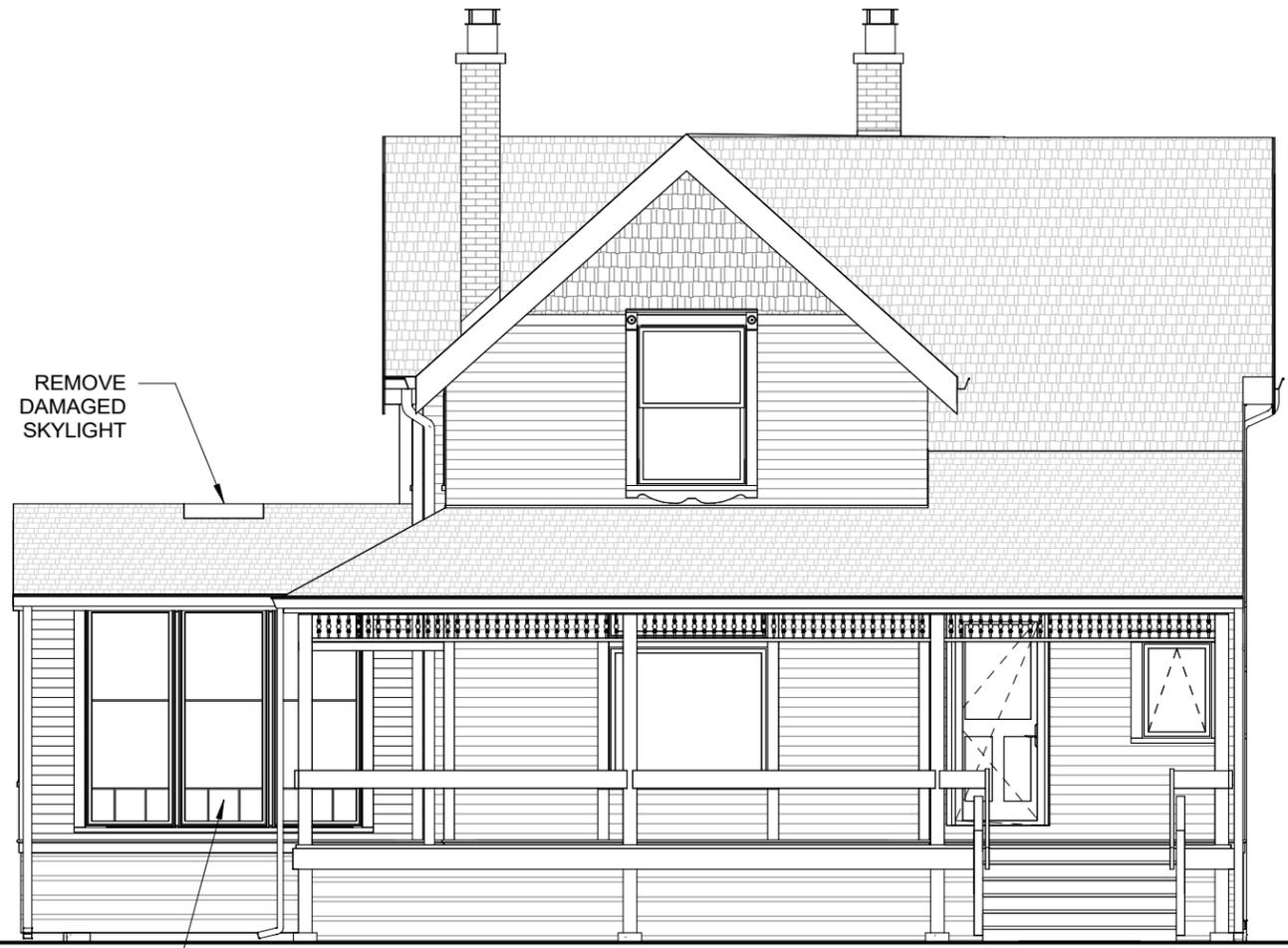
1 BASEMENT PLAN - PROPOSED
 3/16" = 1'-0"



1 FIRST FLOOR - PROPOSED
 3/16" = 1'-0"



1 SECOND FLOOR - PROPOSED
3/16" = 1'-0"



REMOVE SCREENS

① EAST ELEVATION - EXISTING
3/16" = 1'-0"



NEW ASPHALT SHINGLES TO MATCH EXISTING
NEW VELUX SKYLIGHT

MARVIN ELEVATE SLIDING DOOR W/ RAILING ON INTERIOR
NO CHANGE TO SIDING OR SKIRT BOARDS

② EAST ELEVATION - PROPOSED
3/16" = 1'-0"



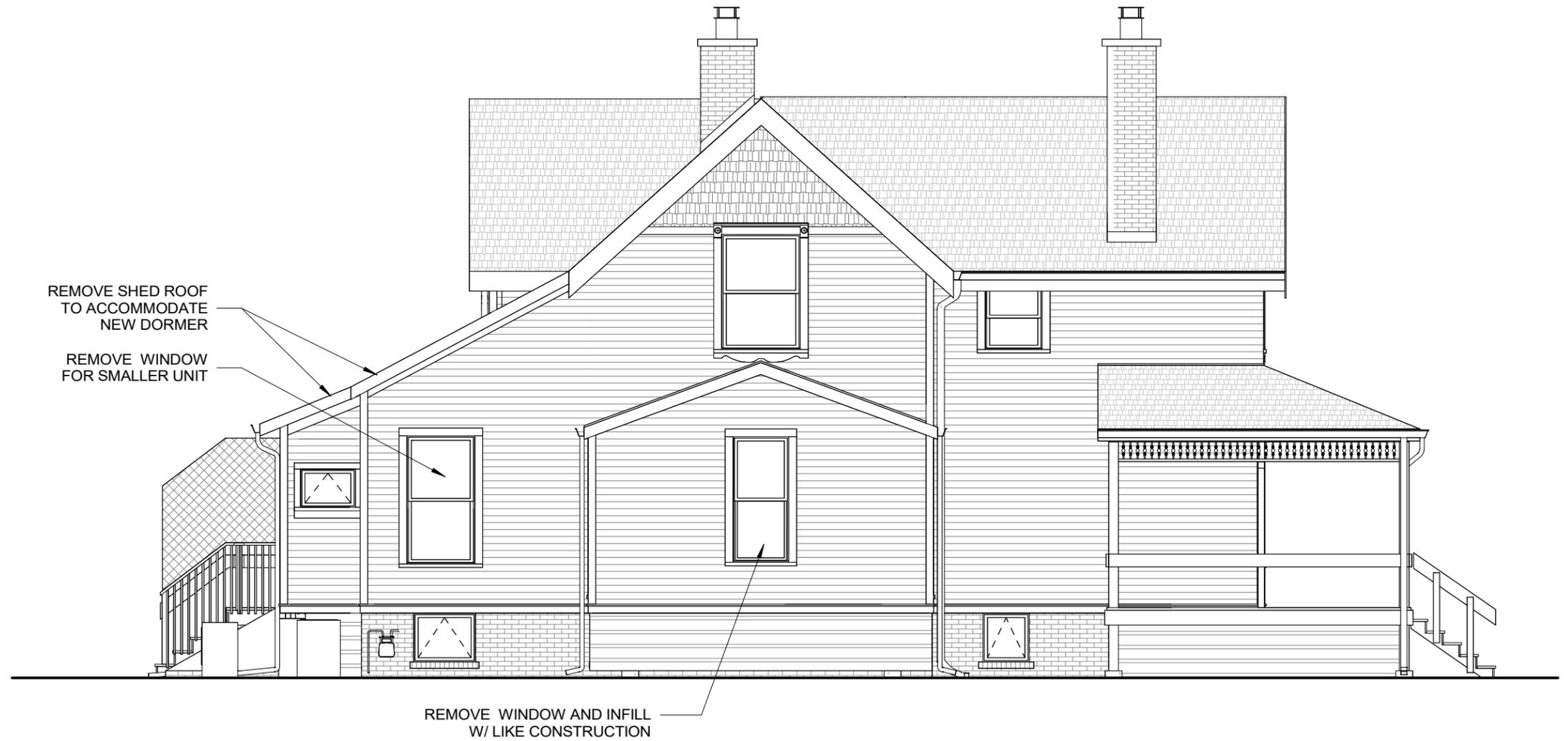
① NORTH ELEVATION - EXISTING
3/16" = 1'-0"



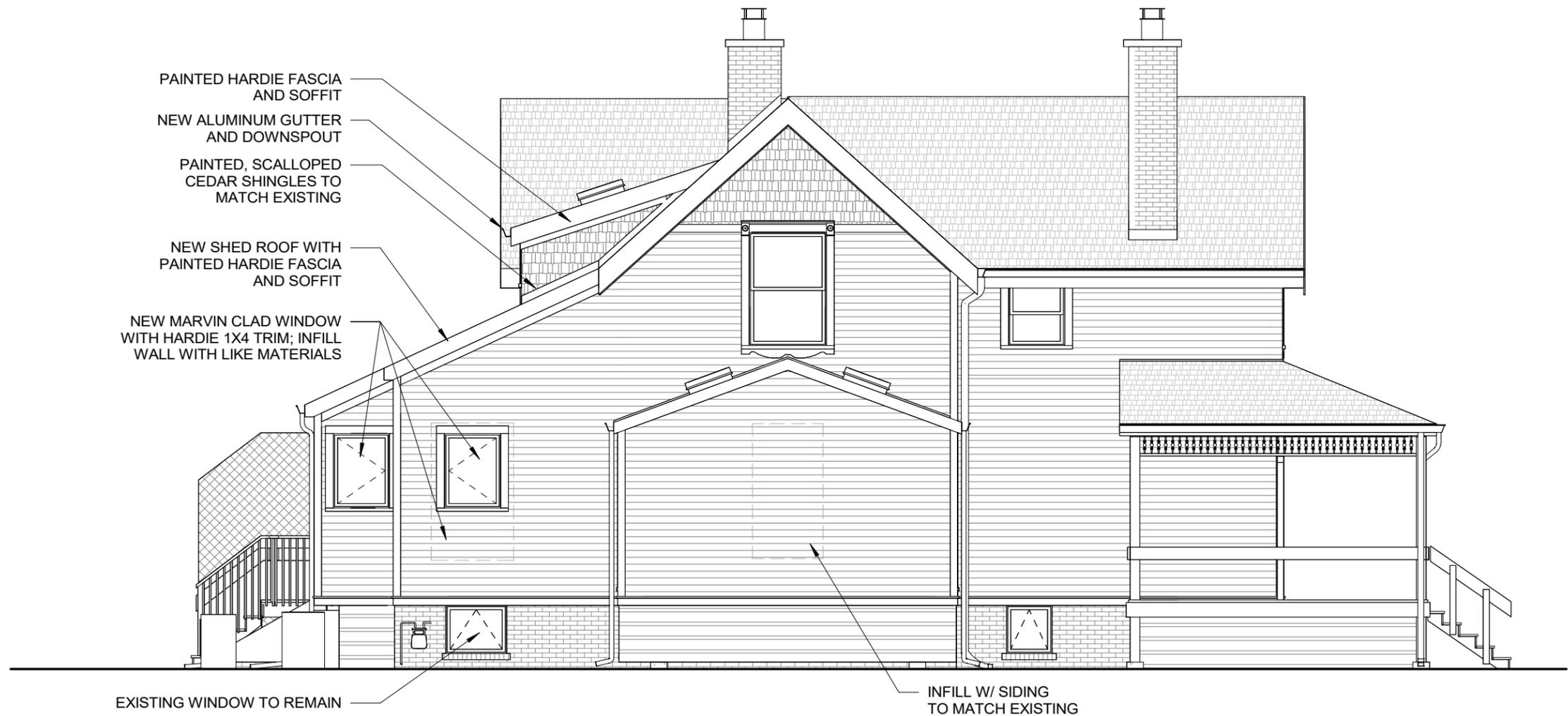
NEW SHED ROOF

NEW MARVIN CLAD WINDOW AT SAME LOCATION

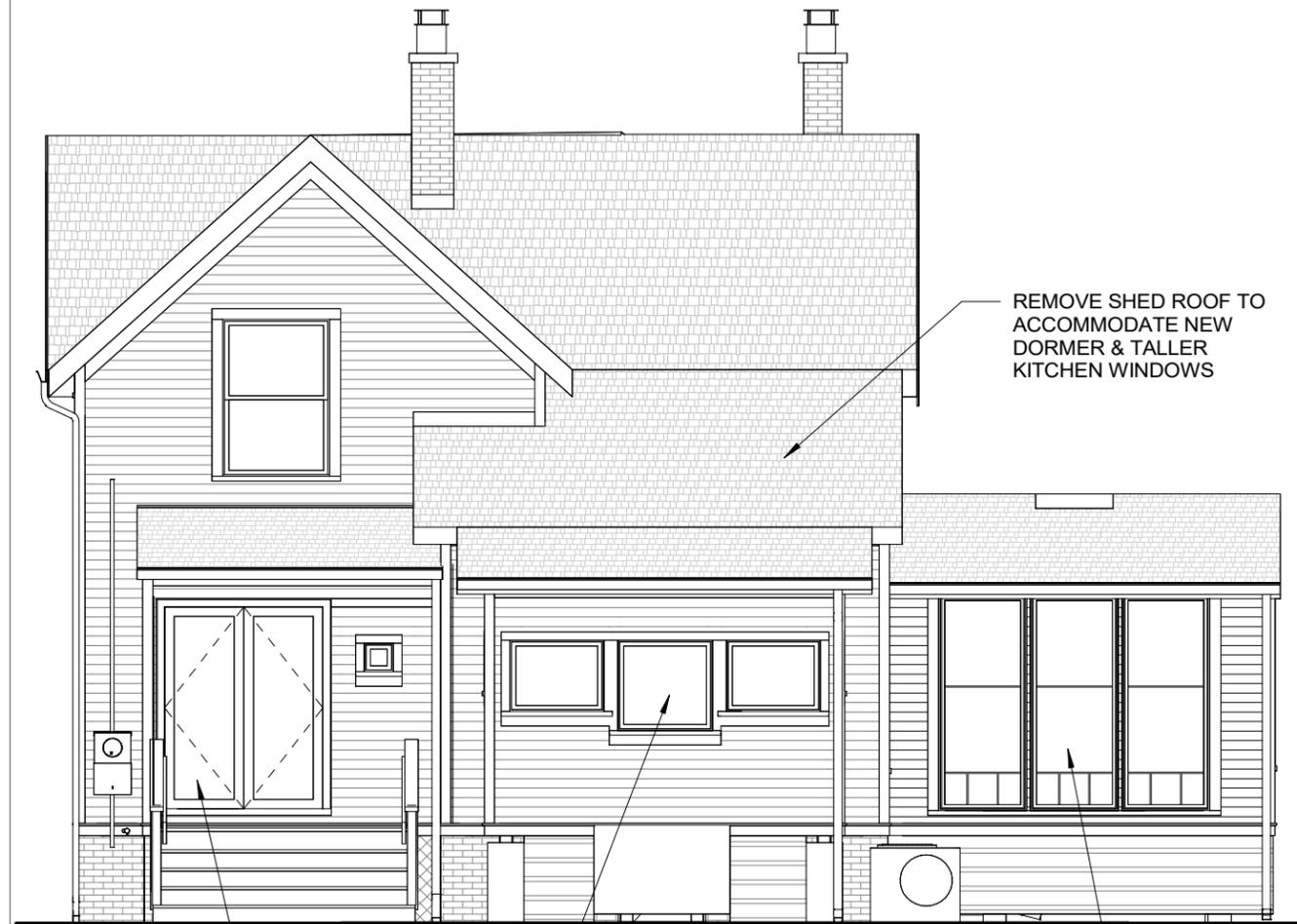
① NORTH ELEVATION - PROPOSED
3/16" = 1'-0"



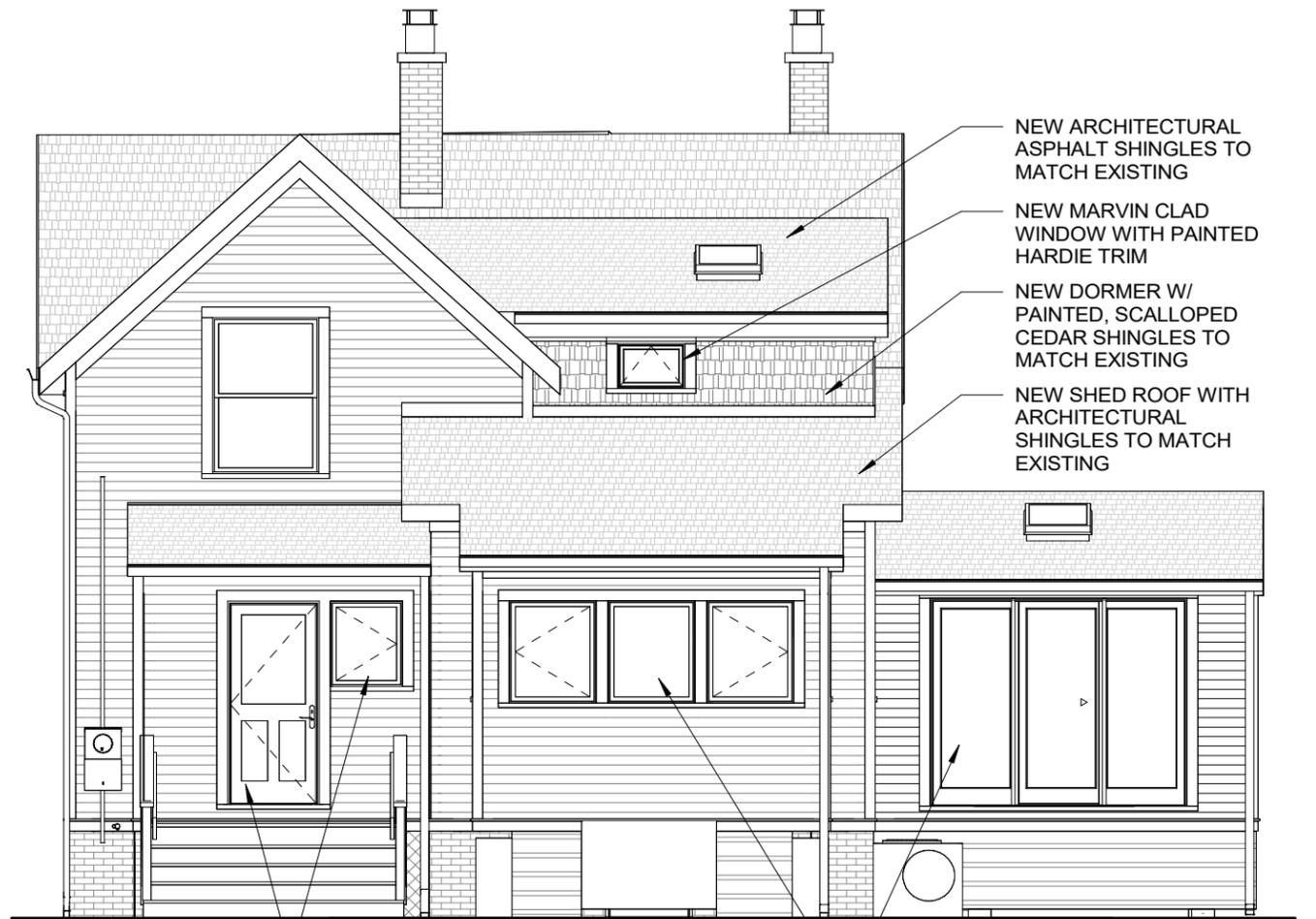
① SOUTH ELEVATION - EXISTING
3/16" = 1'-0"



① SOUTH ELEVATION - PROPOSED
3/16" = 1'-0"



① WEST ELEVATION - EXISTING
3/16" = 1'-0"



② WEST ELEVATION - PROPOSED
3/16" = 1'-0"

