EVANSTON PRESERVATION COMMISSION  
Tuesday, December 10, 2019, 7:00 P.M.  
Morton Civic Center, 2100 Ridge Avenue  
Room 2800 James C. Lytle Council Chambers

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. OLD BUSINESS


B. 747 MICHIGAN AVE. (LSHD) App. # 19PRES-243 - Garry Shumaker submits for a Certificate of Appropriateness for the demolition of an existing screen porch (foundations to remain) and construction of new frame and masonry screen porch in the likeness of the existing structure. Installation of new wrought iron railing and front and rear stairs. Installation of widow’s walk railing visible from public way and to utilize materials to match existing structure. New screen porch visible from Kedzie St. Applicable standards: [Alteration 1-10; Construction 1- 4, 7, 8, and 10-15; Demolition 1-6] Continued from 11/12/2019

C. 1204 Sherman Avenue (L) —App. # 19PRES-245 - Mandi Wlock applies for a Certificate of Appropriateness to replace the existing double hung wood windows (other window types include picture, awning and glass block windows) with double hung PVC clad wood windows. The windows are visible from Sherman Avenue, and the alley at rear, both public ways. Applicable standards: [Alteration 1-10] Continued from 11/12/2019

3. NEW BUSINESS

A. PUBLIC HEARING - 2404 RIDGE AVE. (L) App. # 19PRES-0266 - Chris Sweitzer, applicant, submits for a Certificate of Economic Hardship, following the Preservation Commission’s denial on August 6, 2019 of a Certificate of Appropriateness for post-approval alterations to the barn at 2404 Ridge Av, that the Commission had approved in 1997 and re-issued by City staff in 2000. The applicant claims that returning the barn back to the 1997/2000 approved alterations would result in economic hardship or the denial of all reasonable use
of and return from the property. Applicable standard 2-8-10 (B).

B. 318 1/2 DEMPSTER ST. (L/LSHD) — App # 19PRES-0260 - Matthew Kerouac applies for a Certificate of Appropriateness to repair/rebuild existing wood windows; reinstall original first floor windows at north elevation; repair/rebuild existing wood garage doors; repair and refinish all existing wood fascia and soffit; new matching entry door at east elevation; new wood windows at second floor, west elevation; repair/rebuild existing second floor wood barn doors at south elevation; new matching second floor window at east gable end; tear-off of existing tar paper roofing and replace with new “Classic Metal Roofing Systems” Oxford metal shingle roofing on north, east, and west roofs; new “Tesla” Solar Roofing Shingles at south roof; new skylights; and installation of new air conditioning unit at recessed west gable. Visible from Greenwood St and the side alley to the east. Applicable standards: [Alteration 1-10]

C. 217 DEMPSTER ST. (L/LSHD) — App # 19PRES-0261 David Raino-Ogden applies for a Certificate of Appropriateness to restore and expand an existing side and front terrace with a stair to the side yard. The original Burnham and Root plans indicate a wrap-around terrace. Applicant seeks to replicate the original plan at the front and side and extend the terrace for the full side to allow for a terrace off a modernized kitchen. The rear of the home, not visible from the public way, will include the expansion of an existing roofed porch to become an enclosed mudroom, breakfast nook and second floor bedroom expansion. All will be kept within the spirit and style of the original Burnham and Root Plans. Applicable standards: [Alteration 1-10; Construction 1-5, 7, 8, and 10-15]; and Demolition 1-6]

D. 548 JUDSON AVE. App # 19PRES-0262 (LSHD) - Chris Turley, architect, submits an application for a Certificate of Appropriateness for the demolition of an existing house located within the R1 Single-Family Residential District and Lakeshore historic district. The applicant proposes construction of a new 2-story wood frame single family residence with a 2-car detached garage and coach house. Additionally, the applicant requests zoning relief for proposed building lot coverage of 38% where a maximum of 30% is permitted (Zoning Code Section 6-8-2-7); proposed impervious surface ratio of 58% where 45% is permitted (Zoning Code Section 6-8-2-10); and, two off-street parking spaces where three are required (Zoning Code Section 6-16 Table 16-B). Applicable standards: [Construction 1-15; and Demolition 1-6; Zoning Variations A and C]

4. APPROVAL OF MEETING MINUTES of November 12, 2019.

5. STAFF REPORTS

A. Nomination and Election of EPC’s 2020 Officers
B. Preservation and Sustainability Collaboration - Update

C. Alderman Robin Rue Simmons, 5th Ward, referral to EPC to work on the 1995 initiative: “Preserving Integrity Through Culture and History” (PITCH) for cultural landmarking, honoring some businesses and other historically significant sites in the 5th Ward - Update

6. DISCUSSION (No vote will be taken)

A. Design Guidelines Update

B. 2020 Preservation Commission Retreat

7. ADJOURNMENT

Next Meeting: TUESDAY, January 14, 2020 at 7:00 P.M. (Subject to change)
2. OLD BUSINESS

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

Thank you for submitting your COA application for Preservation Review. 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 one (1) hard copy of the fully completed application and attachments including: plat of survey, site plan, floor plans, elevation drawings of the existing and proposed, 3D drawings of the proposed alteration/addition/construction (not to exceed 11" x 17" paper size); and one (1) digital copy in PDF format of the same no less than 15 business days before the next scheduled Preservation Commission meeting. The Preservation Commission meetings are on the second Tuesday of the month. 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. The submission of the completed COA 15 business days prior to the next scheduled meeting date allows the City staff’s review of the application and to provide the applicant feedback on the completeness of the COA application. Incomplete applications will not be accepted. Refer to the Supplemental Information, pages (i - iv) below.

Applications can be submitted in person, by regular mail, electronically via email at crutz@cityofevanston.org or in a flash drive to the Preservation Coordinator, City of Evanston, Community Development Department, Planning & Zoning Division, Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 3201, Evanston, Illinois 60201.

For new construction, additions, major alterations, and demolition, applicants must submit to this office electronically via email, or a flash drive with the current and updated list of all names and mailing addresses of property owners within 250 feet of the subject property (in Excel format). The updated list must be submitted before or no later than the submission of the COA deadline. Contact City staff to obtain a preliminary list of mailing addresses. 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 typically 10 business days to complete a zoning analysis, depending on the case load. Applicants must give themselves enough time to request a zoning analysis to meet deadlines.

Completed applications will be scheduled for review at the next available meeting, as long as all the required information is provided on the deadline. Preservation Commission meets on the second Tuesday of the month (see schedule on page (v) below).

Section A. Required Information (Print) *Refer to the Supplemental Information for guidance [page 1" fifth below].

1) Property Address:
2390 ORANGATAN AVE, EVANSTON IL
FOR STAFF USE ONLY
Application Number:

2) Owner's Name:
NORTH SHORE BUILDERS INC
Address:

2700 PATRIOT DR.

City: Evanston
State: IL
Zip: 60201
Phone: 847.995.7200
Email/Fax: 847.995.7200

3) Architect's Name:
BSB DESIGN
Address:

1540 DUNDEE RD

City: Evanston
State: IL
Zip: 60201
Phone: 847.995.7200
Email/Fax: 847.995.7200

4) Contractor's Name:

City: Evanston
State: IL
Zip: 60201
Phone: 847.995.7200
Email/Fax: 847.995.7200

5) Landmark: □ Yes □ No *Refer to the Supplemental Information for guidance on page (i) (fifth page below).

