



AGENDA
Preservation Commission
Tuesday, February 11, 2025
Lorraine H. Morton Civic Center, Council Chambers Room 2800 7:00 PM

Page

1. CALL TO ORDER/DECLARATION OF A QUORUM

2. PUBLIC COMMENT

Members of the public are afforded three minutes per person to provide testimony related to items listed under discussion or to otherwise address the Commission generally. Members of the public wishing to provide testimony on new or unfinished business shall be given the opportunity to do so following presentation by the applicant in a manner and under time limits determined by the Chair.

3. NEW BUSINESS

A. 25PRES-0010 - 1140 Hinman Ave. - Lakeshore Historic District 3 - 25

Stuart Cohen and Julie Hacker Architects, LLC, applicant on behalf of the property owner, submit for a Certificate of Appropriateness to demolish a covered rear entry porch, raised open deck, first floor bay, and second floor sleeping porch at the homes rear volume; construct a new covered entry porch, and raised deck. reconstruct the existing roof where it extended to cover the second-story sleeping porch proposed to be removed, and alter the pattern of fenestration at the homes rear volume including new French doors, and new double-hung windows in new and existing openings.

Applicable Standards: Alteration [1-10]; and Construction [1-8; 10-13; and 15].

[1140 Hinman STAFF REPORT](#)
[1140 Hinman COA Application](#)

B. **2025 Annual Work Plan** 26 - 29

Adoption of the proposed 2025 annual work plan with the following priority initiatives within Preserve 2040 identified for implementation: Coordinated Initiatives 1.4, 1.7, and 1.11; Initiative 2.10; Initiative 3.6; and Initiative 4.4.

[2025 Annual Work Plan](#)

4. **APPROVAL OF MEETING MINUTES**

A. **Minutes of December 10, 2024**

B. **Minutes of January 21, 2025** 30 - 35
[20250121_HPC_Minutes](#)

5. **DISCUSSION (NO VOTE WILL BE TAKEN)**

A. **Envision Evanston 2045 - Draft Zoning Code**

Pursuant to City Code Sections 2-8-3 (G) 15, 20, and 24 the Commission will review the draft City-initiated amendments to the Zoning Ordinance -- providing written testimony and recommendations on their appropriateness for the protection and continued use of existing landmarks and properties, structures, sites, or objects within historic districts, as well as their potential affect on other historically, culturally, architecturally, or archaeologically significant areas, sites, structures, and objects throughout the City.
Continued from January 21.

6. **ADJOURNMENT**

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



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 1140 Hinman Avenue - Lakeshore Historic District – 25PRES-0010
Date: February 4, 2025

Public Notice

Stuart Cohen and Julie Hacker Architects, LLC, applicant on behalf of the property owner, submit for a Certificate of Appropriateness to demolish a covered rear entry porch, raised open deck, first floor bay, and second floor sleeping porch at the homes rear volume; construct a new covered entry porch, and raised deck. reconstruct the existing roof where it extended to cover the second-story sleeping porch proposed to be removed, and alter the pattern of fenestration at the home's rear volume including new French doors, and new double-hung windows in new and existing openings.

Applicable Standards: Alteration [1-10]; and Construction [1-8; 10-13; and 15].

Construction Period:

Circa 1898

Style:

Colonial Revival

Architect of Record:

Charles R. Ayars

Condition:

Excellent

Integrity:

Very Good (alterations including the 2008 rear mudroom addition and covered rear porch proposed for removal).

Status:

Contributing; Eligible for landmark designation

Setting:

1140 Hinman Avenue is located in the west central portion of the Lakeshore Historic District on the west side of Hinman Avenue near the intersection of Hinman and Hamilton. The block contains an eclectic mix of architectural styles and forms including examples of the early and late Victorian periods, early and mid 20th century revival styles, and a handful of arts and crafts inspired homes. The block retains excellent integrity and a rich diversity of compatible single-family, two-family, and multi-family residences.

Significance:

The home was identified in the 2012 resurvey of the Lakeshore Historic District as being eligible for landmark designation under criterion 3 (exemplification of an architectural style) and criterion 4 (designed by a master architect). 1140 Hinman is a finely detailed 19th Century Colonial Revival. Character defining features include flared hipped roof with dentil frieze; buff brick exterior; elaborate front and side gabled dormers with cornice returns and Palladian windows; hipped front porch with dentil trim, square brick columns decorated with scrolled brackets, and turned balustrade; paneled wood front door flanked by square pilasters; two-story, three-sided bay on façade; polygonal south side tower with flared roof; historic 1/1 wood windows; two-part window on 2nd story of façade featuring two small, multilight windows framed by square pilasters; applied floral decorative elements on window and door surrounds.

Charles Robery Ayars (1861-1934):

A fifty year resident of Evanston, Charles R. Ayars was a prolific local architect who designed residential, institutional, educational, and religious buildings. Ayars most notable commissions in Evanston are Annie May Swift Hall, an early Evanston landmark, and one of the oldest remaining buildings on Northwestern's Campus, as well as the Women's Christian Temperance Union Administration Building, a local landmark and part of the National Historic Landmark designation, and St. Marks Episcopal Church, also a local landmark. Ayars was classically trained and a highly competent architect who practiced in a variety of styles, scales, and forms between the mid-1880s and the 1930s. Ayars began his career as an associate in the firm of Holabird and Root before establishing his own firm in Evanston at 605 Davis Street (demolished). Notable residential commissions include 1140 Hinman Avenue, 1220 Judson Avenue, 2525 Lincoln Street, and 936 Sheridan Road. His longtime and self designed home exists to this day at 2419 Lincoln Street.

Colonial Revival Style:

The Colonial Revival style (1880s to 1950s) is by far the most prevalent architectural style in communities across the country. The Colonial Revival style is believed to have started in 1876 at the Philadelphia Centennial Exhibition where a colonial kitchen, replete with spinning wheel was reconstructed. The New York firm of McKim, Mead, White, and Bigelow are often considered the first important practitioners of the style with their Appleton House in Lenox, Massachusetts and the Taylor House in Newport, Rhode Island. The most common architectural features of Colonial Revival homes include columned entry porches; entry doors with transoms and sidelights, and elaborate surrounds; symmetrical building forms; hipped roofs; and, double-hung, multi-lite windows that are often extant in pairs. In Evanston, most Colonial Revival homes are large in size,

being two to three stories in height and constructed in primarily brick masonry. These larger homes often have one or two story enclosed side or rear wings as well.

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.

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.

15. *New additions.* Wherever possible, new additions to structures or objects shall be done in such a manner that if such additions were to be removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Application for Certificate of Appropriateness (COA)

NOTICE: This form is not a permit application.

Application Required: This application is required for all scopes of exterior work, including minor, major, and window/door replacement projects affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when work is visible from the public way (street, alley, sidewalk, or other parcel of land appropriated to the public for public use).

Submission Deadline: To ensure timely processing of your application, submit this application no less than **15 business days** before the second Tuesday of each month. **Incomplete applications will not be accepted.** Refer to the **Submittal Requirements, pages within this application to ensure completeness.** Upon receipt of your application, staff will determine whether the proposal can be reviewed administratively, or whether it will be referred to the Preservation Commission for review and action. Completed applications referred to the Commission will be scheduled for review at the next available meeting as long as all required information is provided by the deadline and the number of items on the agenda allows.

For more information: It is encouraged, but not required, to meet with staff to review submittal requirements prior to submitting. To set up a meeting or to answer any questions as to which requirements apply to your project, please contact Cade W. Sterling at (847) 448-8231 or email: csterling@cityofevanston.org

Section A. Required Information (Print Clearly)

1) Property Address: <i>1140 Hinman</i>		FOR STAFF USE ONLY Application Number:	
2) Applicant's Name: <i>Cohen & Hacker Architects</i>		Address: <i>1322 Sherman Ave</i>	
City: <i>Evanston</i>	State: <i>IL</i>	Zip: <i>60201</i>	Phone: <i>847 328 2500</i>
3) Owner's Name: <i>Karin & Ernie Torain</i>		Address: <i>1140 Hinman</i>	
City: <i>Evanston</i>	State: <i>IL</i>	Zip: <i>60201</i>	Phone: <i>847 563 0563</i>
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 type="checkbox"/> I acknowledge that if any archaeological materials are encountered during construction, I will stop work and notify the Planning & Zoning Division immediately. An approved Certificate of Appropriateness is not a clearance for purposes of the Illinois Human Remains Protection Act as amended. (20 ILCS 3440)			
9) Applicants Signature: I acknowledge that I understand the requirements for what constitutes a complete application and affirm that the requirements for a complete application have been met. <i>Stuart Cohen</i>			
			Date: <i>12-21-2025</i>

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.