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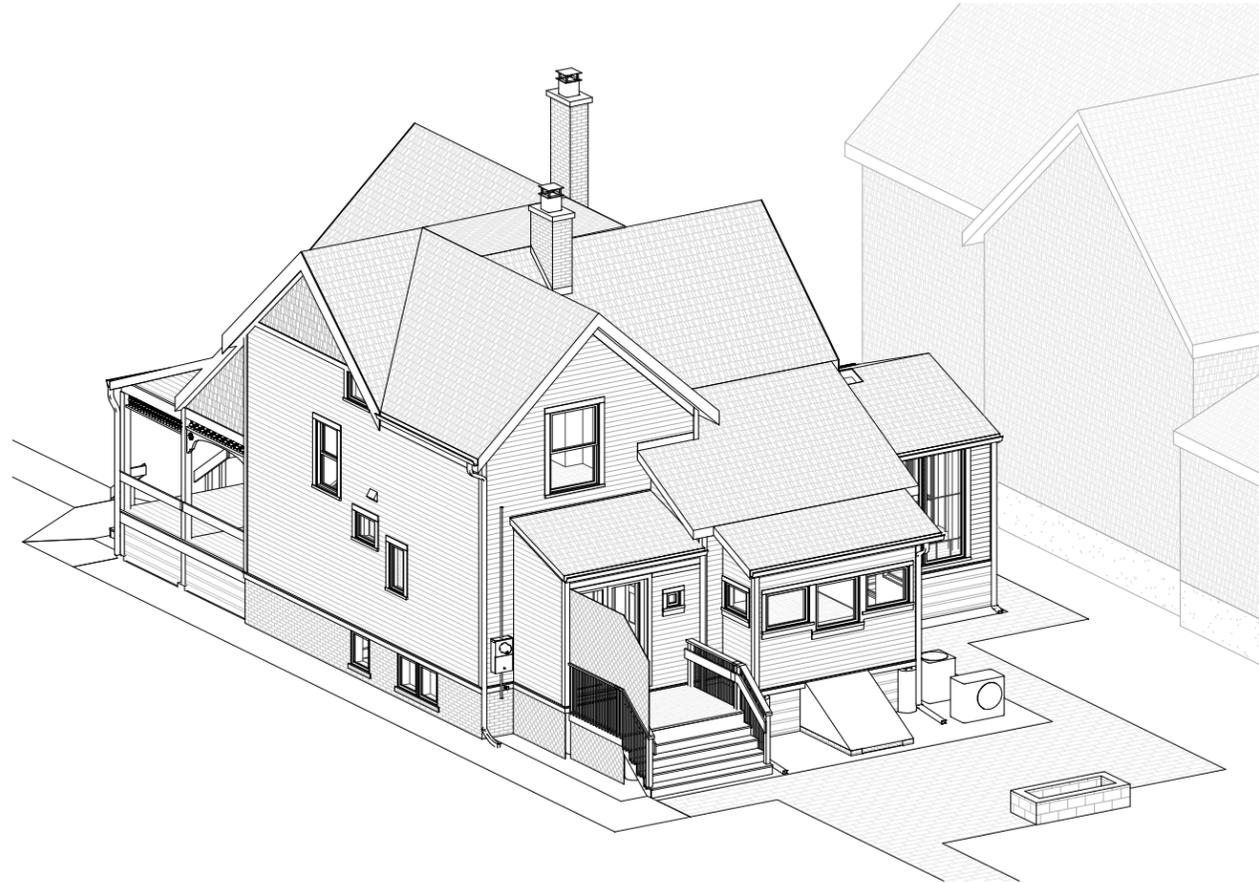
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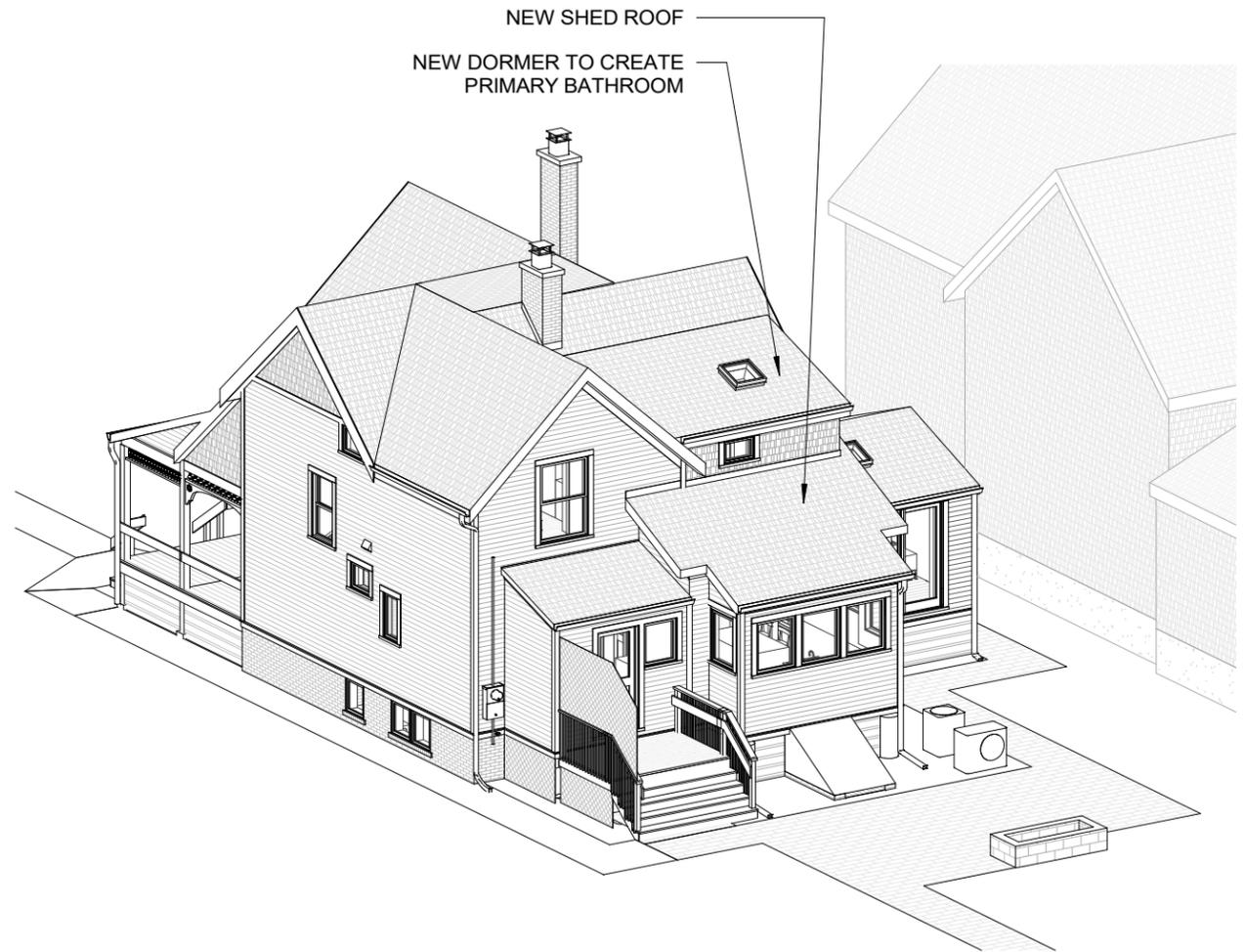
Date: 10/21/2024

Project #2412

SD2.5



① NORTHWEST AXON -EXISTING



② NORTHWEST AXON - PROPOSED

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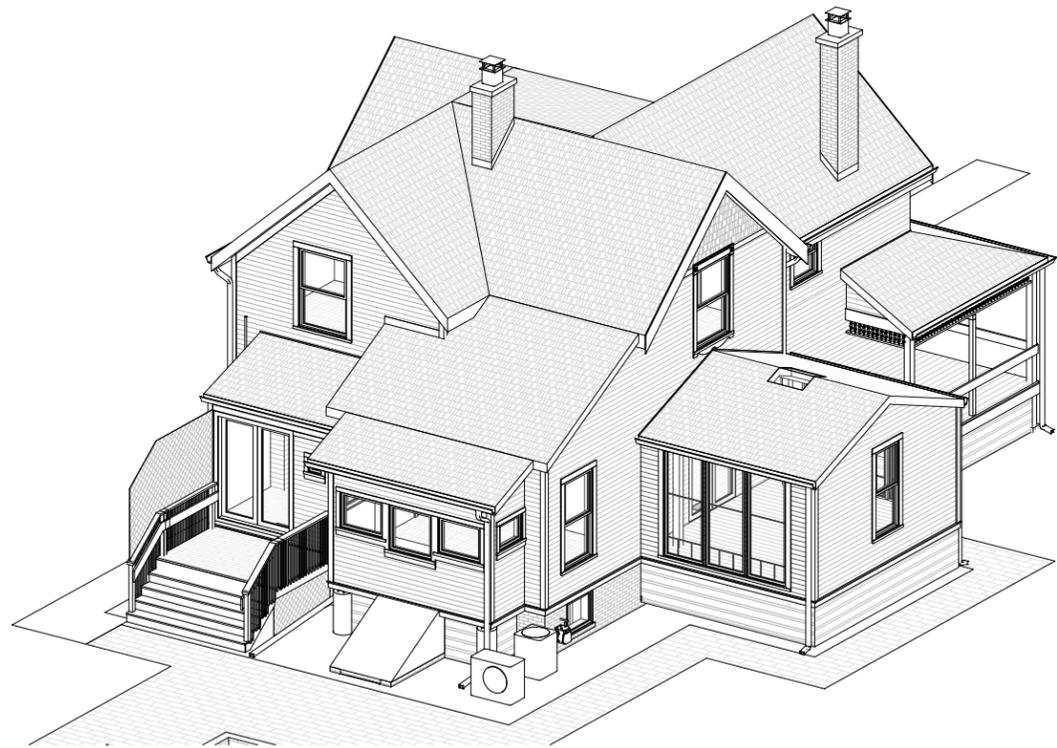
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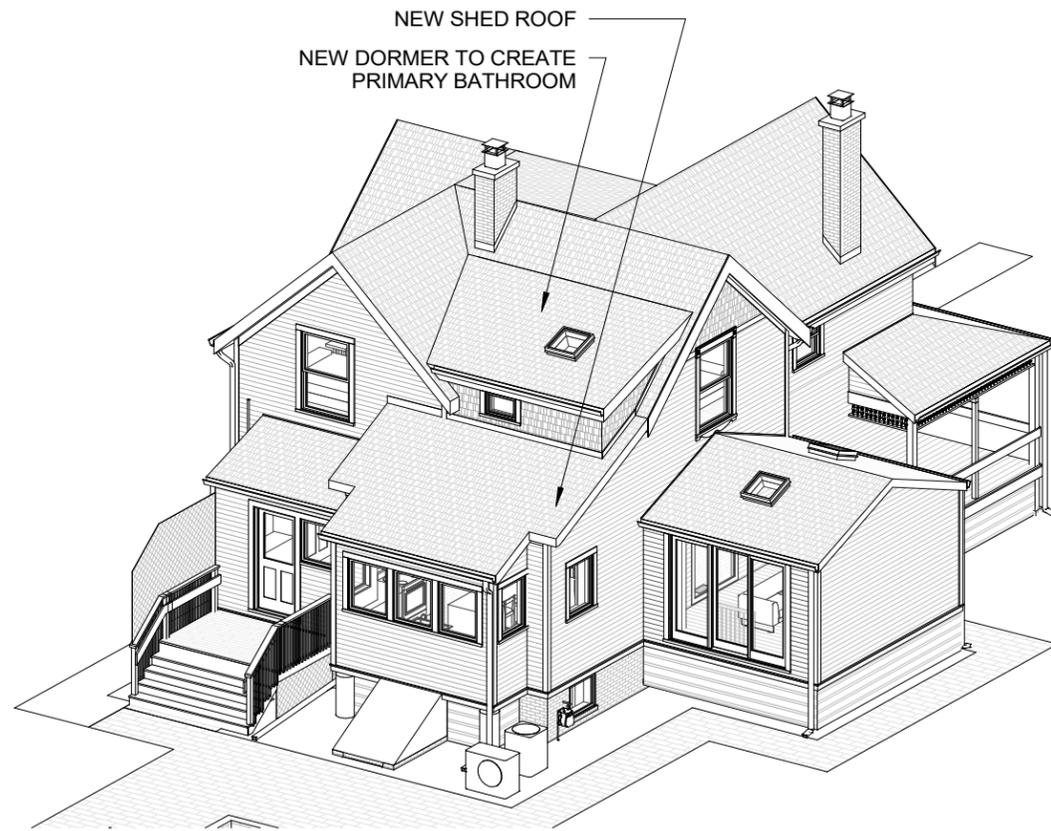
Date: 10/21/2024

Project #2412

SD3.0



① SOUTHWEST AXON -EXISTING



② SOUTHWEST AXON - PROPOSED

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BURNS RESIDENCE

Date: 10/21/2024

Project #2412

SD3.1



① SOUTHEAST PERSPECTIVE - EXISTING



② SOUTHEAST PERSPECTIVE - PROPOSED

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BURNS RESIDENCE

Date: 10/21/2024

Project #2412

SD4.0



① SOUTHWEST PERSPECTIVE - EXISTING



② SOUTHWEST PERSPECTIVE - PROPOSED

studiotal architecture inc.

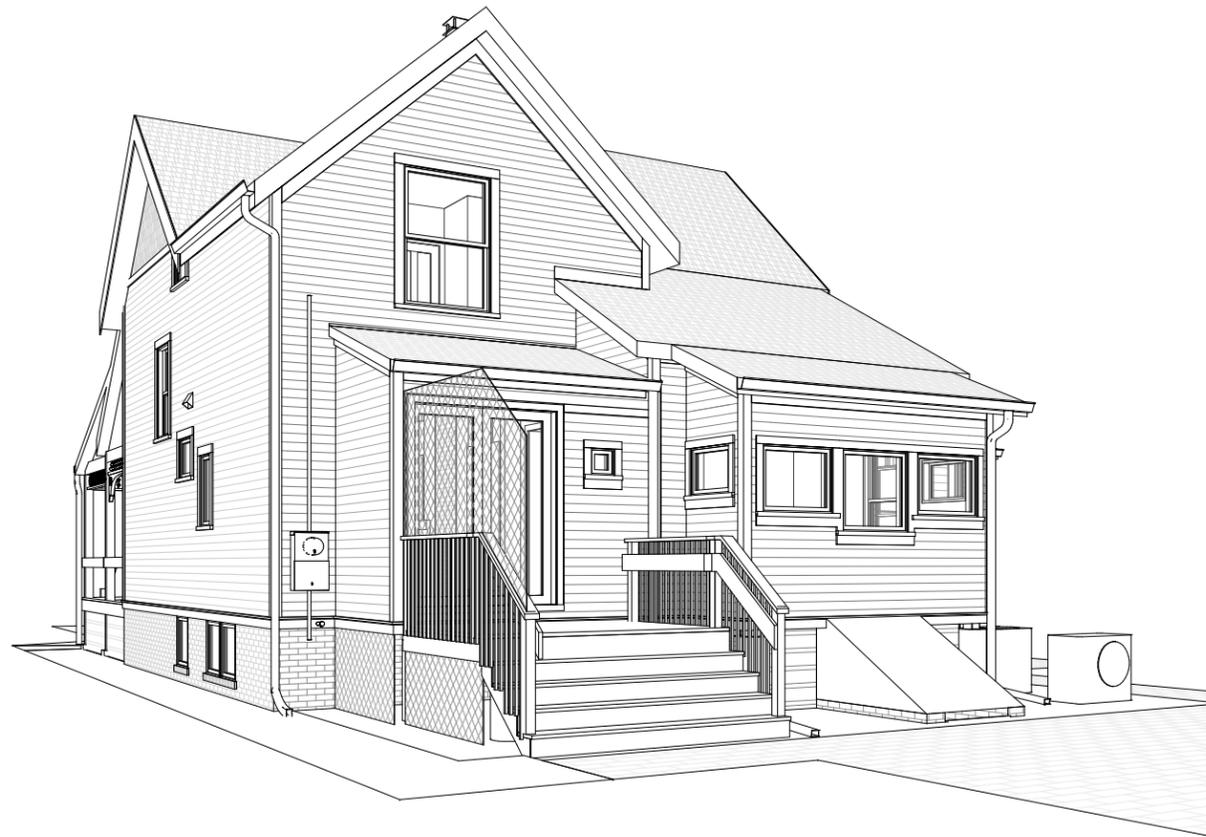
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BURNS RESIDENCE

Date: 10/21/2024

Project #2412

SD4.1



① NORTHWEST PERSPECTIVE - EXISTING



② NORTHWEST PERSPECTIVE- PROPOSED

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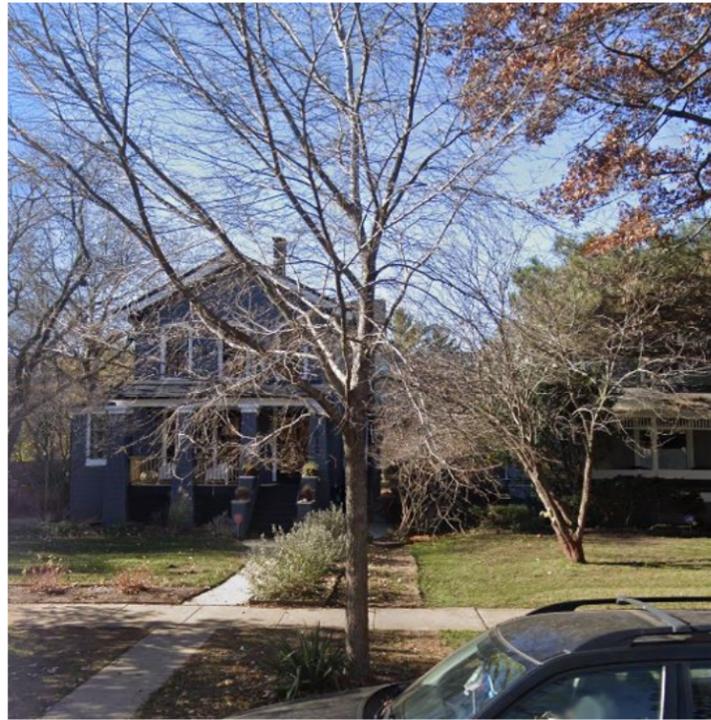
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BURNS RESIDENCE

Date: 10/21/2024

Project #2412

SD4.2



VIEWS FROM THE STREET



REAR VIEWS



VIEWS FROM THE ALLEY

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BURNS RESIDENCE

Date: 10/21/2024

Project #2412

SD5.2

H.R. SMITH
R.R. HANSEN
MEMBERS
Illinois Professional Land Surveyors Association
American Congress on Surveying and Mapping
National Society of Professional Surveyors

PLAT OF SURVEY

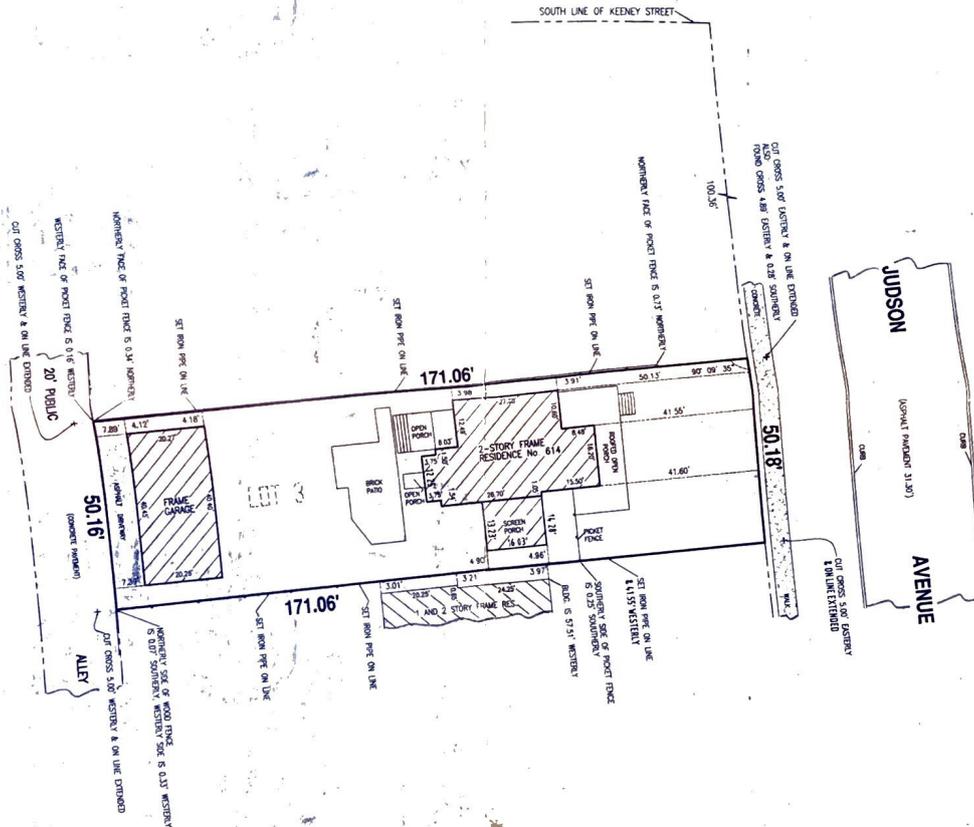
B.H. SUHR & COMPANY, INC.

Professional Survey Firm
License No. 104-00271

ESTABLISHED IN 1911
840 CUSTER AVENUE, EVANSTON, ILLINOIS 60202
WWW.BHSUHR.COM / E-MAIL: SURVEYOR@BHSUHR.COM
TELEPHONE (847) 864-6315
BOOK 03 PAGE 373 ORDER NO 03-373 EVANSTON, JUNE 16, 20 03
ORDERED BY LLOYD GADAU FOR

LOT 3 IN BLOCK 4 IN KEENEY AND RINK'S ADDITION TO EVANSTON, BEING A SUBDIVISION IN SECTION 19, TOWNSHIP 41 NORTH,
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 614 JUDSON AVENUE, EVANSTON, ILLINOIS



STATE OF ILLINOIS }
COUNTY OF COOK } ss.
We hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises, unless noted herein.

[Signature]
SURVEYOR

STATE OF ILLINOIS }
COUNTY OF COOK } ss.
This is to certify that we have surveyed the above described property and the above plat correctly represents said survey. This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

B.H. SUHR & COMPANY, INC.
SURVEYORS
By *[Signature]*
License Expiration Date 11/30/04
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The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title. All building restrictions, building lines and easements may or may not be shown. Check your Deed, Abstract, Title Report, and local ordinances, as responsibility is assumed by Surveyor. Compare all points before building by name and report any discrepancy at once. Dimensions are shown in feet and decimal parts thereof, no dimensions to be assumed by scaling.

JR22

4

H.R. SMITH
R.R. HANSEN

MEMBERS
Illinois Professional Land Surveyors Association
American Congress on Surveying and Mapping
National Society of Professional Surveyors

PLAT OF SURVEY

B.H. SUHR & COMPANY, INC.

