



AGENDA
Preservation Commission
Tuesday, May 14, 2024
Lorraine H. Morton Civic Center, Council Chambers Room 2800 7:00 PM

Page

1. CALL TO ORDER/DECLARATION OF A QUORUM

2. PUBLIC COMMENT

Members of the public are afforded three minutes per person to provide testimony related to items listed under discussion, staff reports, presentations, 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 in a manner and under time limits determined by the Chair.

- A. **Public Comment Received** 4
[Public Comment Compiled](#)

3. OLD BUSINESS

- A. **Revised Certificate of Appropriateness Application Form** 5 - 8

Review and adoption of a single revised Certificate of Appropriateness Application for all scopes of work to replace the existing three applications for minor, major, and window/door replacement scopes of work. Code Section 2-8-3 (G) (9). **This item was continued at the April 9 meeting.**

[Combined COA Application 20240508](#)

4. NEW BUSINESS

- A. **24PRES-0046 - 1525 Judson Avenue - Lakeshore Historic District** 9 - 30

Anthony Hurtig, architect and applicant on behalf of the homeowner, requests a Certificate of Appropriateness to demolish an existing detached two-car garage and construct a new detached two-story

accessory dwelling unit with ground floor parking in the rear-yard.
Applicable Standards: Demolition [1-5] & Construction [1-14, & 16].

[Judson 1525 STAFF REPORT](#)
[1525 Judson COA Compiled](#)

B. **24PRES-0047 - 1630 Ashland Avenue - Landmark - Ridge Historic District** 31 - 72

Peter Kaeding, architect and applicant on behalf of the homeowner, requests a Certificate of Appropriateness to demolish an existing attached single-car garage, restore the homes first floor north elevation including restoration of the original brackets below the second floor bay, and construct a new tandem two-car attached garage toward the homes west, rear volume. The applicant further requests the following major zoning variations. 1) A north interior side-yard setback of 1' where 5' is required and 6" is the existing legally non-conforming condition (Code Section 6-8-2-8 (A)(3), and 2) A rear-yard setback of 3' where 30' is required and 28' is the existing legally non-conforming condition (Code Section 6-8-2-8 (A)(4).

Applicable Standards: Alteration [1-10]; Demolition [1-5]; and, Construction [1-5, 7-15].

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)).

[Ashland 1630 STAFF REPORT](#)
[1630 Ashland COA Application Compiled](#)

5. APPROVAL OF MEETING MINUTES

A. **Minutes of April 9, 2024** 73
[20240409 HPC Minutes](#)

6. STAFF REPORTS

A. **May Historic Preservation Newsletter**

Staff will provide an update on the recently published May newsletter

B. **Cultural Heritage Awards Program - Call for Nominations** 81 - 83

Staff will provide the Commission with an update on the Cultural Heritage Awards Program and encourage promotion of the open call for nominations.

[Cultural Heritage Awards Nomination Form](#)

7. DISCUSSION (NO VOTE WILL BE TAKEN)

A. Preservation Consortium and Corps of Volunteers

Chair Dreler will provide an overview of a National Association of Preservation Commissions webinar she attended entitled, *unlocking the power of nonprofit and historic preservation commission collaboration*. This discussion aligns with Initiative 2.10 within the Preserve 2040 Plan -- organizing a Preservation Consortium or Preservation Advisory Sub-Committee to support and help increase available volunteer capital, expand coordination with partner organizations, and generally reduce demands on Staff and Commissioner capacity.

8. ADJOURNMENT

Order & Agenda Items are subject to change. Information about the Preservation Commission and 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.

Español - La ciudad de Evanston tiene la obligación de hacer accesibles todas las reuniones públicas a las personas minusválidas o a quienes no hablan inglés. Si usted necesita ayuda, favor contacte a Carlos D. Ruiz de la Oficina de Planificación y Zonificación llamando al (847/448-8687) o cruiz@cityofevanston.org con 48 horas de anticipación para acomodar su pedido en lo posible



Cade Sterling <csterling@cityofevanston.org>

Carlos D. Ruiz - Letter to the Preservation

Carlos Ruiz <[REDACTED]>
To: Cade Sterling <csterling@cityofevanston.org>

Thu, May 9, 2024 at 6:07 AM

Hi Cade,

Would you be so kind to transmit to the Chair of the Preservation Commission and members of the Commission the letter below:

Dear Chair Dreler and members of the Preservation Commission:

After 32 years and 9 months of working for the City of Evanston and being the Staff for the Preservation Commission for 30 years, and feeling that I have worked diligently to achieving desired outcomes in the field of historic preservation, I have decided to retire effective June 1, 2024.

Over the years the Commission has made important strides to benefit the Evanston's community at large by effectively and graciously administering the current binding Preservation Ordinance, unanimously adopted by City Council in May, 1994.

The current Ordinance has allowed the City Council (with the Commission's favorable recommendation) the creation of local historic districts, including the Lakeshore HD, the Ridge HD (both previously designated as Federal Districts only), the Northeast Evanston HD, and the Woman's Christian Temperance Union (WCTU) HD.

In addition, since 1994, with the Commission's positive advice, the City Council recommended to the National Park Service the creation of the Oakton and the Northeast Evanston Federal Historic Districts. Also, the City Council adopted local ordinances declaring additional structures as Evanston Landmarks, bringing the number of structures under the purview of the Preservation Ordinance from 800 (Landmarks only) to approximately 2,500 structures (Landmarks and historic district properties).

Today, the Commission is actively implementing the 20-year plan (Preserve 2040 Preservation Commission Long Range Plan). This is an important milestone for historic preservation in Evanston. I applaud the Commission for working out the plan and almost immediately proceed with its implementation.

Also, I want to mention Cade Sterling, he is a caring, sincere, tactful, and very knowledgeable professional on what he does for the City and the Commission. I want to thank him for his willingness and professional ethics to continue assisting the Commission now and in the future.

Finally, I want to say that it has been a real pleasure and privilege for me to work for the City of Evanston and the Preservation Commission since 1991.

I wish the Commission and City Staff all the best in achieving the desired goals.

Most sincerely,

Carlos

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



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:		FOR STAFF USE ONLY		
		Application Number:		
2) Applicant's Name:		Address:		
City:	State:	Zip:	Phone:	Email:
3) Owner's Name:		Address:		
City:	State:	Zip:	Phone:	Email:
4) Applicant's Relationship to the Owner: <input type="checkbox"/> Same <input type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Other:				
5) Landmark: <input type="checkbox"/> Yes <input type="checkbox"/> No				
6) Within Local Historic District: <input type="checkbox"/> Yes <input type="checkbox"/> No;				
If yes, <input type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Woman's Christian Temperance Union				
7) Refer to the completed Zoning Analysis and check as applicable if your project requires:				
<input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Special Use; <input type="checkbox"/> Planned Development → If any are checked, additional submission requirements may apply. A member of the Planning & Zoning Division will contact you.				
8) Acknowledgement of Potential Archaeological Resources: <input 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				
_____				Date: _____

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.

CERTIFICATE OF APPROPRIATENESS SUBMITTAL REQUIREMENTS

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

- 1 copy of a completed COA Application Form and all supporting written information including a detailed project narrative (Section B) that includes how the proposal meets the [Binding Review Standards](#).
- Plat of survey that accurately represents current conditions of the property.
- As applicable, provide a to-scale existing and proposed site plan clearly showing the proposed change(s) with dimensions of proposed features, setbacks from proximate lot lines, and material annotations. An aerial image or birds eye photo with areas of work identified will be sufficient for proposed roof replacement and re-pointing.
- Labeled, color photographs showing all exterior views of the building, structure, and/or site including all areas of proposed work and any areas of deterioration.
- 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.
- 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 (not required but highly recommended if new window openings are proposed).
- To-scale, existing and proposed elevation and section drawings presented side-by-side on the same sheet. Drawings must include material annotations and dimensions including the overall window opening, stile, top and bottom rail, meeting rail, muntin, sill, and exterior trim or moulding profiles etc. Drawings of the existing historic window should be accurate and based on field measurements. For all projects, the window's relationship to the existing wall plane must be provided.
 - **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, and material annotations.
 - 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.
 - To-scale, annotated, and dimensioned existing and proposed exterior elevations side-by-side on the same sheet. 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, 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. [Frequently Asked Questions](#)
2. [Procedural Guidelines](#)
3. [Solar Panel Installation Guidelines](#)
4. [Evanston Preservation Commission Including List of Meeting Dates](#)
5. [Evanston Preservation Program Including Resources for Applicants](#)
6. [Sample Best Practice Window Replacement Submission](#)
7. [Sample Supplemental Window Drawings](#)
8. [Preservation Commission Window Replacement Guidelines](#)



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 1525 Judson Avenue – Lakeshore Historic District - 24PRES-0046
Date: May 8, 2024

Public Notice

Anthony Hurtig, architect and applicant on behalf of the homeowner, requests a Certificate of Appropriateness to demolish an existing detached two-car garage and construct a new detached two-story accessory dwelling unit with ground floor parking in the homes rear-yard. The Preservation Commission is the determining body for the Certificate of Appropriateness (Code Section 2-8-8).

Applicable Standards: Demolition [1-5]; Construction [1-14, and 16]

Construction Period:
1954 (Garage 1956)

Style:
Colonial Revival

Architect of Record:
Frederick E. Sloan

Condition:
Good

Integrity:
Poor

Status:
Non-Contributing

Setting:

1525 Judson Avenue is located in the north central portion of the Lakeshore Historic District on the southeast corner of Judson Avenue and Davis Street. The homes immediately south and east are a variety of neo-revival resources constructed on the former Wilson Estate which was demolished in the late 1930s. The remaining surrounding homes are a variety of late 19th and early 20th century homes in an amalgam of styles including Italianate, Gothic Revival, Queen Anne, Shingle, Prairie, Colonial Revival, Tudor Revival, and Renaissance Revival. The surrounding blocks retain excellent integrity.

Significance:

The home itself has minimal significance but although listed as non-contributing, is compatible by way of its form and massing. Little is known of the architect Frederick E. Sloan, although he did design one additional home within the District at 1030 Lake Shore Boulevard. The home has been highly altered since its construction.

The site on which the home and garage sit were once part of the Hugh Wilson Estate, designed by Daniel Burnham in the 1880s and demolished in the late 1930s. Hugh R. Wilson was a native son of Evanston, born in 1885 at Evanston Hospital, he would graduate from Yale University in 1906. Wilson was a highly accomplished diplomat, serving in numerous positions for the Foreign Service from 1911 to 1941, with notable postings in Berlin and Tokyo before serving as the Ambassador to Germany from 1938 to 1939 before being recalled at the outbreak of World War II. Wilson's manuscripts and diplomatic collections including his signature work on limiting the proliferation of armaments, are held at the Herbert Hoover Presidential Library in Iowa.

Public Comment

None.

Demolition

1. Whether the property, structure or object is of such historic, cultural, architectural or archaeological significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.
2. Whether the property, structure or object relates to the distinctive historic, cultural, architectural or archaeological character of the district as a whole and should be preserved for the benefit of the people of the City and the State.
3. Whether demolition of the property, structure or object would be contrary to the purpose and intent of this Chapter and to the objectives of the historic preservation for the applicable district.
4. Whether the property, structure or object is of such old, unusual or distinctive design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.
5. Whether the property, structure or object is of such physical condition that it represents a danger and imminent hazard condition to persons or property and that retention, remediation, or repair are not physically possible or require great difficulty and/or expense.

Construction

1. *Height.* Height shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.
2. *Proportion of facades.* The relationship of the width to the height of the facades shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.
3. *Proportion of openings.* The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects and places to which the building is visually related.
4. *Rhythm of solids to voids in facades.* The relationship of solids to voids in the facades of a structure shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.
5. *Rhythm of spacing and structures on streets.* The relationship of a structure or object to the open space between it and adjoining structures or objects and the setback from the public ways shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related.
6. *Rhythm of entrance porches, storefront recesses and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.
7. *Relationship of materials and texture.* The relationship of the materials and texture of the facades shall be visually compatible with the predominant materials used in the existing structures to which it is visually related.
8. *Roof shapes and roof mounted equipment.* The roof shape of a structure including any roof mounted equipment shall be visually compatible with the structures to which it is visually related.
9. *Walls of continuity.* Facades and property and site structures, such as masonry walls, fences and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects, and places to which such elements are visually related.
10. *Scale of a structure.* The size and mass of structures in relation to open spaces, windows, door openings, porches and balconies shall be visually compatible with the properties, structures, sites, public ways, objects and places to which they are visually related.
11. *Directional expression of facades.* A structure shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or non-directional character.

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

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

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

16. *New construction.* In considering new construction such as a new standing free structure, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.

Application for Preservation Review of Certificate of Appropriateness (COA)



**Binding Review of Certificate of Appropriateness (COA) &
Advisory Review of Zoning/Fence Variations, Special Uses, and Planned Developments**

This application is required for exterior work affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when visible from the public way.

To process your application, submit the following via email to preservation@cityofevanston.org:

- one (1) pdf format copy of the fully completed application
- plat of survey
- site plan
- floor plans (recommended, not required)
- elevation drawings of the existing and proposed windows/doors
- 3D drawings of the proposed alteration/addition/construction (not to exceed 11" x 17" paper size)

The Preservation Commission meetings are on the **second Tuesday** of the month and the completed COA must be received **15 business days** prior to the meeting to allow time for staff review and feedback. All required materials must be to scale with dimensions, and in context with the principal structure and immediate/adjacent structures on the same street block. **Incomplete applications will not be accepted.**

For new construction, additions, major alterations, and demolition, a notice of the Preservation Commission meeting will be sent to the property owners within 250 feet of the subject property, 5 business days prior to the scheduled meeting. **Zoning Analysis must be completed** by the City of Evanston's Zoning staff **before or by no later than** the submission deadline of the completed COA application. Zoning staff requires at least **15 business days** to complete a zoning analysis. Review times by staff can vary depending on the season so please allow plenty of time.

Completed applications will be scheduled for review at the next available meeting, as long as all the required information is provided on the deadline. Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project.

Section A. Required Information (Print) * Refer to the Supplemental Information for guidance [page "i" fifth below].

1) Property Address: 1525 Judson Ave	FOR STAFF USE ONLY Application Number:
2) Owner's Name: Omar and Stephanie Salem	Address: 1525 Judson Ave
City: Evanston State: IL Zip:	Phone: 847.962.1622 Email/Fax: ogsalem@gmail.com
3) Architect's Name: Anthony Hurtig	Address: 2440 Ridgeway Ave
City: Evanston State: IL Zip: 60201	Phone: 847.644.2964 Email/Fax: tony@anthonyhurtig.com
4) Contractor's Name: Peter Alexander, Evanston Development Coop	Address: 1124 Florence Ave
City: Evanston State: IL Zip: 60202	Phone: 847.714.7279 Email/Fax: Peter.Alexander@Evanston.coop
5) Landmark: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
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"/> Apartment Thematic Resources	
7) Refer to the completed Zoning Analysis and check as applicable if project requires:	
<input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> Fence Variance → If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require any Zoning Variance or Fence Variance or Special Use → Complete section B only.	
Check if your project requires: <input checked="" type="checkbox"/> Special Use <input type="checkbox"/> Planned Development → Refer to Supplemental Information on page (i) below.	

Section B: Application for Certificate of Appropriateness

1) In addition to the required site plans, drawings, and photos, briefly describe the proposed activity and reason for obtaining a Certificate of Appropriateness. Attach a separate sheet if necessary, and refer to the Supplemental Information for guidance.

The proposed ADU and two-car garage is intended to replace an existing two-car garage in the Lakeshore Historic District. The existing frame garage is not suitable to be adapted for two stories because it has a thickened slab rather than a full foundation which is required by building code to support a second floor. Also, to accommodate two bedrooms and a very modest living space, some additional floor area beyond the 452 sq ft footprint of the existing garage is desired by the homeowners who will be moving into the ADU so that their son's family can move into the principal residence. The existing principal residence was clad in DryVit (EIFS exterior insulation finish system) by the previous owners of the property approximately 20 years ago. The attached black-and-white image of the home prior to it being clad in DryVit shows a brick first floor with frame and wood clapboard second floor. According to the Evanston Lakeshore Historic District Re-survey (attached), the home was built in 1954.