The project for 1140 Hinman Avenue includes the removal of a small covered rear entry porch, steps to grade, and a raised open deck three steps above grade and a first-floor bay window added in 2008. Also to be removed is a second floor sleeping porch at the rear southwest corner of the house which also appears to be an addition to the original 1898 house.

The project for 1140 Hinman Avenue includes the construction of a new covered porch with a deck extension at the same level, one step down from the level of the first floor, with new exterior stairs down to grade. The existing non-original partial glass French doors will be replaced with new French doors and the non-original bay window will be replaced with large double-hung windows. The project also includes new second floor double hung windows to match the existing second floor windows in the west back wall of the house and rebuilding of the existing roof where it extended to cover the sleeping porch to be removed.

The house is not a landmark but has been identified as a contributing structure in the Lake Shore Historic District. A Certificate of Appropriateness is required for the modifications described above.

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.)

The proposed addition and alterations are only partially visible from the alleyway behind the property and from the second-floor windows of the adjacent houses. We believe that the three most important applicable Standards for Construction are:

2. Proportion of Facades

The new porch and its roof slopes are in both scale and in proportion with the back of the existing house.

3. Proportion of Openings.

The new second floor double Hung windows match the height, width, and style of the one existing west facing second floor window.

10. Scale of Structure.

The Porch is in scale with the existing house. The Porch columns are sized to recall the columns on the front porch although without their decorative elements, except for the band of decorative dentils at their top. These along with the frieze board set forward to form capitals at the top of each column's shaft.

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](#)

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

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

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

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

PLAT OF SURVEY

OF

LOT 2 IN BLOCK 77 IN NORTHWESTERN UNIVERSITY SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2, LYING EAST OF CHICAGO AVENUE, OF SECTION 19, TOWNSHIP 41, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF EVANSTON, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 9,041.15 SQ.FT.=0.207 ACRE

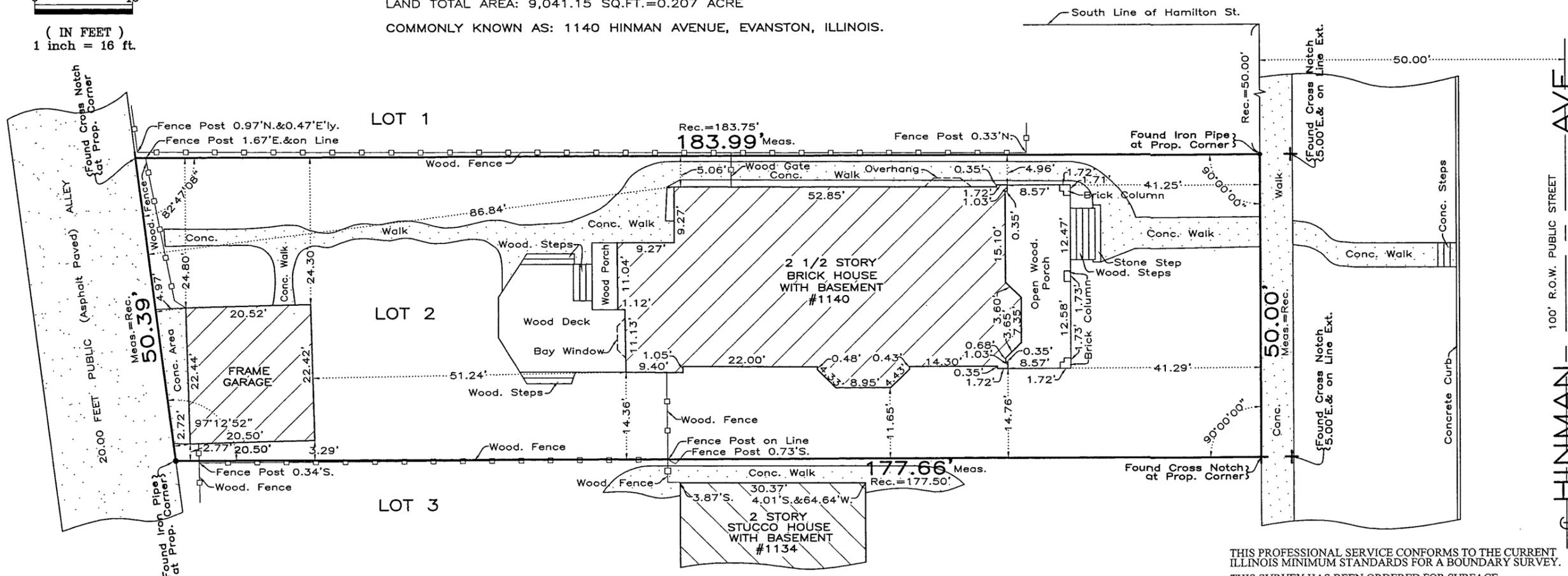
COMMONLY KNOWN AS: 1140 HINMAN AVENUE, EVANSTON, ILLINOIS.



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.

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

Order No. 08-80009
Scale: 1 inch = 16 feet.
Date of Field Work: August 23, 2024.
Ordered by: Cohen & Hacker Architects, LLC



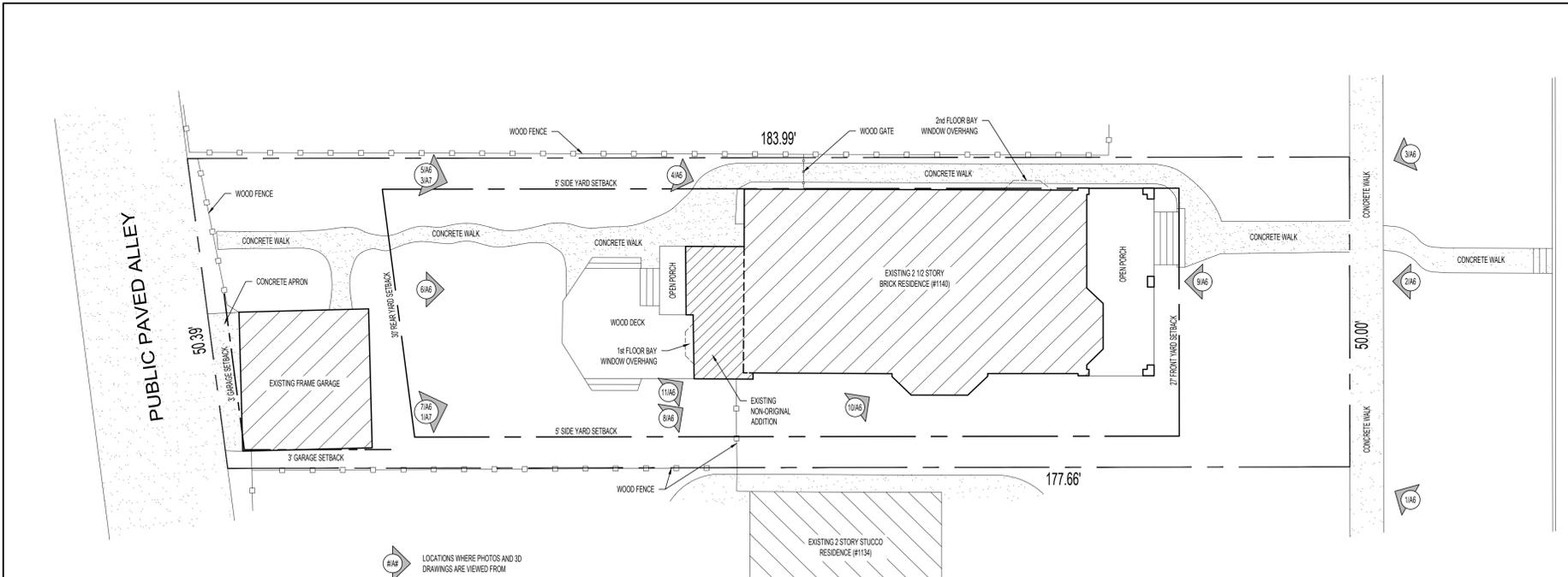
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

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

State of Illinois s.s.
County of Cook
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: August 27, 2024.

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

Drawn by: G.M.-S.K.-A.J.