6) Within Local Historic District: □ Yes □ No;
If yes, □ Lakeshore □ Ridge □ Northeast Evanston □ Apartment Thematic Resources

7) Refer to the completed Zoning Analysis and check as applicable if project requires:
□ Major Zoning Variance; □ Minor Zoning Variance; □ 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: □ Special Use □ Planned Development → Refer to Supplemental Information on page (i) below.

Adopted October 19, 2004/Updated December 22, 2017
Page 1 of 6

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## 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.

Construction of Single Family Detached Residence that completed the final buildout of the small scale PUD. Revised request added covered porch, changed window sizes to be more uniform, & toned down exterior color.

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

<table>
<thead>
<tr>
<th>Type of Exterior Activity</th>
<th>Location / Details</th>
<th>Visible from Public Way (e.g. Streets and Alleys)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>[ ] Construction</td>
<td>[ ] Residential</td>
<td>[ ] Other: [ ] Yes [ ] No</td>
</tr>
<tr>
<td>[ ] Demolition</td>
<td>[ ] Partial</td>
<td>[ ] Total: [ ] Yes [ ] No</td>
</tr>
<tr>
<td>[ ] Alteration</td>
<td>[ ] Front</td>
<td>[ ] Side [ ] Rear: [ ] Yes [ ] No</td>
</tr>
<tr>
<td>[ ] Restoration</td>
<td>[ ] Side</td>
<td></td>
</tr>
<tr>
<td>[ ] Addition</td>
<td>[ ] Front</td>
<td>[ ] Side [ ] Rear: [ ] Yes [ ] No</td>
</tr>
<tr>
<td>[ ] Landscaping</td>
<td>[ ] Side</td>
<td></td>
</tr>
<tr>
<td>[ ] Rehabilitation</td>
<td>[ ] Rear</td>
<td></td>
</tr>
<tr>
<td>[ ] Garage:</td>
<td>[ ] Front</td>
<td>[ ] Side [ ] Rear: [ ] Yes [ ] No</td>
</tr>
<tr>
<td>[ ] New</td>
<td>[ ] Rear</td>
<td></td>
</tr>
<tr>
<td>[ ] Replacement</td>
<td>[ ] Side</td>
<td></td>
</tr>
<tr>
<td>[ ] Storm Windows</td>
<td>[ ] Rear</td>
<td></td>
</tr>
<tr>
<td>[ ] Storm Doors</td>
<td>[ ] Front</td>
<td>[ ] Side [ ] Rear: [ ] Yes [ ] No</td>
</tr>
<tr>
<td>[ ] Windows</td>
<td>[ ] Front</td>
<td>[ ] Side [ ] Rear: [ ] Yes [ ] No</td>
</tr>
<tr>
<td>[ ] Rear-roof</td>
<td>[ ] Side</td>
<td></td>
</tr>
<tr>
<td>[ ] Roof</td>
<td>[ ] Rear</td>
<td></td>
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<tr>
<td>[ ] Fence / Gate:</td>
<td>[ ] Siding</td>
<td>[ ] New [ ] Replacement [ ] Yes [ ] No</td>
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<tr>
<td>[ ] New</td>
<td>[ ] Rear</td>
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<tr>
<td>[ ] Replacement</td>
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<tr>
<td>[ ] Siding</td>
<td>[ ] Rear</td>
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<tr>
<td>[ ] Material</td>
<td>[ ] Replacement</td>
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</tr>
<tr>
<td>[ ] Sign</td>
<td>[ ] Replacement</td>
<td>[ ] Yes [ ] No</td>
</tr>
<tr>
<td>[ ] Awning</td>
<td>[ ] Replacement</td>
<td>[ ] Yes [ ] No</td>
</tr>
<tr>
<td>[ ] Air Conditioning Unit</td>
<td>[ ] New</td>
<td>[ ] Replacement: [ ] Yes [ ] No</td>
</tr>
<tr>
<td>[ ] Relocation</td>
<td>[ ] New</td>
<td>[ ] Replacement: [ ] Yes [ ] No</td>
</tr>
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</table>

New Address for Relocation:
3) Checklist for Exterior Materials—Check all that apply.

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<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Façades/Front Porch &amp; Rear Porch Material</td>
<td></td>
</tr>
<tr>
<td>Wood Frame</td>
<td></td>
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<tr>
<td>Stone</td>
<td></td>
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<tr>
<td>Brick</td>
<td></td>
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<tr>
<td>Stucco</td>
<td></td>
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<tr>
<td>Synthetic Stucco</td>
<td></td>
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<tr>
<td>Wood Siding</td>
<td></td>
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<tr>
<td>Aluminum Siding</td>
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<tr>
<td>Vinyl Siding</td>
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<tr>
<td>Shingle, Material:</td>
<td>Other:</td>
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<thead>
<tr>
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<tbody>
<tr>
<td>Roofing Material</td>
<td></td>
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<tr>
<td>Wood Shingles</td>
<td></td>
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<tr>
<td>Wood Shakes</td>
<td></td>
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<tr>
<td>Slate</td>
<td></td>
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<tr>
<td>Clay Tile</td>
<td></td>
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<tr>
<td>Asphalt Shingles</td>
<td></td>
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<tr>
<td>Metal Sheet</td>
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<td>Other:</td>
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<td>Stucco</td>
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<td>Other:</td>
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<tbody>
<tr>
<td>Gutters/Downspouts</td>
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<tr>
<td>Copper</td>
<td></td>
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<tr>
<td>Aluminum</td>
<td></td>
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<tr>
<td>Galvanized Sheet</td>
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<td>Other:</td>
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<td>Copper</td>
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<tr>
<td>Sheet Metal</td>
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<td>Other:</td>
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<tbody>
<tr>
<td>Fascias, Soffits, Rakeboards, Trim</td>
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<tr>
<td>Wood</td>
<td></td>
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<tr>
<td>Metal</td>
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<tr>
<td>Synthetic Material, Type:</td>
<td>Other:</td>
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<td>Door Material</td>
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<tr>
<td>Wood</td>
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<td>Metal</td>
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<td>Clad</td>
<td>Other:</td>
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<td>Window Type</td>
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<td>Double Hung</td>
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<td>Casement</td>
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<tr>
<td>Window Material</td>
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<td>Wood</td>
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<tr>
<td>Aluminum</td>
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<tr>
<td>Steel</td>
<td>Other:</td>
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<tr>
<td>Muntins</td>
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<td>Not existing</td>
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<tr>
<td>True divided lights</td>
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<tr>
<td>Simulated divided lights</td>
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<table>
<thead>
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<th>Existing</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Fences</td>
<td></td>
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<tr>
<td>Wood</td>
<td></td>
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<tr>
<td>Wrought Iron</td>
<td></td>
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<tr>
<td>Aluminum</td>
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<tr>
<td>Other:</td>
<td>Height:</td>
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<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Terraces, Patios, Decks</td>
<td></td>
</tr>
<tr>
<td>Wood</td>
<td></td>
</tr>
<tr>
<td>Stone</td>
<td></td>
</tr>
<tr>
<td>Brick Pavers</td>
<td></td>
</tr>
<tr>
<td>Concrete Pavers</td>
<td>Poured Concrete</td>
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<tr>
<th>Existing</th>
<th>Proposed</th>
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<tr>
<td>Driveway Material</td>
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<tr>
<td>Asphalt</td>
<td></td>
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<tr>
<td>Poured Concrete</td>
<td></td>
</tr>
<tr>
<td>Brick Pavers</td>
<td></td>
</tr>
<tr>
<td>Concrete Pavers</td>
<td>Crushed Stone</td>
</tr>
</tbody>
</table>

Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):

- Air Conditioning Unit

4) Applicant's Signature:

Print Name: [Signature]

Proceed to Section C if you are requesting a zoning or fence variation and/or a special use. Refer to the Supplemental Information for guidance [page (i) below]. For Planned Development refer to Supplemental Information [page (i) below].