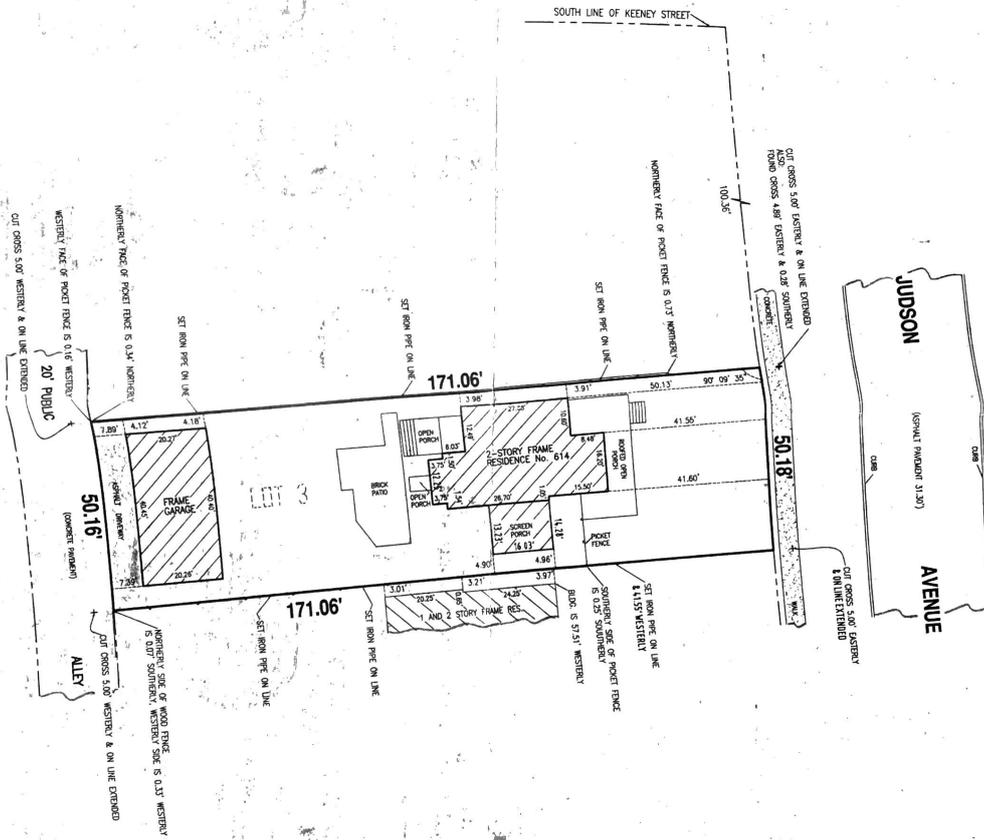
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BOOK 03 PAGE 373 ORDER NO. 03-373 EVANSTON, JUNE 16, 20 03
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[Signature]
SURVEYOR

By *[Signature]*
B.H. SUHR & COMPANY, INC.
SURVEYORS

The description on this plat was provided to us by the client, and does not constitute a warranty of accuracy. The surveyor's responsibility is limited to the accuracy of the measurements and the correctness of the calculations. The client is responsible for the accuracy of the information provided. The surveyor's liability is limited to the amount of the fee. The surveyor's license expires on 11/30/04. © 2003 B.H. Suhr & Company, Inc. All rights reserved.

7822

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



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

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

PHOTO ID

PREVIOUSLY SURVEYED?

GENERAL INFORMATION

CATEGORY CURRENT USE
 CONDITION HISTORIC USE
 INTEGRITY SECONDARY STRUCTURE
 NRSECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Stick Style"/>	ROOF TYPE	<input type="text" value="Multi-gable"/>
DETAILS	<input type="text" value="-"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1889"/>	FOUNDATION	<input type="text" value="Not visible"/>
OTHER YEAR	<input type="text" value="1924 (moved)"/>	PORCH	<input type="text" value="Warparound"/>
DATESOURCE	<input type="text" value="Tract book/moving permit"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (current)	<input type="text" value="Wood"/>	WINDOW MATERIAL 2	<input type="text" value="-"/>
WALL MATERIAL 2 (current)	<input type="text" value="-"/>	WINDOW TYPE	<input type="text" value="Double hung/fixed"/>
PLAN	<input type="text" value="Irregular"/>	WINDOW CONFIGURATION	<input type="text" value="1/1; 1-light"/>
NO OF STORIES	<input type="text" value="1.5"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

614 - JUDSON AVENUE

ALTERATIONS

House moved in 1924; 1-story south side addition (not historic); replacement railings and steps to front porch (columns might date from the move); replacement brick chimney

HISTORIC INFORMATION

**OLD ADDRESS
(city dir.year)**

706 Hinman av = 556s Hinman av South
Evanston (Powell). [See MOVING &
HISTORIC INFO.]

**ORIGINAL
OWNER**

Dwight, Delia W

BUILDING MOVED?

Yes (house).

**ORIGINAL
ARCHITECT**

-

MOVED FROM

706 Hinman av 1½ sty bldg for Warren
Edwards (at 614 Judson av in 1927-28CD)
by John Foster, housemover

**ARCHITECT
SOURCE**

-

BUILDER

-

ADDITIONAL PHOTOGRAPHS



PHOTO ID2 \images\11-19-414-015-0000-2.jpg



PHOTO ID3 -

SURVEYOR

Lara Ramsey

**SURVEYOR
ORGANIZATION**

GRANACKI HISTORIC CONSULTANTS

SURVEY DATE

3/1/2011

**Historic Info
Compiler**

aoe

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

614 — - JUDSON AVENUE

OLD ADDRESS 706 Hinman av = 556s Hinman av South Evanston
(city dir.year) (Powell). [See MOVING & HISTORIC INFO.]

DATE OF CONSTRUCTION 1889

MOVING INFORMATION

BUILDING MOVED? Yes (house), yes (garage)

MOVING PERMIT # 492 **DATE** 1924.4.23

MOVED FROM 706 Hinman av 1½ sty bldg for Warren Edwards (at 614 Judson av in 1927-28CD) by John Foster, housemover

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # Tract Bk L25 B2 K&K **DATE** 1889

BUILDING PERMIT DESCRIPTION [1½-story house (1899 Sanborn map); no pmt info for house at 706 Hinman av.]

COST -

ORIGINAL OWNER Dwight, Delia W

ORIGINAL OWNER OCCUPIED? -

ORIGINAL ARCHITECT -

ARCHITECT SOURC -

BUILDER -

EXTERIOR ALTERATION PERMITS

-

OTHER PERMIT INFO

Mvg Pmt 493 1924.4.23 1-story garage for Warren Edwards moved from 706 Hinman av by J H Foster.

COA INFO

Tear off and replace existing shingles on house with 30-year architectural shingles. No alteration to the roof line. (2004)

HISTORIC INFO

For old address, s = number used by Village of South Evanston, which until 1893 numbered from north (Hamilton/Greenleaf) to south (Howard). Delia Dwight sold to Eliz A Powell in 1889; Powells lived in this house on Hinman av 1888-1902EvD.

OTHER SOURCES

ELHD # n/a. Photo/snapshot of 1½ story house being moved (1924.4.23) & another undated photo/snapshot with flowers, shrubs & tree in front yard (n.d.), both at EHC. Deed book at EHC filed with 614 Judson av permits.

HISTORIC INFO COMPILER aoe

PRIMARY KEY 11-19-414-015-0000



MEETING MINUTES

PRESERVATION COMMISSION

Tuesday, October 8, 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.

NEW BUSINESS

24PRES-0134 - 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. **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].

- Beth Debaker, provided an overview of the revisions made since the subsequent review by the Commission including:
 - Changes to the proposed roof plan, changing from a hipped roof with intersecting gable to a more dominant gable addition with smaller connecting addition between it and the rear volume of the home.
 - Changes to material planes to ensure material transitions don't occur in the same plane
 - Changes to the pattern of fenestration and proportion of openings including changing the rear entrance location of the addition
- Commissioners applauded the change in design, noting that it addressed the previously identified standards of concern that were raised due to the previous roof plane sloping back toward the home, as well as material transitions occurring in the same plane.
- The applicant further suggested that, in part due to conversations with the neighboring property owner, they change the material on the north elevation to be brick to match the principal structures materiality, while retaining lap siding at the intermediate connecting piece or bustle which speaks to the vocabulary of part of the rear elevation and second-story sunroom.
- Commissioners noted that this change, or the plans as presented, were compatible
- Commissioners asked about the proposed fenestration at the south elevation, particularly what aspects of the homes existing vocabulary were referenced with proposing five windows ganged together.
 - The applicant noted that the ability to gang the windows together reflects modern window design, where weight pockets aren't necessary and the mouldings between become superfluous. As a south facing elevation, the thought was to gain as much natural light as possible. This elevation is also the least visible from the street and that lended itself to some flexibility in approach and creative license.
- Commissioners agreed noting that the side elevations of the home already have a much more irregular pattern of fenestration.
- Commissioner Cohen moved approval, second by Commissioner Ahleman.
- Chair Dreller asks for additional debate on the motion.
- Commissioners asked about the request to modify the wall material on the north elevation from siding to brick.
- Chair Dreller stated this could be done through an amendment to the original motion
- Commissioner Rizzolo made a motion to amend the original motion, allowing the north elevation to be either brick or lap siding as previously proposed. The motion was approved 10-0 and the underlying motion was amended.
- A vote on the amended motion carried on a vote of 10-0.

24PRES-0137 - 318 Greenleaf Street - Lakeshore Historic District

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]

- John Gonzalez, presented an overview of the proposal, including the desire to rehabilitate a former coach house turned single-family home. The alterations proposed were sought to increase efficiency of the interior layout as well as give the structure more of a unique identity, reflecting its historic evolution.
- Commissioners, noting that the structure was originally part of the Myron Hunt landmark designated home to the west, asked what inspiration from that structure or its design vocabulary shaped the changes to the former coach house.
 - The applicant stated that the changes made were complimentary to the Myron Hunt home, but there was also a desire to create a new identity and unique character to the former coach house. That was done primarily through the front portico and centered front entryway which does mimic both structures roof forms with flared hipped roof.
- Commissioners acknowledged the improvement to the structures overall visual appearance and were not disturbed by the changes to the front elevation along Greenleaf even though that certainly makes the home appear more independent from its original principal structure.
- Commissioners noted significant areas of brick that would need to be infilled, both in the current glass block areas, as well as the front elevation and other secondary elevations. The Commissioners asked how they would match the existing brick.
- The applicant stated that there were many areas where infill would be needed, but also areas where original brick was being removed, most notable the large area at the alley facing elevation to accommodate the new garage opening. The intention would be to use the original salvaged brick on the front elevation to have an exact match, but knowing that other areas would require sourcing complimentary brick.

- Commissioners agreed with the approach but also noted it could be difficult to locate a matching brick for the other areas and offered some technical assistance and resources.
- Staff noted that most commonly, brick matching existing is the requirement, and that brick is reviewed and approved on-site through mock-ups.
- Commissioners asked about the proposed pattern of fenestration, specifically why some windows were proposed to be ganged together while others have mouldings and trim pieces, and that many of the proposed windows weren't proportional to one another.
- The applicant acknowledged this could be studied further and that the drawings could be clearer. As presented there is not consistency in approach without a good reason why.
- Commissioners noted several discrepancies on the drawings that make it difficult to understand exactly what is being proposed.
- Commissioners asked about the existing glass block areas and why some were being infilled and others were remaining.
- The applicant stated the majority of glass block would be removed and infilled with matching brick, but some locations are between floor joists and difficult to access.
- Commissioners asked that this be reviewed and noted it was ideal to infill all the glass block areas, especially since three of the four elevations were highly visible.
- Commissioners asked if the changes, which were important but seemingly minor, could be handled administratively rather than require the applicant to come back to the full Commission.
- The majority of Commissioners asked to review the proposed changes at the subsequent meeting, noting how the changes may result in a different visual appearance and composition that is difficult to visualize without drawings.
- A motion to continue the case to the November 12 meeting was seconded and carried on a vote of 9-1 with Commissioner Ahleman dissenting, feeling the proposal met the standards as presented.
- Commissioners reviewed the proposed zoning relief, noting the minimal request for lot coverage above the maximum permitted, and a request for off-street parking location that in more ways than not, exists currently (the ability to park on the driveway), its just that its triggered since the garage door is moving from the driveway side to the alley side.
- Staff noted that the request was only major due to the parking variation otherwise the lot coverage would be a minor variation request.
- Commissioners noted that the increase in lot coverage is appropriate and in the interest of historic preservation as it allows for the creation of the entry portico which enhances the structures visual appearance and how it engages with the street, highlighting its evolution from a secondary structure to a primary structure.
- A motion to provide a positive recommendation on the zoning relief carried on a vote of 10-0.

24PRES-0138 - 2945 Central Street - Landmark

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].

- Ken Hazlett provided an overview of the proposal, including rehabilitation of the pure oil station based on similar rehabilitations across the country. The primary scope of work includes window replacement and restoration of the original steel windows, recreation of the structures blue glazed tile roof and copper detailing, re-painting or staining the brick, and embellishing the front façade to mimic design vocabularies of more ornate pure oil stations. In addition to this, as the space will be used as a restaurant, the existing paved areas will be used as outdoor seating with a large pergola or arbor and fence surrounding the outdoor space to create a sense of enclosure.
- Commissioners applauded the changes to the primary structure, noting the condition of the existing structure as well as the unique nature of the landmark designation. Whats proposed speaks to the structure uniqueness and honors its past while giving it new life for the future.
- The sample images of other restored or rehabilitated stations were very helpful.
- Mr. Hazlett noted that there is a fraternity of these restored stations, and hopefully this one becomes part of that group.
- Commissioners debated stain vs paint for use on the structures masonry. Although stain is more commonly accepted as the sensitive approach, it was noted that many masonry paints exist now that allow the brick and mortar to breathe and not trap moisture.
- Commissioners asked about the interior layout of the new structure and how access would occur.
- The applicant stated that the interior floor plans were not developed yet and really only provided at this time for concept purposes. The owner is still working on what type of restaurant would go into the space, and that would dictate some interior decisions.
- Commissioners spent considerable time reviewing the proposed arbor and pergola as well as the outdoor space.
 - There was concern with the scale of the structure compared to the modest scale of the principal structure and that the arbor overwhelmed the building, nearly completely obscuring it.
 - Concerns with access points and proximity to the street were identified, noting the sidewalk in that location was very narrow and perhaps a better entrance or secondary entrance location could be

on the Hurd Street side which was wider and had a parkway between the street and the outdoor space.

- Commissioners asked about the proposed paving material, noting something that was permeable and provided more texture than concrete would better compliment the structure, such as a brick with open joints.
- Commissioners asked if the opening for the arbor could be repositioned and become wider to frame and provide additional visibility of the dominant front gable and main entryway.
- The applicant noted this was an excellent suggestion that would be explored.
- Commissioners debated painting vs leaving the arbor natural, as well as growing ivy or other material on the arbor to soften it and provide additional visual screening.
- Commissioners noted that there was significant opportunity for the outdoor space and the arbor to compliment rather than stand apart from the building, it is a space and concept that just needs to be studied further, including additional trees and plant material either in the ground or in planters or large tree containers in order to make the space more comfortable and pleasing.
- Mr. Hazlett noted that they could study it further, but wanted to acknowledge that currently the outdoor space floats with no connection to the building nor the street and surrounding built vocabularies. It is intended to create enclosure and a defined sense of space that also carries and compliments the existing street wall created through building set much closer to the street.
- Mr. Hazlett noted that his client was the contract purchaser, who was contingent on the property with a closing dependent on the Commissions approval. He asked if there was a way to address concerns with the outdoor space outside of a return to the Commission.
- Commissioners and staff discussed approaches that would allow the scope of work for the building to be approved while having the arbor and outdoor space return in November.
- Commissioners also discussed whether the work could be approved administratively, noting that the arbor as well as the paving material were minor work that would most commonly be approved by staff, as well as the discussion around landscaping being outside the purview of the Commission since it doesn't require a permit.
- Commissioners agreed that the suggestions related to the landscape were forms of technical assistance that could be followed or not since that portion doesn't require the COA, but that they would like the pergola/arbor to come back to the Commission since it's of a unique and precedent setting scale compared to most arbors and pergolas that they may not see. It really dominates the space and requires additional sensitivity in approach.

- Staff noted that even though the scopes of work are listed as minor, the Commission controls those rules and if they ask it to come back before them, staff would certainly do so.
- A motion to approve the project without the arbor and pergola (only the rehabilitation of the structure itself and the associated alterations), on a vote of 10-0.
- Staff noted that a separate motion to continue the other portion of the scope was not necessary as the case was approved with that removed. As such, the applicant would reapply under a new case only for the arbor and pergola which would be reviewed in November.

APPROVAL OF MEETING MINUTES

Minutes of September 10, 2024

- Approved without amendment

STAFF REPORTS AND UPDATES

2024 Cultural Heritage Awards

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

- Staff provided a brief update on the 12 nominations, the Jury, and the proposed awards ceremony at the October 28 City Council Meeting where the five selected winners would be acknowledged and celebrated.

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.

- Staff provided an update on timing, with the release expected in mid October allowing the Commission time to review before a discussion at the November 12 meeting.
- The zoning code portion is planned to lag behind release of the comprehensive plan with a date unknown.
- Chair Dreller asked for as much time as possible to review both documents before a discussion noting past versions were sent to them with very little time to digest.
- Staff noted that the current process was for the Commission to present their findings to the Land Use Commission at their December meeting either through a formal comment letter or in-person testimony by the Chair or subset of the Commission.

The meeting adjourned at 10pm.

1311 Judson Ave

Todd Jennings
Burnham Investment Group

Current Structure

- The existing structure is a small, vernacular cottage with minimal architectural detailing.
- It exhibits a plain design consisting of a simple gabled roof, clapboard siding, and a lack of ornamentation.

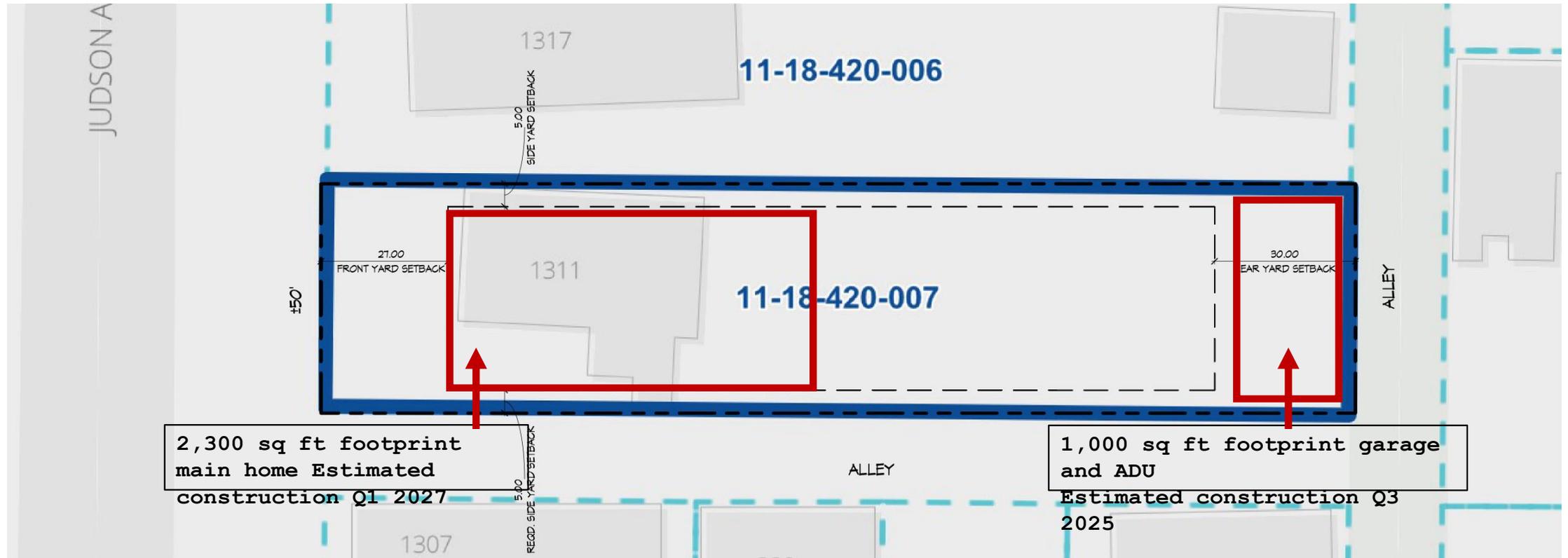


Dunsing Inspection Report

- “Overall, this home is significantly below average for age and type. Numerous defects and red flags were found during inspection indicating present failure of many important systems as well as years of non-standard and unreliable workmanship. If you choose to try and repair this house you need to expect and budget for unanticipated repair costs as the list of items noted during this inspection are limited to visual observations and non-destructive testing. In our experience, the scope and types of issues found during visual inspection today virtually guarantee concealed defects.”
- The current structure is not fit for living and presents multiple hazards, I do not intend to move-in or allow dwelling.
- My primary concern for the main home in the short-term is the stabilization of the foundation. As noted in the inspection report, there are signs of water intrusion that will continue to erode the soundness of the structure moving forward.
- The complete renovation of this property is financially prohibitive and would invalidate my current intent to purchase.
- Additionally, the small, 1,300 square foot, one-story footprint is incongruent with the surrounding neighborhood and impractically laid out for modern living.
- A one-story addition is also impractical given the amount of structural changes necessary to integrate the old with the new.
- [Complete Dunsing Inspection Report](#)

Current Historic Status

The screenshot displays a web-based map interface for the Lakeshore Historic District in Evanston. The interface includes a search bar on the left with the text "Address: 1311 judson" and a "Highlight" button. Below the search bar are several filter options: "Highlight by Year Built", "Highlight by Architectural Classification", "Highlight by Original Architect", "Highlight by National Register Landmark Status", "Highlight by Local Landmark Status", "Highlight by Local Historic District Contribution", and "Application Instructions". The map shows a grid of streets with building footprints. A red building at 1311 Judson Avenue is highlighted with an orange border. A popup window titled "1311 JUDSON AVENUE" is open over this building, displaying the following information: "Year Built: 1885 (circa)", "Local Landmark: NO", "Arch. Class: Gable Front Cottage", "Orig. Architect(s): null", and "Local Cont./Non: C". Below the text is a photograph of the red building and a "Zoom to" link. The map also shows "Chiaravalle Montessori School" and "Burrham Pl". The Esri logo is visible in the bottom right corner of the map area.