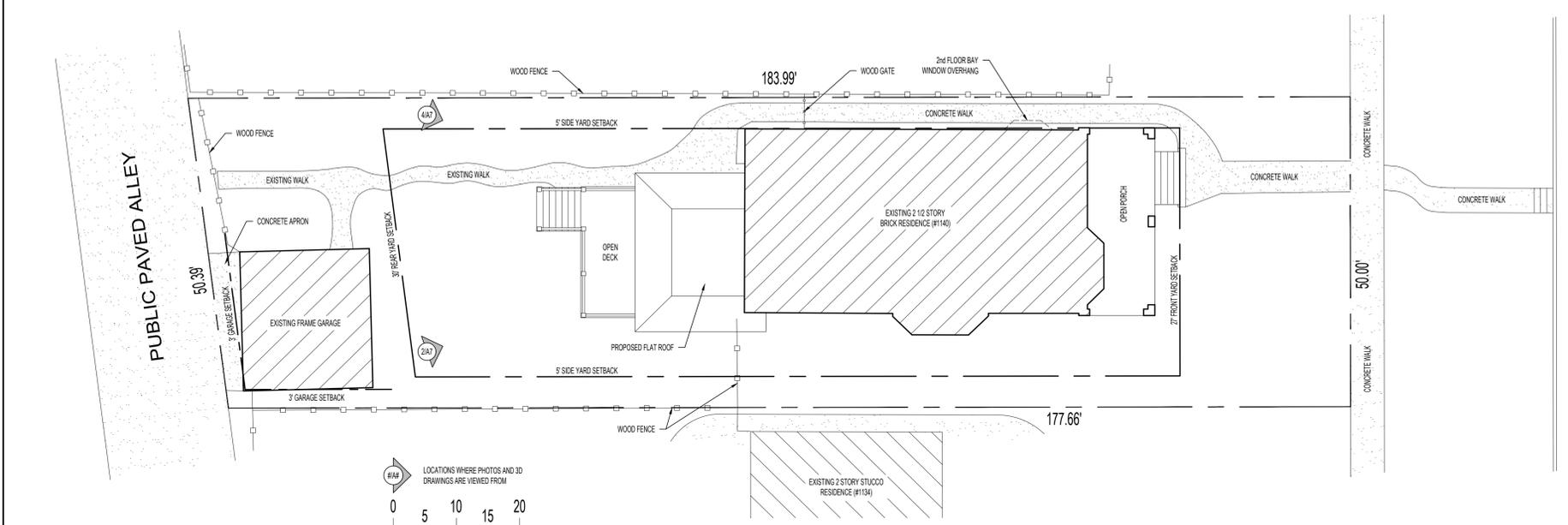
LOCATIONS WHERE PHOTOS AND 3D DRAWINGS ARE VIEWED FROM

0 5 10 15 20

GRAPHIC SCALE (IN FEET)

NORTH

1 Site Plan - Existing
SCALE: 1" = 10'-0"



LOCATIONS WHERE PHOTOS AND 3D DRAWINGS ARE VIEWED FROM

0 5 10 15 20

GRAPHIC SCALE (IN FEET)

NORTH

2 Site Plan - Proposed
SCALE: 1" = 10'-0"

HINMAN AVE.

HINMAN AVE.

ZONING: PROPOSED PORCH

ADDRESS: 1140 HINMAN AVENUE, EVANSTON, ILLINOIS

DISTRICT: R1

AREAS:

LOT AREA: 9,041.15 S.F.	
BUILDING LOT COVERAGE: MAX. BUILDING LOT COVERAGE (30% LOT AREA) = 2,712.34 S.F.	
ALTERED HOUSE =	1,878.99 S.F.
EXISTING ROOF OVERHANG GREATER THAN 2'-0" =	61.31 S.F.
EXISTING FRONT PORCH =	296.66 S.F.
EXISTING GARAGE =	456.91 S.F.
PROPOSED REAR PORCH =	127.20 S.F.
SUB-TOTAL =	2,869.13 S.F.
FRONT PORCH 50% EXCLUSION =	(148.33 S.F.)
PROPOSED BUILDING LOT COVERAGE =	2,710.80 S.F. COMPLIES
IMPERVIOUS SURFACE RATIO: MAX. IMPERVIOUS SURFACE RATIO (45% LOT AREA) = 4,068.52 S.F.	
ALTERED BUILDING LOT COVERAGE =	2,710.80 S.F.
EXISTING CONCRETE GARAGE APRON =	19.44 S.F.
ALTERED CONCRETE WALK & PROPOSED PATIO =	759.20 S.F.
EXISTING FRONT PORCH STEPS =	42.84 S.F.
PROPOSED OPEN DECK =	373.52 S.F.
SUB-TOTAL =	3,806.80 S.F.
PROPOSED OPEN DECK CREDIT 3% LOT AREA =	(271.23 S.F.)
PROPOSED IMPERVIOUS SURFACE =	3,535.57 S.F. COMPLIES

Phase: review permit rev. bidding contracting construction

Date: Revised: 1/21/2025

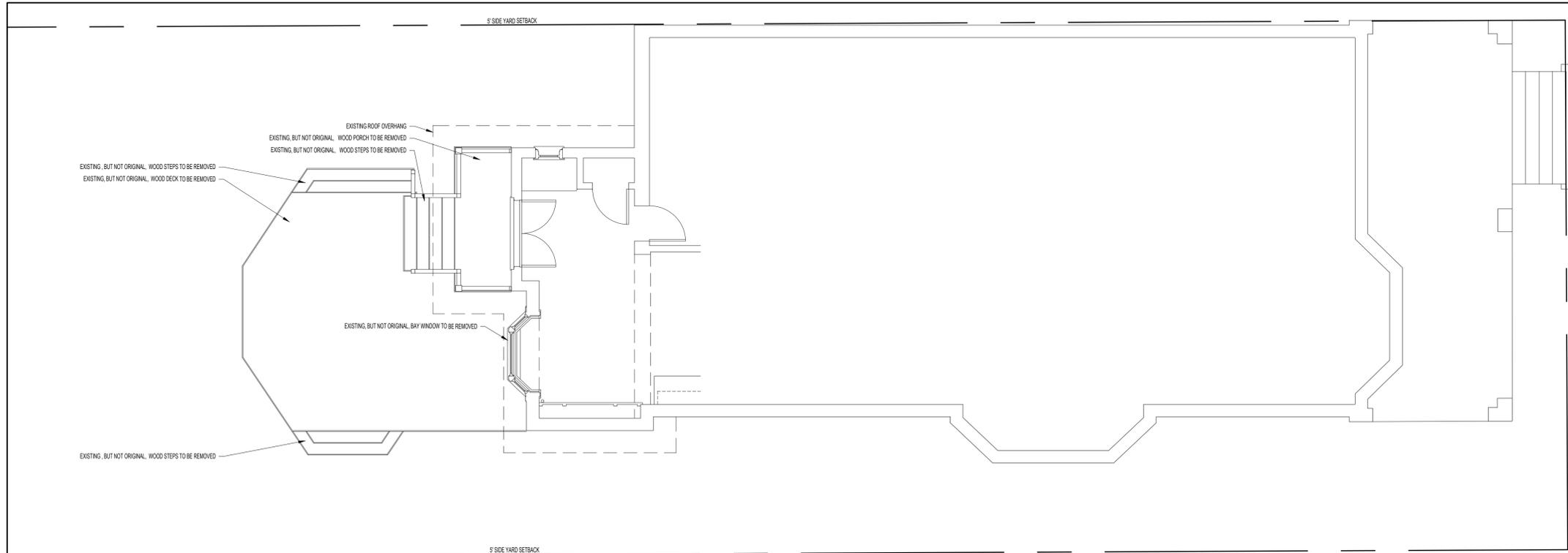
consultant:

STUART COHEN & JULIE HACKER ARCHITECTS LLC
1322 Sherman Avenue
Evanston, Illinois 60201 U.S.A. Telephone: 847-328-2500

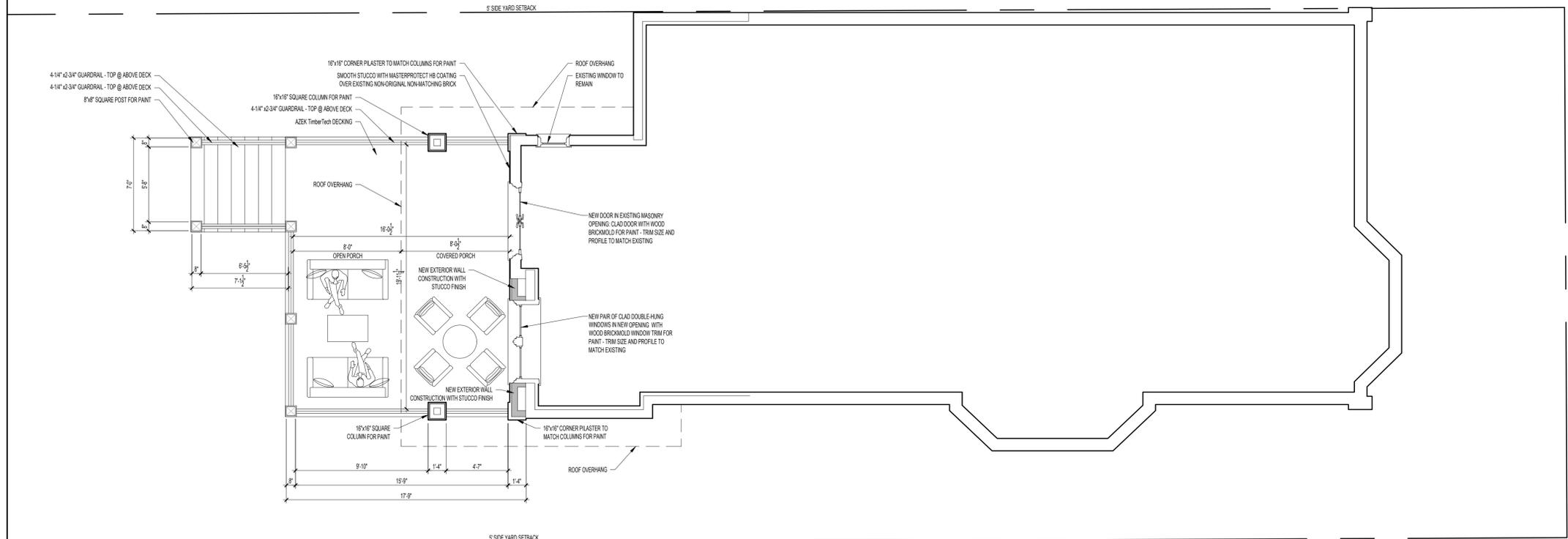
Torain Addition & Remodeling
1140 Hinman Avenue
Evanston, Illinois 60202