The proposed ADU and garage would be wood frame and clad with pre-finished fiber cement clapboard with 7" or 8" exposure. The proportions of the openings, double-hung windows, and the horizontal trim band are intended to be consistent with those on the principal house, as is the low-pitched hip roof with shallow eaves.

2) Checklist (Check all that apply and attach any additional information)

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
<input checked="" type="checkbox"/> Construction	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Demolition Demolition of existing garage	<input type="checkbox"/> Partial <input checked="" type="checkbox"/> Total	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Alteration <input type="checkbox"/> Restoration <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Landscaping	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Garage: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Windows <input type="checkbox"/> Storm Windows <input checked="" type="checkbox"/> Doors <input type="checkbox"/> Storm Doors	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Style/Materials:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Roof: <input checked="" type="checkbox"/> New <input type="checkbox"/> Re-roof	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fence / Gate: <input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Siding: <input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear Material:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Sign <input type="checkbox"/> Awning	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Material:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Air Conditioning Unit	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Relocation	New Address for Relocation:	

3) Checklist for Exterior Materials—Check all that apply.							
Existing	Proposed		Existing	Proposed		Existing	Proposed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Façades/Front Porch & Rear Porch Material	<input type="checkbox"/>	<input type="checkbox"/>	Flashing Material	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Frame	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Copper	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Stone	<input type="checkbox"/>	<input type="checkbox"/>	Sheet Metal	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Brick	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Stucco				<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Stucco			Fascias, Soffits, Rakeboards, Trim		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood Siding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood		
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Synthetic Material, Type: _____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Shingle, Material: _____	<input type="checkbox"/>	<input type="checkbox"/>	Fiber Cement (Hardie)	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: Fiber Cement (Hardie)	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
		Roofing Material			Door Material		
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingles	<input type="checkbox"/>	<input type="checkbox"/>	Wood		
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shakes	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Slate	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Clad	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Clay Tile	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Asphalt Shingles	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Metal Sheet			Window Type	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Double Hung	<input type="checkbox"/>	<input type="checkbox"/>
		Chimney Material	<input type="checkbox"/>	<input type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Brick	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: Fixed	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Stone			Window Material		
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood		
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum		
		Gutters/Downspouts	<input type="checkbox"/>	<input type="checkbox"/>	Steel		
<input type="checkbox"/>	<input type="checkbox"/>	Copper	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: Wood clad	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Aluminum			Muntins	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Galvanized Sheet	<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input checked="" type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>
4) Applicant's Signature: _____						Date: _____	
Print Name: _____							
Proceed to Section C if you are requesting a zoning or fence variation and/or s special use . Refer to the Supplemental Information for guidance [page (i) below]. For Planned Development refer to Supplemental Information [page (i) below].							

Section C: Application for Advisory Review of Zoning Variations, Fence Variations and Special Uses - 6-15-11-5: RELATIONSHIP TO SPECIAL USES AND VARIATIONS:

Whenever an application is made for a special use or variation relating to a historic landmark, or a property located in a local historic district, the application shall be referred to the Preservation Commission that shall have the authority to make its recommendations to the appropriate decision making body relating to lot coverage, yard requirements, parking, building height, fences, and/or landscaping based upon its determination as to whether the special use or variation: **(submit the zoning analysis summary and the completed zoning, fence variation or special use application(s) from the Planning & Zoning Division)**

A) Is necessary and/or appropriate in the interest of historic conservation and does not adversely affect the historical architecture or aesthetic integrity of the landmark or character of local historic districts (Briefly explain below/attach a separate sheet if necessary).

The proposed ADU is appropriate and would not have an adverse impact on the salient characteristics of the Lakeshore Historic District because of its use of materials, details, and proportions consistent with those of the principal structure and the neighborhood.

B) Is necessary to provide the owner a recoverable rate of return on the real property where the denial thereof would amount to a taking of the property without just compensation (Briefly explain below/attach a separate sheet if necessary).

Denial of permission to construct the ADU would conflict with the intent and spirit of Evanston's recently adopted ADU ordinance

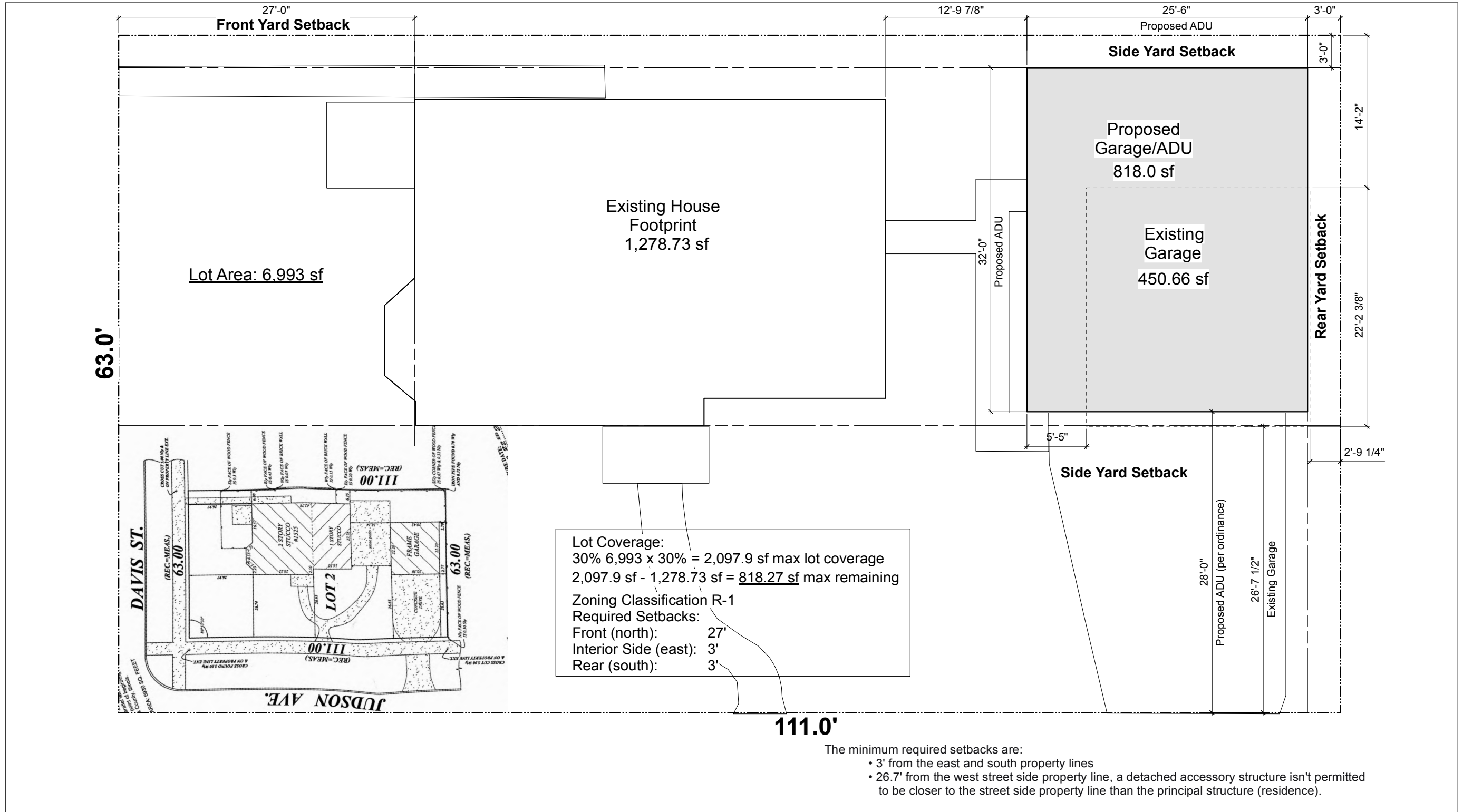
C) Will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located (Ord. 108-0-98). (Briefly explain below/attach a separate sheet if necessary).

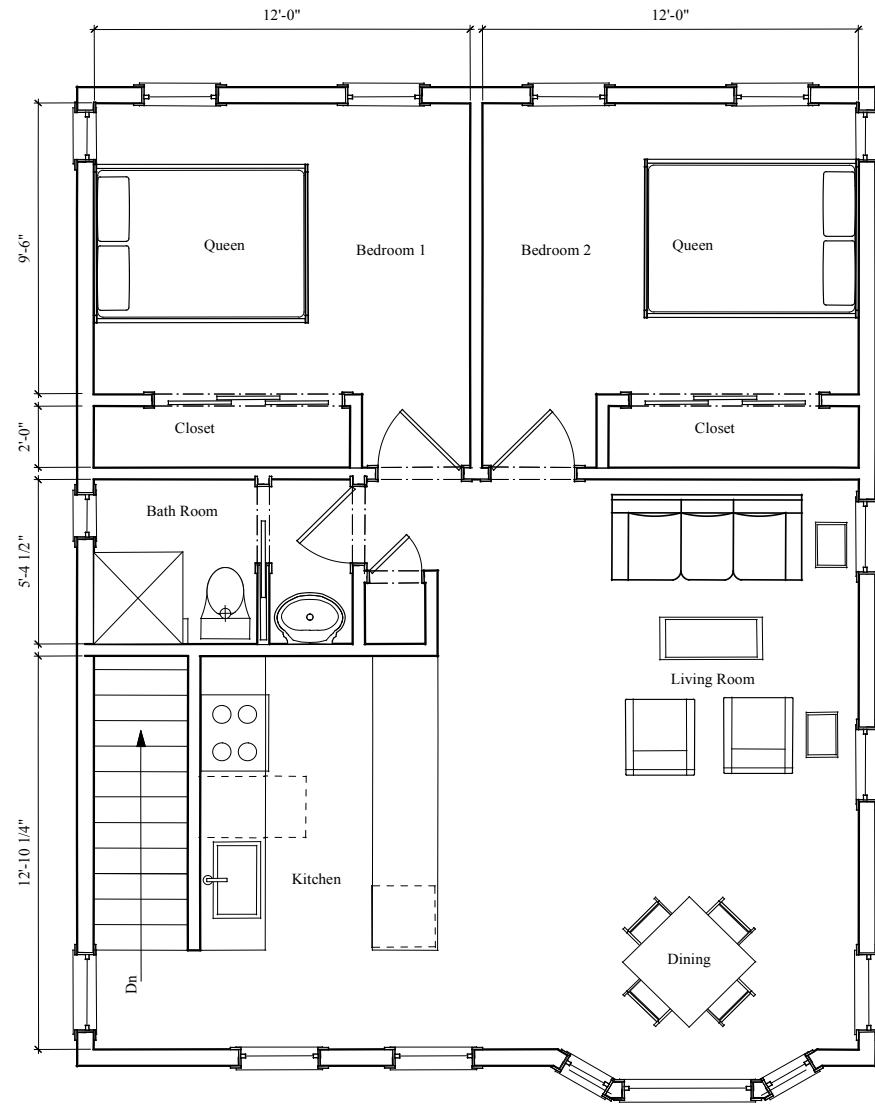
The proposed ADU is does alter the existing curb-cut on Judson Ave and is designed to comply with current applicable zoning and building codes


4) Applicant's Signature: _____
 Print Name:

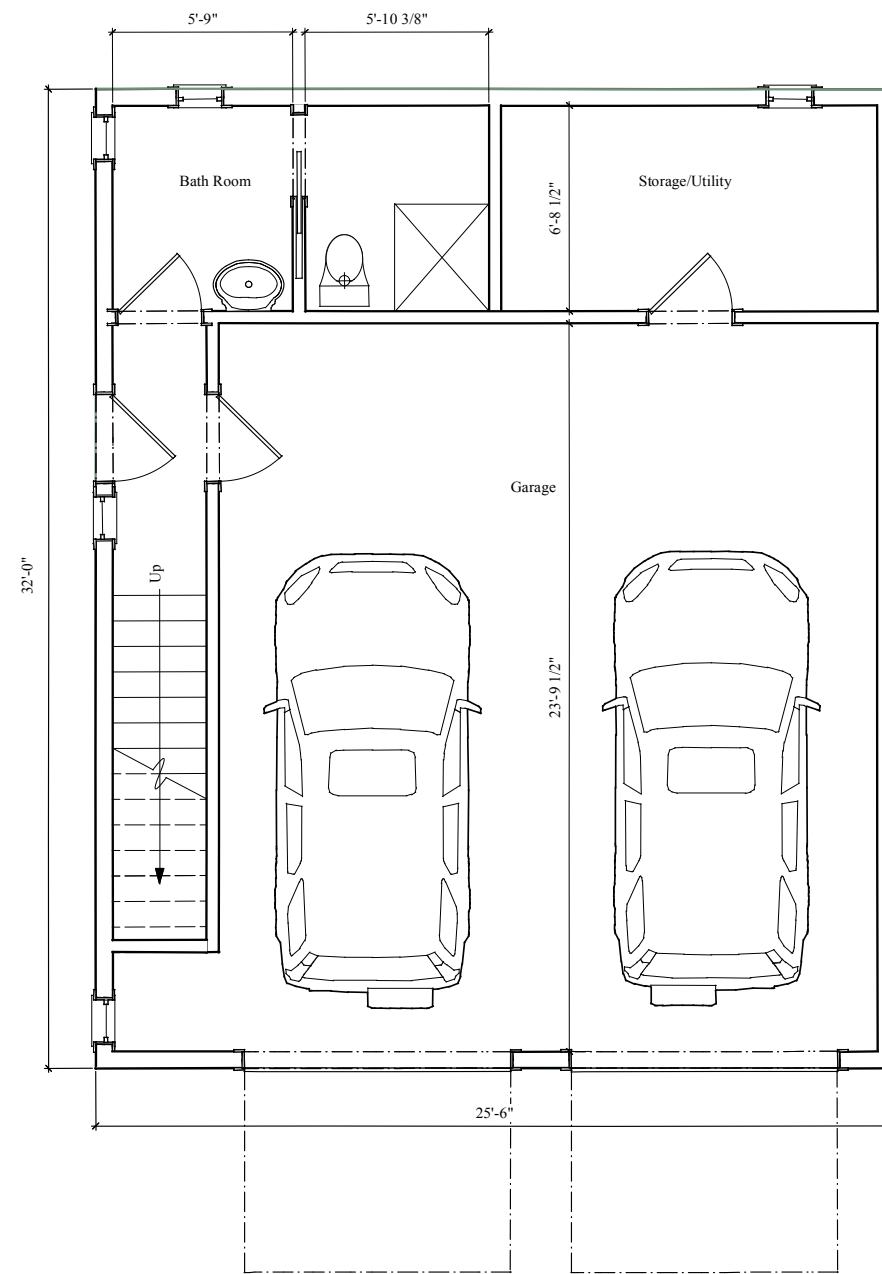
Date:


NOTE: The deadline for submission of Certificate of Appropriateness applications is **no less than 15 business days** before the next scheduled Preservation Commission meeting. The Preservation Commission meets on the **second Tuesday** of each month (except when marked with *). However, both dates are subject to change. Be prepared to give a brief overview of your project (10 minutes or less) and present any information that would enhance your application (e.g., photos, letters of support from neighbors, scale models, samples of proposed materials seeking to replicate existing materials, etc.).