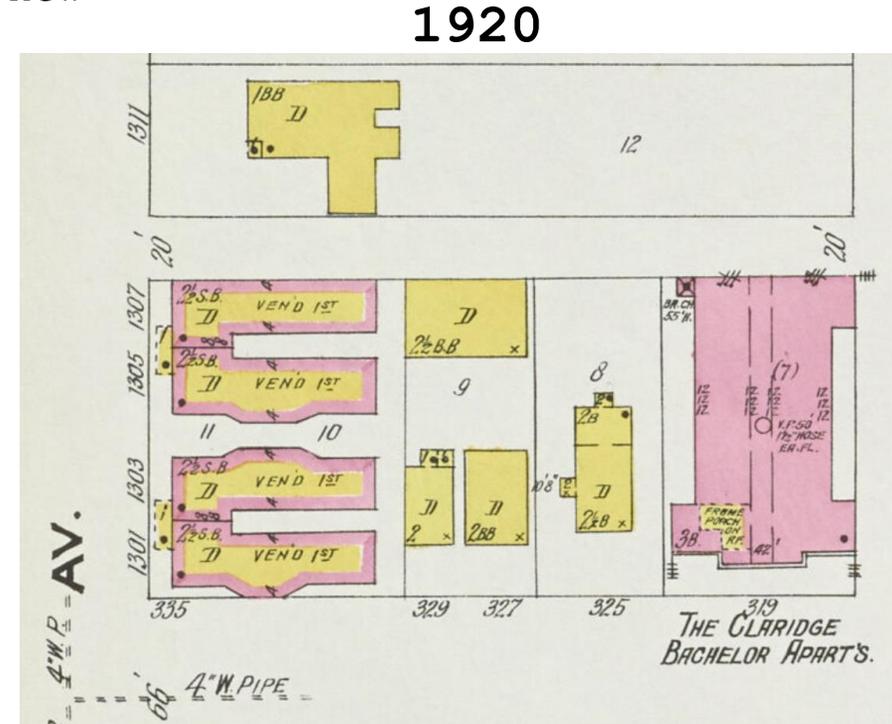
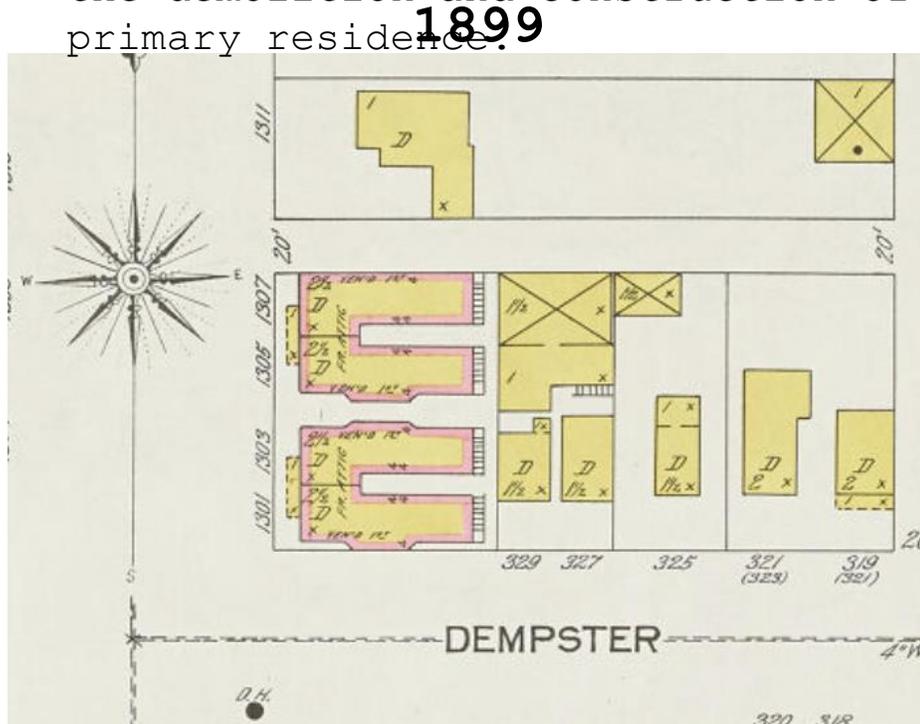


Site Plan

- I'm requesting a discussion around the appropriateness of demolishing the main structure in the future contingent upon the commission's findings regarding it's historical or architectural importance as it relates to the Lake Shore Historic District.
- My aim is to retain the existing structure as the primary residence on the lot while first rebuilding the garage and a second story ADU before the demolition of the main structure.

Historic Sanborn Surveys

- There once stood a garage or carriage house on the property that was removed sometime between 1899 and 1920.
- I'd like to recreate this as a two-story garage and ADU, suitable for living prior to the demolition and construction of the new primary residence.



ADU Site

- The Accessory Dwelling Unit will be positioned in the shadow of the imposing Claridge Apartments, a four-story, all-brick, max-lot multi-family building.
- The site's lot depth and numerous old-growth trees will also help visually buffer the two-story ADU from the street frontage on Judson Ave.



**ADU
Site**

Design Intention

- I'd like to draw from the simpler elements of the existing structure and neighborhood to create an ADU that harmonizes with both the current and future primary residences in its design language.
- In my research, I found that on the adjacent blocks of Judson there are quite a few Queen Anne style homes that were all designed by the architect Stephen A Jennings.
- While there is no family relation, his style could be a design inspiration that I draw from in creating a modernized Queen Anne style home.

Judson Ave Adjacent Properties

- Here are some of the closest homes to the subject site
- Most are approximately double or triple the square footage of the existing property at 1311 Judson
- Additionally, all of these homes have an accessory structure for parking and many are two stories along the alley in the rear of

1325 Judson Ave



1310 Judson Ave



1307/1305 Judson Ave



1316 Judson Ave



1317 Judson Ave



1314 Judson Ave



1308 Judson Ave



1411 Judson Ave



1323 Judson Ave



1326 Judson Ave



1322 Judson Ave



1404 Judson Ave



Extended Neighborhood View

- As you expand the scope of the neighborhood even larger properties exist with more varied architectural appearances.
- These examples are still mostly in keeping with what I may want to develop on the site.

1412 Judson Ave



330 Greenwood St



1404 Forest Ave



1332 Forest Ave



321 Hamilton St



1200 Judson Ave



427 Greenleaf St



423 Greenleaf St



1123 Hinman Ave



1002 Judson Ave

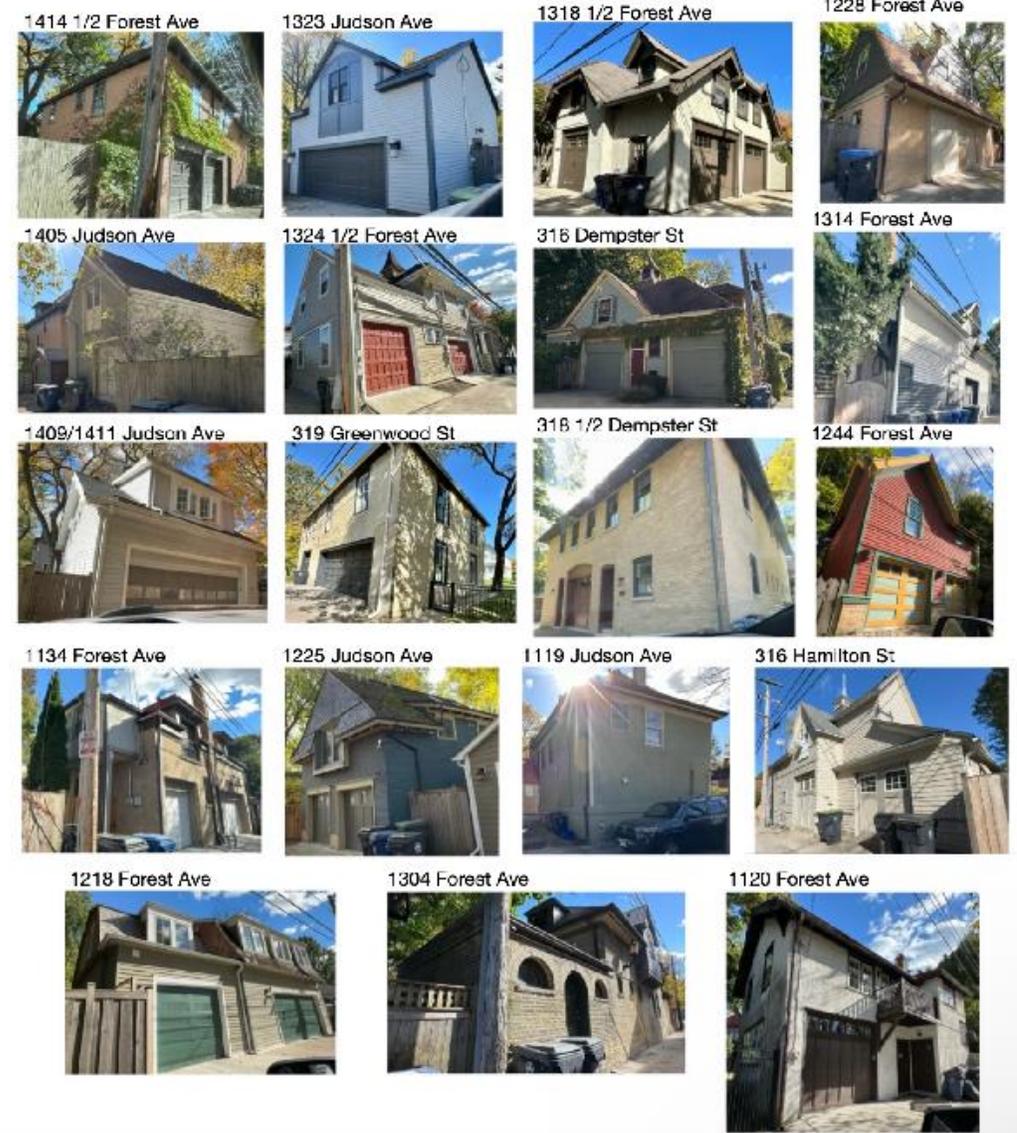


335 Greenleaf St



Neighborhood ADUs

- Here you can see the scale and style of some of the neighborhood's coach houses and ADUs



Newer Construction and Design Inspiration

- The top two homes have architectural elements that are clearly from this century
- The rest of these examples show a style that I find cohesive with what currently exists at 1311 Judson and fit how I would like to design the future home as well

1206 Hinman Ave



1037 Hinman Ave



1033 Hinman Ave



1022 Hinman Ave



411 Grove St



1625 Judson Ave



405 Grove St



1100 Hinman Ave



1518 Judson Ave



1514 Judson Ave



1135 Hinman Ave



Thank You

Your time and consideration on this matter is sincerely appreciated

I look forward to continuing this discussion as the site plan and design further develops

1311 Judson Avenue

Consultation and Technical Assistance

BEGINNING STREET #

END STREET #

STREET # SUFFIX

STREET NAME

SUFFIX

PIN



LOCAL

WITHIN LOCAL DISTRICT?

LOCAL DISTRICT CONTRIB/NON-CONTRIB?

LOCAL LANDMARK? YEAR

LOCAL LANDMARK ELIGIBLE?

CRITERIA:

NATIONAL REGISTER

WITHIN NR DISTRICT?

NR DISTRICT CONTRIB/NON-CONTRIB?

NR LANDMARK? YEAR

NR ELIGIBLE? CRITERIA

PHOTO ID

ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY CURRENT USE

CONDITION HISTORIC USE

INTEGRITY SECONDARY STRUCTURE

NRSECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Gable Front Cottage"/>	ROOF TYPE	<input type="text" value="Multi-gable"/>
DETAILS	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1885 (circa)"/>	FOUNDATION	<input type="text" value="Brick"/>
OTHER YEAR	<input type="text"/>	PORCH	<input type="text" value="Front entry"/>
DATESOURCE	<input type="text" value="Tract book"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (current)	<input type="text" value="Aluminum"/>	WINDOW MATERIAL 2	<input type="text"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW TYPE	<input type="text" value="Double hung"/>
PLAN	<input type="text" value="Irregular"/>	WINDOW CONFIGURATION	<input type="text" value="6/6;4/4"/>
NO OF STORIES	<input type="text" value="1"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

1311		JUDSON	AVENUE
------	--	--------	--------

ALTERATIONS

See **HISTORIC FEATURES** for historic alterations to house; aluminum siding.

HISTORIC INFORMATION

**OLD ADDRESS
(city dir.year)**

211n Judson Ave (Russell, Chas O), Village of Evanston.
In 1893 the City of Evanston renumbered the once-separate villages of Evanston (n) & South Evanston (s).

**ORIGINAL
OWNER**

**ORIGINAL
ARCHITECT**

BUILDING MOVED?

No

**ARCHITECT
SOURCE**

MOVED FROM

BUILDER

ADDITIONAL PHOTOGRAPHS



PHOTO ID2



PHOTO ID3

OTHER PINS

SURVEYOR

Lara Ramsey

**SURVEYOR
ORGANIZATION**

GRANACKI HISTORIC CONSULTANTS

SURVEY DATE

2/28/2012

**Historic Info
Compiler**

aoe

SURVEYAREA

EVANSTON LAKESHORE PHASE II

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

1311 JUDSON AVENUE

OLD ADDRESS (city dir.year) 211n Judson Ave (Russell, Chas O), Village of Evanston. In 1893 the City of Evanston renumbered the once-separate villages of Evanston (n) & South Evanston (s).

DATE OF CONSTRUCTION 1885 (circa)

MOVING INFORMATION

BUILDING MOVED? No

MOVING PERMIT # **DATE**

MOVED FROM

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # Tract Book , Ev Dir. **DATE** c1885?

BUILDING PERMIT DESCRIPTION [1-story dwelling on 1899 Sanborn map]

COST

ORIGINAL OWNER

ORIGINAL OWNER OCCUPIED?

ORIGINAL ARCHITECT

ARCHITECT SOURC

BUILDER

EXTERIOR ALTERATION PERMITS

BP6420, 1915.08.12, 1-story addition 8x13, \$150, owner Margaret M. Fisher, archt Wilson. BP16566, 1927.05.04, underpin, replace caved-in basement wall \$300, owner Fisher, bldr Wigginton.

OTHER PERMIT INFO

BP19922, 1930.10.08, 2-car garage 18'6"x18'6"x12'h \$500, owner Fisher, bldr Harris Bros.

COA INFO

HISTORIC INFO

Lot 12 Block 36 [now 1311 Judson Ave] had 4 owners between the 1868 subdivision of the block and 1873 [NU & Tract Book]. The 1879EvD lists no one at this location, and the property was sold again in 1884. Charles Russell (renter) lived here in 1886EvD.

OTHER SOURCES

ELHD n/a. PHOTO at EHC: Baird & Warner 1959.

HISTORIC INFO COMPILER ace

Preservation Commissioners,

My name is Todd Jennings and I am currently under contract to purchase the property located at 1311 Judson Ave. I grew up in Evanston and my mother still resides at our family home on 116 Burnham Pl. When our street was repaved and dug up for sewer repair, I climbed in the construction areas excavating old glass bottles that I eventually displayed at the Evanston Historical Society. I loved exploring and researching all that I could find each day. I learned about Daniel Burnham and how his farmhouse once stood near our property. In high school, I remember reading *The Devil in the White City*. This further piqued my interest in the history and architecture contributed to Chicagoland by Daniel Burnham. I took architecture electives at the University of Miami and built models based on my home streets namesake's prairie designs. I keep a copy of the *Burnham and Bennett Plan of Chicago* on a shelf near my work desk as it constantly reminds me to "make no small plans." When I started my own business in 2023, I named it Burnham Investment Group as a nod to both where I came from and how I plan to continue to build for the future.

I am submitting this proposal to the Evanston Historical Preservation Commission to request a preliminary judgment on the historical significance of the existing structure at 1311 Judson Avenue. While the house is noted to be built circa 1885, I believe it does not hold significant historical or architectural value that contributes meaningfully to the overall character of the Lakeshore Historic District. My goal is to demolish the current structure and redevelop the property thoughtfully, adding both an accessory dwelling unit (ADU) and eventually constructing a new home that aligns with modern living standards while respecting the surrounding neighborhood.

The existing structure is a small, vernacular cottage with minimal architectural detailing. It exhibits a plain design consisting of a simple gabled roof, clapboard siding, and lack of ornamentation. This lends credence to the hypothesis that this particular property was utilized as a utilitarian housing unit for the working-class. Unlike the architecturally significant homes in the area, which feature ornate detailing, intricate craftsmanship, and more readily recognizable architectural styles. The home lacks the overall architectural style and distinction necessary to be considered for preservation based purely on architectural grounds.

In comparison with the adjacent properties and the other contributing homes in the Evanston Lakeshore Historic District, the current structure is incongruent. It is both smaller and less ornate than the surroundings. It neither enhances the aesthetic appeal of the surrounding environment nor reflects any cultural or historical narrative unique to Evanston's history.

The existing structure is substantially smaller than the neighboring properties and far below modern livability standards. The current layout is restrictive and not easily adaptable to contemporary needs without significant structural modification.

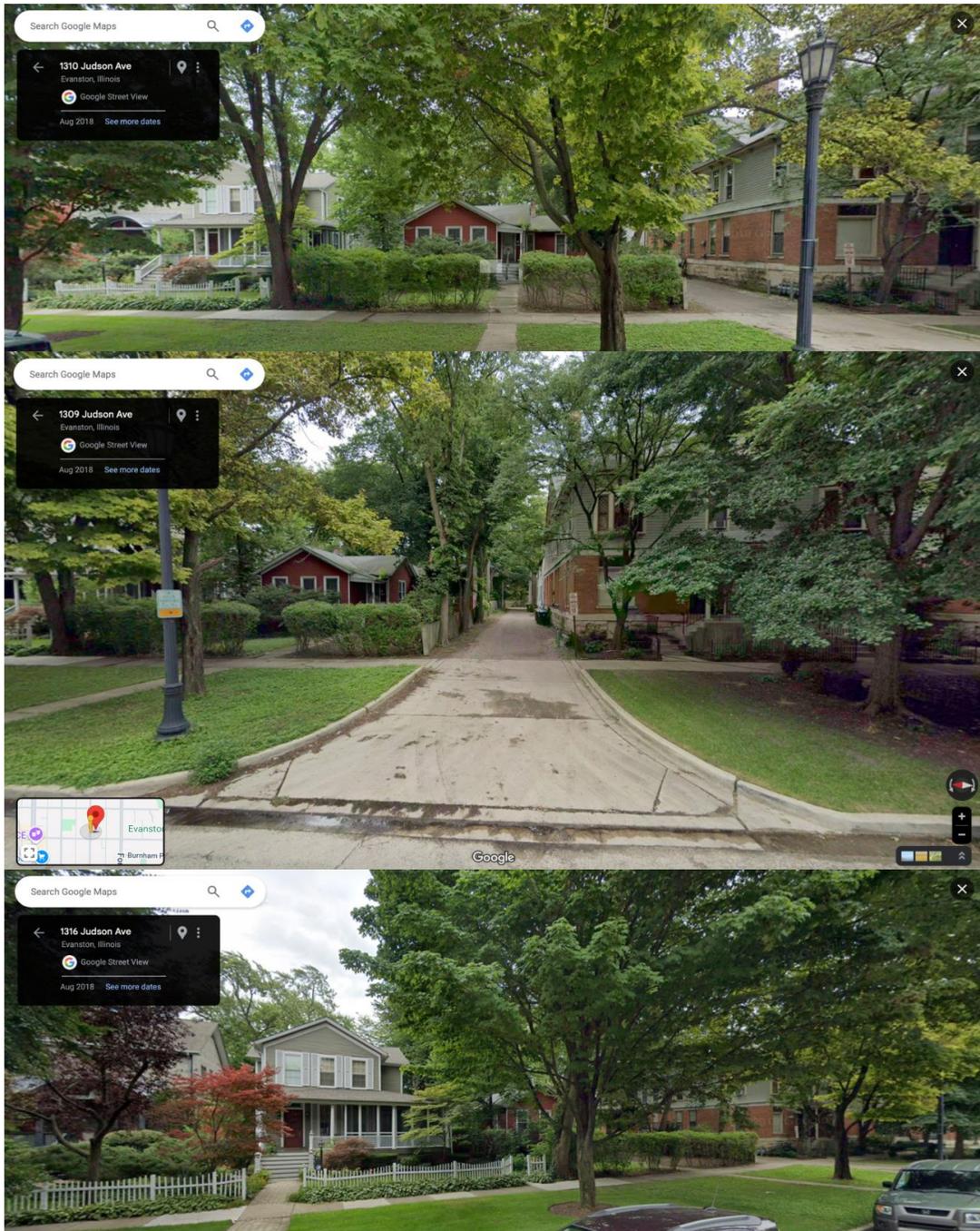
As detailed in the attached inspection report all major systems of the home need complete replacement. The cost to rehabilitate the potential hazards and bring the home back to safe, modern living standards would be onerous.