Site Plans Existing & Proposed sheet: drawn:bk job: 2401

A1



1 First Floor Plan - Existing
SCALE: 1/4" = 1'-0"



2 First Floor Plan - Proposed
SCALE: 1/4" = 1'-0"

Phase:	Date:
review	1/21/2025
permit rev.	
bidding	
contracting	
construction	

consultant:

STUART COHEN & JULIE HACKER
ARCHITECTS LLC
1322 Sherman Avenue
Evanston, Illinois 60201 U.S.A. Telephone: 847-328-2500

Torain
Addition & Remodeling
1140 Hinman Avenue
Evanston, Illinois 60202

1st Floor Plans
Existing & Proposed
sheet:
drawn:bk | job: 2401

A2

EXISTING, BUT NOT ORIGINAL, FLAT ROOF TO BE REMOVED AND REPLACED WITH NEW ROOF OVER PROPOSED PORCH

EXISTING WINDOW TO BE REMOVED AND REPLACED WITH NEW WINDOW
EXISTING, BUT NOT ORIGINAL, SLEEPING PORCH TO BE REMOVED

EXISTING, BUT NOT ORIGINAL, DOOR TO BE REMOVED



1 Second Floor Plan - Existing
SCALE: 1/4" = 1'-0"

FLAT ROOF - 8 PVC MEMBRANE
ASPHALT SHINGLES TO MATCH EXISTING - PITCH = 4:34 - 12
METAL GUTTERS AND DOWNSPOUTS TO MATCH EXISTING

NEW CLAD DOUBLE-HUNG WINDOW IN EXISTING LOCATION WITH WOOD BRICKMOLD WINDOW TRIM FOR PAINT - TRIM SIZE AND PROFILE TO MATCH EXISTING

BRICK SURROUNDING NEW WINDOW OPENING - PATCH, REPAIR & CLEAN AS NECESSARY - SIZE, PATTERN, MORTAR JOINTS AND COLOR TO MATCH EXISTING

NEW PAIR OF CLAD DOUBLE-HUNG WINDOWS IN NEW OPENING WITH WOOD BRICKMOLD WINDOW TRIM FOR PAINT - TRIM SIZE AND PROFILE TO MATCH EXISTING



2 Second Floor Plan - Proposed
SCALE: 1/4" = 1'-0"

EXISTING DOUBLE-HUNG WINDOW TO REMAIN

Phase:	Date:	Revised:
review		
permit rev.	1/21/2025	
bidding		
contracting		
construction		

consultant:

STUART COHEN & JULIE HACKER
ARCHITECTS LLC

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Torain
Addition & Remodeling

1140 Hinman Avenue
Evanston, Illinois 60202

Second Floor Plans
Existing & Proposed
sheet:

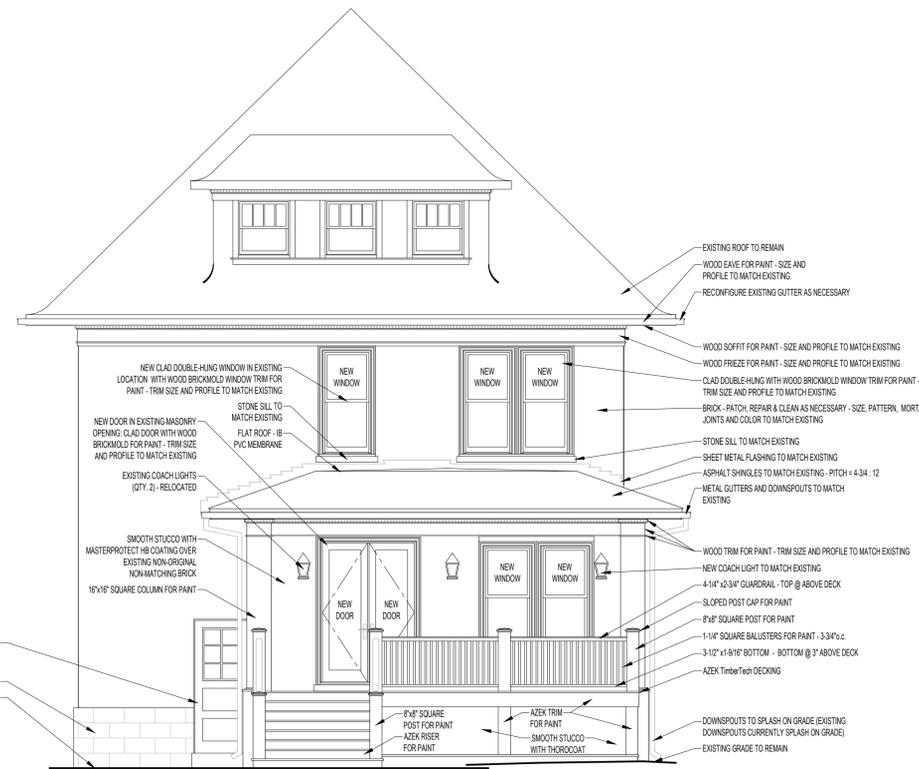
drawn:bk | job: 2401

A3

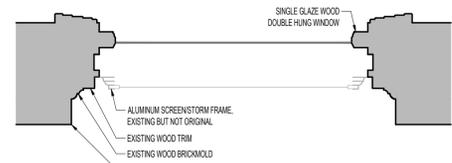
copyright © 2025



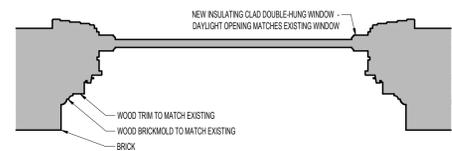
1 West Elevation - Existing
SCALE: 1/4" = 1'-0"



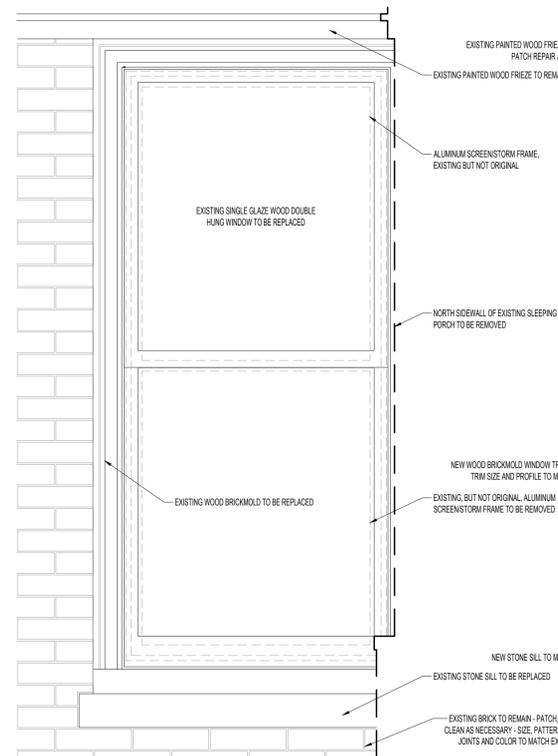
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SCALE: 1/4" = 1'-0"