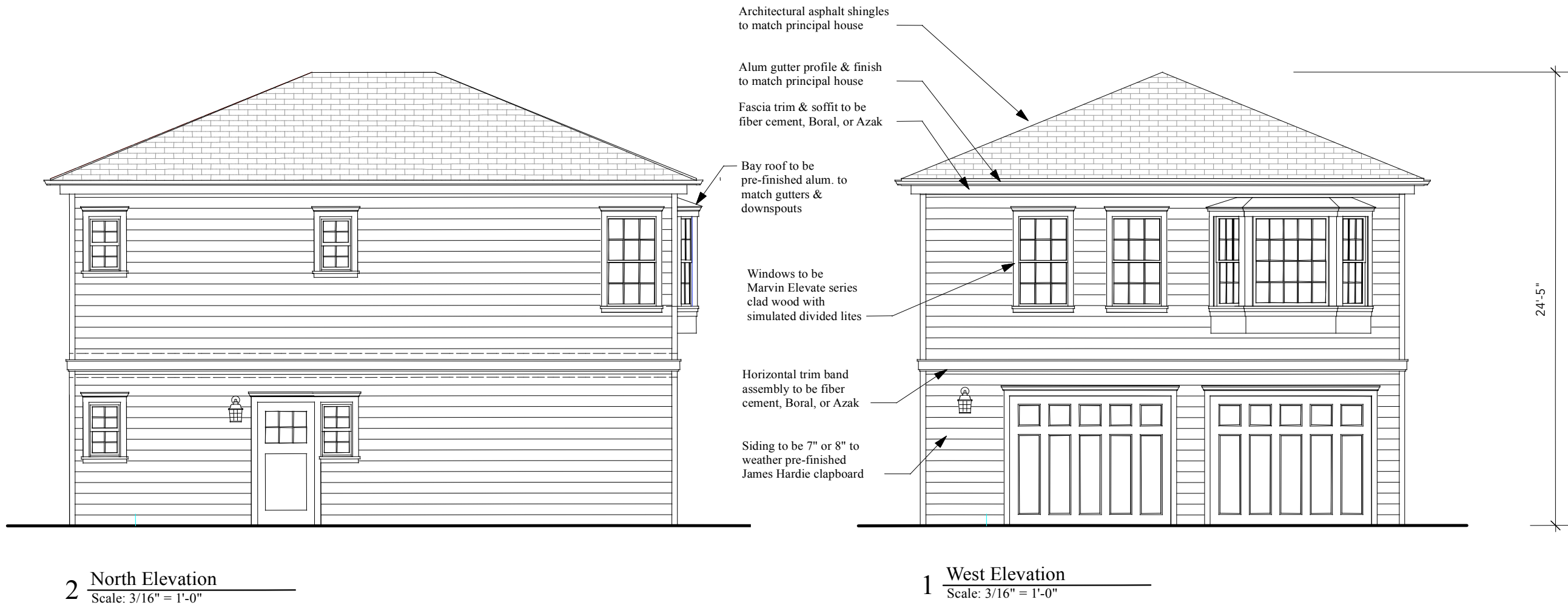




2 Second Floor Plan
Scale: 3/16" = 1'-0" 



1 First Floor Plan
Scale: 3/16" = 1'-0" 



Anthony Hurtig Architect
2440 Ridgeway Avenue
Evanston, Illinois 60201
847.644.2964



North & West Elevations
Scale: 3/16" = 1'-0"

1525 Judson Ave.
Evanston, Illinois

3

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22 April 2024

ADU CoA Application



2 South Elevation
Scale: 3/16" = 1'-0"



1 East Elevation
Scale: 3/16" = 1'-0"

Anthony Hurtig Architect
2440 Ridgeway Avenue
Evanston, Illinois 60201
847.644.2964



South & East Elevations
Scale: 3/16" = 1'-0"

1525 Judson Ave.
Evanston, Illinois

ADU CoA Application

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22 April 2024



ANTHONY HURTIQ ARCHITECT
29 APRIL 2024

JUDSON AVE PERSPECTIVE

1525 JUDSON AVE

ADL

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="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="1954"/>	FOUNDATION	<input type="text" value="Parged"/>
OTHER YEAR	<input type="text" value="c. 1995-2000"/>	PORCH	<input type="text" value="Front entry"/>
DATESOURCE	<input type="text" value="Building permit; surveyor"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (current)	<input type="text" value="Stucco"/>	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="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="6/6; 3/6; 6/9"/>
NO OF STORIES	<input type="text" value="2"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

1525 JUDSON AVENUE

ALTERATIONS

Stucco cladding; lintels added to window openings; front entry porch addition; 2nd story window at south end of façade converted to door, with wrought iron Juliet balcony; decorative panel added to 1st story north of entry.

HISTORIC INFORMATION

OLD ADDRESS
(city dir.year)

ORIGINAL
OWNER

Hoy, Mrs. Margaret W.

ORIGINAL
ARCHITECT

Sloan, Frederick E.

BUILDING MOVED?

ARCHITECT
SOURCE

BP30683

MOVED FROM

BUILDER

Loff, John; carp Glenview Constr.

ADDITIONAL PHOTOGRAPHS



PHOTO ID2 \images\11-18-410-001-0000-2.jpg



PHOTO ID3

OTHER PINS

SURVEYOR

Lara Ramsey

SURVEYOR
ORGANIZATION

GRANACKI HISTORIC CONSULTANTS

SURVEY DATE

2/29/2012

Historic Info
Compiler

aoe

SURVEYAREA

EVANSTON LAKESHORE PHASE II

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

1525 [] JUDSON AVENUE

OLD ADDRESS
(city dir.year)

[]

DATE OF CONSTRUCTION 1954

MOVING INFORMATION

BUILDING MOVED? No

MOVING PERMIT # [] **DATE** []

MOVED FROM []

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # 30683 **DATE** 1954.10.07

BUILDING PERMIT DESCRIPTION 2-story brick single family residence with full basement

COST \$30,000

ORIGINAL OWNER Hoy, Mrs. Margaret W.

ORIGINAL OWNER OCCUPIED? []

ORIGINAL ARCHITECT Sloan, Frederick E.

ARCHITECT SOURC BP30683

BUILDER Loff, John; carp Glenview Constr.

EXTERIOR ALTERATION PERMITS

[]

OTHER PERMIT INFO

BP32370, 1956.10.09, 1-story 2-car garage 20x22x11'6"h \$1400, owner WF Olsen, carp LC Hookanson Co Chicago.

COA INFO

[]

HISTORIC INFO

1525 Judson is one of six houses built on the site of the Hugh Wilson estate that once occupied the north half of the block bounded by Davis, Forest, Lake & Judson. Wilson's stone mansion at 1516 Forest Ave. built 1884 was demolished in 1937 (BP21166).

OTHER SOURCES

ELHS n/a. PHOTO at EHC: Baumann-Cook 1956; Hokanson & Jenks 1976.

HISTORIC INFO COMPILER aoe



1525 Judson Ave. Historic Photo



1525 Judson Ave. Looking east from Judson



1525 Judson Ave. Looking northeast from Judson



1525 Judson Ave. Looking east from Judson



1525 Judson Ave. Looking northeast from Judson



1525 Judson Ave. Looking south from Davis St.



1525 Judson Ave. Looking southeast from Judson & Davis



Looking east from Judson, adjacent house to south



1525 Judson Ave. Bay on north facade

1525 Judson Ave



**Zoning Analysis
Summary**

Review Date: 4.26.24
By: CWS

Case Number:

24ZONA-0062

Case Status/Determination:

Compliant

Applicant: Anthony Hurtig

Plans prepared by: Heartland Garage Builders

Plans dated: April 4, 2024

Survey dated: October 22, 2020

District: R1 – LHD – Non-Contributing

Proposal:

Construction of new alley accessible two-story detached garage

Additional Comments: Review and approval by HPC required for the scope of work proposed.

Principal Use and Structure: SFR	
Zoning Code Section	Regulations for R1 SFR District Code Section 6-8-2
6-8-2-6	Lot width: 63x111' – No Change
6-8-2-5	Lot size: 6,993 – No Change
6-8-2-3	Dwelling units #: 1 – No Change
6-8-2-7	Building Lot Coverage: 30% proposed where 30% is the maximum permitted - Compliant
6-8-2-10	Impervious Surface Coverage: 44.25% proposed where 45% is the maximum permitted - Compliant
Accessory Use and Structure 1: New ADU	
6-4-6-2	Location (Yard): Rear - Compliant
6-4-6-4	Height: 25' where 28' is the maximum permitted - Compliant
6-4-6-2	Distance from Principal Building: 12.75' where 10' is the minimum required - Compliant
6-4-6-2	Rear-Yard Coverage: The proposed ADU takes up 40% or 818 square feet of the rear-yard (2050 square feet) where 40% is the maximum permitted. –Compliant. The rear-yard is calculated as the area behind the homes rear volume and east of the required 15' street side-yard setback.
6-8-2-8	Yards (Setbacks): - Compliant Front: N/A Street Side: 28' where 15' is the minimum required and the side wall of the proposed ADU may not extend beyond the side wall of the existing principle structure. (6-4-6-2) Interior Side: N/A Interior Side: N/A Rear: 3' from rear yard south lot line where 3' is the minimum required; 3' from rear yard west lot line where 3' is the minimum required
Chapter 16	Two off-street parking spaces are proposed where 2 are existing and 2 are required. The ADU does not require an additional off-street parking space – Compliant.
6-4-1-9	The proposed eaves do not encroach on any proximate lot line by more than 10% of the minimum requirement – Compliant

6-4-6-4	The proposed ADU is ~925 square feet including the stair between floors 1 and 2 and excluding the first floor bathroom where no more than 1,000 square feet is permitted. – Compliant.
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STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 1630 Ashland Avenue - Landmark - Ridge Historic District - 24PRES-0047
Date: May 8, 2024

Public Notice

Peter Kaeding, architect and applicant on behalf of the homeowner, requests a Certificate of Appropriateness to demolish an existing attached single-car garage, restore the homes first floor north elevation including restoration of the original brackets below the second floor bay, and construct a new tandem two-car attached garage toward the homes west, rear volume. The applicant further requests the following major zoning variations. 1) A north interior side-yard setback of 1' where 5' is required and 6" is the existing legally non-conforming condition (Code Section 6-8-2-8 (A)(3), and 2) A rear-yard setback of 3' where 30' is required and 28' is the existing legally non-conforming condition (Code Section 6-8-2-8 (A)(4). 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]; Demolition [1-5]; Construction [1-5, and 7-15]; and Code Section 6-15-11-5 [A, B, and C]

Construction Period:
1889

Style:
Shingle

Architect of Record:
William W. Boyington

Condition:
Good

Integrity:
Good (north elevation impacted by non-original attached garage; front porch enclosed but recently rehabilitated to closely match original condition)

Status:
Landmark Designated (criterion A4, exemplification of architectural type or style; and A5, work of a master architect).

Setting:

1630 Ashland Avenue is a single-family home located in the northwest portion of the Ridge Historic District on the west side of Ashland Avenue near the corner of Ashland Avenue and Church Street. Surrounding homes on this block of Ashland Avenue are primarily constructed in the late 19th Century and include an eclectic mix of styles and forms including Queen Anne, Shingle, Prairie, and Italianate. The block has excellent integrity and contains several additional Landmark homes. Sanborn maps from 1899 show the home at 1630 Ashland Avenue on a large lot that contained both the home to the north, 1632 Ashland Avenue, as well as the home to the west, 1510 Church Street with an alley between Ashland and Florence Avenues.

Significance:

This complex but compact shingle style design was done by one of Chicago's important early architects, William W. Boyington. Above its brick base is a frame structure; its shingled second floor has battered walls, and its full pitched roof lacks projecting eaves or rafters. In the front, the first two floors on the south half project in a polygonal plan into a hipped roof, while on the north is a pitched-roofed, gabled porch. Towards the rear and projecting to the north is a wing with an arcaded loggia under a full gable on the second story. The simple south side has a crossed, pitched roof, the gable of which contains an arched window. The low garage added on the north is non-original, and disguises a once prominent elevation. Despite this, the attached garage is neatly tucked into the design and could be considered an evolutionary component of the home as their late 19th century programs evolved to include the prominence of the automobile.

William W. Boyington (1818-1898)

Trained as an engineer and architect in New York State, William W. Boyington (1818-1898) would later be elected to the New York State Legislature where he served as chair of its Committee on Public Buildings. In 1853, he moved to Chicago and became one of the city's first architects and the first president of the Chicago Chapter of the American Institute of Architects, reaching high acclaim within the profession. Boyington is considered one of the City's earliest masters.

Boyington's most prominent commissions in Chicago include designs for the Old Chicago Water Tower and Pumping Station on Michigan Avenue, Rosehill Cemetery Entrance on Ravenswood Avenue, and Soldier's Home on East 35th Street. These three Chicago Landmarks, represent some of the city's few remaining structures that pre-date the Chicago Fire of 1871. Boyington was also recognized for his many hotel and church designs, which exemplified the various eclectic styles of Victorian-era architecture he practiced. His projects included numerous out-of-state commissions, as well as--in Illinois—including prominently, the state penitentiary in Joliet listed on the National Register in 2023 and the State Capitol Building in Springfield listed on the National Register in 2009.

Shingle Style

Shingle Style homes were generally built between 1880 and 1900, with a smaller number of examples dating from the 1870s and the first decade of the 20th Century. Characterized by a skin of shingles, the style was born in New England, influenced by the American Colonial architecture prevalent in seaside towns like Newport, Rhode Island, Marblehead, Massachusetts, and Portsmouth, New Hampshire. Shingle Style homes however, were generally larger and not easily confused with the more modest wooden dwellings of

Colonial New England that inspired them. The Shingle Style borrowed its use of wide porches, shingles surfaces, and asymmetrical forms from the Queen Anne Style. From the Colonial Revival Style, beginning to be popular at approximately the same time, the Shingle Style adopted gambrel roofs and Classical detailing. From the contemporaneous Richardsonian Romanesque, the Style borrowed an emphasis on irregular sculpted shapes, Romanesque arches, and occasionally, stone first stories.

The style never attracted as much interest as its contemporary, Queen Anne. Architectural historian Vincent Scully described and named the style in his book, *The Stick Style and the Shingle Style*, published by Yale University Press in 1955. Scully credits Joseph Lyman Silsbee (1848-1913) for bringing the Shingle Style from the East Coast to the Chicago area. Silsbee also practiced in Evanston with many prominent homes in the Lakeshore Historic District.

The typical Shingle Style house is clad in a continuous surface of wood shingles without interruption at wall corners. Rooflines are irregular, massing is picturesque, and the overall effect is a complex shape enclosed within a seamless shingled envelope. Decorative detailing is generally not emphasized but may occur in decorative and bracketed porches and other projecting volumes.

Public Comment
None.

Visibility from the Public Way and Applicability of the Preservation Ordinance

The entirety of the proposed rear, west elevation, as well as the entirety of the rear south elevation is not visible from the street, and there is no alley behind the home to the west. As such, these portions of the proposal do not fall under the purview of the Commission and are not subject to the binding review standards within Code Section 2-8-8.

Recommendation on proposed Major Zoning Relief

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

In general, the Commission has forwarded a positive recommendation in instances where a proposal is necessary or appropriate in the interest of historic preservation and a benefit to the homes architectural integrity without adverse impact to adjoining structures integrity nor integrity of setting. In instances where the Commission declines to make a recommendation, it is signaling that the requested relief has no bearing on historic preservation and that those considerations should be deferred to the Land Use Commission and their expertise.

Applicable Standards for making a recommendation on zoning relief

- A. The request is necessary and/or appropriate in the interest of historic conservation so as to not adversely affect the historical architecture or aesthetic integrity of the landmark or character of the local historic district; or

- B. The request is necessary to provide the owner a recoverable rate of return on the real property where the denial thereof would amount to a taking of the property without just compensation; and
- C. The request will not be materially detrimental to the public health, safety, and welfare, or injurious to property in the district or vicinity where the Landmark is located.

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.

Demolition

1. Whether the property, structure or object is of such historic, cultural, architectural or archaeological significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.

2. Whether the property, structure or object relates to the distinctive historic, cultural, architectural or archaeological character of the district as a whole and should be preserved for the benefit of the people of the City and the State.

3. Whether demolition of the property, structure or object would be contrary to the purpose and intent of this Chapter and to the objectives of the historic preservation for the applicable district.

4. Whether the property, structure or object is of such old, unusual or distinctive design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.

5. Whether the property, structure or object is of such physical condition that it represents a danger and imminent hazard condition to persons or property and that retention, remediation, or repair are not physically possible or require great difficulty and/or expense.

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.

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

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

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

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

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

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

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

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

Application for Preservation Review of Certificate of Appropriateness (COA)



**Binding Review of Certificate of Appropriateness (COA) &
Advisory Review of Zoning/Fence Variations, Special Uses, and Planned Developments**

This application is required for exterior work affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when visible from the public way.