While I am still in the planning stages for this development, I do have a simple mockup for an ADU at the rear of the property above a 4 car garage. I will continue to flesh out these drawings as we progress, but wanted to provide a simple visual aid for what I hope to be the first phase of construction.

I look forward to your comments and I remain committed to working within the Commission's guidelines for ensuring that the new development respects the aesthetic and historical values of the district while providing a practical, modern living environment.

Sincerely,

Todd Jennings





Inspection report for the property at 1311 Judson Ave, Evanston, IL 60201

This report is prepared exclusively for **Todd Jennings**
Inspected On: **10-01-2024**

Company Information
DUNSING INSPECTIONS
847-367-0782

office@dunsing.com
www.Dunsing.com
[Published Report](#)



Overall, this home is significantly below average for age and type. Numerous defects and red flags were found during inspection indicating present failure of many important systems as well as years of non-standard and unreliable workmanship. If you choose to try and repair this house you need to expect and budget for unanticipated repair costs as the list of items noted during this inspection are limited to visual observations and non-destructive testing. In our experience, the scope and types of issues found during visual inspection today virtually guarantee concealed defects.



Inspected By:

Joshua Bergerson, IL State License
#450.012787 License Expires November
2024

Description of our service

Scope of the inspection - The purpose of this inspection was to evaluate the building for function, operation and condition of its systems and components. Major problems are our prime concern. The presence of furnishings, personal items and decorations in occupied structures sometimes limits the scope of the inspection. We are generalists in each of the areas which were inspected, not specialists. **We highly recommend that a specialist review any areas in which we have found deficiencies to determine costs-to-cure or possible related problems.** Ideally, this would be done prior to the end of your inspection contingency period and **before closing escrow.** At that point you can get exact costs required to repair a system or systems.

The inspection and report follow the Standards of Practice of the State of Illinois. The complete act may be found [here](#).

Code and Zoning - This is not a code compliance inspection. No information is offered on the legal use of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency. Important information about this property may be a matter of public record. This is usually done by having a Freedom of Information Act Request (aka FOIA) performed at the local municipality. A FOIA can provide a wealth of information about the age of various systems and help to understand if permits were taken out for various improvements. We do not perform a FOIA search.

Final Walk-Through Inspections - We require that the buyer conduct a thorough pre-closing walk through inspection to ensure that nothing has changed since the original inspection. We provide a form for this purpose. It will be emailed to you after the inspection.

Third Party Liability - It is not Dunsing Inspections intent that this report be distributed to other people who are not a party to this inspection transaction. Therefore, if the report is released to others, you agree to indemnify, defend and hold us harmless from any claims caused by unauthorized distribution of the report.

Questions after the inspection - After occupancy, all buildings will have defects which we did not or were unable to identify in the Inspection Report. If you discover such a problem which you feel you were not sufficiently alerted about, please contact us. A telephone consultation or site visit may be of some help to you in deciding what corrective measures to take. We may also be of some assistance in evaluating proposals offered by contractors for remedying the problem. Dunsing Inspections does not perform any repair work. Remember- Our service does not end when the inspection is over. We welcome the opportunity to be your consultant for life!

The inspection and report are not a guarantee or warranty; we cannot eliminate all of the risk involved with the purchase of a property. There are warranty programs available which can be obtained to insure you against failure of the specific systems in the home. Please contact us for further information about these warranties.

How to Read This Report

For some quick tips on how to best use this report, [click here to watch a short video](#).

The report is in a format that allows you to get to specific information quickly. Here are some examples of ways you can view the report:

- **HTML format:** The report comes up in an internet format called HTML. This format can be easily

navigated on a computer or mobile device. We have tried to prioritize the information for you. For example, in the report if you click on the words "Items not working" on the left side of your screen you will see only the items that we have marked as "Items not working", "Repair", "Major Concerns", "Due Diligence/Further Investigation Required", etc.

- **PDF format:** From the HTML report, at the top you have an option to print the full report via PDF. You can view the full report in PDF format on your computer. You can also print the full report and read it on paper.
- **Repair Request:** This is a very useful tool that can be used for many purposes. You can select items from the report to make your own list of issues or concerns you would like addressed. You can include photos or not include photos and you can add your own comments to the comments and photos in the report. Because you can add your own notes you can specify how you would prefer the issues to be taken care of. Your real estate agent or attorney can also generate a repair request on your behalf. [Here](#) is a video showing how to navigate our report and create a request list.

Chapters and Sections

This report is divided into **chapters** (*Roofing, Exterior, Electric, for example*). You can navigate between chapters with the click of a button on the left side margin.

Definitions and Limitations

Go [here](#) for definitions of terminology used in this report and general limitations to the inspection.

Summary of Findings

We have provided several different ratings for the observations that we find. We have summarized *some* of these items near the beginning of the report. Note that we have not added *every* comment/deficiency to the summary of findings. You will find that the comments in the summary do not have any photos or explanatory illustrations but may have photos or illustrations if you look at the full report. ***Failure to read the full report may result in missing important information that can affect your decisions.*** If we discussed anything that is not discussed in the report or if any information is different than you expected please contact us as soon as possible. We may be able to direct you to the correct location on the report or make modifications to the report so it better meets your specific needs.

Below is a list of the various summary categories that have been used in this report.

 **Maintenance Item:** Items in this category require maintenance. Be aware that during the course of normal maintenance other problems may be discovered and additional repairs or evaluations may be necessary.

 **Major Concern or Safety Concern:** These items can be significantly deficient items that could be costly or a safety concern. We recommend that you have these items repaired or further evaluated prior to the end of the contingency period. Safety Concerns: These items or components are safety concerns that could cause injury or illness. They need further inspection by a qualified

person who can either repair them or provide cost estimates for repairs. Items, components or units that can be repaired to satisfactory condition may not need replacement. For items that are safety concerns we recommend that you notify the current occupants.

 **Budget For Replacement:** These items are older and usually beyond their intended lifespan. It is our opinion that these systems are currently functioning, but may need repair or replacement soon. While they may be working at the time of the inspection, you should be aware that they can fail at any time, as many building systems can. We cannot determine the remaining life span of these items. You are encouraged to consult with the proper person who can advise about the cost of repair or replacement and a timetable for when they may need replacement - prior to closing.

 **Items Not Working / Repair:** These items are not working or are not working properly or need repair. A qualified professional should make necessary repairs to restore the item to proper function - prior to closing.

 **Due Diligence / Further Evaluation Required:**
These items require further evaluation or investigation to determine whether a problem exists, or to determine the extent of problems - prior to closing.

 **Items Not Inspected:** These items were not inspected. These items were not in the scope of the inspection, were shut down, or were disconnected. Further investigation, inspection, or consultation may be warranted - prior to closing.

 **Special Information:** These comments contain special information about limitations, items not inspected, or items out of the scope of the inspection.

 **Improvement or Upgrade:** These items are discretionary improvements and are not usually required. You should consider upgrading or improving these items. You may want to get information regarding the cost of these improvements prior to closing.

 **Note:** These items refer to explanations, additional information or limitations to the

inspection. Observations in this category are usually for information but may need upgrading or repairs.

Full Inspection Report

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General Description

Style of Building and Inspection Conditions

Type of Building: 1 Story Single Family Residence

Front of building faces: West

Age of Building: Over 100 years old, Pre-1978 Construction

Occupancy: Vacant

Furnishings: Fully Furnished, Cluttered (some areas limited for inspection)

Temperature: 75 to 90 Degrees F

Start Time of Inspection: 1:00 PM

Weather Conditions During Inspection: Fair

Recent Weather Conditions: Seasonal

Soil Conditions: Normal

Attendees at inspection: Client and Client's Agent, Listing agent, Parents of buyer

Mold Testing: No

(GD-1) Due Diligence / Further Evaluation Required:

A WORD ABOUT SEVERAL ENVIRONMENTAL HAZARDS- You should be aware of several environmental hazards that may exist in a building of this age. If these areas are of concern to you we recommend that you have someone perform inspection and testing for these items.

Radon Gas? This property may have radon gas in it. Radon is a colorless, odorless radioactive gas that originates from uranium contained in a variety of soils that could be below the structure. According to the federal Environmental Protection Agency, radon has been scientifically proven to be the second leading cause of lung cancer. Radon enters the structure through joints, cracks and penetrations. Determination of radon levels that may be present in this structure can only be made with an appropriate test of 48 hours or more. Unless specifically requested, and addressed elsewhere in this report or by separate document, testing for radon is not within the scope of this inspection.

Asbestos? Given the age of this property, it may have some products in it that contain asbestos. Asbestos has been shown to cause a variety of health problems. Asbestos was used as in hundreds of products commonly used in construction. Shingles, floor coverings, ceiling tiles, duct wraps, insulation, ceiling coatings, and wallboard joint compound are but a few of these common products that often contained asbestos in years past. Determination of asbestos in any given product that may be present in this structure can only be made with a laboratory test of the material by a qualified person and laboratory. Investigation and testing for asbestos in any material is not within the scope of this inspection.

Lead Paint? In addition, indications are that this property was built prior to 1978. Prior to this year, many paint and stain products contained lead. Lead is a material that is medically harmful to human health and development, especially children. Testing or inspection for lead is outside the scope of this inspection, but only by testing can one determine the presence or absence of lead in

either the interior or exterior painted or stained surfaces.

- **SUGGESTION:** Check with local authorities for any testing requirements. Have a qualified technician perform any tests as desired.

Older Structure note: Because of the age of this building, there will be features and systems that do not conform to present building standards. While we attempt to point out conditions that might affect health and safety as well as structural issues that may need correction, we do not warrant that all non-conforming conditions are reported. Imperfections such as sloping floors, floors and stairs that squeak, along with sticking doors are common in a building of this age. In addition, for homes built prior to the mid-1970's older **cloth electrical wiring, old plumbing, asbestos, lead paint, and other unique issues may present challenges in the future.**

An older building such as this will require upgrading and repair now and in the future, as all buildings do.

Q (GD-2) Due Diligence / Further Evaluation Required:

Portions of the property were not visible for inspection due to stored items or personal belongings. We do not move furniture or belongings for inspection. We recommend that you perform a walk through inspection when the building is clear of furniture and belongings.

Roofing

Roof Overview Photos

Roof Covering Components

Type(s) of Roof Covering: Asphalt/Fiberglass Shingles

Method of Roof Inspection: Pole Camera, Pole camera used for safety reasons

Number of layers of roofing: 1 layer

Estimated Age of Roof Covering: 2nd Third of Life

Chimney: 2 Chimneys, Masonry

Gutters and Roof Drainage: Metal Gutters and Downspouts

✦ **(R-2) Note:** Estimating the age of roof covering is difficult during an inspection. Roofs can weather and wear at different rates depending on a number of factors. Color, weather exposure, UV radiation, vegetation cover and temperature fluctuations can all affect how a roof looks and how it wears. We recommend that you check with the owner or occupant to determine if they have any information about the age of the roof covering. The local municipality may also have

information from building permits that can be useful.

Roof System Observations

🔧 (R-5) Maintenance Item: Trim Trees- Tree branches that overhang the roof should be cut back to eliminate the possibility of damaging the structure, in case the branches fall.



🔧 (R-7) Maintenance Item: Clean gutters- The gutters are clogged at some areas. They should be cleaned to ensure that water drains off of the roof properly.



⚠️ (R-4) Major Concern or Safety Concern: Rebuild Chimney?- Deterioration of the masonry is noted at the chimney and/or the chimney crown. A qualified chimney contractor or masonry contractor should make repairs to prevent further deterioration. It is likely that the chimney will need rebuilding. This will be somewhat expensive.



✂ (R-8) Items Not Working / Repair: Damaged gutters- The gutters are damaged at some areas. They should be repaired or replaced.



Rusted through



Damaged



Rusted

✂ (R-12) Items Not Working / Repair: All Gutters around the house are not properly secured to the side of the home. It's also worth noting that these gutters are clogged and damaged various areas. Due to them not being properly hung and pulling away from the siding we can see areas of damage at the undersheathing in these areas. Recommended a qualified gutter contractor provide cost estimates for repairs. There may be concealed damage in the fascia areas due to the damage to the gutters.

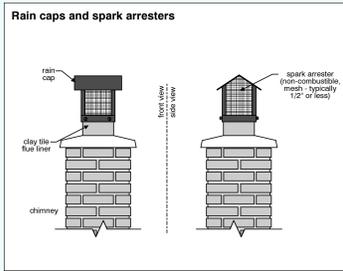


 **(R-13) Items Not Working / Repair: Chimney flashing problem**- The chimney flashing is poorly installed, is loose or is not sealed properly. This can allow water penetration into the roof/attic. A qualified roofer should repairs the flashings.

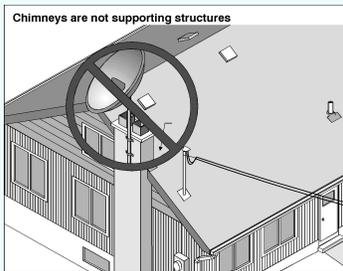


 **(R-11) Items Not Inspected: Underground Drains**- Underground discharges and extensions are not visible and not inspected. Maintenance should be done regularly for gutters, downspouts, and all underground extensions or plumbing. There are devices that can be installed to help keep debris out of the gutters. There are also devices that can be installed to help keep debris out of the underground plumbing.

 **(R-3) Improvement or Upgrade: Spark Arrestor recommended**- The chimney does not have a spark arrestor. We recommend that one be installed.



(R-6) Improvement or Upgrade: Remove Antenna- The chimney is not suitable for supporting antenna, satellite dishes, or other appurtenances. We recommend that you remove the item.



(R-9) Improvement or Upgrade: Gutter hangers- The gutters are not hung properly. There are not enough, or properly spaced hangers. They could sag if full of ice or snow. We recommend repairs to the gutters to ensure that they are secured properly.

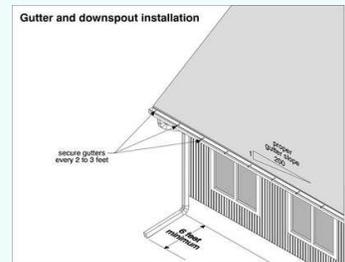


Pulled out fasteners



(R-10) Improvement or Upgrade:

Downspout management- General water management of downspouts is needed. There are some downspouts that do not discharge to appropriate locations, while others do not discharge far enough from the house. As a general rule, water should discharge away from the house at least 4 feet.



Grounds, Drives, Walks

Grounds, Drives, Walks Overview Photos



Grounds Components

Lot Topography: Nearly Flat Grading

Driveway: Asphalt

Walkways: Concrete

Grounds Observations

🚧 (GDW-4) Maintenance Item: Trees or bushes are in contact with the exterior walls. They should be trimmed to prevent damage to the structure. At the left side of the home vines have grown up underneath the metal siding. Be prepared for possible concealed damage in these areas.



✂ (GDW-5) Items Not Working / Repair:

Front exterior steps are missing handrails at the left or right side. A qualified carpenter can install.



✂ (GDW-6) Items Not Working / Repair: The stairs at the rear of the home off the three season room are structurally unstable. These stairs will need to be replaced by a qualified carpenter.



✂ (GDW-7) Items Not Working / Repair: The stairway at the exterior that leads to the basement does not have a stairway drain nor a curb. This is a water intrusion point. A drain and a curb should be installed at the doorway to prevent water intrusion into the basement.

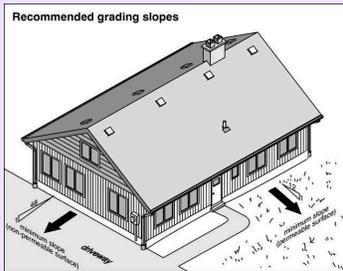


No drain



No curb

✂ (GDW-8) Items Not Working / Repair: Faulty Grading- There is a negative slope at the perimeter that can cause or contribute to water intrusion. The landscaping should be changed to drain water away from home.



✂ (GDW-9) Items Not Working / Repair: The walkway at the front and rear has settled or heaved and there is a trip hazard. A qualified contractor should make repairs to prevent an injury.



Q (GDW-3) Due Diligence / Further Evaluation Required:

Roots in sewer?- Because there is a large tree in the front of the building, there is the possibility that roots can get into the sewer line. Sewer blockage could occur. We did not test the sewer for blockage other than to operate plumbing to make sure fixtures drain properly. We recommend that you have the sewer "surveyed" to see the condition of underground areas. In most cases, this is a service that we can provide. Dig deeper [here](#). (a one minute video)

🏠 (GDW-2) Improvement or Upgrade: Vegetation on the property should be maintained to prevent overgrowth and encroachment onto and possible damage to the structure. Property is overgrown.





Grounds Limitations

🚫 (GDW-10) Items Not Inspected:
Gazebo at the backyard was not inspected.



Exterior

Exterior Overview Photos



Exterior Components

Wall Cladding: Metal, Masonry (brick)

Exterior Doors: Wood, Storm Door

Windows: Wood, Metal, Storm Windows

Window Type(s): Double/Single Hung, Fixed pane

Trim Material: Metal

Exterior Observations

🔧 (E1-6) Maintenance Item: Seal / Caulk at Windows- Sealant has failed at several of the windows at the exterior of the home. A qualified contractor should remove and replace failed sealant to prevent water and air intrusion.



🏠 (E1-4) **Budget For Replacement: Window Replacement?** The windows are modest quality units. While there is no rush to substantially improve these windows, replacement window would be a logical long term improvement.

🏠 (E1-12) Budget For Replacement:

Door replacement (expensive?)- A door is in need replacement. A qualified contractor should provide cost estimates for this work, as it can be somewhat expensive.



Rear of home

🔧 (E1-2) Items Not Working / Repair: Wood Rot- There is some soft and rotting wood at exterior trim locations. These areas can allow water penetration into structural area of the wall and roof cavity and cause damage if left unchecked. We recommend a carpenter contractor to estimate costs to repair these areas.



✂ (E1-3) Items Not Working / Repair:

Siding Repair- Aluminum siding at some areas is damaged. Water intrusion can occur if this is not corrected. We recommend that a qualified contractor inspect and repair as needed.



✂ (E1-5) Items Not Working / Repair:

Broken glass- Some windows have broken or cracked glass. Replacement of the glass is needed.



Left side basement

✂ (E1-8) Items Not Working / Repair:

Wood rot- There is wood rot at the window. This needs repair. A qualified carpenter should make these repairs.



✂ (E1-9) Items Not Working / Repair:

Painting needed- Wood trim at several areas has failing and peeling paint. Deterioration can eventually occur if this is not corrected. The paint should be scraped and repainted.



✂ (E1-10) Items Not Working / Repair:

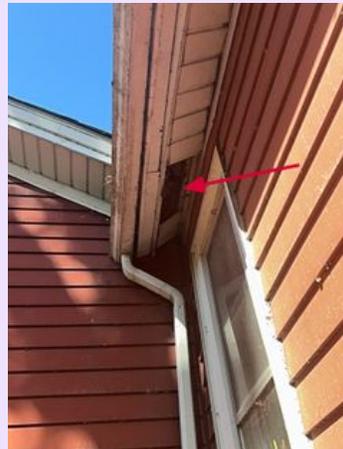
Metal windows at the basement area are rusted and will need to be replaced.



✂ (E1-11) Items Not Working / Repair: **Soffit repair**- Soffit/fascia is loose at some locations. This should be repaired.

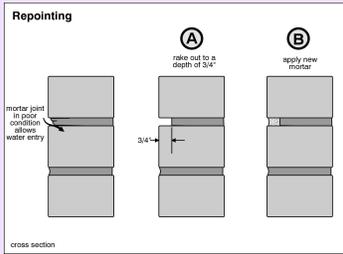


Rear of home

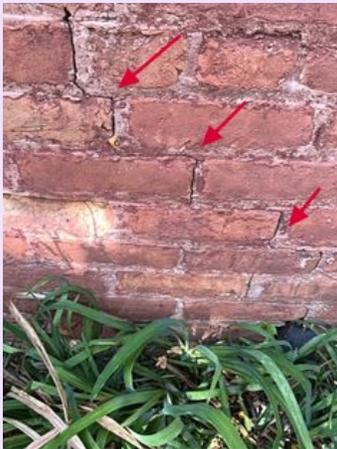


Front of home

✂ (E1-13) Items Not Working / Repair: **Maintenance Needed**- Tuckpointing is needed on the exterior walls at several locations. Eroding mortar is usually caused by water flowing over areas of brickwork and washing away of the mortar, however, it is also a normal process that occurs on older masonry walls. Tuckpointing should involve removal of old mortar to a 3/4" to 1" depth and packing new mortar in. A qualified masonry contractor can perform this repair.



Front stop area (right side). Step cracking



Step cracking

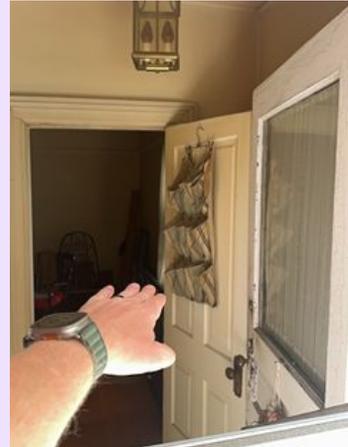


Front of home



✂ (E1-15) Items Not Working / Repair:

Replace Glass- The storm door is missing glass. Replacement of the glass is needed. You should ensure that the replacement glass is safety glass.



Missing upper pane

🏠 (E1-7) Improvement or Upgrade:

Window repair- The windows have damaged finish at some locations. Refinishing, painting or repair is needed.





(E1-14) Improvement or Upgrade:

Painting- A door needs paint or stain to protect it from weather and improve its appearance.