Adopted October 19, 2004/Updated December 22, 2017
PROPOSED LOT ENGINEERING PLAN

LOT 8 IN EVANSTON HOMES RESUBDIVISION, BEING A RESUBDIVISION OF EVANSTON HOMES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 2011 AS DOCUMENT NUMBER 1113834038 IN COOK COUNTY, ILLINOIS.

ADDRESS: XXX ORRINGTON AVENUE, EVANSTON, ILLINOIS 60201.

TOTAL AREA: (BOUND BY SOLID HEAVY LINES) 7,078 ± SQ. FT.
HOUSE AREA: XXX S.F.
GARAGE AREA: XXX S.F.
PATIO/PORCH/DECKS: XXX S.F.
SERVICE WALKS: XXX S.F.
APRON AREA: XXX S.F.
TOTAL IMPERVIOUS AREA: XXX S.F.
PERCENTAGE OF IMPERVIOUS AREA: XXX% OF TOTAL AREA

EXIST. SAN. RM=18.30
EXIST. CB RM=17.30
FND CROSS RM=17.30
EXIST. COMES RM=17.96

CHIEF ENGINEER: CRANDALL

945 N. Plum Grove Rd., Schaumburg, IL 60173
Kendall Place Lot 8

William Ryan Homes
945 N. Plum Grove Rd., Schaumburg, IL 60173
Kendall Place Lot 8

Drawn by: XX
Date: XX-XX-XX
Scale: 1"=20'
Project Manager: Project: 275
R1 Single Family Residential District
7676 S.F., Total Lot Area

- Max Building Lot Coverage = 30% = 2393 S.F.,
  Principal Structure = 2312 S.F.,
  Total Proposed = 2312 S.F.,

- Max Impervious Coverage = 45% = 3599 S.F.,
  Total Proposed = 3092 S.F.,

- Max Building Height = 2.5 Stories & 30’
  Proposed Principal Structure = 2.5 Stories & 34’-10”

- Parking Spaced = 2 Enclosed, 2 Surface

LINCOLN STREET

LOT 7
EXISTING
TWO STORY
BRICK & FRAME
HOME

LOT 9
EXISTING
TWO STORY
BRICK & FRAME
HOME WITH
ATTACHED GARAGE

LOT 8
PROPOSED 2.5
STORY RESIDENCE

Orrington Avenue

SITE PLAN

Kendall Place - Lot 8
2990 Orrington Ave. - Evanston, Illinois
**ZONING ANALYSIS REVIEW SHEET**

**APPLICATION STATUS:** On Hold   May 09, 2018

**RESULTS OF ANALYSIS:** Compliant

**Z.A. Number:** 18ZONA-0039  
**Address:** 2390 ORRINGTON AVE

**Applicant:** Joseph Balistreri

**District:** R1  
**Overlay:** None  
**Preervation District:**

**Phone:**

**THIS APPLICATION PROPOSES (select all that apply):**
- [X] New Principal Structure
- Change of Use
- Sidewalk Cafe
- New Accessory Structure
- Retention of Use
- Other
- Addition to Structure
- Plat of Resubdiv./Consol.
- Alteration to Structure
- Business License
- Retention of Structure
- Home Occupation

**Purpose:** Zoning Analysis without Bld Permit App

**Reviewer:** Carlos Ruiz

**Preservation District:**

**Address:** Applicable

**Phone:** Applicable

**Proposed Description:** New SFR with attached garage

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### RESIDENTIAL DISTRICT CALCULATIONS

The following three sections apply to building lot coverage and impervious surface calculations in Residential Districts.

<table>
<thead>
<tr>
<th>Front Porch Exception (Subtract 50%)</th>
<th>Pavers/Pervious Paver Exception (Subtract 20%)</th>
<th>Open Parking Debit (Add 200sqft/open space)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Eligible</td>
<td>Total Paver Area</td>
<td># Open Required Spaces</td>
</tr>
<tr>
<td>Front</td>
<td>Paver Regulatory Area</td>
<td>Addtn. to Bidg Lot Cov.</td>
</tr>
<tr>
<td>Front Porch</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regulatory Area</td>
<td></td>
<td></td>
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</tbody>
</table>

### PRINCIPAL USE AND STRUCTURE

<table>
<thead>
<tr>
<th>USE:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling - SF Detached</td>
<td></td>
<td></td>
<td></td>
<td>Compliant</td>
</tr>
</tbody>
</table>

**Minimum Lot Width (LF):**

- USE: Single Family Detached
- LF: 35 ft
- Existing: 69.27
- Determination: Compliant

**Minimum Lot Area (SF):**

- USE: Single Family Detached
- SF: 7200 sq ft
- Proposed: 7975
- Determination: Compliant

**Dwelling Units:**

- Comments: Compliant

**Rooming Units:**

- Comments: Compliant

**Building Lot Coverage (SF) (defined, including subtractions & additions):**

- Comments: Compliant

**Building Lot Coverage:**

- 30% of 2322 = 0.3 * 2322 = 696.6 sq ft
- 29.115987460815045%

**LF:** Linear Feet  **SF:** Square Feet  **FT:** Feet

---

**Page 18 of 275**
Impervious Surface Coverage (SF, %) | Standard | Existing | Proposed | Determination
--- | --- | --- | --- | ---
45% | 3122.16 | 39.14934169278997% | Compliant

Comments:

Gross Floor Area (SF)
Use: Compliant
Comments:

Height (FT)
Comments:

Front Yard(1) (FT) | 27 ft. | 27 ft. | Compliant
Direction: E
Street: Orrington Ave
Comments:

Front Yard(2) (FT)
Direction:
Street:
Comments:

Street Side Yard (FT) | 15 ft | 15 ft | Compliant
Direction: N
Street: Lincoln St
Comments:

Interior Side Yard(1) (FT) | 5 ft | 5 ft | Compliant
Direction: S
Comments:

Interior Side Yard(2) (FT)
Direction:
Comments:

Rear Yard (FT) | 30 ft | 30 ft | Compliant
Direction: W
Comments:

### PARKING REQUIREMENTS

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<tr>
<th>Use(1): Single-family Detached</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<tr>
<td>2 per dwelling unit (Table 16-B).</td>
<td>2</td>
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Comments: Attached garage accessed from rear alley

Use(2):
Comments:

Use(3):
Comments:

TOTAL REQUIRED:
Comments:
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<thead>
<tr>
<th>Requirements</th>
<th>Standard</th>
<th>Existing</th>
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<th>Determination</th>
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<tr>
<td>Handicap Parking Spaces</td>
<td>Sec. 6-16-2-6</td>
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<td>Access</td>
<td>Sec. 6-16-2-2</td>
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<td>Vertical Clearance (LF)</td>
<td>7'</td>
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<td>Surfacing</td>
<td>Sec. 6-16-2-8 (E)</td>
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<td>Location</td>
<td>Sec. 6-4-6-2</td>
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<td>Angle(1):</td>
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<td>Width(W) (FT)</td>
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<td>Depth(D) (FT)</td>
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<td>Aisle(A) (FT)</td>
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<td>Module (FT)</td>
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<td>Module (FT)</td>
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<td>Garage Setback from Alley Access (FT)</td>
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<td>MISCELLANEOUS REQUIREMENTS</td>
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<td>Requirement (1):</td>
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<td>6-4-1-9 YARDS (B)1.</td>
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<td>3' on front yard, 6' in depth, 24' front yard setback</td>
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<td>Comments: 6-4-1-9 YARDS (B)1.Open front porches may extend into no more than twenty-five percent (25%) of the required front yard setback, shall not exceed seven (7) feet in depth, and must maintain a minimum ten (10) foot front yard setback.</td>
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<td>Requirement (3):</td>
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<td>Comments:</td>
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</table>

**Analysis Comments**
Results of Analysis: This Application is **Compliant**

Site Plan & Appearance Review Committee approval is: **Not Required**

See attached comments and/or notes.

**CARLOS D. RUIZ**

November 8, 2019
MEETING MINUTES
EVANSTON PRESERVATION COMMISSION

MINUTES EXCERPT

Tuesday, May 14, 2019
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2800
7:00 P.M.

Members Present: Robert Bady, Julie Hacker, Ken Itle, Suzi Reinhold, Mark Simon, Diane Williams and Karl Vogel

Members Absent: Elliott Dudnik, Jamie Morris, Sally Riessen Hunt and Tim Schmitt

Staff Present: Scott Mangum, Planning & Zoning Manager

Presiding Member: Mark Simon, Chair

1. CALL TO ORDER / DECLARATION OF QUORUM

Chair Simon called the meeting to order at: 708 pm with a quorum of seven Commissioners present.

3. NEW BUSINESS


Joseph Balistreri presented the application as follows:
- Proposed 2-story 5 bedroom single family home with attached garage.
- Proposed materials are cedar siding, brick clad wood windows, brick chimney, Andersen E-Series aluminum clad windows, aluminum gutters, wood soffits and wood trim
- Nels Johnson Arborist proposes saving one oak tree, cut the one oak tree not rooted, installing protection fencing, pruning roots, and add chemicals to strengthen the roots, fertilizing the soil and pruning hazardous limbs.
- Three 7-8" oaks could be planted, also plant more than 125% of the caliper of the trees and make up for that tree to be lost.

Commissioner Williams asked for material samples for a very important corner of this development.
Public Comments

Ald. Judy Fiske, one of the authors of the Northeast Historic District 20 years ago said the following:

- When plan for subdivision of Kendall College property came to the Preservation Commission, one of the standards asked to review in approving of the plat of subdivision was section 2-8-12 d. preserve and protect the critical features of the streetscape associated with the landmark or area, property, structure, site, or object in the district. That includes the trees. So when the Preservation Commission approved that. It came forward to the Council, and Council approved it as well, based on the same standards.

- The trees are entirely relevant to this discussion. When creating a historic district, not only setbacks or the architecture, but the streetscape, the critical features, the landscaping, the whole feeling and character of the district are taken into consideration.

- Asked the Commission to consider these 200-300 years old oak trees. They are important to the streetscape, climate, health, to the joy of living in this area.

- There is no way that one of those trees that’s at the group of two is going to come down and that the other one won’t be affected.

- This corner stands out and it’s incredibly important to the historic district, and asked the Commission to take some time to think about that.

Nancy Bradt, Julie Dorfman, Camille Blachowicz of 806 Colfax St. Michael Wasielewski of 2380 Orrington Av., Allison Sloan, Barbara Janes of 802 Colfax St., Ted Sykes, and Richard Buchanan of 723 Lincoln St. spoke to save the trees and made the following comments:

- Trees that are fenced, failed 3-4 years because construction. 16’ radius of protection fence must be strictly enforced.

- City Council committed to the Climate Action and Resilience Plan. 200-300 year old oak trees cannot be replaced.

- The Nels Johnson report says that in order to retain the health of the other trees they would have to retain the stump of the tree torn down.

- Looking at the character of Lincoln St. and the neighborhood, is a showcase of Evanston, and preserving it is important for this and future generations. Looking at all the houses built on Orrington Av., there is a uniform setback.

- Concern was expressed about the setback for the proposed house and its substantial massing.

- Illinois’ ecosystem is called an oak savanna, and Oaks are the backbone of that ecosystem. The oak trees currently are only 17 percent of the oak ecosystem of what originally was.

- If the existing tree is a 32 inch diameter Burr Oak, the National Tree Benefit Calculator says that it’s soaking up approximately 5,248 gallons of storm water runoff every year and it’s absorbing about 1,565 pounds of carbon dioxide, and big shade tree lowers the heat effect index about 10-15 degrees underneath.

- Concern about the mass of the proposed house and the impact it would have on the century old oak trees on the lot.
The Preservation Ordinance Section 2-8-9 (B) 9. Walls of continuity states:…"landscape masses shall 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." That says those trees need to be saved.

The 200-300 year old trees; they are the ambiance of the neighborhood. Replacing them with 7 or 8 inch trees is not going to spruce up the neighborhood. Trees die when they lose 40 percent of their root mass. One should not be a foundation closer than 25 foot to a tree, ideally more than 50 feet away.

The number of trees lost through storm damage and disease is staggering. The canopy is much less than 13 years ago. It would be a shame to lose two more trees. A development should be done carefully without destroying the healthy trees.

Commissions Findings
Commissioner Itle made the following comments:
- The project maximizes bulk, volume and mass.
- Street facades have many types of windows at random.
- Treatment of front entrance on Orrington Av. with an open deck and no covered porch is awkward, but on Lincoln St. is a roofed porch that should have been on the Orrington side. The Lincoln street side almost reads more as the front entrance.
- The proposed house design does not fit the character of the rest of the development where they were very traditional about providing a front entrance with a covered porch.

Commissioner Reinhold made the following comments:
- The Commission needs to see more context of what is going on with the adjacent homes. That information is needed to find out how the standards apply with the heights and proportions and the rhythms of the existing houses.
- Applicant should come back with the streetscape on Lincoln St. and Orrington Av., and provide more documentation on what the Commission is comparing the proposed house to, for the compatibility, height, rhythm and scale.
- There are questions regarding standards 9 and 12 (walls of continuity and original qualities) The fact that the neighborhood has made significant efforts to preserve these trees with past development, that does somehow say that this is a characteristic of this specific lot.

Chair Simon said that the Commission should provide the applicant with guidance.

Commissioner Itle referred to the following standards:
- #3 Windows: a broad mixture of windows, and different groups of windows. It’s kind of a little bit of everything without any apparent reason to how things are distributed.
• # 4 Rhythm of solids to voids: the corner octagonal piece needs further study. That would be quite an expanse of glass compared to the rest of the neighborhood.
• # 6 Rhythm of entrance porches: not compatible with the neighborhood.
• # 7 Relationship to materials and texture: how this particular brick and cedar siding look relative to the environment.
• # 9 and # 10 Landscaping: Walls of continuity and scale. The house is too big for the lot, and the important historic or mature trees that are on the lot; is it really appropriate to maximize the zoning footprint and build to the maximum (2,393 square feet and the proposed is 2,392 square feet).