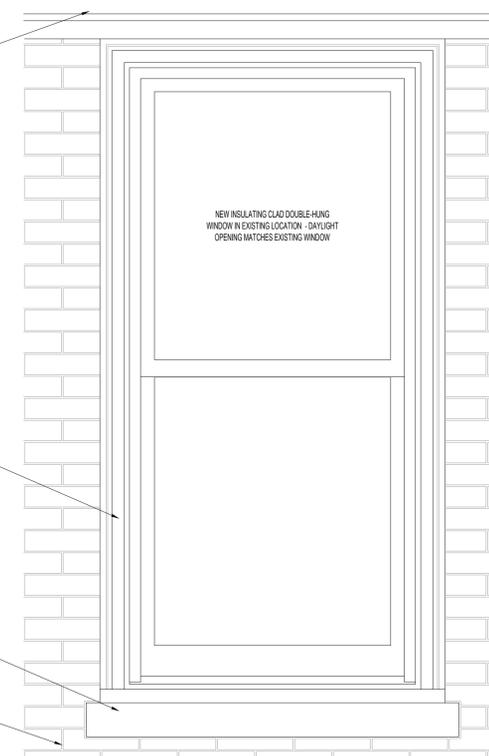
3 Horizontal Window Profile - Existing
SCALE: 1-1/2" = 1'-0"



4 Horizontal Window Profile - Proposed
SCALE: 1-1/2" = 1'-0"



5 Window Elevation - Existing
SCALE: 1-1/2" = 1'-0"



6 Window Elevation - Proposed
SCALE: 1-1/2" = 1'-0"

Phase:	Date:
review	1/21/2025
permit rev.	
bidding	
contracting	
construction	

consultant:

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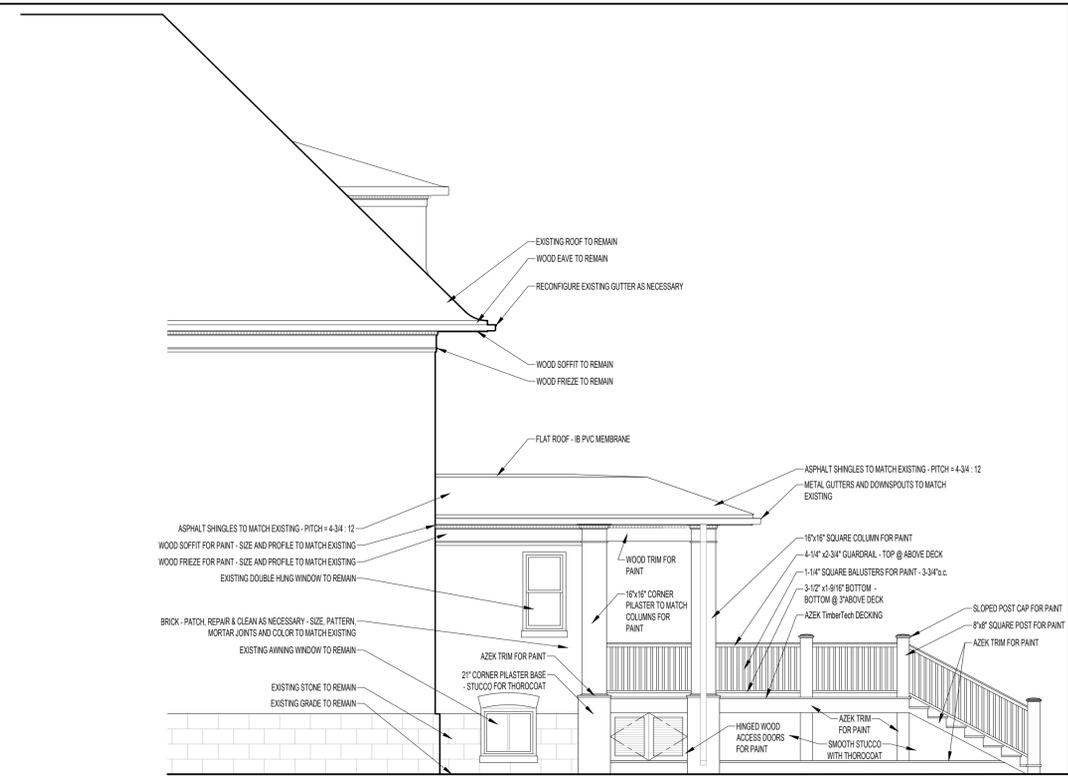
Ext. Elevations West
Window Profiles
Window Elevations
sheet: drawn:bk job: 2401

A4

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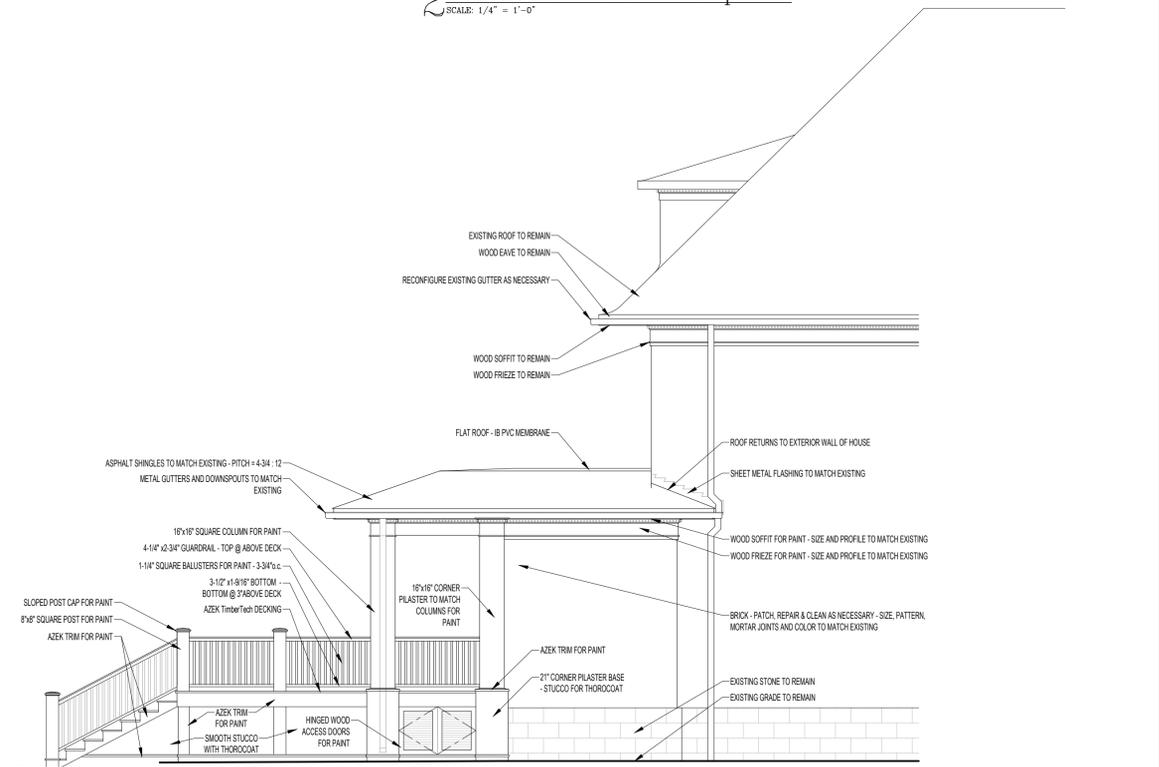
1 North Elevation - Existing
SCALE: 1/4" = 1'-0"



2 North Elevation - Proposed
SCALE: 1/4" = 1'-0"



3 South Elevation - Existing
SCALE: 1/4" = 1'-0"



4 South Elevation - Proposed
SCALE: 1/4" = 1'-0"

Phase:	Date:
review	1/21/2025
permit rev.	
bidding	
contracting	
construction	

consultant:

STUART COHEN & JULIE HACKER
ARCHITECTS LLC
 1322 Sherman Avenue
 Evanston, Illinois 60201 U.S.A. Telephone: 847-328-2500

Torain
 Addition & Remodeling
 1140 Hinman Avenue
 Evanston, Illinois 60202

Ext. Elevations West
 drawn:bk | job: 2401

sheet:
A5

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1 Existing East Elevation - Southeast Corner
SCALE: 1/4" = 1'-0"



2 Existing East Elevation
SCALE: 1/4" = 1'-0"



3 Existing East Elevation - Northeast Corner
SCALE: 1/4" = 1'-0"



4 Existing North Elevation
SCALE: 1/4" = 1'-0"



5 Existing West Elevation - Northwest Corner
SCALE: 1/4" = 1'-0"



6 Existing West Elevation
SCALE: 1/4" = 1'-0"



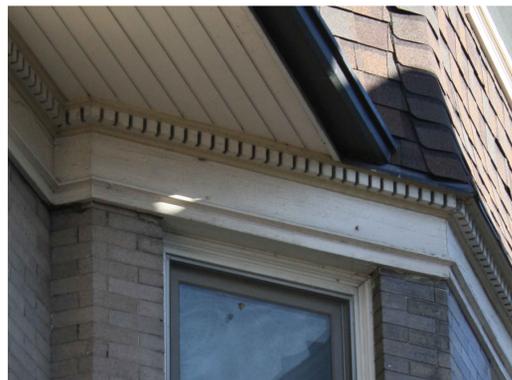
7 Existing West Elevation - Southwest Corner
SCALE: 1/4" = 1'-0"