Front door

Structure

Overview Photos of Structure



Structure Components

Foundation description: Masonry (brick)

Foundation Configuration: Full basement

Floor System description: Conventional framing (nominal 2" framing members)

Posts/Beams description: Combination of wood and steel posts and beams, Masonry Piers

Basement floor: Concrete

Wall Structure: Wood

Roof Structure: unknown roof structure (not visible)

Attic Ventilation: Static roof vents and soffit vents

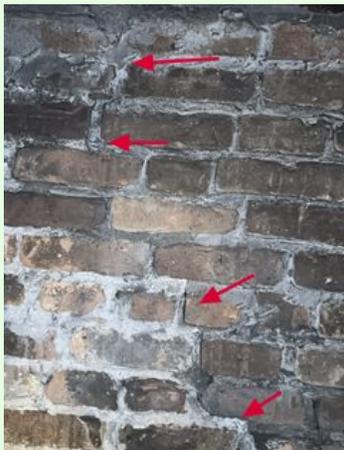
Attic Insulation: unknown material

How were the various areas inspected?: Basement visually inspected from interior, Attic was not inspected, No attic access

🚫 **(S-2) Items Not Inspected: Roof structure not accessible-** The roof structure was not visible for inspection. It is covered or inaccessible.

Structure Observations

🔧 **(S-10) Maintenance Item: Wall Cracks-** There are typical cracks at some locations in the foundation wall. We recommend that these cracks be repaired to prevent seepage. Of course, if seepage occurs, a waterproofing contractor should be consulted immediately to seal the cracks. The methods used to seal these types of cracks are usually very dependable and often have a long term warranty.



Parging cracking

🔧 **(S-4) Items Not Working / Repair:** At the base of the masonry piers in the basement, there are signs bricks degrading. Recommended a masonry contractor evaluate for repair.



✂ (S-11) **Items Not Working / Repair:** The brick foundation will require tuckpointing numerous areas. Recommend consulting with a masonry contractor for this repair.



Q (S-3) Due Diligence / Further Evaluation Required:

The three season room at the rear of the house has a very noticeable slant. Structural issues may be present. Recommend a general contractor evaluate.



Q (S-6) Due Diligence / Further Evaluation Required:

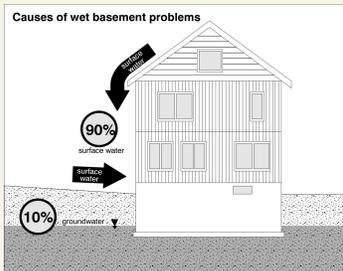
Efflorescence- Efflorescence (powder substance) on foundation wall indicates moisture is in contact with the wall. This does not necessarily indicate that bulk water intrusion will occur. We recommend checking the gutters and the downspout drain lines for proper operation. Efflorescence is found on many homes without water intrusion occurring inside. But, it should alert you to the possibility that future steps may be needed. Check with the owner/occupant about the history of any water entry problems in the lower level.





Q (S-7) Due Diligence / Further Evaluation Required:

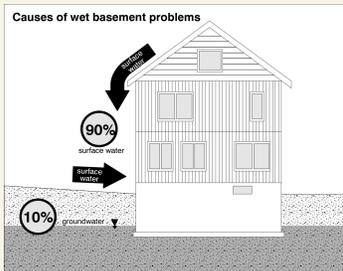
Water entry concern- There is evidence of past flooding in the basement. We found stains or marks indicating that this was more than simply seepage from a wall crack. Flooding is most frequently due to ground water (rain, snow, etc.) or sewer backup. In either case, we recommend that you check with the current owner or occupant to find out more about the history of water entry into the basement or crawlspace. If you can determine that water was due to either ground water or sewer backup, you should contact an appropriate contractor to review.





Q (S-8) Due Diligence / Further Evaluation Required:

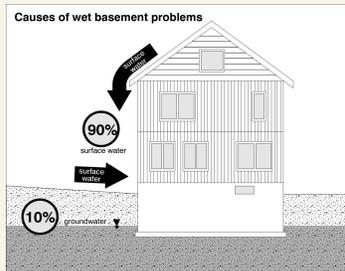
Water entry concern- Mud or silt stains were found on the floor in the lower level. This is an indicator of past water entry problems. This is most frequently due to ground water (rain, snow, etc.) or sewer backup. In either case, we recommend that you check with the current owner or occupant to find out more about the history of water entry into the basement or crawlspace. If you can determine that water was due to either ground water or sewer backup, you should contact an appropriate contractor to review.





Q (S-9) Due Diligence / Further Evaluation Required:

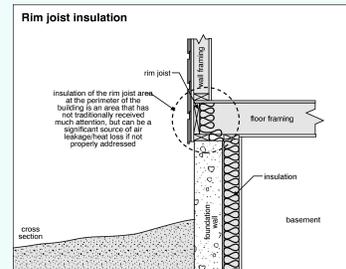
Water entry concern- There is evidence of past water in the basement. Minor staining was noted at the bases of some walls and partitions. We did not find any active moisture leakage. These areas should be monitored. Keep gutters clean and grading sloping away from the house. Check with the current owner or occupant to find out more about the history of water entry into the basement. We recommend having a waterproofing contractor review prior to closing to determine if any improvements are needed.





(S-13) Improvement or Upgrade:

Insulation needed- The perimeter "rim joist" area is not insulated. This is an area of heat loss. We recommend that this area be insulated by a qualified insulation contractor.



(S-5) Note: The lower level was dry at the time of the inspection.



(S-12) Note: The basement floor has typical shrinkage cracks in it. The cracks are of no concern, however, you could seal them if concerned about radon gas.

Structure Limitations



(S-14) Items Not Inspected: Inaccessible area- The attic space could not be accessed for inspection. We cannot comment about any items or systems in this area. We recommend that these areas be inspected if and when accessible. Be aware that hidden defects could be present that could incur substantial repair work.

****No attic access was found in the home. Recommend an access hatch be installed to allow for inspections and repairs.****

🚫 (S-15) **Items Not Inspected: Storage prevents inspection**- The basement is used for storage. Much of this area could not be accessed for inspection. We recommend that you carefully inspect these areas prior to closing.

Electric

Electrical Overview Photos



Electric meter



Mast



100 amp main panel



sub panel

Electric Components

Electrical Service Conductors and Service Type: Overhead Service Wiring

Service Voltage: 120 Volts

Service Ampacity (Size or Capacity): 100 Amps

Main Panel Location: Basement

Main Disconnect Location: Inside the main panel

Sub Panel Location: next to main panel

Grounding and Bonding: Grounded to Water Service, Bonding is correct

Circuit Protection Type: Fuses (Edison base)

Branch Wiring: Copper, Aluminum

Wiring Distribution and methods: Conduit, "BX" Wiring, Knob and Tube (out of service?), Cloth Wiring

Type of Receptacles (Outlets): mixture of 2 and 3 prong

⚠ (E-3) Major Concern or Safety Concern:

Fire Hazard- There may be some solid conductor aluminum wiring in use in the home. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring visit the U.S. Consumer Product Safety Commission [website](#). We recommended that the *entire* electrical system be evaluated by a qualified electrician prior to the end of the inspection contingency period.



possible solid core aluminum wire

🏠 (E-2) Budget For Replacement:

Older fuses- There are older "Edison base" or screw in fuses in use at the distribution panel or sub panel. While there is not a problem with the fuses themselves, these systems are generally considered outdated. They also indicate that there could be older wiring, fixtures, or other components that cannot be inspected. You should check with your insurer, as some companies will not insure a property with these older fuses.



🏠 (E-6) Budget For Replacement: **Older wiring-** There is still some older, cloth covered wiring in use in the home. This type of wiring is obsolete. The main problem with cloth covered wiring is that the sheathing and the wire insulation can deteriorate and become brittle with age. We recommend removal and replacement of the old wiring. Be aware that depending on how much wiring, and the locations, this could be expensive to do. An electrician should (minimally) provide cost estimates for replacement prior to the end of your inspection contingency period. Also note that some insurance companies will not provide coverage for homes or buildings with this type of wiring. Dig deeper [here](#) (about a 4 minute read).



Q (E-4) Due Diligence / Further Evaluation Required:

Unapproved wiring method?- Most municipalities in the Chicago area require that all electric conductors in the house be contained in conduit or pipe. "BX", or flexible metallic cable, is present in some areas of the home. While not necessarily unsafe, it may not be in conformance with local codes and may have to be replaced. Check with an electrician to determine a course of action.



Q (E-5) Due Diligence / Further Evaluation Required:

Knob and Tube wiring was noted in place in the home. Currently, it is out of service. However, it is suspected that it may be found in other areas of the building and may, in fact, be energized. It would be worthwhile having an electrician review this. You may want to check with your insurance company and lender. Many companies will not underwrite a policy on a property with knob and tube wiring.



 **(E-7) Improvement or Upgrade:**

Old electric receptacles- We recommend that all 2 prong outlets be upgraded to 3 prong (grounded) outlets. A qualified electrician should perform this work. Dig deeper [here](#) (about a 7 minute video) for further information about ungrounded outlets and how to upgrade them.



Electric Observations

 **(E-8) Major Concern or Safety Concern:**

Electrician should evaluate- The electric system has number of problems that need correction. An electrician should review the ENTIRE system to determine what will be required to make the system safe. See comments elsewhere in the report for specific items.

 **(E-10) Budget For Replacement:**

Old/Obsolete Panel?- The electric distribution panel is old and may be obsolete. The system uses fuses rather than modern circuit breakers. While there is industry debate whether fuses or circuit breakers are safer, the reality is that most homeowner's insurance companies will require the more modern circuit breakers to be used. Check with your insurance company to determine if they will provide coverage. You may want to consult with an electrician to determine whether you should replace the panel and related wiring.



Screw in fuse panel

🏠 (E-11) Budget For Replacement:

Old/Obsolete Panel? The home has a "Push-Matic" electric distribution panel. This type of panel is older and they are no longer manufactured. Being older does not necessarily mean that the panel is obsolete, but it may have to be replaced if any remodeling is done, particularly if any modern safety devices need to be installed (AFCI and GFCI breakers). We have had some instances when the circuit breakers will not reset (including the main breaker) We recommend that a qualified electrician review and provide recommendations for replacement. *Upgrading in the future should be considered.*



Pushmatic Panel

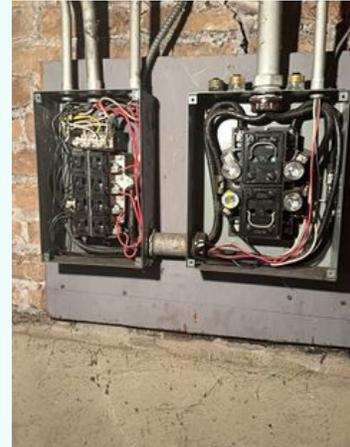
🔧 (E-13) Items Not Working / Repair:

Improper wiring- Multiple wires are installed on one or more circuit terminals. The connectors are not designed to accommodate two wires. This "double tapping" can be a safety hazard. - **SUGGESTION:** An electrician should make immediate repairs.



 **(E-9) Improvement or Upgrade:**

Panel full- The electric panel is full. If any added circuits are required, then a larger panel or sub-panel may be needed. This can be moderately expensive.



Main and sub panel full

 **(E-12) Improvement or Upgrade: Label the directory**- The electric panel should have all of the individual circuits labeled so that they can be identified. Without proper labeling, we cannot determine what the various circuits are for or whether there are an adequate number of circuits for various items such as appliances or other equipment.

Electric Limitations

 **(E-14) Special Information: NOTE THIS ITEM WAS NOT INSPECTED- Low voltage systems are not inspected**- Evaluation of any low voltage wiring, including but not necessarily limited to landscaping lights (and timers), telephone, security systems, data transfer lines, TV antenna and cables, alarm, intercom, and stereo wiring is beyond the scope of this inspection.

Heating

Heating Overview Photos



Crown Boiler/2017 Build



Cover removed



Data plate

Heating Components

Heat Type: Hydronic (Hot Water Boiler with radiators)

Energy Source: Natural Gas

Number of Heating Systems: One

Heating Manufacturer: Crown Boilers

Heat System Location: Basement

Age of Heating System: Manufactured in 2017

Venting System: Naturally Vented Boiler

Flue Liner: Not visible

Heat Source in Habitable Room: Yes

Elevated Levels of Carbon Monoxide?: No

🔍 (H-3) Due Diligence / Further Evaluation Required:

Chimney liner not visible- The furnace and or water heater vents into a chimney that is concealed from view. We recommend that you have a chimney contractor inspect this chimney liner to ensure that it is free from defects that could prevent proper venting of combustible gases. You should be aware that all chimneys venting gas fired mechanical systems should be lined with an appropriate liner. Re-lining of the chimney can be moderately expensive.

🔗 (H-2) **Note: Older heating system**- The heating system uses an older style venting system. While usually a reliable system, this type of venting is no longer made. The unit is not "power" or "direct vented" as most modern heating systems are. While not necessarily a problem, the unit is likely older and becoming obsolete. Yearly maintenance, including close inspection of the venting

system, is recommended.

Heating Observations

🔧 **(H-5) Maintenance Item: Seasonal Servicing recommended-** Servicing (seasonal) is needed for the furnace. This is typically annual maintenance that is performed to prolong the lifespan of the heating system. A qualified HVAC technician should clean and service the unit(s) **prior to closing**.

🔍 **(H-6) Due Diligence / Further Evaluation Required: Oil Tank?** Based on the age of the home there is the possibility that an oil tank existed for the heating system. The pipes sticking out of the foundation are another indication that this is a possibility. Buried oil tanks are potentially an environmental hazard. There are companies that specialized in locating and removing oil tanks. You should contact someone for more information about this. This can be an expensive process.



🔧 **(H-4) Note:**
The heating system was operated and is generally functional.



Boiler functioning

Heating Limitations

⚠️ **(H-7) Special Information: Is the heating system adequate for this building?**- This inspection does not include determining whether the heat (or cooling) distribution is adequate or even. Rather, we simply determine if there is a heat source in the habitable rooms. If determining adequacy is a concern, you should contact a qualified HVAC contractor or check with the owner or occupant about how the property heats and cools. An HVAC contractor should perform a "Manual J" calculation, along with other tests to ensure how the heating system will perform.

Plumbing

Plumbing Overview Photos



Gas meter



Water Heater



Water heater data plate



Sewer cleanout



Water meter and main shut off

Plumbing Components

Water Source: Public.

Water service material (to the building): Copper

Water Distribution inside: Copper, Galvanized

Water shut off location: Basement, gate valve upgrade to ball valve?

Plumbing Waste Disposal: Municipal System

Waste piping material (DWV): Cast Iron

Sewer Survey: No

Water Heater Manufacturer: HOMART , Sears

Water Heater Power Source: Natural Gas

Water Heater Capacity: 30 Gallon

Water Heater Age: Over 20 years

Location of Fuel Gas Shut Off: Exterior

🏠 (P-5) Budget For Replacement:

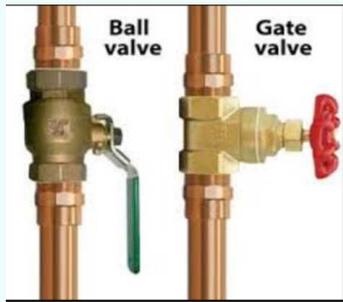
Aged Water Heaters- The water heaters are beyond their anticipated service life. You should expect to replace them in the near future..



🔍 (P-4) Due Diligence / Further Evaluation Required:

Sewer Survey recommended- Regardless of age, it is recommended that you obtain a sewer lateral inspection during your negotiation period. The sewer lateral is the pipe that discharges all waste to the city sewer. Sewers can be clay or plastic, depending on age, but both can have problems. A sewer line can become cracked, collapsed or infiltrated with tree roots. Sewer repairs can sometimes be quite expensive to repair. A licensed plumber should camera the sewer for defects. If repairs are needed, you should contact the city to determine if they have partial reimbursement programs. Dig deeper [here](#) (about a 1 minute video) for more information about a sewer survey.

🏠 (P-3) Improvement or Upgrade: Upgrade water shut off? - The main water shut off valve is an older "gate" valve. This type of valve is prone to leaking if left unused for long periods of time. Consider replacing the valve with a "ball" valve when other plumbing work is being done. Since we do not operate main shut off valves, we recommend that you have the owner show you that the main shut off valve works and is leak free.



☆ (P-2) Note:

A word about main water shut off valves- We do not operate main water shut off valves. Past experience is that they can leak when turned, particularly the older gate valves. Have the owner show you that the main shut off valve works.



Plumbing Observations

🔧 (P-10) Maintenance Item:

Burner cover- The burner shield for the water heater is missing or not secured properly. This needs repair.



🔧 (P-8) Items Not Working / Repair: Leaking waste line- Leaking was noted at a waste line in the basement. Repairs are needed. A qualified licensed plumber should make repairs or correct as needed.



cracked



crack and debris

✂ (P-11) Items Not Working / Repair:

Secure draft diverter- The draft diverter at the water heater is not secured properly. It should be secured to the top of the unit. This is usually done with screws or other fasteners.



✂ (P-12) Items Not Working / Repair:

Vent connector not sloped properly- The vent connector for the water heater is not sloped correctly for proper venting. Typically, the vent connector would slope 1/4" per foot *upwards* to the chimney. We recommend repair.

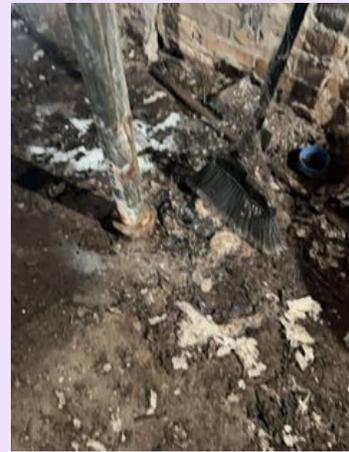


✂ (P-13) Items Not Working / Repair:

Venting problem?- There is evidence that the water heater has problems venting properly. "Spillage" of flue gases were noted at the **top** of the water heater. Further investigation and repair is needed.



✂ (P-14) Items Not Working / Repair: In the basement, there's a galvanized drain line that is cracked at the bottom and top. This is leaking and will need to be replaced entirely.



Debris

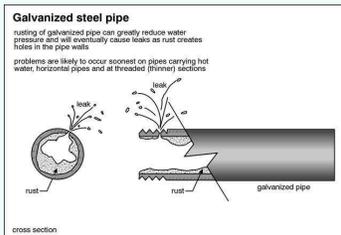
✂ (P-16) Items Not Working / Repair: **Hose faucet not working**- The hose faucet at the exterior is not working. It may be shut off at the interior, or may have other problems. Check with the current owner/occupant for further information about this.

🔍 (P-15) Due Diligence / Further Evaluation Required:

Plumber should evaluate- The plumbing system has number of problems that need correction. A plumbing contractor should review the ENTIRE system to determine what will be required to make

the system operable. See comments elsewhere in the report for specific items.

 **(P-7) Improvement or Upgrade:** The water flow in the building is somewhat low. This is likely due to rust or scale buildup in the old galvanized steel water pipes. This is common in buildings of this age. If the problem gets worse (which is likely) you will have to have a plumber make repairs. Unfortunately, the only *permanent* repair is to replace the water pipes. This frequently involves cutting open walls and ceilings to run new pipes. Consult with a plumber for costs for this work, as it can be quite expensive. This should be done prior to the end of the inspection contingency period.



 **(P-9) Improvement or Upgrade:**
"Orphaned" water heater- The water heater vents into the chimney alone. Previously, the furnace/boiler and water heater both vented into the chimney, but when the heating system was replaced, it was installed to vent out the side wall of the home. The chimney is sized for having two appliances venting into it but no longer does. This may cause venting or condensation problems. While the water heater is currently venting properly, it may not in different weather conditions. A chimney liner may be required to allow the water heater to vent properly, which can be expensive. A qualified HVAC or plumbing contractor should review and provide guidance.



 **(P-6) Note: Older plumbing-** Older piping was noted in the home. Old piping is prone to leaks, low water flow and other problems. Monitor these areas. If leaks or other issues arise, you will

have to have a plumber make repairs.

Plumbing Limitations

⚠️ **(P-17) Special Information: Water pressure and Flow**- Water system pressure and flow (gallons per minute) tests are not within the scope of this inspection.