To process your application, submit the following via email to preservation@cityofevanston.org:

- one (1) **pdf format copy** of the fully completed application
- plat of survey
- site plan
- floor plans (recommended, not required)
- elevation drawings of the existing and proposed windows/doors
- **3D drawings** of the proposed alteration/addition/construction (not to exceed 11" x 17" paper size)

The Preservation Commission meetings are on the **second Tuesday** of the month and the completed COA must be received **15 business days** prior to the meeting to allow time for staff review and feedback. All required materials must be to scale with dimensions, and in context with the principal structure and immediate/adjacent structures on the same street block. **Incomplete applications will not be accepted.**

For new construction, additions, major alterations, and demolition, a notice of the Preservation Commission meeting will be sent to the property owners within 250 feet of the subject property, 5 business days prior to the scheduled meeting. **Zoning Analysis must be completed** by the City of Evanston's Zoning staff **before or by no later than** the submission deadline of the completed COA application. Zoning staff requires at least **15 business days** to complete a zoning analysis. Review times by staff can vary depending on the season so please allow plenty of time.

Completed applications will be scheduled for review at the next available meeting, as long as all the required information is provided on the deadline. Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project.

Section A. Required Information (Print) * Refer to the Supplemental Information for guidance [page "i" fifth below].

1) Property Address: 1630 Ashland Ave	FOR STAFF USE ONLY Application Number:
2) Owner's Name: Jesse and Maria Opdycke	Address: 1630 Ashland Ave
City: Evanston	State: Illinois
Zip: 60201	Phone: _____
Email/Fax: _____	
3) Architect's Name: Peter Kaeding	Address: 1407 Ashland Ave
City: Evanston	State: Illinois
Zip: 60201	Phone: _____
Email/Fax: _____	
4) Contractor's Name:	Address:
City: _____	State: _____
Zip: _____	Phone: _____
Email/Fax: _____	
5) Landmark: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
6) Within Local Historic District: <input type="checkbox"/> Yes <input type="checkbox"/> No;	
If yes, <input type="checkbox"/> Lakeshore <input checked="" type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources	
7) Refer to the completed Zoning Analysis and check as applicable if project requires:	
<input checked="" type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> Fence Variance → If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require any Zoning Variance or Fence Variance or Special Use → Complete section B only.	
Check if your project requires: <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Development → Refer to Supplemental Information on page (i) below.	

Section B: Application for Certificate of Appropriateness

1) In addition to the required site plans, drawings, and photos, briefly describe the proposed activity and reason for obtaining a Certificate of Appropriateness. Attach a separate sheet if necessary, and refer to the Supplemental Information for guidance.

This project is for the demolition of the existing attached garage and construction of a new attached garage. The current garage was built in 1951, and the design was not well connected to the architectural integrity of the house. Additionally, the current garage is too low and too narrow to fit a modern SUV car. The new garage will utilize the existing curb cut on Ashland Avenue. There is no alley at the rear of the property. The existing air conditioning units will be relocated to remain at rear of house and to the south of the new garage. Certificate of Appropriateness is required for the changes to the exterior elevation visible from the public way (Ashland Avenue).

2) Checklist (Check all that apply and attach any additional information)

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
<input checked="" type="checkbox"/> Construction	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Partial <input type="checkbox"/> Total	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Restoration <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Garage: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Windows <input type="checkbox"/> Storm Windows <input type="checkbox"/> Doors <input type="checkbox"/> Storm Doors	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Style/Materials: Wood	<input type="checkbox"/> Yes <input type="checkbox"/> No
Roof: <input type="checkbox"/> New <input type="checkbox"/> Re-roof	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Fence / Gate: <input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Siding: <input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear Material:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Sign <input type="checkbox"/> Awning	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Material:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Air Conditioning Unit	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Relocation	New Address for Relocation:	

3) Checklist for Exterior Materials—Check all that apply.

Existing	Proposed		Existing	Proposed		Existing	Proposed	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Façades/Front Porch & Rear Porch Material	<input type="checkbox"/>	<input type="checkbox"/>	Flashing Material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fences
<input type="checkbox"/>	<input type="checkbox"/>	Wood Frame	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Copper	<input type="checkbox"/>	<input type="checkbox"/>	Wood
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stone	<input type="checkbox"/>	<input type="checkbox"/>	Sheet Metal	<input type="checkbox"/>	<input type="checkbox"/>	Wrought Iron
<input type="checkbox"/>	<input type="checkbox"/>	Brick	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Stucco	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Fascias, Soffits, Rakeboards, Trim	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Height: _____
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Length: _____
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Terraces, Patios, Decks
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Material, Type: _____	<input type="checkbox"/>	<input type="checkbox"/>	Wood
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Shingle, Material: <u>Cedar</u>	<input type="checkbox"/>	<input type="checkbox"/>	Other: <u>PVC</u>	<input type="checkbox"/>	<input type="checkbox"/>	Stone
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Brick Pavers
<input type="checkbox"/>	<input type="checkbox"/>	Roofing Material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Door Material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Concrete Pavers
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingles	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Poured Concrete
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shakes	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	Slate	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Clad	<input type="checkbox"/>	<input type="checkbox"/>	Driveway Material
<input type="checkbox"/>	<input type="checkbox"/>	Clay Tile	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Asphalt
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Asphalt Shingles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Window Type	<input type="checkbox"/>	<input type="checkbox"/>	Poured Concrete
<input type="checkbox"/>	<input type="checkbox"/>	Metal Sheet	<input type="checkbox"/>	<input type="checkbox"/>	Double Hung	<input type="checkbox"/>	<input type="checkbox"/>	Brick Pavers
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>	Concrete Pavers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Chimney Material	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Other: <u>Glassblock, fixed. Awning</u>	<input type="checkbox"/>	<input type="checkbox"/>	Crushed Stone
<input type="checkbox"/>	<input type="checkbox"/>	Brick	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	Stone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Window Material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Steel	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Gutters/Downspouts	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Other: <u>Glassblock, Fiberglass</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Air Conditioning Unit
<input type="checkbox"/>	<input type="checkbox"/>	Copper	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Re-locate
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Muntins	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Galvanized Sheet	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	
4) Applicant's Signature: <u>Peter J Keating</u>						Date: <u>4-23-24</u>		
Print Name: <u>Peter J Keating</u>								
Proceed to Section C if you are requesting a zoning or fence variation and/or special use. Refer to the Supplemental Information for guidance [page (i) below]. For Planned Development refer to Supplemental Information [page (i) below].								

Section C: Application for Advisory Review of Zoning Variations, Fence Variations and Special Uses - 6-15-11-5: RELATIONSHIP TO SPECIAL USES AND VARIATIONS:

Whenever an application is made for a special use or variation relating to a historic landmark, or a property located in a local historic district, the application shall be referred to the Preservation Commission that shall have the authority to make its recommendations to the appropriate decision making body relating to lot coverage, yard requirements, parking, building height, fences, and/or landscaping based upon its determination as to whether the special use or variation: **(submit the zoning analysis summary and the completed zoning, fence variation or special use application(s) from the Planning & Zoning Division)**

A) Is necessary and/or appropriate in the interest of historic conservation and does not adversely affect the historical architecture or aesthetic integrity of the landmark or character of local historic districts (Briefly explain below/attach a separate sheet if necessary).

The project proposes to restore the north facade of the home to more closely match the original 1889 design as depicted in the original rendering. This will included exposing the four wood brackets supporting the loggia and restoring the lower shingled portion of the loggia. Two brackets are intact and two brackets will require restoration/rebuilding. The existing exterior side door will also be exposed. Removing the existing garage and moving the new garage to the west of the original two story portion of the home will create a more cohesive north facade with the garage attaching to the shingled single story portion of the house at the rear.

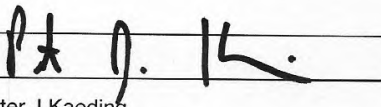
B) Is necessary to provide the owner a recoverable rate of return on the real property where the denial thereof would amount to a taking of the property without just compensation (Briefly explain below/attach a separate sheet if necessary).

This garage design allows for the property to have a functional garage that will be able to store two cars, bikes, scooters, tools, etc. Additionally, moving the garage further into the back yard will improve the safety and security of the contents. There have been a number of thefts with the garage being so close to the street.

C) Will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located (Ord. 108-0-98). (Briefly explain below/attach a separate sheet if necessary).

This project will improve the safety of our property in that moving the garage door to be visible from the northern windows will reduce the probability of people to enter the garage from the driveway. The current drive and curb cut will remain in their existing locations.

4) Applicant's Signature: _____



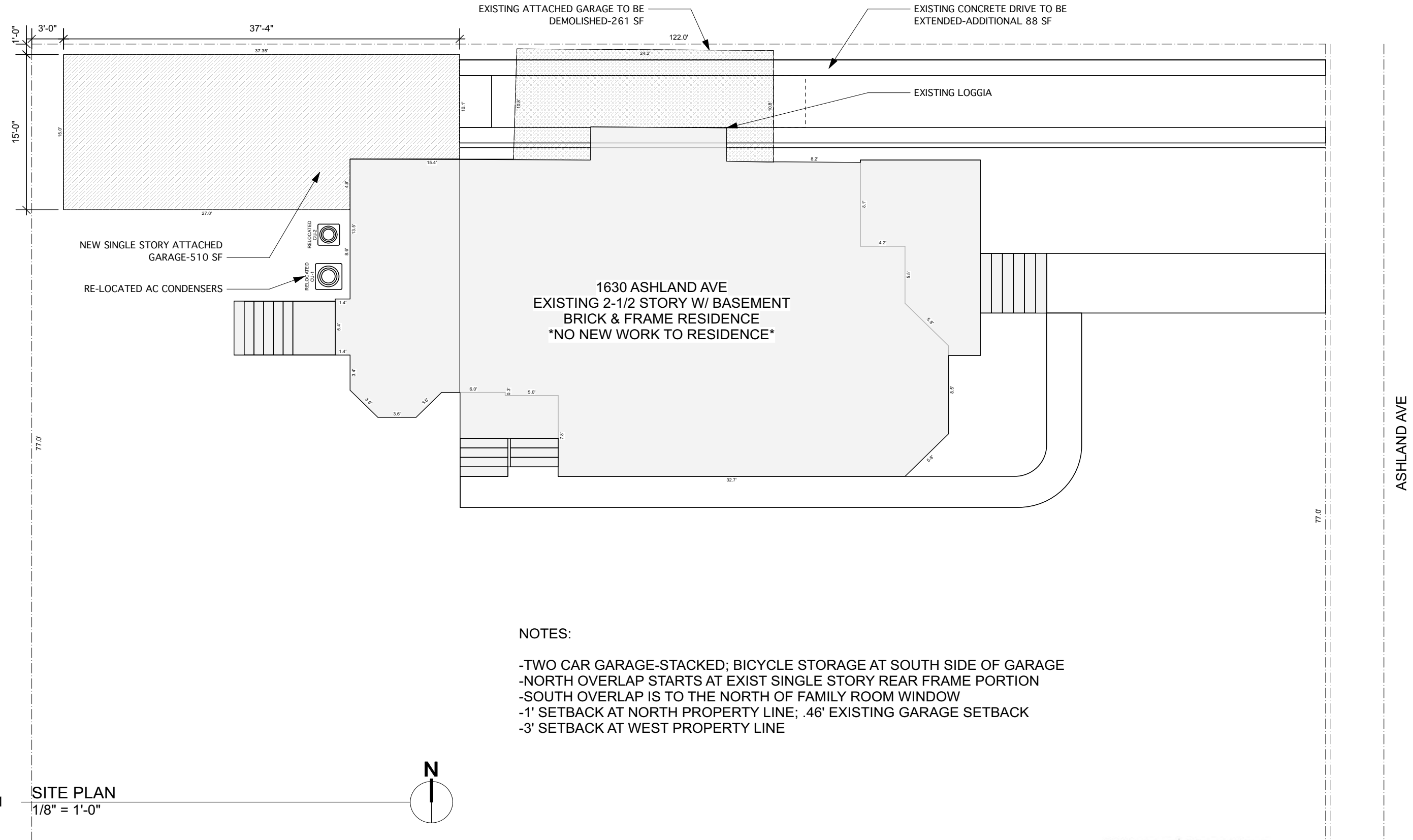
Print Name:

Peter J Kaeding

Date:

4-23-24

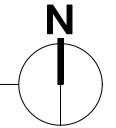
NOTE: The deadline for submission of Certificate of Appropriateness applications is **no less than 15 business days** before the next scheduled Preservation Commission meeting. The Preservation Commission meets on the **second Tuesday** of each month (except when marked with *). However, both dates are subject to change. Be prepared to give a brief overview of your project (10 minutes or less) and present any information that would enhance your application (e.g., photos, letters of support from neighbors, scale models, samples of proposed materials seeking to replicate existing materials, etc.).

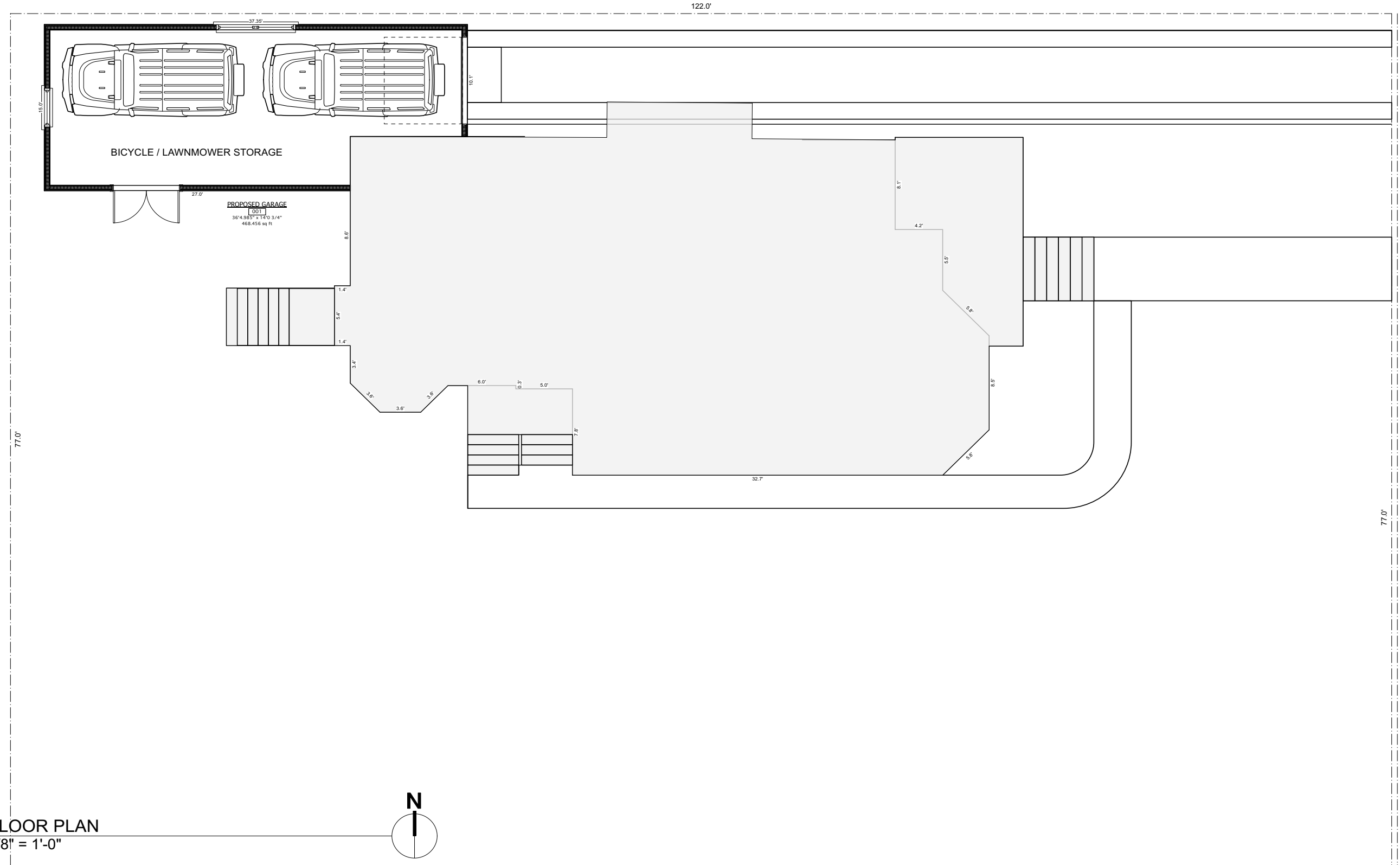


NOTES:

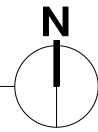
- TWO CAR GARAGE-STACKED; BICYCLE STORAGE AT SOUTH SIDE OF GARAGE
- NORTH OVERLAP STARTS AT EXIST SINGLE STORY REAR FRAME PORTION
- SOUTH OVERLAP IS TO THE NORTH OF FAMILY ROOM WINDOW
- 1' SETBACK AT NORTH PROPERTY LINE; .46' EXISTING GARAGE SETBACK
- 3' SETBACK AT WEST PROPERTY LINE

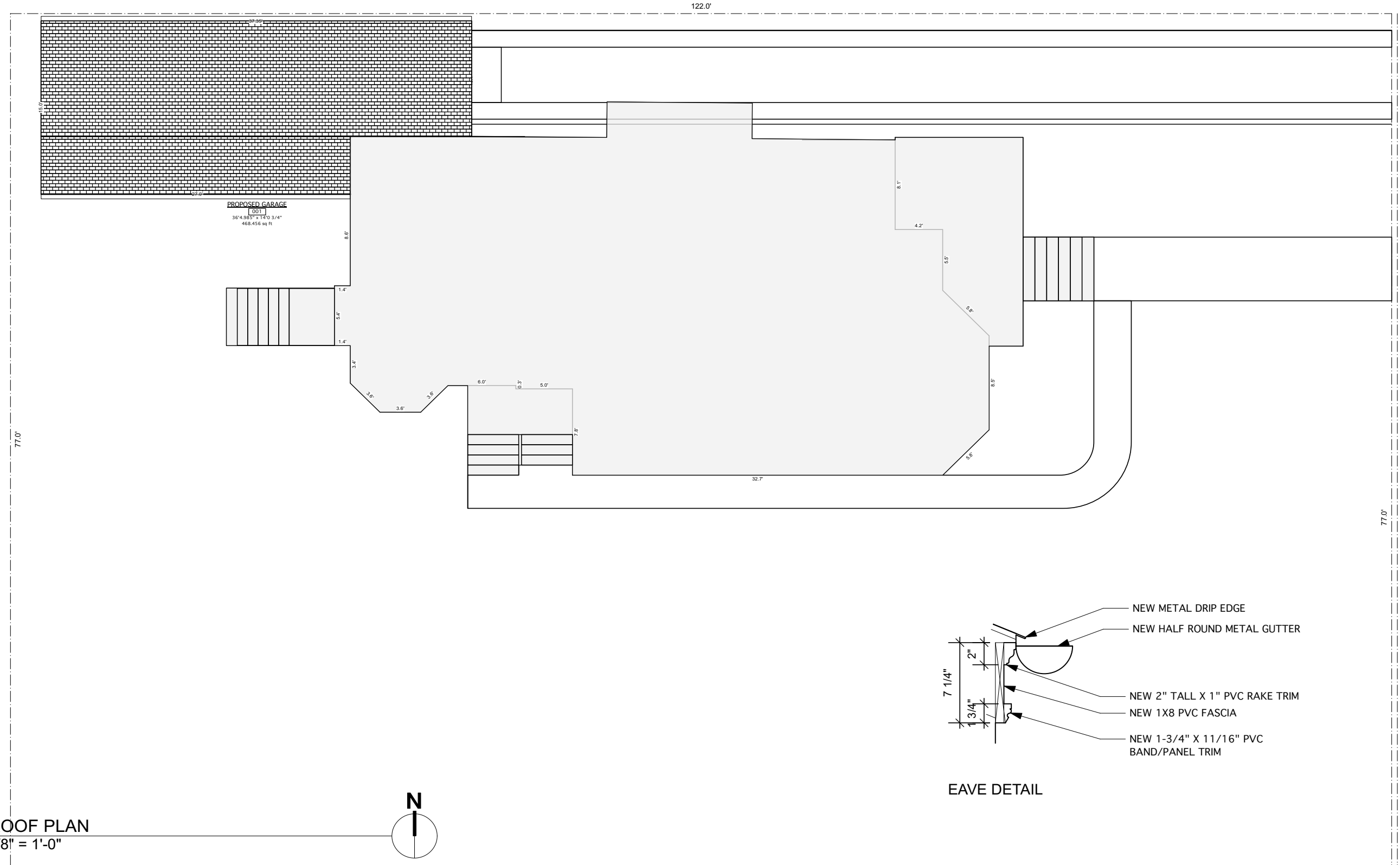
1 SITE PLAN
1/8" = 1'-0"



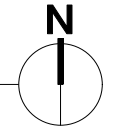


1 FLOOR PLAN
1/8" = 1'-0"

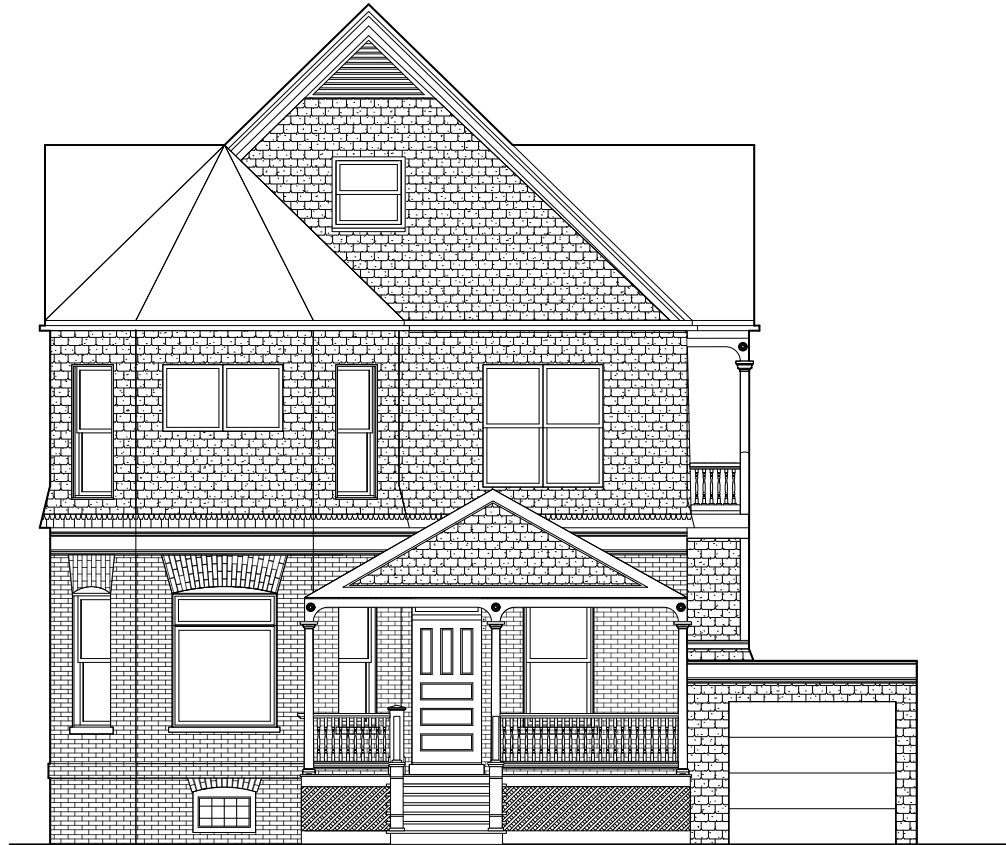




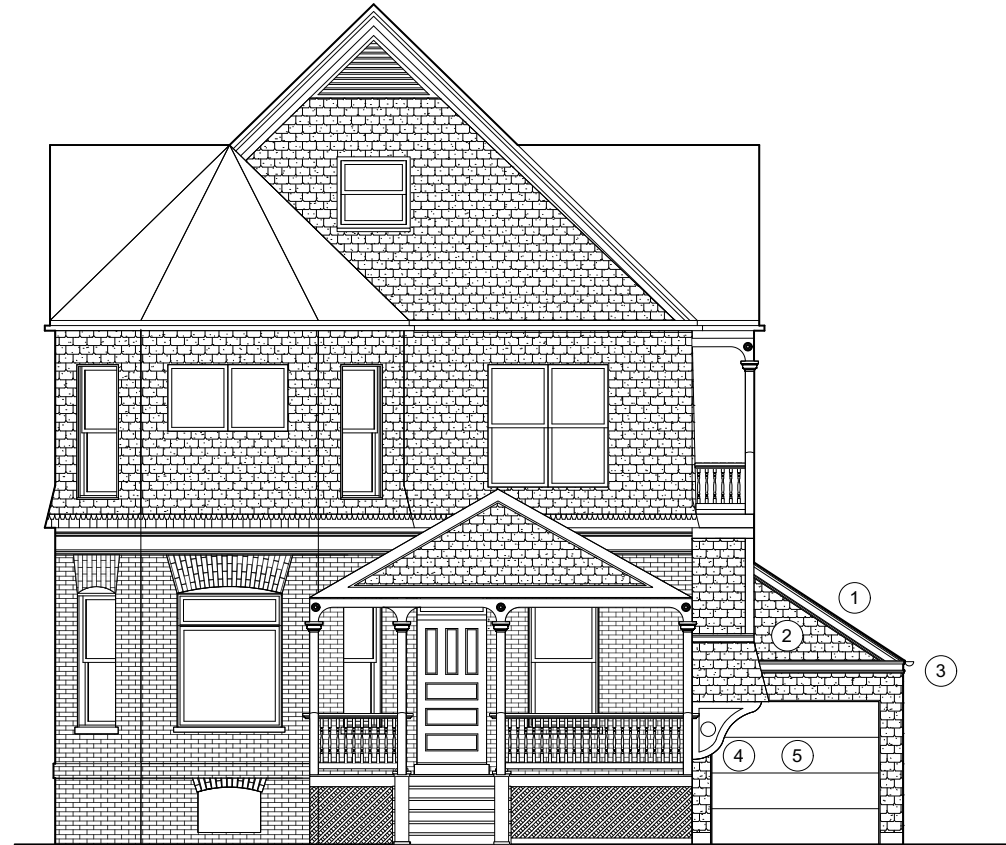
1 ROOF PLAN
1/8" = 1'-0"



- 1. NEW PVC RAKE /EAVE TRIM W/ METAL DRIP EDGE-SEE DETAIL ON ROOF PLAN
- 2. NEW PAINTED SHINGLE SIDING TO MATCH EXISTING SHAPE/SIZE/EXPOSURE
- 3. NEW HALF ROUND STEEL GUTTERS W/ ROUND CORRUGATED DOWNSPOUTS
- 4. EXISTING/RENOVATED PAINTED WOOD BRACKETS
- 5. NEW FLUSH PANEL GARAGE DOOR (8' WIDE X 7' TALL)
- 6. NEW ASPHALT SHINGLE ROOF-COLOR/STYLE TO MATCH EXISTING
- 7. NEW EXTERIOR DOORS-METAL/FIBERGLASS
- 8. NEW MARVIN ESSENTIAL FIBERGLASS AWNING WINDOW W/ WOOD SILL



1 EXIST EAST FACADE
1/8" = 1'-0"



2 PROPOSED EAST FACADE
1/8" = 1'-0"

- T/ GARAGE ROOF
+15'-9"
- B/ GARAGE EAVE
+8'-5"
- GRADE
0'-0"



1 EXIST SOUTH FACADE
1/8" = 1'-0"

- 1. NEW PVC RAKE /EAVE TRIM W/ METAL DRIP EDGE-SEE DETAIL ON ROOF PLAN
- 2. NEW PAINTED SHINGLE SIDING TO MATCH EXISTING SHAPE/SIZE/EXPOSURE
- 3. NEW HALF ROUND STEEL GUTTERS W/ ROUND CORRUGATED DOWNSPOUTS
- 4. EXISTING/RENOVATED PAINTED WOOD BRACKETS
- 5. NEW FLUSH PANEL GARAGE DOOR (8' WIDE X 7' TALL)
- 6. NEW ASPHALT SHINGLE ROOF-COLOR/STYLE TO MATCH EXISTING
- 7. NEW EXTERIOR DOORS-METAL/FIBERGLASS
- 8. NEW MARVIN ESSENTIAL FIBERGLASS AWNING WINDOW W/ WOOD SILL



1 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"

- 1. NEW PVC RAKE /EAVE TRIM W/ METAL DRIP EDGE-SEE DETAIL ON ROOF PLAN
- 2. NEW PAINTED SHINGLE SIDING TO MATCH EXISTING SHAPE/SIZE/EXPOSURE
- 3. NEW HALF ROUND STEEL GUTTERS W/ ROUND CORRUGATED DOWNSPOUTS
- 4. EXISTING/RENOVATED PAINTED WOOD BRACKETS
- 5. NEW FLUSH PANEL GARAGE DOOR (8' WIDE X 7' TALL)
- 6. NEW ASPHALT SHINGLE ROOF-COLOR/STYLE TO MATCH EXISTING
- 7. NEW EXTERIOR DOORS-METAL/FIBERGLASS
- 8. NEW MARVIN ESSENTIAL FIBERGLASS AWNING WINDOW W/ WOOD SILL



1 EXIST WEST ELEVATION
1/8" = 1'-0"



2 PROPOSED WEST ELEVATION
1/8" = 1'-0"

- T/ GARAGE ROOF
+15'-9"
- B/ GARAGE EAVE
+8'-5"
- GRADE
0'-0"

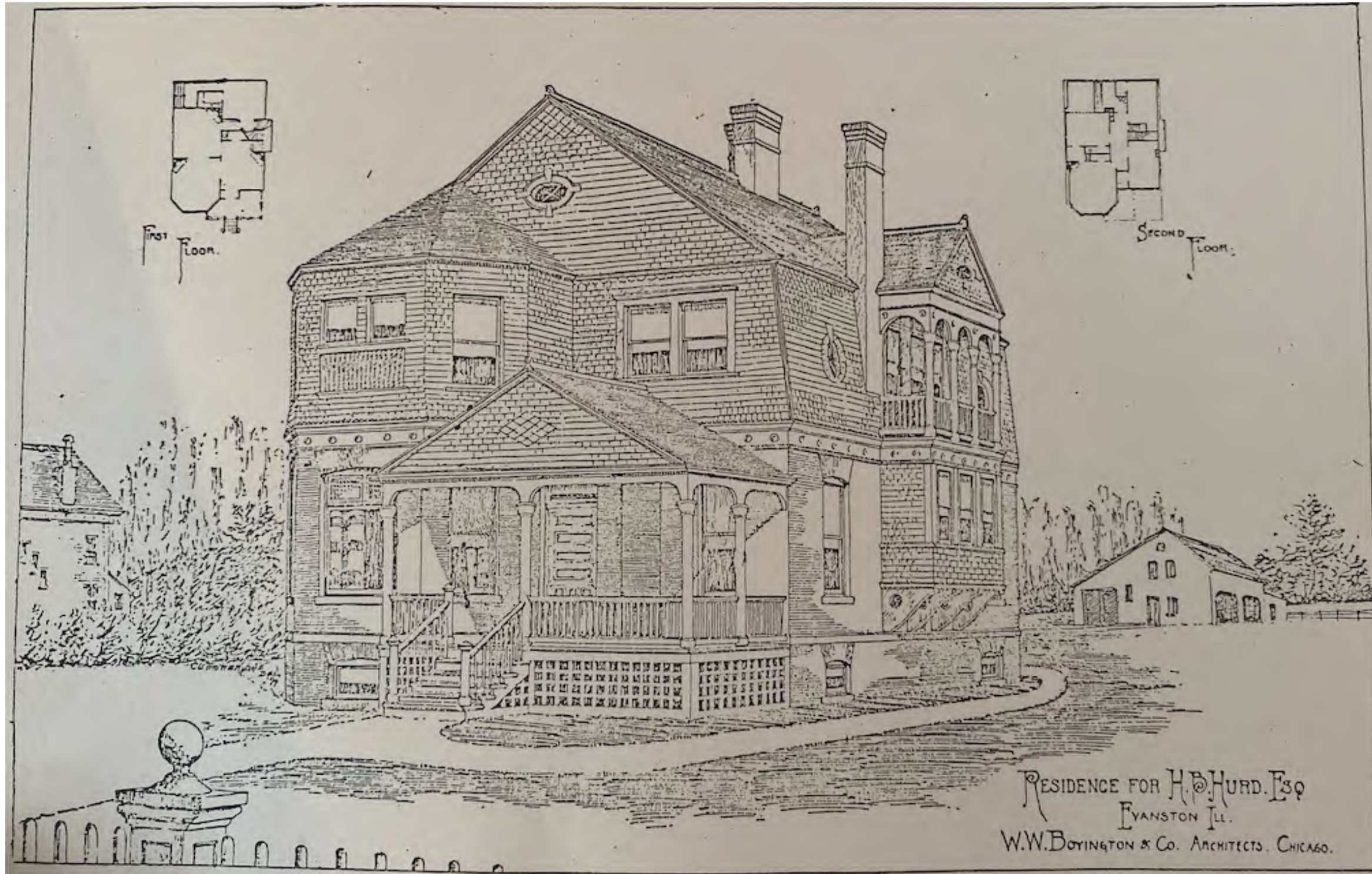


1 EXIST NORTH ELEVATION
1/8" = 1'-0"

- 1. NEW PVC RAKE /EAVE TRIM W/ METAL DRIP EDGE-SEE DETAIL ON ROOF PLAN
- 2. NEW PAINTED SHINGLE SIDING TO MATCH EXISTING SHAPE/SIZE/EXPOSURE
- 3. NEW HALF ROUND STEEL GUTTERS W/ ROUND CORRUGATED DOWNSPOUTS
- 4. EXISTING/RENOVATED PAINTED WOOD BRACKETS
- 5. NEW FLUSH PANEL GARAGE DOOR (8' WIDE X 7' TALL)
- 6. NEW ASPHALT SHINGLE ROOF-COLOR/STYLE TO MATCH EXISTING
- 7. NEW EXTERIOR DOORS-METAL/FIBERGLASS
- 8. NEW MARVIN ESSENTIAL FIBERGLASS AWNING WINDOW W/ WOOD SILL