8 Southwest Corner - Close-up
SCALE: 1/4" = 1'-0"



9 Existing Column Frieze Detail
SCALE: 1/4" = 1'-0"



10 Existing Eave Detail
SCALE: 1/4" = 1'-0"



11 Existing Stone At Base of Exterior Wall
SCALE: 1/4" = 1'-0"

Phase:	review	permit rev.	bidding	contracting	construction
Date:	Revised:				
	1/21/2025				

consultant:
STUART COHEN & JULIE HACKER ARCHITECTS LLC
1322 Sherman Avenue
Evanston, Illinois 60201 U.S.A. Telephone: 847-328-2500

Torain
Addition & Remodeling
1140 Hinman Avenue
Evanston, Illinois 60202

Photos of Existing Elevations & Details
drawn:bk | job: 2401
sheet:

A6



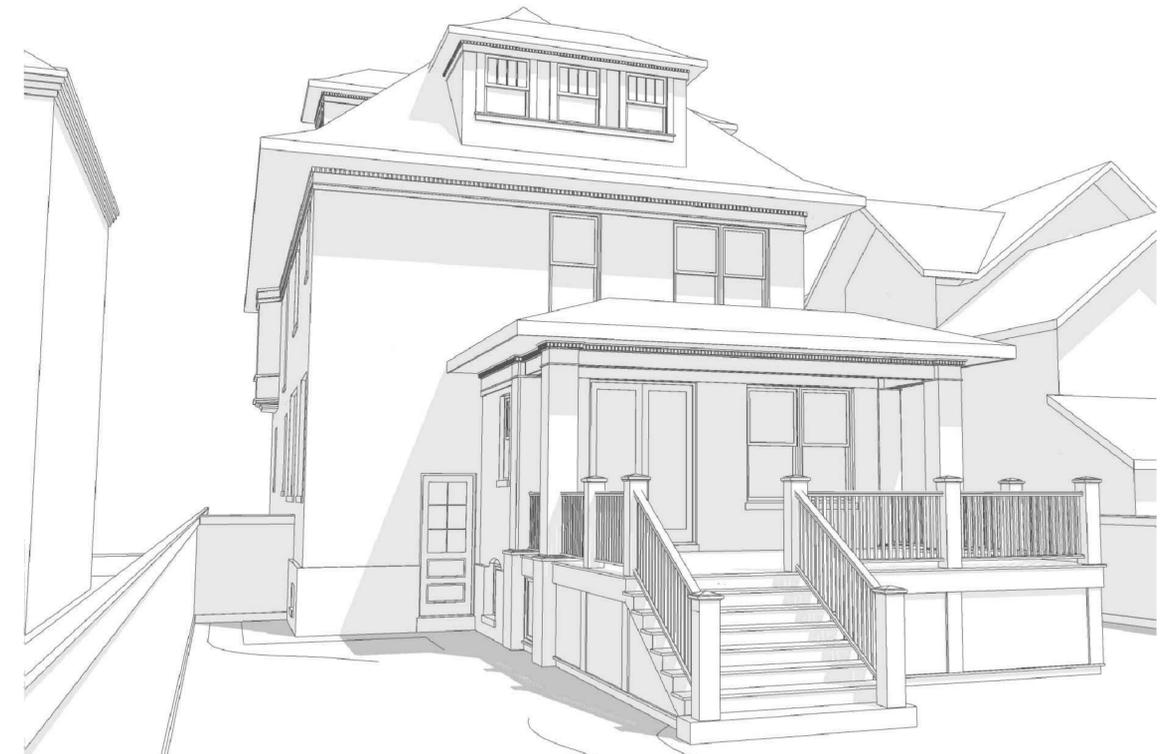
1 Existing West Elevation – Southwest Corner
SCALE: 1/4" = 1'-0"



2 Proposed West Elevation – Southwest Corner
SCALE: 1/4" = 1'-0"



3 Existing West Elevation – Northwest Corner
SCALE: 1/4" = 1'-0"



4 Proposed West Elevation – Northwest Corner
SCALE: 1/4" = 1'-0"

Existing & Proposed West Elevations sheet:	Torain Addition & Remodeling 1140 Himman Avenue Evanston, Illinois 60202	STUART COHEN & JULIE HACKER ARCHITECTS LLC 1322 Sherman Avenue Evanston, Illinois 60201 U.S.A. Telephone: 847-328-2500	consultant:	Date: Revised: 1/21/2025
			Phase: review permit rev. bidding contracting construction	
drawn:bk job: 2401		A7		

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



PHOTO ID

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

ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY CURRENT USE
 CONDITION HISTORIC USE
 INTEGRITY SECONDARY STRUCTURE
 NRSECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Colonial Revival"/>	ROOF TYPE	<input type="text" value="Hipped"/>
DETAILS	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1898"/>	FOUNDATION	<input type="text" value="Stone"/>
OTHER YEAR	<input type="text"/>	PORCH	<input type="text" value="Full front"/>
DATESOURCE	<input type="text" value="Building permit"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (current)	<input type="text" value="Brick"/>	WINDOW MATERIAL 2	<input type="text"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW TYPE	<input type="text" value="Double hung/casement"/>
PLAN	<input type="text" value="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="1/1; 1-light; multi-light"/>
NO OF STORIES	<input type="text" value="2.5"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

1140 HINMAN AVENUE

ALTERATIONS

Replacement windows in dormers and on 3rd story of south side tower; 1-story rear addition (2008)

HISTORIC INFORMATION

OLD ADDRESS
(city dir.year)

ORIGINAL
OWNER

Shellito, Arthur M.

ORIGINAL
ARCHITECT

Ayars, C. R.

BUILDING MOVED? No

ARCHITECT
SOURCE

BP1208

MOVED FROM

BUILDER

mason Gilbert, L. B.

ADDITIONAL PHOTOGRAPHS



PHOTO ID2 \images\11-19-207-013-0000-2.jpg

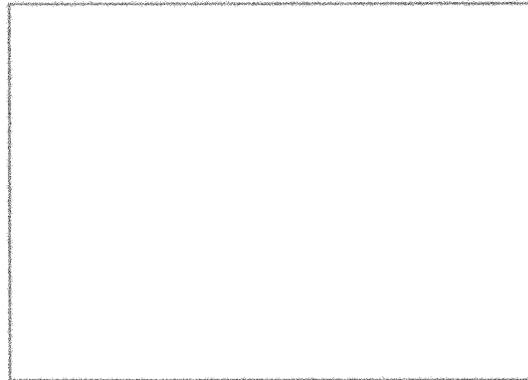


PHOTO ID3

OTHER PINS

SURVEYOR

Lara Ramsey

SURVEYOR
ORGANIZATION

GRANACKI HISTORIC CONSULTANTS

SURVEY DATE

2/13/2012

Historic Info
Compiler

aoe

SURVEYAREA

EVANSTON LAKESHORE PHASE II

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

1140 HINMAN AVENUE

OLD ADDRESS
(city dir.year)

DATE OF CONSTRUCTION 1898

MOVING INFORMATION

BUILDING MOVED? No

MOVING PERMIT # **DATE**

MOVED FROM

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # 1208 **DATE** 1898.09.06

BUILDING PERMIT DESCRIPTION 2-story dwelling 30x54x40

COST \$7,000

ORIGINAL OWNER Shellito, Arthur M.

ORIGINAL OWNER OCCUPIED? yes

ORIGINAL ARCHITECT Ayars, C. R.

ARCHITECT SOURC BP1208

BUILDER mason Gilbert, L. B.

EXTERIOR ALTERATION PERMITS

OTHER PERMIT INFO

COA INFO

2006 - Replace existing cedar dog-eared fence in same location with a cedar board and batten fence (6' high x 28' long) along the rear property line from the northwest corner of the garage to the north property line--SEE CONTINUATION SHEET

HISTORIC INFO

"The Playhouse" (overnight child care) operated here in 1929; zoning ordered to discontinue 1/1/1930.

OTHER SOURCES

ELHD n/a. PHOTO at EHC: 10"x8" streetscape looking WSW from Hamilton, 1134-1142 Hinman Ave (west side), undated

HISTORIC INFO COMPILER aoe

City of EVANSTON
LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 1140

STREET HINMAN AVENUE

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

Flared hipped roof with dentil frieze; buff brick exterior; elaborate front and side gabled dormers with cornice returns and Palladian windows; hipped front porch with dentil trim, square brick columns decorated with scrolled brackets, and turned balustrade; paneled wood front door flanked by square pilasters; two-story, three-sided bay on façade; polygonal south side tower with flared roof; historic 1/1 wood windows; two-part window on 2nd story of façade featuring two small, multi-light windows framed by square pilasters; applied floral decorative elements on window and door surrounds.