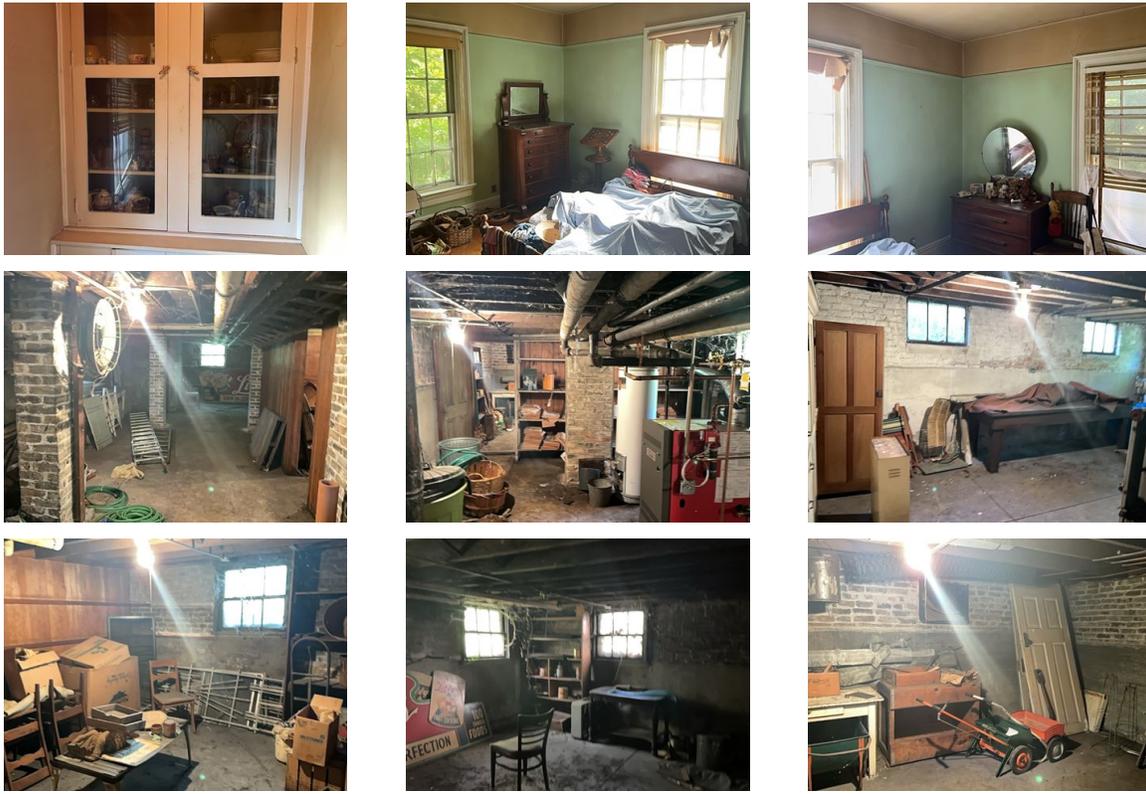
⚠️ **(P-18) Special Information: Water Quality**- We did not test the quality of the water supplied to the building.

-SUGGESTION: For information concerning water quality, we suggest contacting the municipality or utility company which provides the water, or have the water independently tested.

Interior

Interior Overview Photos





Interior Components

Ceiling Material: Plaster

Wall Material: Plaster

Floor Covering: Wood, Exposed concrete slab, Vinyl

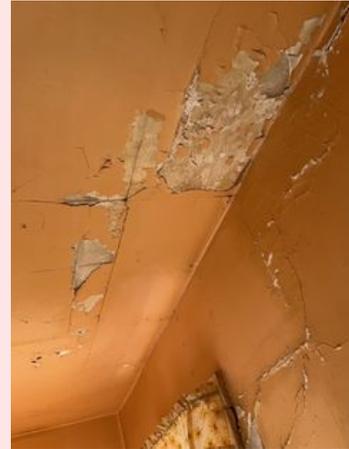
Window Type: Double or Single hung, Fixed Pane, Storm Windows

Smoke and Carbon Monoxide Alarms: Present with exceptions

Interior Observations

⚠️ (I-5) Major Concern or Safety Concern:

At the kitchen there is noticeable wall damage at the window side and below, as well as the ceiling above the window. These areas are currently dry. At the outside directly above the damage, there is damage at the gutters and open sections at the soffit/facia. This may be contributing to the issue inside. Recommend that a general contractor review for repairs.



⚠️ (I-6) Major Concern or Safety Concern:

Smoke and/or Carbon Monoxide Detectors missing- This home is not equipped with carbon monoxide alarms. These detectors are important safety devices. - **SUGGESTION:** Working detectors should be installed immediately.

Note- Effective January 1, 2023 single and multi-family homes that are still using smoke alarms with removable batteries (non-hardwired alarms) are required to install new alarms that feature 10-year non-removable, non-replaceable sealed batteries. Carbon monoxide alarms have been required since 2007.

⚠️ (I-7) Major Concern or Safety Concern:

Old Smoke or Carbon Monoxide Alarms?- The Smoke alarms appear to be old. They should be replaced. Industry standards recommend changing these alarms no more than every 10 years. The alarms were inspected for location only, and not tested at the time of the inspection. We recommend installing new alarms prior to occupancy.

Effective January 1, 2023 single and multi-family homes that are still using smoke alarms with removable batteries (non-hardwired alarms) are required to install new alarms that feature 10-year non-removable, non-replaceable sealed batteries.

🏠 (I-8) **Budget For Replacement: Window Replacement?** The windows are generally in poor condition. Replacement windows should be considered. Get estimates as this work can be expensive.

🔧 (I-3) **Items Not Working / Repair: Interior Issues**- We found areas of concern in the interior that will need repair or further evaluation by a qualified contractor to determine costs and the extent of the issues. Examples of observations and defects noted during inspection include **but are not limited to:**

Floors, walls and ceilings

- Cracks or other damage were noted
- Floors, walls and ceilings need repainting

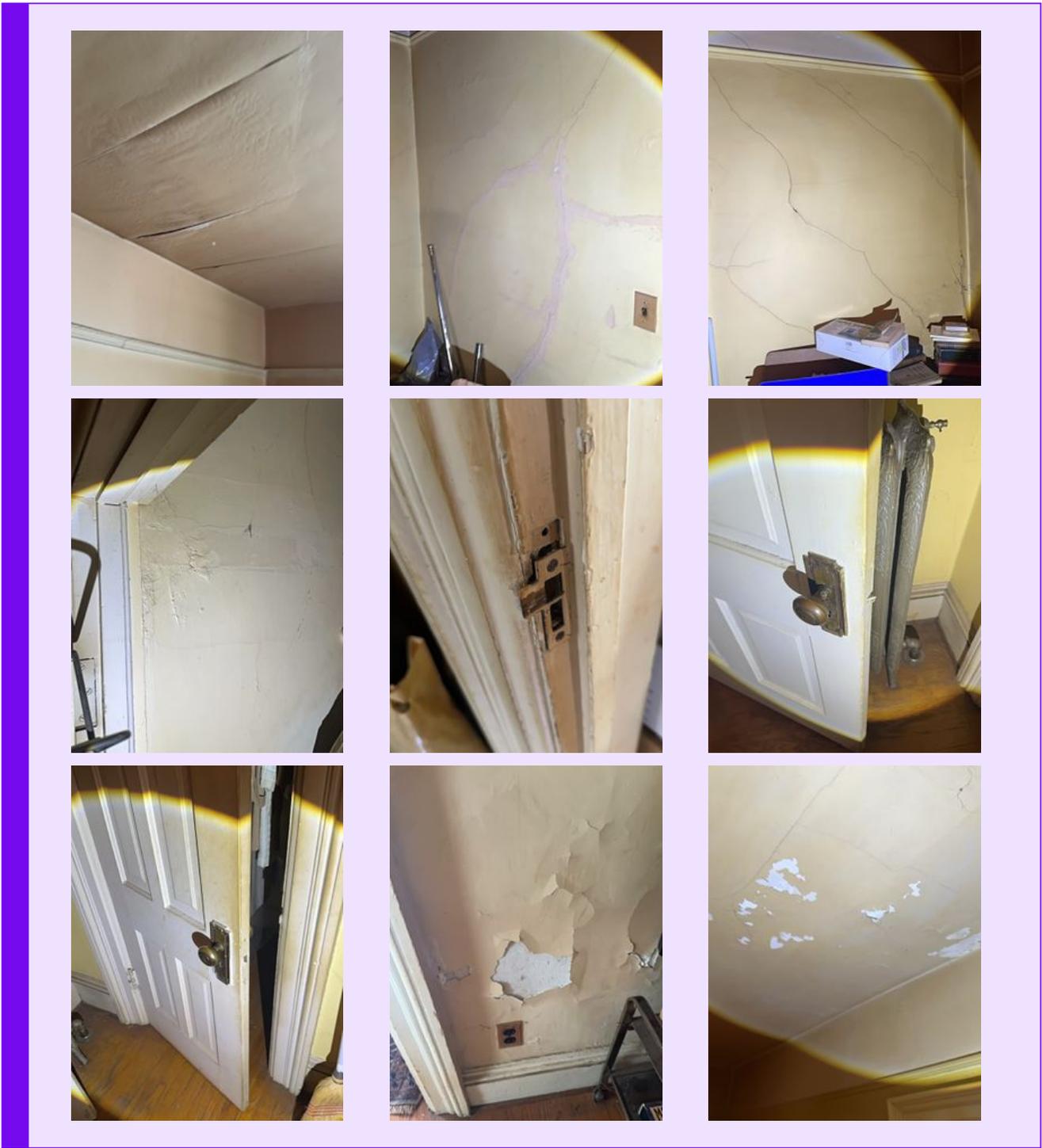
Doors

- doors do not latch
- doors do not operate properly
- door hardware needs repair
- doors are damaged

Windows

- **Paint** is needed.
- **general maintenance** is needed.
- **Cracked or broken glass** was noted. Repairs are needed.







⚠️ (I-2) Special Information: Smoke and Carbon Monoxide Alarm/Detector Information- Information specific to Smoke Detectors- Effective January 1, 2023 single and multi-family homes

that are still using smoke alarms/detectors with removable batteries (non-hardwired alarms) are required to install new alarms that feature 10-year non-removable, non-replaceable sealed batteries. There are some exceptions: Homes built after 1988 that already have hardwired smoke alarms; and homes with wireless integrated alarms that use low-power radio frequency communications, Wi-Fi or other Wireless Local Area Networking capability do not have to make the switch.

We have not removed smoke detectors or their covers to determine whether this building is equipped with older style detectors or whether there are Wi-Fi or other wireless Local Area Networking detectors.

Information specific to Carbon Monoxide Detectors- Similar to smoke alarms/detectors, effective January 1, 2007 single and multi-family homes shall be equipped with at least one approved carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes. Every structure that contains more than one dwelling unit shall contain at least one approved carbon monoxide alarm in operating condition within 15 feet of every room used for sleeping purposes.

For more information on these laws visit: <https://www.ifsa.org/smoke-alarm-law> and here (for carbon monoxide information) <https://www.ilga.gov/legislation/ilcs/ilcs3.asp?ActID=1640&ChapterID=38>

We recommend installing new smoke and carbon monoxide alarms/detectors. Smoke and carbon monoxide detectors are relatively inexpensive considering the importance of their function. Unless you are sure that the existing detectors are new (and compliant with the state law), we recommend that the existing smoke and carbon monoxide detectors be replaced with new units upon taking ownership. Go [here](#) for more information and placement information.

 **(I-4) Improvement or Upgrade: Contractor should review-** The interior is generally quite worn and "lived in". You should contact a contractor to determine the costs for updating and remodeling.

 **(I-9) Improvement or Upgrade: Metal Windows-** You should be aware that metal windows have a high probability of having condensation problems. You will have to monitor humidity levels during cold weather. Consider eventual updating of these windows.

Interior Limitations

(I-10) Due Diligence / Further Evaluation Required:

3 season room- There is a 3 season room attached at the rear. You should be aware that these types of rooms are often unheated, uncooled, and may be uninsulated. In addition, the windows and doors may only be storm doors. Check with the owner to determine in which weather conditions they are able to use this room.

🚫 (I-11) **Items Not Inspected: Built in furniture**- We did not operate or inspect any built in furniture in the home. This includes built in desks, clothes cabinets, armoires, etc.

Kitchen

Kitchen Overview Photos



Kitchen Components

Cabinets: Metal

Countertops: No counters

Cooking Fuel: Natural gas

Oven/Range: Unknown

Refrigerator: GE - (General Electric)

Kitchen Observations

🏠 (K-2) **Budget For Replacement: Old oven/range**- The range/cooktop was tested using normal operating controls. It functioned normally. However, it is near the end of its useful life. - **SUGGESTION:** Budget for future replacement.

🏠 (K-5) **Budget For Replacement: Old refrigerator**- The refrigerator was inspected. It functioned normally. However, it is near the end of its useful life. - **SUGGESTION:** Budget for future replacement.

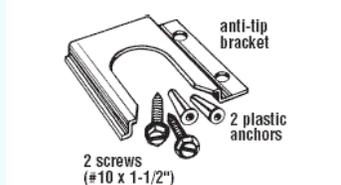
✂ (K-3) Items Not Working / Repair:

Oven full- The oven was full of stored items. We did not remove them to operate the oven. Have the owner demonstrate the operation of the oven, or test it at any future walk throughs of the property.



🏠 (K-4) Improvement or Upgrade: Safety feature missing- Anti-tip hardware is not installed on the range. This is a safety feature that prevents the oven from falling over if a child climbs on the open oven door. Although this safety feature may not have been required when the unit was manufactured or installed, it is needed for safety. - **SUGGESTION:** We strongly recommend the hardware be installed as a safety upgrade. Dig deeper [here](#) (about a 2 minute read) for further information.

Parts supplied for installation:



Kitchen Limitations

Appliance Comments: Did not test all appliance features, Old Appliances- Replace all

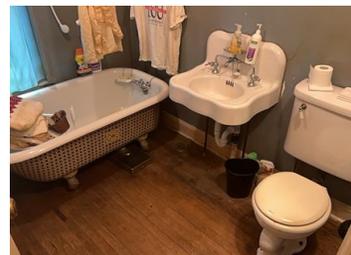
🏠 (K-7) Budget For Replacement: Old appliances- The appliances are quite old and in our opinion, need replacement.



🔧 (K-6) **Items Not Inspected: Not all appliance features were tested**- We did not test all features of the various appliances. Essentially, we turned the appliances on and off. Features such as timers, self-cleaning cycles, effectiveness of cleaning, locks, temperature probes, temperature accuracy, etc. Get the owner's manuals for the various appliances so that you understand how all features work.

Bathroom(s)

Bathroom Overview Photos



Bathroom Components

Number of Bathrooms: One

Bathroom ventilation: Window

Tub/Shower wall material: No shower

Electric: No outlets

Jetted Tub: No

Bathroom Observations

✂ (B-4) **Items Not Working / Repair: Missing drain stopper**- The drain stopper missing at the bathroom. The proper drain stopper should be installed.

✂ (B-5) **Items Not Working / Repair: No receptacle in bathroom**- There is no electric receptacle found in the bathroom. There should be. Ideally, a ground fault circuit interrupter (GFCI) outlet should be installed. A qualified electrician should make all repairs that involve wiring

🔍 (B-3) **Due Diligence / Further Evaluation Required: Safety Glazing?**- The window in the bathroom is not marked as safety glass. All window in bathrooms should be made with safety glass to prevent an injury if the glass is broken. A glazing contractor can be consulted to investigate further and make repairs, if necessary.



🏠 (B-2) **Improvement or Upgrade: Improper drain**- There is a flexible trap being used in the bathroom sink drain. These traps are not up to standard workmanlike practices and have been known to clog/leak. We recommend a qualified plumber install with rigid piping.



Bathroom Limitations

✦ **(B-6) Note: Bathroom Remodel?**- There are many defects found in the bathroom. The bathroom is old and needs remodeling. Contact a contractor to determine what costs are involved with this work.

Additional Information

Additional Information

🔍 (AI-9) Due Diligence / Further Evaluation Required:

A WORD ABOUT SEVERAL ENVIRONMENTAL HAZARDS- You should be aware of several environmental hazards that may exist in a building of this age. If these areas are of concern to you we recommend that you have someone perform inspection and testing for these items. This property may have radon gas in it. **Radon** is a colorless, odorless radioactive gas that originates from uranium contained in a variety of soils that could be below the structure. According to the federal Environmental Protection Agency, radon has been scientifically proven to be the second leading cause of lung cancer. Radon enters the structure through joints, cracks and penetrations. Once inside the structure, it can become more concentrated. Periodically ventilating the structure will only temporarily reduce radon concentrations. Determination of radon levels that may be present in this structure can only be made with an appropriate test of 48 hours or more. Unless specifically requested by the client and addressed elsewhere in this report or by separate document, testing for radon is not within the scope of this inspection.

Given the age of this property, it may have some products in it that contain **asbestos**. Asbestos has been shown to cause a variety of health problems. Asbestos was used as an ingredient in hundreds of products commonly used in construction. Shingles, floor coverings, ceiling tiles, duct wraps, insulation, ceiling coatings, and wallboard joint compound are but a few of these common products that often contained asbestos in years past. Determination of asbestos in any given product that may be present in this structure can only be made with a laboratory test of the material by a qualified person and laboratory. Investigation and testing for asbestos in any material is not within the scope of this inspection.

In addition, indications are that this property was built prior to 1978. Prior to this year, many paint and stain products contained **lead**. Lead is a material that is medically harmful to human health and development, especially children. Testing or inspection for lead is outside the scope of this inspection, but only by testing can one determine the presence or absence of lead in either the interior or exterior painted or stained surfaces.

- SUGGESTION: Check with local authorities for any testing requirements. Have a qualified technician perform any tests as desired.

Older House note: Because of the age of this building, there will be features and systems that do not conform to present building standards. While we attempt to point out conditions that might affect health and safety as well as structural issues that may need correction,

we do not warrant that all non-conforming conditions are reported. Imperfections such as sloping floors, floors and stairs that squeak, along with sticking doors are common in a building of this age. In addition, for homes built prior to the mid-1970's older **cloth electrical wiring, old plumbing, asbestos, lead paint, and other unique issues may present challenges in the future.** An older building such as this will require upgrading and repair now and in the future, as all buildings do.

Q (AI-10) Due Diligence / Further Evaluation Required:

Additional Repairs needed- This building is in need of additional repairs. There are many signs of marginal or incomplete work done recently. Expect repair technicians to find more deficiencies during the course of continued work. Confirm that all appropriate permits were obtained for the work that has been done and that final inspections were performed by the municipal authority having jurisdiction (commonly called AHJ).

🚫 (AI-7) Items Not Inspected: Asbestos testing- Given the age of this property, it may have some products in it that contain **asbestos**. Asbestos has been shown to cause a variety of health problems. Asbestos was used as an ingredient in hundreds of products commonly used in construction. Shingles, floor coverings, ceiling tiles, duct wraps, insulation, ceiling coatings, and wallboard joint compound are but a few of these common products that often contained asbestos in years past. Determination of asbestos in any given product that may be present in this structure can only be made with a laboratory test of the material by a qualified person and laboratory, which we are not. Investigation and testing for asbestos in any material is not within the scope of this inspection. This is **NOT** a service that we can provide.



🚫 (AI-8) Items Not Inspected: Lead in Paint- Indications are that this property was built prior to 1978. Prior to this year, many paint and stain products contained **lead**. Lead is a material that is medically harmful to human health and development, especially children. Testing or inspection for

lead is outside the scope of this inspection, but only by testing can one determine the presence or absence of lead in either the interior or exterior painted or stained surfaces.

⚠️ (AI-1) Special Information: No Check for recalls- We do not research product recalls or notices of any kind. This inspection and report do not include the identification of, or research for, appliances and other items installed in the home that may be recalled or have a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily. Be aware that researching recalls is a laborious process and will involve gathering model and serial number information for the various items. We recommend visiting the following internet site if recalls are a concern to you. www.cpsc.gov

⚠️ (AI-2) Special Information: Insurance Information- We did not check for past insurance claims on this property. You may want to check to see if any insurance claims have been made on this property within the past few years. A CLUE - "Comprehensive Loss Underwriters Exchange" report may be available for the property to determine if any claims have been made that may affect insurability or other items in the home. These reports can sometimes identify if any flood, storm, or other damage has occurred at this property. NOTE: You will only be able to obtain reports on property that you own, so you may request that the seller, or your insurance agent request this report.

⚠️ (AI-3) Special Information: What about cost estimates for the items that were noted during the inspection?

We are frequently asked about the costs related to repairing or replacing certain items found during an inspection. As you are aware, costs can vary greatly depending on the type, location, or style of a building component or system. We are prohibited from providing cost estimates for repairs, so we are unable to provide them to you. However, we recognize that determining the cost to repair certain items is crucial in your decision-making process. While it is always best to have local contractors see the items in person and to provide specific estimates for each specific item, we know that this may not be practical during a real estate transaction.

Therefore, we have located several services who can review your home inspection report and provide cost estimates for various repairs. We have no affiliation with these companies and encourage you to investigate each one to determine the best fit you:

[Repair Pricer](#) - Report Pricing reports from about \$80.00 - \$110.00 (can also provide cost estimates for commercial properties)

[Porch Repair Estimate Report](#) - Pricing reports from about \$80.00 - \$120.00 (can also provide cost estimates for commercial properties)

[Thumbtack](#) - Pricing reports from \$99.00

⚠️ (AI-4) Special Information: SHOULD I TEST FOR MOLD?

The Environmental Protection Agency does not recommend testing as a first step to determine if you have a mold problem. The simplest way to deal with a suspicion of mold contamination is, if you can see or smell mold, you likely have a problem and should take steps outlined by the EPA. Mold growth is likely to recur unless the source of moisture that is allowing mold to grow is removed and the contaminated area cleaned.

In a real estate transaction, testing may be necessary to prove that a suspected material is actually mold. In addition, air quality testing is sometimes necessary to determine if there are elevated levels of mold inside the home or building.

Mold inspection and cleanup is usually considered a housekeeping task that is the responsibility of the owner or landlord, as are roof and plumbing repairs, house cleaning, and yard maintenance. If you have concerns about mold and or other indoor air quality issues **we can perform both surface sampling and air testing** to determine if a suspected area is moldy. The fact that we may have noted mold or bio growth (or the possibility of mold or bio growth) does not mean that we have noted every instance of mold.

For further information regarding mold and other indoor air contaminants we recommend that you visit the CDC website at: [CDC Mold information](#) or the EPA at: [EPA mold information](#)

⚠️ (AI-5) Special Information: No Permit Check- We did not check that permits were obtained for construction work on or in the home. Confirmation should be obtained from the owner, or in their absence, the local building department, that all necessary permits for appropriate construction and/or remodeling were secured, appropriate inspections were performed and all requisite final signatures have been obtained.

⚠️ (AI-6) Special Information: Insurance Information- This inspection does not determine whether the subject property is insurable. This is something that you should check with your insurance agent or underwriter.