Chair Simon noted that the City and the developer negotiated the plat of subdivision, and it does say trees on private property will be preserved to the extent feasible. The City didn’t think or wasn’t able to get any restriction.

Scott Mangum said there is a resolution that approved the subdivision of the property and as part of the resolution there is the tree preservation plan; it had three different denotations for trees: existing trees to be removed, existing trees to remain and existing on-site trees to remain if possible.

Chair Simon said there seems to be questions about what the Commission’s authority is. The arborist seems to say that the tree closer to Lincoln St. will be lost. The applicant in his presentation was speaking as if it would be preserved, which obviously is a goal. To him it is a realistic goal to try to improve the protection of that tree, and do everything possible to protect that tree. The siting of the house is such that, it can’t be moved anywhere. Even if the footprint was shrunk a little and it was moved back, it still would be 10-12 feet from the house. What clearly the Commission does not have authority to do is to deprive the applicant of the right to build a house on the property.

Chair Simon said he would be in favor of allowing the applicant to further develop the steps to preserve the tree that is closer to the street. The house could be moved and shrunk a little. However, the house is right against the rear setback already.

Commissioner Itle said the two trees in the middle are at grave risk, no matter what gets build on the site. It is a matter of what is the solution architecturally that is compatible with the neighborhood that at least maximizes the odds that the trees can survive.

Joe Balistreri said the 53 inch oak at the end of the alleys, is less than 12 feet from the other house they built, and it is still standing.

Chair Simon said the consensus in the Commission is that consideration should be given to changes to the house itself. He asked if the applicant has enough guidance to go back and reconsider those issues such as the façade of the house, entrance way and windows.
Commissioner Hacker asked for clarification of the drawings (needed to see the house in relation to the houses next to it). In the photo the house appears really massive, if its mass could be minimized and move it away at least from the closest tree. The Commission has seen street facades with the other houses, and the heights, and being able to compare things.

Commissioner Reinhold said that Carlos Ruiz could work with the applicant. It is a matter of information, how pulling the heights across and documenting that. Carlos Ruiz could provide examples of other applicants that have shown that information.

Chair Simon asked the applicant to bring actual samples of the brick and the other materials, better drawings as to the depictions of the placement (vis-a-vis) like the houses on Lincoln. Commissioner Reinhold asked for an elevation comparison with heights, the front façade solids and voids (windows and proportions).

Commissioner Simon said that the presentation did not include what they would do to preserve the trees. J. Balistreri said that the plan that they passed with Evanston calls for a six foot minimum protection with aluminum fence and a silk fence on the inside (copies available).

Chair Simon said he would prefer consulting with the City’s experts rather than making the Commission come up with its own determination as to the trees protection.

Scott Mangum said that there is a tree protection ordinance that was referenced earlier, that requires a tree protection plan for the construction that would be required. If there is tree removal there is calculations for replacement of the caliper of these trees, at least 125% of what would be replaced. These are ordinance restrictions that work outside the preservation authority.

Chair Simon said the Commission lacks the expertise i.e. what would be adequate to save the one tree? Scott Mangum said that it is outside of his expertise. The Public Works Agency arborist regulates that part of the ordinance. The Commission could consult with them and get more information about what type of plan would be submitted to them for review. Chair Simon said the Commission could report to Ald. Fiske at least on the steps being taken.

Commissioner Itle said the applicant should ask Nels Johnson what is the appropriate setback needed from the northern most tree to be highly confident that it survives the construction. Say to Nels Johnson, we want to save this tree, how much can we build.

Chair Simon said there is a gray area about where the Commission’s purview to approve things stops. It will be taken into account steps that the applicant took to try to strengthen the preservation of the trees.
Joe Balistreri said they would happy to come back with the suggested changes. The City of Evanston arborist is clear that it is impossible to save both trees. They are trying to find a suitable solution by maintaining one of the trees and keep it if possible.

Ald. Fiske said there is language on the subdivision that indicates that the Commission should be thinking about the trees and she would like that to be really clarified. As the City staff is having this discussion, she would be happy to participate in it. It was the City’s expectation that every step would be taken to preserve the trees, and that’s reflected in the documents that were in the resolution that was finally approved. It did not anticipate in taking something down in order to build as big a house as possible.

Commissioner Williams made a motion to continue the application for 2390 Orrington Av. until the June 11, 2019 Commission meeting, seconded by Commissioner Itle. The motion passed. Vote: 7 ayes, 0 nays.

7. ADJOURNMENT

Commissioner Williams made a motion to adjourn the meeting at 9:38 pm, seconded by Commissioner Bady. The motion passed. Vote: 7 ayes, 0 nays.

Respectfully submitted:

Carlos D. Ruiz  
Senior Planner/Preservation Coordinator

Next Meeting: TUESDAY, June 11, 2019 at 7:00 P.M. (Subject to change)
Re: 2390 Orrington Ave.

1 message

Sylvia Wooller <sylviajuzwa@gmail.com>  
To: cruiz@cityofevanston.org, erevelle@cityofevanston.org, jfiske@cityofevanston.org  

Tue, Oct 29, 2019 at 11:01 AM

To the Historic Preservation Commission and Chair, Mark Simon, c/o Carlos Ruiz, Preservation Coordinator

Re: 2390 Orrington Ave.

This is to submit comments for the Nov. 12 Preservation Commission meeting. I ask that my comments be shared with the Commission members and Chair Simon, and be part of the city record.

I understand that the developer at 2390 Orrington has modified its plans to remove one of the old oaks and to leave the other. Unless extraordinary steps are taken, the remaining oak is close in space and likely to be severely damaged or killed by the removal of the root system it shares with the removed tree, as well as by the construction. I ask you to save both trees.

The Historic Preservation Commission is charged with protecting Evanston's historic heritage, which includes landscape masses. Trees ARE landscape masses, and among the very oldest features in Evanston at 200-230 years old. Old trees are irreplaceable and focal to the character of Evanston, concepts central to the Commission's charge. It is no excuse to say the Commission lacks the expertise to manage landscape masses, including trees. If you do not have that expertise, ask the city for help or add non-voting expertise to your meetings. Protect Evanston's historic trees, and don't replace them with the newest additions in Evanston. Deny the Certificate of Appropriateness. Thank you for your consideration.

Respectfully Submitted,

Sylvia Wooller
Preserve both historic Oaks
1 message

Roberta Buchanan <robertabuchanan@comcast.net>
Reply-To: Roberta Buchanan <robertabuchanan@comcast.net>
To: cruiz@cityofevanston.org

Thu, Nov 7, 2019 at 3:31 PM

To the Historic Preservation Commission and Chair, Mark Simon:

Please share my comments to other commission members. I ask you to take steps to preserve both historic Oak trees on the property at 2390 Orrington. These two Oaks have been growing with their roots entwined for the past 200 years. Saving only one puts the other at risk. The Historic Preservation Commission is charged with protecting Evanston's historic heritage, which includes landscape masses.

Please deny the Certificate of Appropriateness.