COA Information

2006 - Replace existing cedar dog-eared fence in same location with a cedar board and batten fence (6' high x 28' long) along the rear property line from the northwest corner of the garage to the north property line.

2008 - Remove basement window and sill on the south elevation (south/east) corner and enlarge window opening (36"W x 45" H) and install casement window (33"W x 41-7/8"H) with muntins to give the window the appearance of a double hung window.

2008 - One-story rear addition with extended roof, wooden deck and stairs. Replace basement windows. Revised plans submitted on 6/17/08 approved. Revised plans received on 08/08/08 in compliance to Dean Mosca building code comments approved. Additional revisions on 3/30/09 include a new low deck also approved by Preservation Coordinator on 4/6/09.



**Zoning Analysis
Summary**

Review Date: 2.4.25
By: CWS

Case Number:

Case Status/Determination:

Preliminary Review

Compliant

Applicant: Julie Hacker

Plans prepared by: Hacker-Cohen Architects LLC

Plans dated: 6.8.24

Survey dated: 12.7.23

District: R1 – Lakeshore Historic District

Proposal:

Demolish a covered rear entry porch, raised open deck, first floor bay, and second floor sleeping porch at the homes rear volume; construct a new covered entry porch, and raised deck. reconstruct the existing roof where it extended to cover the second-story sleeping porch proposed to be removed, and alter the pattern of fenestration at the homes rear volume including new French doors, and new double-hung windows in new and existing openings.

Additional Comments:

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

Principal Use and Structure: Addition to SFR	
Zoning Code Section	Use: SFR
6-8-2-6	Compliant: Lot width: 50' where 35' is the minimum required.
6-8-2-5	Compliant: Lot size: 9041 where 7200 is the minimum required.
6-8-2-3	Dwelling units #: Compliant: 1 where 1+ADU is the maximum permitted
6-8-2-7	Building Lot Coverage: Compliant: 29.6% where 30% is the maximum permitted.
6-8-2-10	Impervious Surface Coverage: Compliant: 39.4% where 45% is the maximum permitted.
6-8-2-9	Building Height: Single-story addition at rear is well below both 35' as well as 2.5 stories.
6-8-2-8 And 6-4-1-9	Yards (Setbacks): Interior Side N: Compliant 5' where 5' is the minimum required. 14.5' at rear addition. Interior Side S: Compliant 11.65' where 5' is the minimum required. 14.5' at rear addition. Rear: Compliant 74' where 30' is the minimum required <u>Rear Yard Deck Setbacks:</u> Deck is >14' from the north and south rear yard setbacks where 3' is the minimum required. Compliant.

Additional Comments or Considerations:

- Eaves of addition match existing on principal structure and do not encroach into any required yard.



MEMORANDUM

To: Members of the Preservation Commission
 From: Cade W. Sterling, Planner
 Subject: 2025 Annual Work Plan
 Date: February 7, 2025

Summary

The table on the following page provides a summary of Preserve 2040 initiatives with an anticipated implementation timeline in years 1-3 as well as those listed as ongoing. The Plan is entering year three of its anticipated 20 year lifecycle. **Green** identifies initiatives completed or in various levels of completion or progress. Based on discussion at the January 21 meeting, the following are recommended for inclusion in the 2025 work plan.

1. Survey and Documentation Efforts
 - a. **Initiative 1.4:** Conduct a city-wide survey of Evanston’s downtown and neighborhood business district resources.
 - b. **Initiative 1.7:** Document and include the built resources that embody historic, social, and cultural periods and events, and the diverse groups and people who have contributed to Evanston’s unique character and identity.
 - c. **Initiative 1.11:** Prepare an annual study list of eligible resources in Evanston.
2. **Initiative 2.10:** Organize a Preservation Consortium or Preservation Advisory Sub-Committee. (identified in the 2024 work plan but not started).
3. **Initiative 3.6:** Advocate for adoption of a citywide deconstruction ordinance. (identified in the 2024 work plan and progress made).
4. **Initiative 4.4:** Prepare a preservation training publication and one-on-one orientation for elected officials.

Initiative	Implementation Schedule	Priority Level	Status
Survey and Documentation			
1.5: Re-Survey the Ridge Historic District*	Year 3-5	Medium	Not Started
* To begin work in year 4, an RFP and budget request would need to be authorized in 2025			
1.3: Prioritize new areas in Evanston for surveys.	Ongoing	High	Not Started

1.4: Conduct a city-wide survey of Evanston's downtown and neighborhood business district resources.	Year 1-3	High	Ongoing (downtown was done in 2023) Recommend advancement
1.7: Document and include the built resources that embody historic, social, and cultural periods and events, and the diverse groups and people who have contributed to Evanston's unique character and identity.	Ongoing	Pressing	Not Started
Initiative	Implementation Schedule	Priority Level	Status
1.8: Integrate preservation survey and documentation as part of future City planning efforts.	Ongoing	High	In Progress
1.11: Prepare an annual study list of eligible resources in Evanston.	Ongoing	Medium	In progress; ongoing effort
Program Administration and Resource Management			
2.1: Review and update the Historic Preservation Ordinance	Year 1-3	High	Not Started
2.8: Work with the Economic Development Division to enact a legacy or heritage business program.	Year 1-3	Pressing	Complete
2.10: Organize a Preservation Consortium or Preservation Advisory Sub-Committee	Year 1-3	Pressing	Early conversations.
2.11: Benchmark Commission accomplishments and performance trends in an annual public report. (Presentations made in 2023 and 2024).	Ongoing	Pressing	Scheduled for March for previous year 2024 presented in 2025
2.12: Actively recruit future Commissioners with a focus on building a membership reflective of Evanston's diverse demographics and backgrounds.	Ongoing	High	Recruitment campaign made in 2023
Community Revitalization			
3.2: Collaborate with Evanston Special Service Areas, Chamber of Commerce, and broader business community to identify and advance preservation priorities.	Ongoing	High	Not Started

3.3: Collaborate with the Economic Development Division to assist in marketing and buyer recruitment for historic commercial, industrial, and institutional properties.	Ongoing	Medium	Not Started
3.6: Advocate for adoption of a citywide deconstruction ordinance.	Year 1-3	Pressing	<i>Started or completed.</i>
3.8: Conduct annual reconnaissance of historic properties to identify materials and finishes in poor condition before replacement is necessary and provide technical assistance for their proper repair.	Ongoing	Medium	Citywide building survey being conducted. Ongoing.
Initiative	Implementation Schedule	Priority Level	Status
3.9: Invite professionals to speak on the appropriateness of various composite and synthetic materials which accurately mimic historic building materials that are non-sustainable.	Ongoing	High	Speaker series implemented in 2023
3.10: Support the retention of significant landscape features which offer citywide environmental benefits. (Commissioners as well as the Staff Liaison did advocate for a variation of the Tree Preservation Ordinance, and also gave a presentation to the Environment Board on heritage trees and the value of cultural landscapes.) Additional advocacy in comp plan.	Ongoing	High	Progress made but largely tied to initiative 2.1.
Education and Advocacy			
4.1: Reinstate a quarterly preservation and design oriented newsletter and make it available on social media.	Year 1-3	Pressing	Complete
4.3: Support an annual endangered properties list	Ongoing	Low	Not Started
4.4: Prepare a preservation training publication and one-on-one orientation for elected officials.	Year 1-3	Pressing	Prepared but no trainings have occurred
4.7: Compile and publish a list of restoration professionals who perform work in Evanston.	Year 1-3	Pressing	Not Started
4.9: Continue to digitize and make available early publications of the Commission (and resources generally).	Ongoing	Medium	Progress made.

4.12: Continue annual training for local realtors, insurance, and financial professionals.	Ongoing	Medium	Identified in 2024 work plan but not started
4.17: Support ongoing oral history projects	Ongoing	Medium	Not Started

The full Preserve 2040 Long-Range Plan can be found here: [Link to Long-Range Work Plan](#)



MEETING MINUTES

PRESERVATION COMMISSION

Tuesday, January 21, 2025

7:00 P.M. Council Chambers Room 2800

Members Present: Carl Klein, Thomas Ahleman, Amanda Ziehm, Sarah M. Dreler, Stuart Cohen, Lesa Rizzolo, John Jacobs, Beth Bodan, Matthew Johnson, Charles Smith

Members Absent: Joshua Bowes-Carlson,

Staff Present: Cade W. Sterling

Presiding Member: Sarah M. 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.