1 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



1 RENDERING CIRCA 1890
1/8" = 1'-0"

Opdycke Residence 1630 Ashland Ave | Evanston IL 60201
COA Application-May 14, 2024

Gilbert | Kaeding
architecture + design
1407 Ashland Ave | Evanston IL 60201



FRONT/ EAST FACADE



SIDE/ NORTH FACADE



SIDE/ SOUTH FACADE



REAR/ WEST FACADE

1 1630 ASHLAND PHOTOS
NTS

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1618 ASHLAND-1624 ASHLAND-1630 ASHLAND-1632 ASHLAND



1624 ASHLAND



1632 ASHLAND

1 NEIGHBORHOOD PHOTOS
NTS

Opdycke Residence 1630 Ashland Ave | Evanston IL 60201
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1618 ASHLAND-SIDE BAY BRACKETS



1630 ASHLAND-LOGGIA BRACKETS



1630 ASHLAND-LOGGIA BRACKETS-CUT

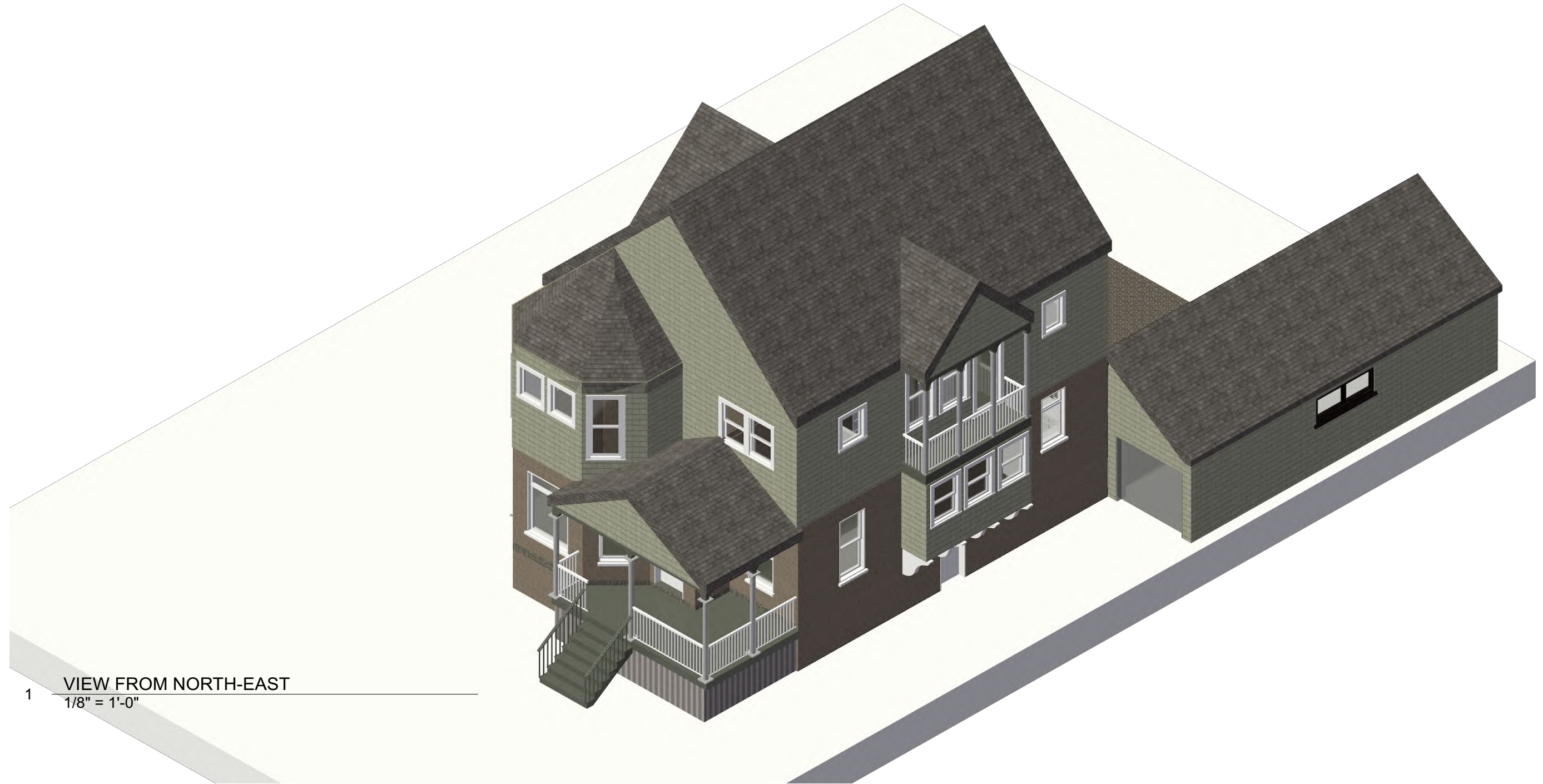


1630 ASHLAND-LOGGIA BRACKETS-CUT

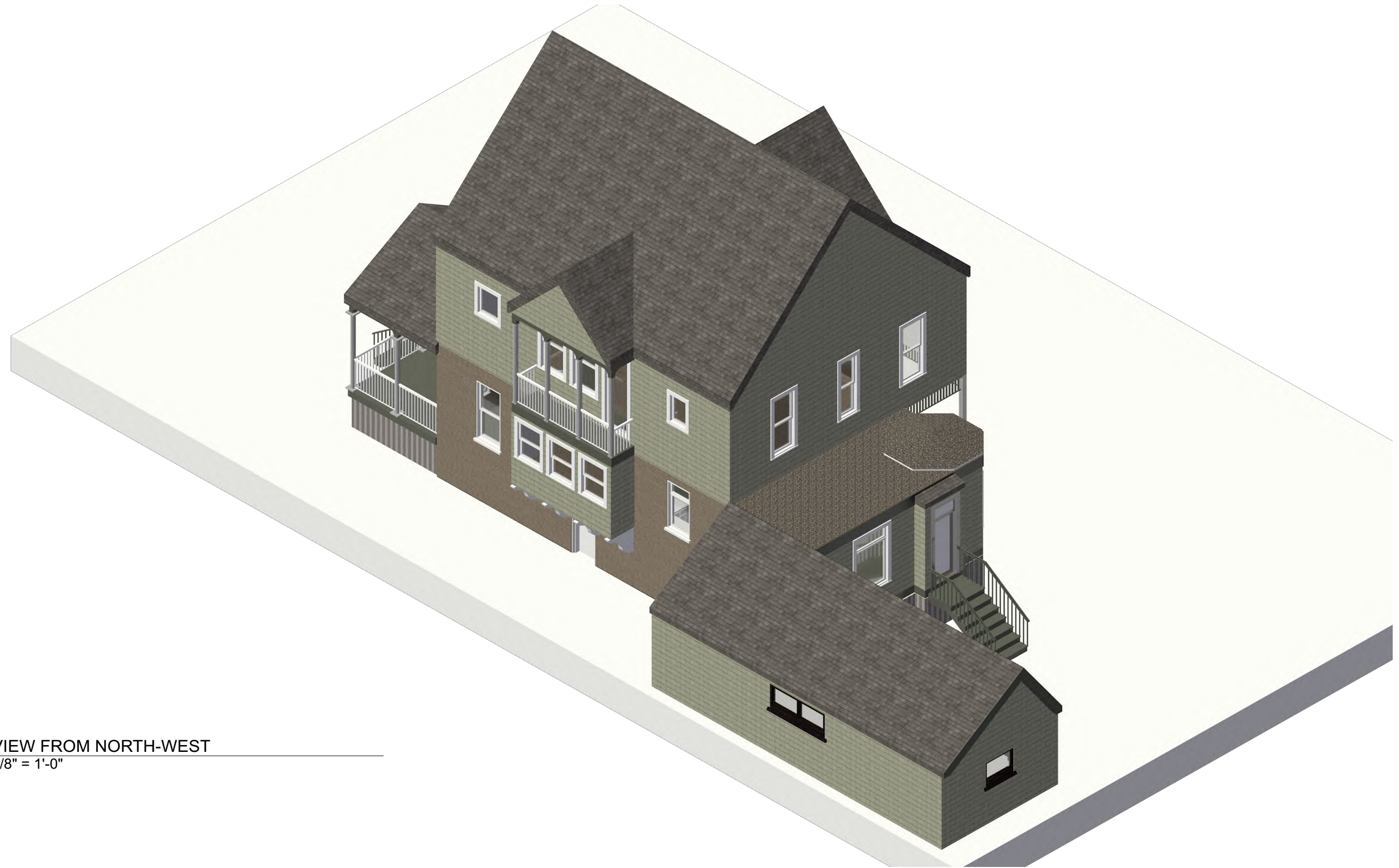


1630 ASHLAND-LOGGIA BRACKETS-INTACT

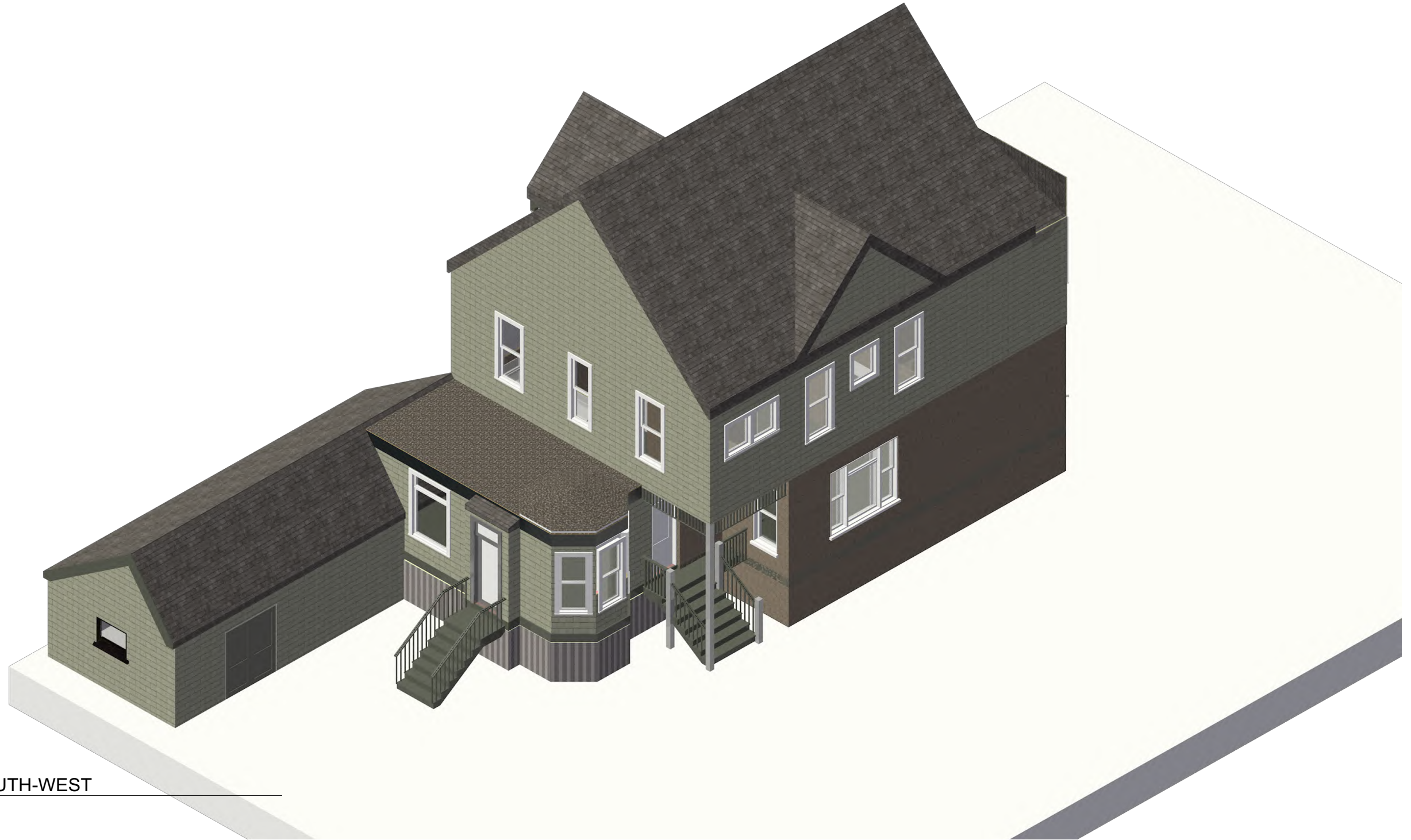
1 BRACKET PHOTOS
NTS



1 VIEW FROM NORTH-EAST
1/8" = 1'-0"



1 VIEW FROM NORTH-WEST
1/8" = 1'-0"



1 VIEW FROM SOUTH-WEST
1/8" = 1'-0"



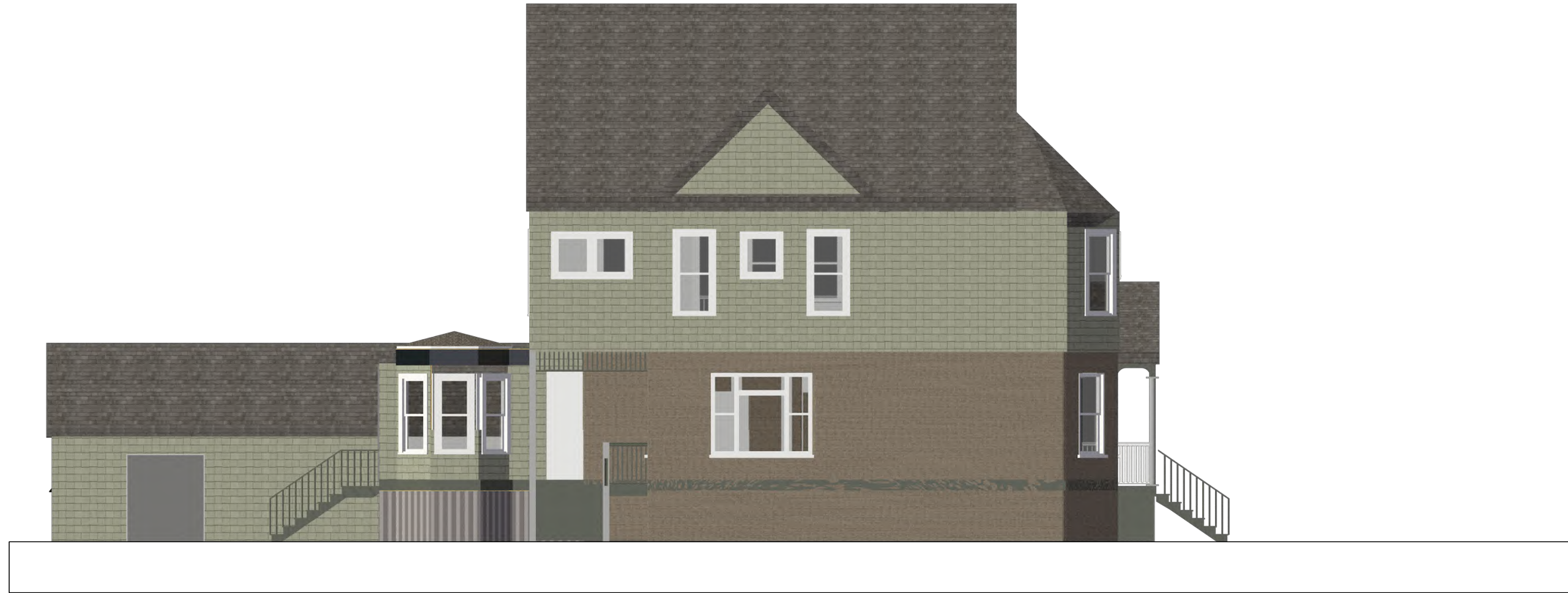
1 VIEW FROM EAST
1/8" = 1'-0"