Roberta Buchanan
918 Hinman Ave., Unit B
Re: 2390 Orrington Ave.

To the Historic Preservation Commission and Chair Mark Simon, c/o Carlos Ruiz, Preservation Coordinator.

This is to submit comments for the Nov. 12 Preservation Commission meeting regarding the trees at 2390 Orrington Avenue. I ask that my comments be shared with the Commission members and Chair Simon, and be part of the city record. I understand that the developer at 2390 Orrington has modified its plans to remove one of the old oaks and to leave the other. Unless extraordinary steps are taken, the remaining oak is close in space and likely to be severely damaged or killed by the removal of the root system it shares with the removed tree, as well as by the construction. I ask you to save both trees, estimated at 200-230 years old.

The Historic Preservation Commission is charged with protecting Evanston’s historic heritage, which includes "landscape masses". Trees ARE landscape masses, and among the very oldest features in Evanston. Old trees are irreplaceable and focal to the character of Evanston, concepts central to the Commission’s charge. Mature trees are also critical to mitigate, and for us to adapt to, climate change; the Evanston Climate Action Plan highlights the need to plant and preserve native trees. Big old trees retain many times the carbon, and much more water and pollutants, than small trees retain. If you do not have expertise regarding this part of your charge, ask the city for help or add non-voting expertise to your meetings. Protect Evanston’s historic trees, and please don’t replace them with the newest construction in Evanston. Deny the Certificate of Appropriateness. Thank you for your consideration.

Respectfully submitted,
Susan and Stephen Shakman

Sent from my iPhone
2390 Orrington Ave Oak Trees
1 message

Judy Koon <jkoon4@gmail.com>  
To: Eleanor Revelle 7th <erevelle@cityofevanston.org>, Judy Fiske <jfiske@cityofevanston.org>, cruiz@cityofevanston.org, smangum@cityofevanston.org, msimon@cityofevanston.org  
Cc: shagerty@cityofevanston.org  

To the Historic Preservation Commission and Chair Mark Simon,  
c/o Carlos Ruiz, Preservation Coordinator  

November 6, 2019  

Dear Members of the Historic Preservation Commission,  

This email is for submission to comments for the Nov. 12 Preservation Commission meeting regarding the trees at 2390 Orrington Avenue. I ask that my comments be shared with the Commission members and Chair Simon, and be part of the city record.  

As a 28 year resident of Evanston from the 5th ward, I walk by these trees almost daily and have seen so much of our heritage landscape removed, sometimes for natural causes, sometimes for commercial gain or lack of consideration. Unfortunately, I understand that the developer at 2390 Orrington has modified its plans to remove one of the old oaks and to leave the other. Unless extraordinary steps are taken, the remaining oak is close in space and likely to be severely damaged or killed by the removal of the root system it shares with the removed tree, as well as by the construction. I ask you to save both of these heritage trees, estimated at 200-230 years old.  

The Historic Preservation Commission is charged with protecting Evanston’s historic heritage, which includes "landscape masses". Trees ARE landscape masses, and among the very oldest features in Evanston. Old trees are irreplaceable and focal to the character of Evanston, concepts central to the Commission’s charge. Mature trees are also critical to mitigate, and for us to adapt to, climate change; the Evanston Climate Action Plan highlights the need to plant and preserve native trees. Big old trees retain many times the carbon, and much more water and pollutants, than small trees retain. If you do not have expertise regarding this part of your charge, ask the city for help or add non-voting expertise to your meetings. Protect Evanston’s historic trees, and please don’t replace them with the newest construction in Evanston. Deny the Certificate of Appropriateness. Thank you for your consideration.  
Most Sincerely and Respectfully Submitted,  
Judy Koon
To the Historic Preservation Commission and Chair Mark Simon, c/o Carlos Ruiz, Preservation Commission meeting regarding the two oak trees at 2390 Orrington Avenue. I request that my remarks be shared with the Commission Members and Chair Simon, and be part of the city record. I understand the plan of the developer at 2390 Orrington has modified the plans to take out one of the beautiful old oak trees and to leave the other. Unless a high amount of work and experience is put into the job of taking out the tree in question the remaining oak tree would most likely be severely damaged or killed. My ask is that both of the trees are saved. These trees are predicted to be 200-230 years old. Evanston's trees are one of the oldest sites in town so please do not take these out. The Historic Preservation Commission has been placed with the duty of preserving and protecting Evanston's historic heritage, which includes landscape masses. Trees ARE landscape masses and old trees are irreplaceable which is why we should be saving them not cutting them down. Evanston could lead the way to ending Climate Change by not cutting down beautiful, old trees. The Evanston Climate Action Plan specify's the need to have trees in order to save our beautiful Earth. Big old trees produce much more carbon than little weak trees. If your expertise does not stretch into this area then please ask the city for help or add non-voting expertise to your meeting. Protect Evanston's historic nature and trees, and lease do not cut them down in order to build the latest Evanston construction. Deny the Certificate of Appropriateness. Thank you for your consideration.

Respectfully Submitted,
Audrey Hurd
Citizen of our beautiful Evanston
Re: About the trees at 2390 Orrington
1 message

Scott Mangum <smangum@cityofevanston.org>

To: jalexan801@aol.com
Cc: Judith Fiske <jfiske@cityofevanston.org>, Eleanor Revelle <erevelle@cityofevanston.org>, Leslie Shad <leslieashad@gmail.com>, Robin Rue Simmons <rsimmons@cityofevanston.org>, "Ruiz, Carlos" <CRuiz@cityofevanston.org>

Thank you for your email, Janet. We will include it in the Preservation Commission packet.

Scott A. Mangum, AICP
Planning and Zoning Manager
City of Evanston
847-448-8675

Note: The contents of this electronic mail to/from any recipient hereto, any attachments hereto, and any associated metadata pertaining to this electronic mail, is subject to disclosure under the Illinois Freedom of Information Act, 5 ILCS 140/1 et. seq.

On Tue, Oct 29, 2019 at 4:01 PM <jalexan801@aol.com> wrote:

On Tue, Oct 29, 2019 at 4:01 PM <jalexan801@aol.com> wrote:

Dear Mr Mangum and Historic Preservation Commission, I am writing to you about the plans by the owners of the property at 2390 Orrington to remove at least one of the two historic trees living there. I've followed the issue of Evanston Citizen's trying to stop this habit of cutting down trees that have lived here longer than any of us. I lost my city tree within the last couple of years and realized then how important trees are to the beauty of our neighborhood and even more our town as a whole. What may seem like, "what's the big deal about a tree being removed", coupled with the new habit to cut trees down on city or private property will eventually be a telling sign of how Evanston' administrations felt about the character of our town. You are affecting generations to come, which is happening right now!

Lastly, I had 3 pine trees in my backyard which provided shade, hideout for small animals, helped to obstruct the views of my neighbors properties and more. Years ago, one pine tree was removed which left the other 2 trees to fin for themselves. Their appearance has drastically changed since then and not in a good way. Therefore, please deny the certification of appropriateness to the property owners at 2390 Orrington. As a city, we must re think the way we want our city to look. We can't be "the tree city, without trees, especially older ones. Please read my email at the meeting scheduled for November 12, 2019.