- Residents Jeff Wooten, Pat Mulhern, Michael Davis, and Steve Test of the 1000, 1100, and 1200 blocks of Hinman Avenue spoke in opposition to the draft zoning changes for the portion of Chicago Avenue between Dempster Street and Lee Street. Specifically, residents noted the proposal to allow up to 100' buildings as-of-right with a 5' rear-yard setback adjacent to single-family residences in the Lakeshore Historic District. Residents expressed concern that this would result in a loss of light and air, devalue property, and negatively impact the integrity of the historic district. Additionally, residents noted the Preserve 2040 Plan which specifically identifies this area as requiring additional sensitivity in approach due to its redevelopment potential along a major corridor adjacent to the historic district. Residents requested the Commission review the

proposal and make a recommendation that the proposed zoning is incompatible.

OLD BUSINESS

1314 Judson Avenue - Lakeshore Historic District - 24PRES-0170

Jeanie Petrick, architect and applicant on behalf of the property owner, submit for a Certificate of Appropriateness to raise the ceiling height and alter the roof form of an existing two-story addition to the structures south elevation, alter the homes pattern of fenestration including replacement windows in existing and new openings, and truncating the existing volume and roof of a rear elevation screened porch. **Continued from December 10, 2024.**

Applicable Standards: Alteration [1-10]; and Construction [1-8; 10-13; and 15].

- Jeanie Petrick presented an overview of the changes made to the plan since the previous submission in December. Specifically, the proposed roof form for the previous tower had been reduced in height and better integrated into the existing roof form, changes were made to the pattern of fenestration on the side and rear elevations to better mimic existing conditions, and the proposed screen porch had been shifted further south to allow for a full gable roof form rather than a clipped gable as previously proposed.
- Commissioners acknowledged the significant improvement to the plans and thanked the applicant for taking their comments and suggestions seriously and turning around the new composition that had better proportions, was more cohesive, and was simplified.
- The Commission agreed that the new composition met the standards.
- A motion to approve as presented was made by Commissioner Klein and seconded by Commissioner Ziehm. The motion carried on a vote of 10-0.

NEW BUSINESS

Election of 2025 Officers

- Mr. Sterling distributed ballots to each Commissioner
- Commissioner Cohen asked to remove himself for consideration as Secretary.
- The Commission voted 7-3 to elect Commissioner Klein as Chair, 10-0 for Commissioner Ahleman as Vice-Chair, and 10-0 for Commissioner Ziehm as secretary.

APPROVAL OF MEETING MINUTES

Minutes of December 12, 2024

- The minutes were approved without revision.

DISCUSSION (NO VOTE WILL BE TAKEN)

Envision Evanston 2045 - Draft Zoning Code

Pursuant to City Code Sections 2-8-3 (G) 15, 20, and 24 the Commission will review the draft City-initiated amendments to the Zoning Ordinance -- providing written testimony and recommendations on their appropriateness for the protection and continued use of existing landmarks and properties, structures, sites, or objects within historic districts, as well as their potential affect on other historically, culturally, architecturally, or archaeologically significant areas, sites, structures, and objects throughout the City.

- Mr. Sterling provided brief background on the discussion including
 - Whether the following areas represent historically, culturally, or architecturally significant areas within the City that although not be registered as historic districts otherwise have a special interest or value to the City and its citizens.
 - whether the proposed zoning for these areas encourages their preservation, continued utilization, and rehabilitation; and,
 - If not, what would the Commission recommend as an alternative.

- **Chicago Avenue between Dempster and Lee Street.**
 - General consensus was that the proposed M3 designation here is not appropriate particularly on the east side of Chicago Avenue where lots abut low-density single-family homes within the Lakeshore Historic District. Commissioners recommended no more than four stories in this location and that this would allow for appropriate building types that would be compatible with surrounding character and built forms.
 - Commissioners also recommended that any reduction in bulk that may occur due to FAR restrictions should occur at the rear volume of these buildings and/or increase the rear-yard setback from 5' to 15'.
 - Commissioners also discussed the west side of Chicago Avenue feeling that 6-7 stories was more appropriate as-of-right along the entirety of the corridor, with higher-density being appropriate as it approaches existing higher-density developments north and south of Main.
 - The general agreement was that the entire corridor should not be treated as a single zoning district, that the east and west sides should be treated differently, and that the built form along the corridor should correspond to changes in context and design vocabularies east and west of it.

- **Main Street between Custer and Maple.**

- Consensus was that the proposed zoning, particularly the proposed increase in FAR, was not compatible with the existing built form of this business district, noting the majority of its character is 2-3 stories. This is another location where allowing no more than a four-story building as-of-right was seen as compatible for these locations.
- Due to the significance of the storefronts and built fabric in this location, the rhythm of fenestration and entrances, alignment of horizontal articulation by way of aligned eaves, cornice lines, belt and string courses etc, it was suggested that this location have more prescriptive design related requirements for as-of-right developments that enable new interventions that respect the character and articulation of existing forms.
- Commissioners noted that the proposed zoning significantly increased development potential in this area and incentivizes demolition without a way to ensure new built fabric is of high quality. It creates significant potential to negatively impact the traditional and human-scaled nature of these locations that are tied to Evanston's identity and also offer lower-rent structures and more easily adaptable retail spaces that foster legacy and small business activity.
- Commissioners also discussed the potential for required setbacks and transitional height planes above the full second-story in this location. The proposed FAR essentially allows a six story box to be constructed with little articulation or reduction in mass. This would not only be incompatible with the existing fabric along Main Street but also surrounding low-density residential neighborhoods to which the district is visually related.

- **Dempster Street between Elmwood and the alley west of Hinman.**

- The Commission has the same concerns with the proposed zoning along Dempster Street as they did with the Main Street narrative above.
- There was additional concern with the adjacent M3 zoning designation just south of Dempster adjacent to the landmark at the southwest corner of Chicago and Dempster, as well as the portion of M3 just east of Sherman running south noting that this is allowing up to 100' buildings as-of-right adjacent to lower-density two-part commercial buildings and lower-density residential to the west side of

Sherman, a handful of which are landmarks.

- The proposed zoning along Chicago Avenue in this area would incentivize a complete rearrangement of space and character for the intersection of Chicago and Dempster, and the Commission did not agree that this was desirable or necessary.

- **Downtown Davis Street between the alley west of Hinman and Ridge.**

- It was noted that the portions of east and west Davis Street should be treated differently as they contain very different built forms and character currently. The portion of the downtown along Davis west of the Metra Tracks contains a significant concentration of long-standing and legacy businesses. It was noted that there is obviously some economic equilibrium that exists in this location where the current built fabric, rent structures, tax structure etc, allows these businesses to thrive. If locations like this are already contributing the the character of the downtown in a significant way, why incentivize dramatically changing that?
- West of the tracks on Davis, the consensus of the Commission was that the existing D2 zoning should be maintained or have a modest increase in the existing FAR that is permitted to achieve no more than a three-story building as-of-right in this location.
- It was noted that this portion of Davis acts more as a neighborhood business district and not as much part of the downtown, being immediately adjacent to residential areas. In many ways, this portion of the downtown (west Davis) could follow the same recommendations made for Main and Dempster, with transitional height planes, design guidelines, and other ways to create more predictive outcomes that have compatible building articulation.
- The portion of Davis Street east of the Metra tracks didn't complete consensus before continuing the discussion for the next meeting. However, it was stated that the current proposal, particularly the increase in FAR for this location was not appropriate and that the proposed 65' height, with a lower FAR could result in built forms that respect the existing scale of buildings at the street level while stepping back behind that existing streetwall. It was another area where guiding more prescriptive design outcomes due to the significance of the architecture currently in these locations was seen as desirable.

The Commission asked to pick up the remaining areas at their February meeting to continue reviewing portions of the downtown, Central Street, and the Florence/Greenleaf area.

2025 Annual Work Plan

In preparation for adoption of a 2025 annual work plan to advance initiatives within the City's preservation plan, *Preserve 2040*, the Commission shall discuss priorities and interests for the upcoming calendar year.

- Commissioners expressed an interest in continuing survey and documentation efforts as well as supplementing and reviewing the ongoing study list of eligible properties.
- Commissioners asked that as part of this survey work, they focus attention on lesser identified and acknowledged resources associated with Evanston's broader history and identity.
- Commissioners discussed that as part of reviewing the study list of eligible resources, they could select a few resources and engage with property owners to discuss landmark nominations.
- Commissioners asked to continue work on the deconstruction ordinance, as well as pick up the advisory subcommittee or consortium idea from the 2024 work plan.
- Finally, Commissioners expressed a desire to create training materials and engage with Councilmembers to conduct one-on-one trainings and orientations for the preservation program and ordinance. This was seen as especially important considering the upcoming election and potential for new council members.

The meeting adjourned at 10:07pm.