1 VIEW FROM NORTH
1/8" = 1'-0"



1 VIEW FROM WEST
1/8" = 1'-0"



1 VIEW FROM SOUTH
1/8" = 1'-0"

Style Option = S6021-LE

Fiberglass Single

Impact Rating : None
Call Width : 2'10"
Call Height : 7'0"
Door Collection : Smooth-Star®
Line : Smooth-Star®
Glass Shape : 1/2 Lite
Style Shape : Half Lite 1 Panel
Glass Type : Clear Glass
Glass Design : Clear
Grille Pattern : None
Grille Style : None
Low-E? : Yes
Caming : None
Frame Profile : Scroll Profile
Door Prefinish : Unfinished
Jamb Prefinish : Unfinished
Hardware : No Hardware



Style Option = S220

Fiberglass French Door

Impact Rating : None
Call Width : 3'0"
Call Height : 7'0"
Door Collection : Smooth-Star®
Line : Smooth-Star®
Glass Shape : No Glass
Style Shape : 2 Panel Square Top
Glass Type : No Glass
Glass Design : None
Grille Pattern : None
Grille Style : None
Low-E? : No
Caming : None
Frame Profile : None
Door Prefinish : Unfinished
Jamb Prefinish : Unfinished
Hardware : No Hardware



Disclosure:

Product images may vary based on your home's construction, door configuration and final measurements. Therma-Tru Corp., distributors of Therma-Tru products and sellers of Therma-Tru products are not responsible for the actual degrees of variation that may occur with your specific application. Formal measure and project verification are required.



STATEMENT OF SIGNIFICANCE

This complex but compact design was done by one of Chicago's important early architects. Above its brick base is a frame structure; its shingled second floor has battered walls, and its full pitched roof lacks projecting eaves or rafters. In the front, the first two floors on the south half project in a polygonal plan into a hipped roof, while on the north is a pitched-roofed, gabled porch. Towards the rear and projecting to the north is a wing with an arcaded loggia under a full gable on the second story. The simple south side has a crossed, pitched roof, the gable of which contains an arched window. The low garage added on the north is neatly tucked into the design. The building has very good integrity.



EVANSTON LANDMARK

ADDRESS: 1630 Ashland
 COMMON NAME: Same
 REAL ESTATE INDEX NUMBER:
 DATE OF CONSTRUCTION: *probably, 1889*
 ARCHITECT OR BUILDER: *William W. Boyington*
 ORIGINAL SITE MOVED

SIGNIFICANCE:

HISTORICAL	<input type="checkbox"/> H1	<input type="checkbox"/> H2	<input type="checkbox"/> H3
ARCHITECTURAL	<input checked="" type="checkbox"/> A4	<input checked="" type="checkbox"/> A5	<input type="checkbox"/> A6
	<input type="checkbox"/> A7	<input type="checkbox"/> A8	<input type="checkbox"/> A9

OTHER COMMENTS:





**Zoning Analysis
Summary**

Review Date: 3/19/2024
By: Cade W. Sterling, Preservation Planner

Case Number: 24ZONA-0045 1630 Ashland Ave.	Case Status/Determination: Non-Compliant
--	--

Applicant: Gilbert | Kaeding

Plans prepared by: Gilbert | Kaeding

Plans dated: March 11, 2024

Survey dated: August 11, 2020

District: R1 – Single Family Residential
Ridge Historic District | Landmark Designated

Proposal:

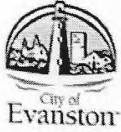
Demolition of existing attached garage and construction of new two-car tandem attached garage.
--

Non-compliant:

Code Section	Proposed and Required	Recommendation
6-8-2-8 (A) (3)	North Interior Side-Yard Setback – 1’ where 5’ is required and 6” is the existing legally non-conforming condition.	Apply for major variation
6-8-2-8 (A) (4)	Rear Yard Setback – 3’ where 28’ is existing and 30’ is the minimum required.	Apply for major variation

Additional Comments: Staff recommends application of Major Zoning Relief with recommendation by the Preservation Commission and determination by the Land Use Commission. The proposal is more in-keeping with the off-street zoning requirements although the two spaces can only be considered one since tandem parking is not permitted. Alternative proposals would necessitate a new curb cut and construction of an attached or detached garage to the south volume of the home that would have a more significant impact to the homes architectural integrity as well as its integrity of setting by compromising the large side-yard and large parkway and private trees. The proposed location of the garage improves the existing legally non-conforming interior side-yard condition, and the applicant has limited alternative locations due to no alley access and a requirement to meet the preservation standards for construction.

Principal Use and Structure:	
6-8-2-3	Use: Single-Family Residence – No Change
6-8-2-6	Lot width: 77 ft. (Legal non-conforming) where 35 ft. required – No Change
6-8-2-5	Lot size: 9394 sq. ft. where 7,200 sq. ft. is required – No Change
6-8-2-3	Dwelling units #: 1 where 1+ADU is maximum permitted – No Change
6-8-2-7	Building Lot Coverage: 2069 sq. ft. or 22% is proposed where 1820 sq. ft. or 19.37% is existing and 30% is the maximum permitted. - Compliant
6-8-2-10	Impervious Surface Coverage: 2792 sq.ft. or 29.7% is proposed where 2455 sq. ft. or 26.1% is existing and 45% is the maximum permitted. - Compliant
	Accessory Structure Rear Yard Coverage: N/A
6-8-2-9	Building Height: 41' where the lesser of 35' or 2.5 stories is the maximum permitted – Legal Non-Conforming
6-8-2-8	<p>Yards (Setbacks):</p> <p>Front: 35.8' where 27' is the minimum required – No Change</p> <p>Street Side: N/A</p> <p>North Interior Side: 1' is proposed where 6" is existing and 5' is the minimum required. – Non-Compliant</p> <p>South Interior Side: 35' is proposed where 35' is existing and 5' is the minimum required – No Change</p> <p>Rear: 3' is proposed where 28' is existing and 30' is the minimum required Non-Compliant</p>
Miscellaneous:	
Title 6 – Chapter 16	<p>Parking: 1 off-street parking space is proposed where 1 was existing and 2 is the minimum required. – Compliant</p> <p>Parking access will be maintained from the street utilizing the same curb cut.</p>



MAJOR VARIATION APPLICATION

zoning office use only

CASE # _____

1. PROPERTY

Address 1630 Ashland Ave

Permanent Identification Number(s):

PIN 1: PIN 2:

(Note: An accurate plat of survey for all properties that are subject to this application **must** be submitted with the application.)

2. APPLICANT

Name: Peter Kaeding

Organization: Gilbert Kaeding Architecture + Design

Address: 1407 Ashland Ave

City, State, Zip: Evanston, IL 60201

Phone: Work: 312-238-9121 Home: _____ Cell/Other: _____

Fax: Work: _____ Home: _____

E-mail: pkaeding@gkad.com

Please circle the primary means of contact.

What is the relationship of the applicant to the property owner?

- same
- architect
- officer of board of directors
- builder/contractor
- attorney
- other: _____
- potential purchaser
- lessee
- potential lessee
- real estate agent

3. PROPERTY OWNER (Required if different than applicant. All property owners must be listed and must sign below.)

Name(s) or Organization: Jesse & Maria Opdycke

Address: 1630 Ashland Ave

City, State, Zip: Evanston IL 60201

Phone: Work: _____ Home: _____ Cell/Other: 773-791-5385

Fax: Work: _____ Home: _____

E-mail: mariaopdycke@gmail.com

Please circle the primary means of contact.

"By signing below, I give my permission for the Applicant named above to act as my agent in all matters concerning this application. I understand that the Applicant will be the primary contact for information and decisions during the processing of this application, and I may not be contacted directly by the City of Evanston. I understand as well that I may change the Applicant for this application at any time by contacting the Zoning Office in writing."

Maria Opdycke J. Opdycke 4/24/24
Property Owner(s) Signature(s) -- REQUIRED Date

4. SIGNATURE

"I certify that all of the above information and all statements, information and exhibits that I am submitting in conjunction with this application are true and accurate to the best of my knowledge."

M. Kaeding J. Opdycke 4/24/24
Applicant Signature -- REQUIRED Date

PK

5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- | | | |
|-------------------------------------|--|--|
| <input checked="" type="checkbox"/> | (This) Completed and Signed Application Form | |
| <input checked="" type="checkbox"/> | Plat of Survey | Date of Survey: <u>8-11-20</u> |
| <input checked="" type="checkbox"/> | Project Site Plan | Date of Drawings: <u>4-23-24</u> |
| <input checked="" type="checkbox"/> | Plan or Graphic Drawings of Proposal (If needed, see notes) | |
| <input checked="" type="checkbox"/> | Non-Compliant Zoning Analysis | |
| <input checked="" type="checkbox"/> | Proof of Ownership | Document Submitted: _____ |
| <input type="checkbox"/> | Application Fee (see zoning fees) | Amount \$ <u>150</u> plus Deposit Fee <u>\$150</u> |

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

Plat of Survey

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

Site Plan

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

Plan or Graphic Drawings of Proposal

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

Proof of Ownership

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

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

Non-Compliant Zoning Analysis

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

Application Fee

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

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

6. PROPOSED PROJECT

A. Briefly describe the proposed project:

This project is for the demolition of the existing attached garage and construction of a new attached garage. The new garage will utilize the existing curb cut on Ashland Avenue. The existing air conditioning units will be relocated to remain at rear of house and to the south of the new garage.

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

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

REQUESTED VARIATIONS

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

(A) Section (ex. "6-8-3-4")	(B) Requirement to be Varied (ex. "requires a minimum front yard setback of 27 feet")	(C) Requested Variation (ex. "a front yard setback of 25.25 feet")
1		
6-8-2-8 (A) (3)	Requires a North Interior Side-Yard Setback of 5' and 6" is the existing legally non-conforming condition.	A North Interior Side-Yard Setback of 1'.

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

2		
6-8-2-8 (A) (4)	Requires a Rear Yard Setback of 30' minimum where 28' is existing.	A Rear Yard Setback of 3'.
3		

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

The property has a shallower depth than the adjacent properties to the south on the block. The existing rear yard is less than the 30' minimum required and there is no alley behind the house that would allow direct access to the garage. The property has an existing curb cut and driveway that is less than 5' from the side property line. The proposal seeks to maintain the existing curb cut and driveway while slightly increasing the garage side yard setback. The garage is shifted to the rear yard which will allow for a portion of the garage to be wider than the existing 10.8'. The existing single car garage dates from 1951 and does not provide sufficient space for larger cars or room to also store, bicycles and lawn equipment.

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

The existing garage is closer to the north lot line than the proposed garage. The garage would be shifted further to the rear yard which will lessen the overlap with the existing house to the north. The height of the new garage matches the existing rear single story portions of the house. The garage will maintain a 3' setback from the rear property line.

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

The existing garage does not allow for the parking of larger modern cars and there have been multiple thefts from the existing garage due to its proximity to the front sidewalk. The new garage will allow cars to be securely parked in the garage and provide side access for storage of bikes and equipment so that they will not be directly accessible from the front of the residence.

3. Either...

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

The variation for the new garage will not provide additional income from the property.

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

The existing garage is over 70 years old and was not built to accommodate modern sized cars. The existing house is situated on a lot with houses on three sides that did not exist when the house was originally sited and built.

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

A new detached garage could be sited in the side yard to the south of the existing residence. The garage would need to be sited in the side yard as rear yard restrictions would remain. The house is an Evanston landmark building and existing windows and entrances would preclude the attachment of a new garage. A new curb cut and driveway would eliminate most of the useful open space and would change the relationship of the house to the neighborhood and the street. One or both largest mature tree on the property would likely need to be removed.



**City of Evanston
DISCLOSURE STATEMENT FOR ZONING HEARINGS**

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

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

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

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

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

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

If Applicant or Proposed Land User is a Corporation

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

a. Names and addresses of all officers and directors.

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

If Applicant or Proposed Land User is not a Corporation

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



MEETING MINUTES

PRESERVATION COMMISSION

Tuesday, April 9, 2024
7:00 P.M. Room 2402

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

Members Absent: N/A

Staff Present: Cade W. Sterling

Presiding Member: Sarah M. Dreler, Chair

Minutes Taken by: Cade W. Sterling

PRESENTATIONS

A. Shorefront Legacy Center

Laurice Bell and Dino Robinson will provide a presentation regarding the work of Shorefront, an Evanston-based archival institution dedicated to illuminating the rich tapestry of Black history on Chicago's suburban North Shore. Topic areas will include ongoing cultural heritage initiatives, the African American Heritage Sites Program, and Preserving Integrity to Culture and History (PITCH).

- Dino Robinson and Laurice Bell described Shorefront's many successes, challenges, and ongoing projects.
- Additionally, the presentation covered past initiatives the Commission had been involved with including PITCH, surveying the 5th Ward, the African American Heritage Sites program, and the Landmark nomination for the former Foster School.
- The conversation included how the work of Shorefront aligns with the Commissions goals to support an equitable local preservation program that means more to more people.

4. NEW BUSINESS

A. Revised Certificate of Appropriateness Application Form

Review and adoption of a single revised Certificate of Appropriateness Application for all scopes of work to replace the existing three applications for minor, major, and window/door replacement scopes of work. Code Section 2-8-3 (G) (9).

- Staff provided an overview of the initiative which included reducing confusion amongst applicants, ensuring the applications provide the information the Commission needs to review proposals, follows nationwide best practices, and aligns with the City's ongoing permit process improvements and acceptance of digital permit submissions only.
- Staff noted that the previous forms were last updated two decades previously and although still effective, were based in past practice which included more in-person assistance when applying for a COA or permit.
- Commissioners were encouraged by the new COA form and agreed it would help reduce confusion going from three applications to one common application with specific requirements based on scope of work proposed.
- Commissioners requested additional changes to the form including:
 - Acknowledgement of procedures in instances of inadvertent discovery of archaeological resources
 - Aligning requirements for certain scopes of work with the requirements in the Tree Preservation Ordinance including a survey that identifies the location, size, and species of trees in areas of proposed work.
 - Modifying language within the scopes of work to be consistent and cross reference previous sections of the form including the narrative that outlines the scope of work proposed and how the standards are met.
 - Changing the requirements for new construction to specify that existing and proposed elevation drawings be side-by-side on the same page
- Additionally, the Commission suggested the following future resources be developed as time allows
 - Best practice examples of submissions for each scope of work. This would be similar to the best practice submission for window replacement that is currently offered.
 - A sample drawing template that shows how plans, elevations, and detail drawings would best be organized within a COA application
 - Additional videographic resources that explain submission requirements based on each scope of work as well as explains the associated standards for review.
- The Commission voted unanimously to continue this matter to the May meeting to see the final version with the suggested changes included.