🔗 (AI-11) Note: Home Warranty?- You should consider obtaining a home warranty. These warranties vary in length and coverage, but are a good assurance that components will continue to operate properly after you take occupancy. Below are some warranty companies that we are aware of:

- American Home Shield [American Home Shield Home Warranties \(ahs.com\)](#)
- First Premier Home Warranty [First Premier Home Warranty - Providing home warranty plans for repairs and service](#)
- Home Warranty of America [Home Warranty of America: Trusted Home Warranties \(hwahomewarranty.com\)](#)

🔗 (AI-12) Note: Warranties?- Various systems have been upgraded or replaced recently. We

recommend that you check with the current owner to determine if there are warranties for these upgrades.

Checking Out Procedure

Oven Status: Oven Off

Bathrooms / Plumbing: All fixtures were left off at completion of inspection

Lights/Electricity: Lights turned off as various rooms were inspected

House Secured?: Others at inspection will secure the property

People Present At completion of inspection: Client and agent still at home when inspection completed

Summary of Findings (Does not include Photos)

Major Concern or Safety Concern

R-4 Roofing:

Rebuild Chimney? Deterioration of the masonry is noted at the chimney and/or the chimney crown. A qualified chimney contractor or masonry contractor should make repairs to prevent further deterioration. It is likely that the chimney will need rebuilding. This will be somewhat expensive.

E-3 Electric:

Fire Hazard- There maybe some solid conductor aluminum wiring in use in the home. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring visit the U.S. Consumer Product Safety Commission [website](#). We recommended that the *entire* electrical system be evaluated by a qualified electrician prior to the end of the inspection contingency period.

E-8 Electric:

Electrician should evaluate- The electric system has number of problems that need correction. An electrician should review the ENTIRE system to determine what will be required to make the system safe. See comments elsewhere in the report for specific items.

I-5 Interior:

At the kitchen there is noticeable wall damage at the window side and below, as well as the ceiling above the window. These areas are currently dry. At the outside directly above the damage, there is damage at the gutters and open sections at the soffit/facia. This may be contributing to the issue inside. Recommend that a general contractor review for repairs.

I-6 Interior:

Smoke and/or Carbon Monoxide Detectors missing- This home is not equipped with carbon monoxide alarms. These detectors are important safety devices. - **SUGGESTION:** Working detectors should be installed immediately.

Note- Effective January 1, 2023 single and multi-family homes that are still using smoke alarms with removable batteries (non-hardwired alarms) are required to install new alarms that feature 10-year non-removable, non-replaceable sealed batteries. Carbon monoxide alarms have been required since 2007.

I-7 Interior:

Old Smoke or Carbon Monoxide Alarms? The Smoke alarms appear to be old. They should be replaced. Industry standards recommend changing these alarms no more than every 10 years. The alarms were inspected for location only, and not tested at the time of the inspection. We recommend installing new alarms prior to occupancy.

Effective January 1, 2023 single and multi-family homes that are still using smoke alarms with removable batteries (non-hardwired alarms) are required to install new alarms that feature 10-year non-removable, non-replaceable sealed batteries.

Items Not Working

R-8 Roofing:

Damaged gutters- The gutters are damaged at some areas. They should be repaired or replaced.

R-12 Roofing:

All Gutters around the house are not properly secured to the side of the home. It's also worth noting that these gutters are clogged and damaged various areas. Due to them not being properly hung and pulling away from the siding we can see areas of damage at the undersheathing in these areas. Recommended a qualified gutter contractor provide cost estimates for repairs. There may be concealed damage in the fascia areas due to the damage to the gutters.

R-13 Roofing:

Chimney flashing problem- The chimney flashing is poorly installed, is loose or is not sealed properly. This can allow water penetration into the roof/attic. A qualified roofer should repairs the flashings.

GDW-5 Grounds, Drives, Walks:

Front exterior steps are missing handrails at the left or right side. A qualified carpenter can install.

GDW-6 Grounds, Drives, Walks:

The stairs at the rear of the home off the three season room are structurally unstable. These stairs will need to be replaced by a qualified carpenter.

GDW-7 Grounds, Drives, Walks:

The stairway at the exterior that leads to the basement does not have a stairway drain nor a curb. This is a water intrusion point. A drain and a curb should be installed at the doorway to prevent water intrusion into the basement.

GDW-8 Grounds, Drives, Walks:

Faulty Grading- There is a negative slope at the perimeter that can cause or contribute to water intrusion. The landscaping should be changed to drain water away from home.

GDW-9 Grounds, Drives, Walks:

The walkway at the front and rear has settled or heaved and there is a trip hazard. A qualified contractor should make repairs to prevent an injury.

E1-2 Exterior:

Wood Rot- There is some soft and rotting wood at exterior trim locations. These areas can allow water penetration into structural area of the wall and roof cavity and cause damage if left unchecked. We recommend a carpenter contractor to estimate costs to repair these areas.

 **E1-3 Exterior:**

Siding Repair- Aluminum siding at some areas is damaged. Water intrusion can occur if this is not corrected. We recommend that a qualified contractor inspect and repair as needed.

 **E1-5 Exterior:**

Broken glass- Some windows have broken or cracked glass. Replacement of the glass is needed.

 **E1-8 Exterior:**

Wood rot- There is wood rot at the window. This needs repair. A qualified carpenter should make these repairs.

 **E1-9 Exterior:**

Painting needed- Wood trim at several areas has failing and peeling paint. Deterioration can eventually occur if this is not corrected. The paint should be scraped and repainted.

 **E1-10 Exterior:**

Metal windows at the basement area are rusted and will need to be replaced.

 **E1-11 Exterior:**

Soffit repair- Soffit/fascia is loose at some locations. This should be repaired.

 **E1-13 Exterior:**

Maintenance Needed- Tuckpointing is needed on the exterior walls at several locations. Eroding mortar is usually caused by water flowing over areas of brickwork and washing away of the mortar, however, it is also a normal process that occurs on older masonry walls. Tuckpointing should involve removal of old mortar to a 3/4" to 1" depth and packing new mortar in. A qualified masonry contractor can perform this repair.

 **E1-15 Exterior:**

Replace Glass- The storm door is missing glass. Replacement of the glass is needed. You should ensure that the replacement glass is safety glass.

 **S-4 Structure:**

At the base of the masonry piers in the basement, there are signs bricks degrading. Recommended a masonry contractor evaluate for repair.

 **S-11 Structure:**

The brick foundation will require tuckpointing numerous areas. Recommend consulting with a masonry contractor for this repair.

 **E-13 Electric:**

Improper wiring- Multiple wires are installed on one or more circuit terminals. The connectors are not designed to accommodate two wires. This "double tapping" can be a safety hazard. -
SUGGESTION: An electrician should make immediate repairs.

 **P-8 Plumbing:**

Leaking waste line- Leaking was noted at a waste line in the basement. Repairs are needed. A qualified licensed plumber should make repairs or correct as needed.

 **P-11 Plumbing:**

Secure draft diverter- The draft diverter at the water heater is not secured properly. It should be secured to the top of the unit. This is usually done with screws or other fasteners.

 **P-12 Plumbing:**

Vent connector not sloped properly- The vent connector for the water heater is not sloped correctly for proper venting. Typically, the vent connector would slope 1/4" per foot *upwards* to the chimney. We recommend repair.

 **P-13 Plumbing:**

Venting problem?- There is evidence that the water heater has problems venting properly. "Spillage" of flue gases were noted at the **top** of the water heater. Further investigation and repair is needed.

 **P-14 Plumbing:**

In the basement, there's a galvanized drain line that is cracked at the bottom and top. This is leaking and will need to be replaced entirely.

 **P-16 Plumbing:**

Hose faucet not working- The hose faucet at the exterior is not working. It may be shut off at the interior, or may have other problems. Check with the current owner/occupant for further information about this.

 **I-3 Interior:**

Interior Issues- We found areas of concern in the interior that will need repair or further evaluation by a qualified contractor to determine costs and the extent of the issues. Examples of observations and defects noted during inspection include **but are not limited to:**
Floors, walls and ceilings

- Cracks or other damage were noted
- Floors, walls and ceilings need repainting

Doors

- doors do not latch
- doors do not operate properly
- door hardware needs repair
- doors are damaged

Windows

- **Paint** is needed.
 - **general maintenance** is needed.
 - **Cracked or broken glass** was noted. Repairs are needed.
-

 **K-3 Kitchen:**

Oven full- The oven was full of stored items. We did not remove them to operate the oven. Have the owner demonstrate the operation of the oven, or test it at any future walk throughs of the property.

 **B-4 Bathroom(s):**

Missing drain stopper- The drain stopper missing at the bathroom. The proper drain stopper should be installed.

 **B-5 Bathroom(s):**

No receptacle in bathroom- There is no electric receptacle found in the bathroom. There should be. Ideally, a ground fault circuit interrupter (GFCI) outlet should be installed. A qualified electrician should make all repairs that involve wiring

Due Diligence / Further Evaluation Required

 **GD-1 General Description:**

A WORD ABOUT SEVERAL ENVIRONMENTAL HAZARDS- You should be aware of several environmental hazards that may exist in a building of this age. If these areas are of concern to you we recommend that you have someone perform inspection and testing for these items.

Radon Gas? This property may have radon gas in it. Radon is a colorless, odorless radioactive gas that originates from uranium contained in a variety of soils that could be below the structure. According to the federal Environmental Protection Agency, radon has been scientifically proven to be the second leading cause of lung cancer. Radon enters the structure through joints, cracks and penetrations. Determination of radon levels that may be present in this structure can only be made with an appropriate test of 48 hours or more. Unless specifically requested, and addressed elsewhere in this report or by separate document, testing for radon is not within the scope of this inspection.

Asbestos? Given the age of this property, it may have some products in it that contain asbestos. Asbestos has been shown to cause a variety of health problems. Asbestos was used as in hundreds of products commonly used in construction. Shingles, floor coverings, ceiling tiles, duct wraps, insulation, ceiling coatings, and wallboard joint compound are but a few of these common products that often contained asbestos in years past. Determination of asbestos in any given product that may be present in this structure can only be made with a laboratory test of the material by a qualified person and laboratory. Investigation and testing for asbestos in any material is not within the scope of this inspection.

Lead Paint? In addition, indications are that this property was built prior to 1978. Prior to this year, many paint and stain products contained lead. Lead is a material that is medically harmful to human health and development, especially children. Testing or inspection for lead is outside the scope of this inspection, but only by testing can one determine the presence or absence of lead in either the interior or exterior painted or stained surfaces.

- **SUGGESTION:** Check with local authorities for any testing requirements. Have a qualified technician perform any tests as desired.

Older Structure note: Because of the age of this building, there will be features and systems that do not conform to present building standards. While we attempt to point out conditions that might affect health and safety as well as structural issues that may need correction, we do not warrant that all non-conforming conditions are reported. Imperfections such as sloping floors, floors and stairs that squeak, along with sticking doors are common in a building of this age. In addition, for homes built prior to the mid-1970's older **cloth electrical wiring, old plumbing, asbestos, lead paint, and other unique issues may present challenges in the future.**

An older building such as this will require upgrading and repair now and in the future, as all buildings do.

Q GD-2 General Description:

Portions of the property were not visible for inspection due to stored items or personal belongings. We do not move furniture or belongings for inspection. We recommend that you perform a walk through inspection when the building is clear of furniture and belongings.

Q GDW-3 Grounds, Drives, Walks:

Roots in sewer?- Because there is a large tree in the front of the building, there is the possibility that roots can get into the sewer line. Sewer blockage could occur. We did not test the sewer for blockage other than to operate plumbing to make sure fixtures drain properly. We recommend that you have the sewer "surveyed" to see the condition of underground areas. In most cases, this is a service that we can provide. Dig deeper [here](#). (a one minute video)

Q S-3 Structure:

The three season room at the rear of the house has a very noticeable slant. Structural issues may be present. Recommend a general contractor evaluate.

Q S-6 Structure:

Efflorescence- Efflorescence (powder substance) on foundation wall indicates moisture is in contact with the wall. This does not necessarily indicate that bulk water intrusion will occur. We recommend checking the gutters and the downspout drain lines for proper operation. Efflorescence is found on many homes without water intrusion occurring inside. But, it should alert you to the possibility that future steps may be needed. Check with the owner/occupant about the history of any water entry problems in the lower level.

Q S-7 Structure:

Water entry concern- There is evidence of past flooding in the basement. We found stains or marks indicating that this was more than simply seepage from a wall crack. Flooding is most frequently due to ground water (rain, snow, etc.) or sewer backup. In either case, we recommend that you check with the current owner or occupant to find out more about the history of water entry into the basement or crawlspace. If you can determine that water was due to either ground water or sewer backup, you should contact an appropriate contractor to review.

Q S-8 Structure:

Water entry concern- Mud or silt stains were found on the floor in the lower level. This is an indicator of past water entry problems. This is most frequently due to ground water (rain, snow, etc.) or sewer backup. In either case, we recommend that you check with the current owner or occupant to find out more about the history of water entry into the basement or crawlspace. If you can determine that water was due to either ground water or sewer backup, you should contact an appropriate contractor to review.

Q S-9 Structure:

Water entry concern- There is evidence of past water in the basement. Minor staining was noted at the bases of some walls and partitions. We did not find any active moisture leakage. These areas should be monitored. Keep gutters clean and grading sloping away from the house. Check

with the current owner or occupant to find out more about the history of water entry into the basement. We recommend having a waterproofing contractor review prior to closing to determine if any improvements are needed.

🔍 **E-4 Electric:**

Unapproved wiring method?- Most municipalities in the Chicago area require that all electric conductors in the house be contained in conduit or pipe. "BX", or flexible metallic cable, is present in some areas of the home. While not necessarily unsafe, it may not be in conformance with local codes and may have to be replaced. Check with an electrician to determine a course of action.

🔍 **E-5 Electric:**

Knob and Tube wiring was noted in place in the home. Currently, it is out of service. However, it is suspected that it may be found in other areas of the building and may, in fact, be energized. It would be worthwhile having an electrician review this. You may want to check with your insurance company and lender. Many companies will not underwrite a policy on a property with knob and tube wiring.

🔍 **H-3 Heating:**

Chimney liner not visible- The furnace and or water heater vents into a chimney that is concealed from view. We recommend that you have a chimney contractor inspect this chimney liner to ensure that it is free from defects that could prevent proper venting of combustible gases. You should be aware that all chimneys venting gas fired mechanical systems should be lined with an appropriate liner. Re-lining of the chimney can be moderately expensive.

🔍 **H-6 Heating:**

Oil Tank?- Based on the age of the home there is the possibility that an oil tank existed for the heating system. The pipes sticking out of the foundation are another indication that this is a possibility. Buried oil tanks are potentially an environmental hazard. There are companies that specialized in locating and removing oil tanks. You should contact someone for more information about this. This can be an expensive process.

🔍 **P-4 Plumbing:**

Sewer Survey recommended- Regardless of age, it is recommended that you obtain a sewer lateral inspection during your negotiation period. The sewer lateral is the pipe that discharges all waste to the city sewer. Sewers can be clay or plastic, depending on age, but both can have problems. A sewer line can become cracked, collapsed or infiltrated with tree roots. Sewer repairs can sometimes be quite expensive to repair. A licensed plumber should camera the sewer for defects. If repairs are needed, you should contact the city to determine if they have partial reimbursement programs. Dig deeper [here](#) (about a 1 minute video) for more information about a sewer survey.

🔍 **P-15 Plumbing:**

Plumber should evaluate- The plumbing system has number of problems that need correction. A plumbing contractor should review the ENTIRE system to determine what will be required to make the system operable. See comments elsewhere in the report for specific items.

🔍 **I-10 Interior:**

3 season room- There is a 3 season room attached at the rear. You should be aware that these types of rooms are often unheated, uncooled, and may be uninsulated. In addition, the windows and doors may only be storm doors. Check with the owner to determine in which weather conditions they are able to use this room.

Q B-3 Bathroom(s):

Safety Glazing?- The window in the bathroom is not marked as safety glass. All window in bathrooms should be made with safety glass to prevent an injury if the glass is broken. A glazing contractor can be consulted to investigate further and make repairs, if necessary.

Q AI-9 Additional Information:

A WORD ABOUT SEVERAL ENVIRONMENTAL HAZARDS- You should be aware of several environmental hazards that may exist in a building of this age. If these areas are of concern to you we recommend that you have someone perform inspection and testing for these items. This property may have radon gas in it. **Radon** is a colorless, odorless radioactive gas that originates from uranium contained in a variety of soils that could be below the structure. According to the federal Environmental Protection Agency, radon has been scientifically proven to be the second leading cause of lung cancer. Radon enters the structure through joints, cracks and penetrations. Once inside the structure, it can become more concentrated. Periodically ventilating the structure will only temporarily reduce radon concentrations. Determination of radon levels that may be present in this structure can only be made with an appropriate test of 48 hours or more. Unless specifically requested by the client and addressed elsewhere in this report or by separate document, testing for radon is not within the scope of this inspection.

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In addition, indications are that this property was built prior to 1978. Prior to this year, many paint and stain products contained **lead**. Lead is a material that is medically harmful to human health and development, especially children. Testing or inspection for lead is outside the scope of this inspection, but only by testing can one determine the presence or absence of lead in either the interior or exterior painted or stained surfaces.

- SUGGESTION: Check with local authorities for any testing requirements. Have a qualified technician perform any tests as desired.

Older House note: Because of the age of this building, there will be features and systems that do not conform to present building standards. While we attempt to point out conditions that might affect health and safety as well as structural issues that may need correction, we do not warrant that all non-conforming conditions are reported. Imperfections such as sloping floors, floors and stairs that squeak, along with sticking doors are common in a building of this age. In addition, for homes built prior to the mid-1970's older **cloth electrical wiring, old plumbing, asbestos, lead paint, and other unique issues may present challenges in the future.**

An older building such as this will require upgrading and repair now and in the future, as all

buildings do.

 **AI-10 Additional Information:**

Additional Repairs needed- This building is in need of additional repairs. There are many signs of marginal or incomplete work done recently. Expect repair technicians to find more deficiencies during the course of continued work. Confirm that all appropriate permits were obtained for the work that has been done and that final inspections were performed by the municipal authority having jurisdiction (commonly called AHJ).



DUNSING INSPECTIONS

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Inspected by:

Joshua Bergerson

IL State Inspector License No. 450.012787 License Expires November 2024



1325 Judson Ave



1310 Judson Ave



1307/1305 Judson Ave



1316 Judson Ave



1317 Judson Ave



1314 Judson Ave



1308 Judson Ave



1411 Judson Ave



1323 Judson Ave



1326 Judson Ave



1322 Judson Ave



1404 Judson Ave



1412 Judson Ave



330 Greenwood St



1404 Forest Ave



1332 Forest Ave



321 Hamilton St



1200 Judson Ave



1123 Hinman Ave



427 Greenleaf St



423 Greenleaf St



1002 Judson Ave



335 Greenleaf St



1206 Hinman Ave



1037 Hinman Ave



1033 Hinman Ave



1022 Hinman Ave



411 Grove St



1625 Judson Ave



405 Grove St



1100 Hinman Ave



1518 Judson Ave



1514 Judson Ave



1135 Hinman Ave



1414 1/2 Forest Ave



1323 Judson Ave



1318 1/2 Forest Ave



1228 Forest Ave



1405 Judson Ave



1324 1/2 Forest Ave



316 Dempster St



1314 Forest Ave



1409/1411 Judson Ave



319 Greenwood St



318 1/2 Dempster St



1244 Forest Ave



1134 Forest Ave



1225 Judson Ave



1119 Judson Ave



316 Hamilton St



1218 Forest Ave



1304 Forest Ave



1120 Forest Ave

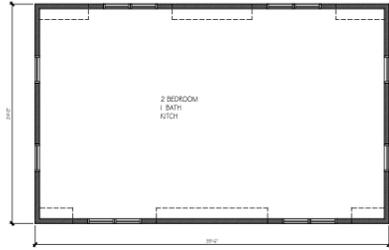




YARD SIDE ELEVATION



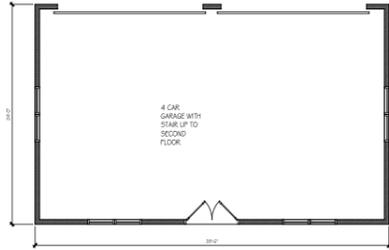
ALLEY SIDE ELEVATION



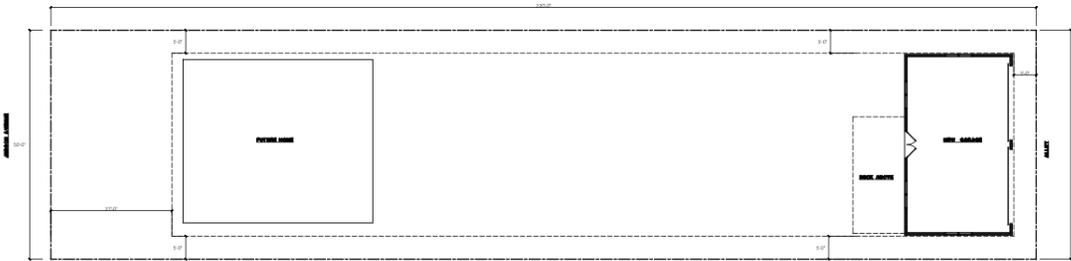
SECOND FLOOR PLAN



SIDE ELEVATION



FIRST FLOOR PLAN



SITE PLAN

A. NEW DETACHED GARAGE AND COACH HOUSE
1311 JUDSON AVENUE
EVANSTON, ILLINOIS





**ADU
Site**