Very Truly Yours,

Janet Alexander Davis
1726 Leland Ave
Evanston
847-475-8423
Homeowner & Citizen for 76 years
This is to submit comments for the November 12 Preservation Commission meeting. I ask that my comments be shared with the Commission members and Chair Simon and be part of the city record.

I understand that the developer at 2390 Orrington has modified its plans which includes removal of one of the old oak trees and leave the other. Unless extraordinary steps are taken, the remaining oak is close in space and likely to be severely damaged or killed by the removal of the root system it shares with the removed tree, as well as by the construction. I ask you to save both trees by having the developer modify the proposed house to allow for adequate variance surrounding all existing trees in that lot.

Old trees are irreplaceable and a focal to the character of Evanston, concepts central to the Commission’s charge. Because it is in a historic district and because streetscapes in districts provide context, it falls within the Commission’s authority to deny the COA based on the standards.

Respectfully submitted,

Ada Yung
708 Lincoln St.
Evanston, IL  60201
Dear Mr. Ruiz,

Please redirect my letter if I should be contacting a different department.

You have been helpful in answering my questions in the past.

My question is: are there any rules or regulations for tree removal on personal property?

I live in a condominium, located on Hamilton and Hinman streets in the Lakeshore Historic District of Evanston.

Upon returning from a trip, I was disturbed to find that our neighbors had cut down three wonderful, large trees from their yard. These trees had been there for many years and were not diseased.

Even trees that are on personal property have an impact on the character of our neighborhood. We chose to move to Evanston in part because of its abundance of trees. Trees carry ecological value beyond the wildlife they shelter. They contribute to the health and beauty of the land. They raise property values. Instead of looking at seasonal foliage and birds, we now look across acres of rooftops, stark facades, and broken attic windows.

The trees that grow around us on parkways and in yards, are part of what makes our town special. Evanston has been designated Tree City USA many times because we love and protect our trees.

Many of these trees were here before the houses that are built next to them. Unregulated tree removal brings to mind the housing developments of the 1960s where land was cleared and homes stood on treeless lots. I believe our city has more respect for its trees.

With diseases threatening our sycamores, elms and other trees, it seems logical to protect the trees that are standing, even those on personal property.
I am familiar with the Historic Evanston COA application for zoning and construction and home renovation. It is understandably strict in order to preserve the integrity of our neighborhood. Surely, there must be some oversite or regulation in place pertaining to the removal of large trees on personal property when they aren't diseased or dangerous to homeowners and renters.

I implore you and your committee to take action against homeowners removing healthy trees. Our trees make Evanston an exceptional place to live. Evanston's trees belong to everyone. Without our beautiful trees, this district will be less than historic.

Thank you for reading my letter. I look forward to your reply.

Evanston resident,
Kimberle Linder
Good Afternoon,

I am submitting the following comments for the Nov. 12 Preservation Commission meeting regarding the trees at 2390 Orrington Avenue. Please ensure that my comments are shared with the Commission members and Chair Simon, and that they are included in the record.

Please deny the Certificate of Appropriateness to remove one or both trees at 2390 Orrington Avenue. Both of the 200-230 year old trees must be saved. Be aware that removing one of the trees is the same as removing both. This is so because they are spaced so closely that removing one will damage or kill the other—they share a root system. The stress of construction will further hasten the death of the "saved" tree. The reasons to deny the Certificate of Appropriateness are as follows:

First of all, the Historic Preservation Commission is charged with protecting Evanston's historic heritage, which includes "landscape masses". Trees are landscape masses, and among the very oldest features in Evanston. Old trees are irreplaceable and central to Evanston's character. Character and uniqueness are at the heart of the Commission's charge.

Reasons to Save Existing Big Trees in Urban Areas | Friends of Urban Fo...
Second, the science is clear that mature trees are critical for both mitigating and helping us adapt to climate change. Evanston's own Climate Action Resilience Plan acknowledges the need to plant and preserve native trees. Big old trees retain many times the carbon, water and pollutants than smaller trees retain. It is incredibly short sighted to remove a big tree.

The benefits of trees | The Morton Arboretum
The Morton Arboretum works toward a greener, healthier, more beautiful world by planting and protecting trees in...

If you do not have expertise regarding this part of your charge, ask the city for help or add non-voting expertise to your meetings. Protect Evanston’s historic trees, and please don’t replace them with the newest construction in Evanston. Do not bring the equivalent of Mr. T to Evanston--please deny the Certificate of Appropriateness. Thank you for your consideration.

Respectfully Submitted,

Nancy Sreenan
Treekeeper #1178
To the Historic Preservation Commission and Chair Mark Simon, c/o Carlos Ruiz, Preservation Coordinator:

This is to submit comments for the Nov. 12 Preservation Commission meeting regarding the trees at 2390 Orrington Avenue. I ask that my comments be shared with the Commission members and Chair Simon, and be part of the city record. I understand that the developer at 2390 Orrington has modified its plans to remove one of the old oaks and to leave the other. Unless extraordinary steps are taken, the remaining oak is close in space and likely to be severely damaged or killed by the removal of the root system it shares with the removed tree, as well as by the construction. I ask you to save both trees, estimated at 200 to 230 years old.

The Historic Preservation Commission is charged with protecting Evanston’s historic heritage, which includes "landscape masses". Trees ARE landscape masses, and among the very oldest features in Evanston. Old trees are irreplaceable and focal to the character of Evanston, concepts central to the Commission’s charge. Mature trees are also critical to mitigate, and for us to adapt to, climate change; the Evanston Climate Action Plan highlights the need to plant and preserve native trees. Big old trees retain many times the carbon, and much more water and pollutants, than small trees retain. If you do not have expertise regarding this part of your charge, ask the city for help or add non-voting expertise to your meetings.

I can’t help but think back to seven years ago when my husband and I were looking for a home. Having visited or driven through many Chicago suburbs through the years, we said one of the top reasons we chose Evanston was because of the beautiful trees. From health benefits to safer neighborhoods, trees truly are valuable. This is a beautiful corner of Evanston, please don’t destroy it. Protect these historic trees, they are irreplaceable. Deny the Certificate of Appropriateness. Thank you for your consideration.

Beth Flintoft, Sixth Ward
Due to a developer's wishes, one of the old growth Oaks at 2390 Orrington is up for a decision on demolition.

Since there are two old growth Oaks that are close together, it will certainly affect and probably kill the other Oak. Old growth tree root systems can be 45 feet in length.

In theory, this is the city of trees, but I've seen too many old growth trees that are allowed to be damaged or torn down due to construction.

I request that the request for the Certificate of Appropriateness is absolutely denied.

Please share this email with Claire Simon and the Commission Members and to be part of the City record.

Kind regards,

Pamela Johnson
807 Madison St
Evanston IL  60202
This is to submit comments for the Nov. 12 Preservation Commission meeting regarding the trees at 2390 Orrington Avenue. I ask that my comments be shared with the Commission members and Chair Simon, and be part of the city record. I understand that the developer at 2390 Orrington has modified its plans to remove one of the old oaks and to leave the other. Unless extraordinary steps are taken, the remaining oak is close in space and likely to be severely damaged or killed by the removal of the root system it shares with the removed tree, as well as by the construction. I ask you to save both trees, estimated at 200-230 years old.