B. **Cultural Heritage Awards Program**

Review and adoption of a reimagined awards program that expands beyond built heritage and physical project design in order to better represent additional historic and heritage preservation themes including living heritage, the arts, intangible cultural heritage, and less tangible stories and histories. Code Section 2-8-3 (G) (21), and Preserve 2040 Initiative 4.15.

- Staff provided an overview of the proposed awards program which was developed in partnership with Commissioners Bodan and Dreller.
- The proposed awards program seeks to celebrate a variety of broader historic preservation themes, which include
 - Research
 - Education and Advocacy
 - Equity
 - Design
 - Climate Resilience and Stewardship, and
 - Art
- The new awards include three categories for award, the Cultural Ambassador Award as the highest form of recognition, and then either individual achievement or outstanding group achievement.
- Nominations for each category would select one or more historic preservation themes under which they are seeking recognition.
- The intent of the program aligned with the Preserve 2040 Plan which called for ending the previous awards held since 1982 and which had become overly reductive and a marketing tool for architecture firms and contractors rather than a broad celebration of those individuals and organizations that embody, safeguard, or advance the broader field of historic preservation and heritage conservation.
- As an example, staff shared that under the previous awards, organizations such as Shorefront, would not have been celebrated while they are certainly more than deserving of being recognized.
- Commissioners asked if staff had a record of all previous award winners under the prior design awards.
 - Staff indicated that they did, and could work to post the winners online as time allows.
- Commissioners celebrated the idea, and acknowledged that it is very unique and different from the previous awards. The good thing is that it can celebrate more types of work and people, but it will need to be heavily publicized so that people really understand what it is and how it is different.
- Commissioners suggested ways to promote the program including in the upcoming newsletter, through a flyer, and on other news and social media sources.
- Staff indicated that the idea was to release the call for nominations in May during Historic Preservation Month and that the call for nominations would be open for three months in part to help get the word out.
- Commissioners stated an understanding for the proposed timeline, but

suggested that future calls for nomination occur in January, with a celebration held during Historic Preservation Month in May.

- Commissioners also suggested that the biggest lift would likely be forming a jury of qualified individuals, although that is easier than ever before since the Jury could review submissions remotely rather than in-person. It will be important to form the Jury based on the types of nominations received so that they are qualified to pass judgment.
- Commissioners suggested that the Jury should be comprised of individuals from outside the community to maintain objectivity.
- The Commission voted unanimously to adopt and sponsor the new awards program with the aforementioned changes to timing of the call for nominations in future years, as well as that the Jury be comprised of members outside of Evanston.

C. **2023 Preservation Commission Annual Report**

In compliance with Article 11 of the Rules and Procedures, the Commission shall review and adopt the 2023 Annual Report to be presented to the Planning and Development Committee.

- Staff provided an overview of the annual report with the following highlights
 - 11 regularly scheduled meetings and 24 working group meetings
 - Staff providing over 600 instances of technical assistance
 - Past year major accomplishments including
 - Active Commissioner Recruitment
 - Re-activating the newsletter for the first time in 3 decades. This resulted in a spike in subscribers and offers to volunteer
 - Increased advocacy efforts and being proactive rather than reactive. Examples included Harley Clarke, the inherent sustainability of preservation, review and recommendations of the Ryan Field MOA, expanded tribal consultation and building of relationships, and finalizing the launch of the City's legacy business program
 - Implementing an ongoing speaker series as an education and advocacy tool
 - Creating a consistent training and orientation document
- Current objectives including implementing aspects of Preserve 2040 and engaging in the Comprehensive Plan and Zoning Ordinance processes
- Staff reviewed the overview of the Commissions binding review authority
 - 243 total cases, 90% administered by staff. Of the remaining 10%, none were denied, five were approved with conditions, and two withdrew.
- Staff provided an overview of issues to communicate with the City Council
 - Opportunity for a local policy for inadvertent discovery of ancestral human remains and local reinterment
 - Opportunities for conservation districts to protect vulnerable

- neighborhoods and naturally occurring affordability
- Lack of incentives for historic homeowners
- The current ordinance not facilitating the desire to register and celebrate less tangible histories and cultural resources
- The Commissions expertise being an underleveraged tool for the City to realize its many goals surrounding housing, affordability, economic development, and sustainability
- The Commission voted unanimously to approve the 2023 report.
- Staff indicated that the plan is to present the report to the Planning and Development Committee at the end of May.

5. APPROVAL OF MEETING MINUTES

A. Minutes of February 13, 2024

- The February minutes were adopted without amendment

6. DISCUSSION (NO VOTE WILL BE TAKEN)

A. Realtor Training/Certification Program

Commissioner Bowes-Carlson will provide an update on progress related to a historic preservation certification and training program for local realtors. Code Section 2-8-3 (G) (8) and Preserve 2040 Initiative 4.12.

- Commissioner Bowes-Carlson provided an update on the realtor training program, noting that there has been a shift in approach from an event and walking tour, to coming to where realtors are at monthly training sessions or larger meetings between groups.

B. Noyes Cultural Arts Center Feasibility Study

Commissioners Bodan and Ahleman will provide a summary of a working group meeting they attended with representatives of the Public Works Agency regarding the preliminary scope of work for the Noyes Cultural Arts Center. In compliance with the Commissions advisory review and consultation powers and duties related to city-initiated projects or activities, the Commission shall review a draft comment letter incorporating comments received to-date and make any additional suggestions. Code Section 2-8-3 (G) (24).

- Councilmember Kelly and Parks Board member Mary Rosinski asked to address the Commission regarding the feasibility study.
 - The Chair indicated that the proper time for public comment regarding this matter was at the start of the meeting before Presentations and New Business, which was intended so that members of the public would not have to sit through an entire meeting to submit comments.
 - The Councilmember and Board member asked if they could still speak, noting that they were late to the meeting since the previous Finance and Budget meeting went long, where they were also

- o discussing the plans for the Noyes Center
- o The Chair stated that she would allow them to speak, but limit them to three minutes each in the same way members of the public are limited
- Councilmember Kelly stated that she was increasingly worried by the proposed scope of work for Noyes and that it was not necessary and would leave to the City vacating the building. She acknowledged the significant programming the building offers the community, and noted in terms of revenue, it was net positive, one of the few centers in the City that makes money. The problem is that the money hasn't been reinvested in the building. She indicated that all it needs it likely new HVAC improvements.
- Mary Rosinski echoed much of the Councilmembers points, also noting that the building makes money each year and in the past made even more money for the City. The programming within the building are indispensable and extremely important to the Community and what the Parks and Recreation Department offers. There is no other place those programs could be housed.
- Commissioners Bodan and Ahleman provided a summary of a working group meeting they held between themselves and City Staff. They acknowledged that the meeting was successful to understand what is being proposed and why, and although it is nice to be part of the conversation before this is coming before the Commission for permit, it would have been nicer to be involved from the start to help guide some of the studies parameters.
- On its face, the improvements are not necessarily concerning and can be compatible with the buildings design vocabulary and architectural integrity. However, it isn't clear that the improvements are entirely necessary.
- Commissioners expressed a concern that what was occurring was politicization of the building and that it may lead to it being vacated, if the price tag is seen as too high, which was expressed at the previous meeting (Finance and Budget). This seems to be repeating a pattern of disinvestment in the City's facilities, primarily their culturally significant older buildings, where they aren't maintained incrementally or invested in realistically, and then we are told they need millions of dollars in capital improvements that we can't afford. This is what happened to Harley Clarke and it is happening with the Civic Center as well.
- Several Commissioners expressed a concern that there are not individual capital plans for each building, especially those of cultural significance.
- Several Commissioners questioned how a few million dollars in HVAC improvements had ballooned into 29 million dollars in other improvements and whether the parameters of the study was flawed.
- Commissioners sought to reframe the study to not look at only one metric, what it would take to make this building net zero, since it

disregards the complexities that exist such as the inherent sustainability of the building as it existed for over 130 years, its associations with the public and the programming it offers, the financial realities of the City and what we can actually afford etc. The goal should be making realistic improvements over time that make these buildings as green as possible while allowing them to continue serving the public and communicating their history.

- Several Commissioners stated a need for the City, specifically Public Works, to engage with the Commission and the Preservation Staff members much earlier in the process for not only this type of work but all types of work that affect historic and culturally significant resources. If that isn't occurring now, that process has to change. This seems to be a recurring problem where the Commission's feedback is seen as performative.
- Commissioners asked about next steps.
- Staff stated that they would incorporate the feedback received and edit the draft comment letter. Before sending it to the Public Works Administration and City Council, they would route it for approval between the Chair, and Commissioners Bodan and Ahleman since they served on the working group.

7. STAFF REPORTS

A. Envision Evanston 2045 Update

Staff will provide an update on progress related to the development of Envision Evanston 2045, followed by discussion.

- Staff provided a brief update on progress to date which has been limited to engagement with the community.
- Commissioners expressed frustration with the process and lack of preservation specific engagement between the consultant and Commission.
- Staff indicated that there would hopefully be more specific and meaningful engagement with the Commission as draft materials are produced for review and critique

B. May Newsletter - Call for content

Staff will provide an overview of the newsletter scheduled to be released in May, which is also historic preservation month.

- Staff reminded Commissioners of the timeline for receiving content for inclusion in the May newsletter which is scheduled to be released the first week of May.

8. ADJOURNMENT

The meeting adjourned at 11:05pm.

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

Español - La ciudad de Evanston tiene la obligación de hacer accesibles todas las reuniones públicas a las personas minusválidas o a quienes no hablan inglés. Si usted necesita ayuda, favor contacte a Carlos D. Ruiz de la Oficina de Planificación y Zonificación llamando al (847/448-8687) o cruiz@cityofevanston.org con 48 horas de anticipación para acomodar su pedido en lo posible



Evanston Preservation Commission Cultural Heritage Awards

NOMINATION FORM

The Evanston Preservation Commission is pleased to call for nominations for the 2024 Cultural Heritage Awards.

Evanston's heritage resources are vitally important, bind its residents to their physical environment, and define the City's unique character and identity. Past awards programs sponsored by the Preservation Commission focused exclusively on built heritage and physical project design, and did not adequately represent the breadth of historic preservation which – in addition to built heritage – includes living heritage, the arts, intangible cultural heritage, and less tangible stories and histories.

The purpose of the citywide Cultural Heritage Awards Program is to:

1. **Promote** best practices in historic preservation.
2. **Celebrate** those who embody, safeguard, or advance significant themes within the broader field of historic preservation and heritage conservation.
3. **Educate** and increase public awareness and appreciation for Evanston's cultural heritage.
4. **Encourage** future excellence through the power of example.

AWARD CATEGORIES: (check one)

Cultural Ambassador: The Cultural Ambassador Award is the highest form of recognition bestowed by the Commission. The award is presented to highly influential and inspiring individuals, groups, or organizations whose exemplary body of work demonstrates a superlative level of dedication and impact for the creation, interpretation, identification, protection, expansion, or enhancement of Evanston's cultural heritage.

Outstanding Individual Achievement: Awards in the field of outstanding individual achievement are presented to an individual who has demonstrated a commitment or significant contribution to the cultural heritage of the City by advancing one or more of the cultural heritage themes on the following page.

Outstanding Group Achievement: Awards in the field of outstanding group achievement are presented to a group, organization, or partnership that has demonstrated a commitment or significant contribution to the cultural heritage of the City by advancing one of the cultural heritage themes on the following page.

NAME OF INDIVIDUAL OR ORGANIZATION BEING NOMINATED: (Please enter below)

PROJECT ADDRESS or ADDRESSES IF APPLICABLE (Please enter below)

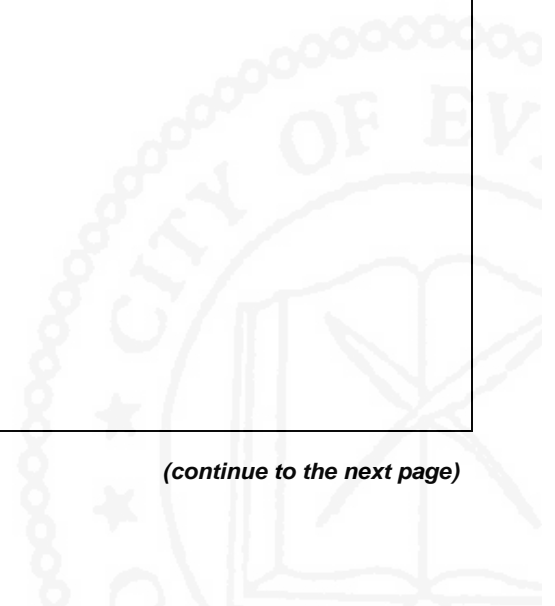
(continue to the next page)

AWARD THEMES: (check all that apply)

- Research:** Projects which identify, interpret, and help safeguard the City's diverse cultural heritage and/or improve access, enjoyment, or understanding of the City's broad heritage assets.
- Education and Advocacy:** Achievements or projects which foster the transfer of knowledge and traditions, build local awareness and capacity, or expand skills and crafts related to the enhancement and enjoyment of the City's diverse cultural heritage.
- Equity:** Achievements or projects which foster social connection, identify less tangible histories, strengthen multicultural dialogue and understanding, nurture sense of place, celebrate diversity and lesser acknowledged identities, and stimulate community conversation, storytelling, and sense of civic responsibility.
- Design:** Achievements or projects of any scale which offer sensitive, compatible, or innovative design approaches that preserve, enhance, and/or give new life and vibrancy to the City's built cultural heritage, including its cultural landscapes and natural environments.
- Climate Resilience and Stewardship:** Achievements or projects which demonstrably minimize material impact on the environment and prepare a site or structure to respond to or mitigate the impacts of climate change. Examples include adaptive use, salvaging and/or reuse of materials, diversion of construction debris, innovative technologies or construction techniques, energy and water efficiency above code, habitat friendly design, landscape stewardship, and use of native plant material to the benefit of species diversity.
- Art:** Achievements or projects which demonstrate a significant contribution to the practice, production, growth, support, or availability of the City's cultural heritage as embodied in a variety of artistic pursuits including but not limited to visual, performing, and literary arts.

DESCRIPTION: Briefly describe the project, program, or achievement. Attach additional information on separate sheets as necessary to fulfill the submission requirements on the following page.

(continue to the next page)



SUBMISSION REQUIREMENTS:

Nominators must complete this nomination form and submit by the identified deadline at the bottom of this page in order to be considered for an award. Self nomination is allowed – those nominating others must seek and receive their consent. In the instance of a posthumous nomination, seek the consent of surviving family or other associates. All nominations will be submitted digitally. No paper submissions will be accepted. In addition to this form, nominations shall include:

A concise narrative, 7,000 characters or less, that describes how an individual or group has significantly contributed to the cultural heritage of the City through one or more of the themes described on the previous page.

Attachments and supporting documentation as necessary including brochures, news clippings, drawings, written excerpts, letters of recommendation or support, photos, before and after images, and videos.

Keep in mind that in order to maintain objectivity, the jury is comprised of individuals outside of Evanston who may not have familiarity with an individual, group, partnership, activity or initiative. It is incumbent on the nominator to provide sufficient background, information, and supporting documentation to communicate why an individual or organization is deserving of an award and recognition.

NOMINATION SUBMITTED BY:

Name: _____ Phone: _____ Email _____

Mailing Address: _____ State: ____ Zip Code: _____

Relationship to individual or organization being nominated: _____

Signature: _____ Date: _____

Name (printed): _____

DEADLINE FOR SUBMISSION: Please submit your completed nomination form and supplemental information in a compiled PDF format with additional videos or other supporting media **no later than Friday, August 16, 2024 by 5 pm to:**

Cade Sterling, Preservation Planner
Email: csterling@cityofevanston.org
Phone (847)448-8231

SELECTION AND CELEBRATION:

Nominations will be reviewed by an independent selection committee comprised of jurors from outside the community with varying professional backgrounds. Following review and selection, those nominated as well as those selected for awards will be notified of the jury's decision and invited to participate in a later awards ceremony. Multiple awards may be bestowed for each category as recommended by the selection committee.