The Historic Preservation Commission is charged with protecting Evanston’s historic heritage, which includes "landscape masses". Trees ARE landscape masses, and among the very oldest features in Evanston. Old trees are irreplaceable and focal to the character of Evanston, concepts central to the Commission’s charge. Mature trees are also critical to mitigate, and for us to adapt to, climate change; the Evanston Climate Action Plan highlights the need to plant and preserve native trees. Big old trees retain many times the carbon, and much more water and pollutants, than small trees retain. (See Link and The Morton Arboretum.) If you do not have expertise regarding this part of your charge, ask the city for help or add non-voting expertise to your meetings. Protect Evanston’s historic trees, and please don’t replace them with the newest construction in Evanston. Deny the Certificate of Appropriateness. Thank you for your consideration.

Respectfully Submitted,
Marie A Cabiya
To the Historic Preservation Commission and Chair Mark Simon, c/o Carlos Ruiz, Preservation Coordinator.

This is to submit comments for the Nov. 12 Preservation Commission meeting regarding the trees at 2390 Orrington Avenue. I ask that my comments be shared with the Commission members and Chair Simon, and be part of the city record. I understand that the developer at 2390 Orrington has modified its plans to remove one of the old oaks and to leave the other. Unless extraordinary steps are taken, the remaining oak is close in space and likely to be severely damaged or killed by the removal of the root system it shares with the removed tree, as well as by the construction. I ask you to save both trees, estimated at 200-230 years old.

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Respectfully Submitted,
Lin Ewing
1585 Ridge Avenue #103
60201

Please consider the environment before printing this message.
Oaks at 2390 Orrington
1 message

Fri, Nov 1, 2019 at 10:18 AM

d macdonal <flwrmac@hotmail.com>
To: "cruiz@cityofevanston.org" <cruiz@cityofevanston.org>

Mr. Ruiz—

I am asking that my comments be distributed to the HPC committee and become part of the record for the Nov 12 meeting.

I am advocating the saving of both Oaks on this property— 2390 Orrington. Preservation should, and does, include landscape features. I am a 30 year resident and would like to keep Evanston a Tree City.

Douglas Macdonald, 1214 Grant

Sent from my iPhone
Re: About the trees at 2390 Orrington

1 message

Leslie Shad <leslieashad@gmail.com>
To: Scott Mangum <smangum@cityofevanston.org>
Cc: Carlos Ruiz <CRuiz@cityofevanston.org>

Hi Scott, Sorry to say, I sent out a call for people to write to Carlos about the landscape masses at 2390 Orrington. So I believe quite a few people already have written in to Carlos about the trees. I failed to indicate you as a recipient. Sorry for that.

Leslie Shad
leslieashad@gmail.com
847 542.8454

On Oct 29, 2019, at 4:05 PM, Scott Mangum <smangum@cityofevanston.org> wrote:

Thank you for your email, Janet. We will include it in the Preservation Commission packet.

Scott A. Mangum, AICP
Planning and Zoning Manager
City of Evanston
847-448-8675

Note: The contents of this electronic mail to/from any recipient hereto, any attachments hereto, and any associated metadata pertaining to this electronic mail, is subject to disclosure under the Illinois Freedom of Information Act, 5 ILCS 140/1 et. seq.

On Tue, Oct 29, 2019 at 4:01 PM <jalexan801@aol.com> wrote:

Dear Mr Mangum and Historic Preservation Commission, I am writing to you about the plans by the owners of the property at 2390 Orrington to remove at least one of the two historic trees living there. I’ve followed the issue of Evanston Citizen’s trying to stop this habit of cutting down trees that have lived here longer than any of us. I lost my city tree within the last couple of years and realized then how important trees are to the beauty of our neighborhood and even more our town as a whole. What may seem like, “what’s the big deal about a tree being removed”, coupled with the new habit to cut trees down on city or private property will eventually be a telling sign of how Evanston’ administrations felt about the character of our town. You are affecting generations to come, which is happening right now!

Lastly, I had 3 pine trees in my backyard which provided shade, hideout for small animals, helped to obstruct the views of my neighbors properties and more. Years ago, one pine tree was removed which left the other 2 trees to fin for themselves. Their appearance has drastically changed since then and not in a good way. Therefore, please deny the certification of appropriateness to the property owners at 2390 Orrington.
As a city, we must rethink the way we want our city to look. We can’t be "the tree city, without trees, especially older ones. Please read my email at the meeting scheduled for November 12, 2019.

Very Truly Yours,

Janet Alexander Davis
1726 Leland Ave
Evanston
847-475-8423
Homeowner & Citizen for 76 years

Sent from AOL Mobile Mail
Please save the trees they are much more important than the developer making money. Start a trend, enforce your power.

Carol McCullough

1120 Elmwood Ave

Evanston IL 60202
Dear Historic Preservation Committee,

I urge you to take great measures to protect the centuries old oak trees located at 2390 Orrington. In the face of the climate crisis, protecting trees, especially large, old trees which sequester a great deal of carbon, is a moral imperative. In addition to the inherent value of trees, they help to mitigate the effects of the climate crisis.

The Historic Preservation Commission is charged with protecting Evanston’s historic heritage, which includes landscape masses. Trees ARE landscape masses, and among the very oldest features in Evanston at 200-230 years old. Old trees are irreplaceable and focal to the character of Evanston, concepts central to the Commission’s charge. It is no excuse to say the Commission lacks the expertise to manage landscape masses, including trees. If you do not have that expertise, ask the city for help or add non-voting expertise to your meetings. Protect Evanston’s historic trees, and don’t replace them with the newest additions in Evanston. Deny the Certificate of Appropriateness.

Thank you for your consideration,

--
Rachel Rosner
847-436-6856
2. OLD BUSINESS

B. 747 MICHIGAN AVE. (LSHD) APP. # 19PRES-243 - Garry Shumaker submits for a Certificate of Appropriateness for the demolition of an existing screen porch (foundations to remain) and construction of new frame and masonry screen porch in the likeness of the existing structure. Installation of new wrought iron railing and front and rear stairs. Installation of widow’s walk railing visible from public way and to utilize materials to match existing structure. New screen porch visible from Kedzie St. Applicable standards: [Alteration 1-10; Construction 1-4, 7, 8, and10-15; Demolition 1-6] Continued from 11/12/2019
**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**

Thank you for submitting your COA application for Preservation Review. 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 no less than 15 business days before the next scheduled Preservation Commission meeting the following: one (1) hard copy of the fully completed application and attachments including: plat of survey, site plan, elevation drawings of the existing and proposed, 3D drawings of the proposed alteration/addition/construction (not to exceed 11" x 17" paper size); and one (1) digital copy in PDF format of the same. The Preservation Commission meetings are on the second Tuesday of the month. 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. The submission of the completed COA 15 business days prior to the next scheduled meeting date allows the City staff’s review of the application and to provide the applicant feedback on the completeness of the COA application. **Incomplete applications will not be accepted.** Refer to the Supplemental Information, pages (i - iv) below.

Applications can be submitted in person, by regular mail, electronically via email at cruiz@cityofevanston.org or in a flash drive to the Preservation Coordinator, City of Evanston, Community Development Department, Planning & Zoning Division, Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 3201, Evanston, Illinois 60201.

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. Depending on the case load and during construction season, zoning analysis may take longer. Applicants must give themselves enough time to request a zoning analysis to meet deadlines.

Completed applications will be scheduled for review at the next available meeting, as long as all the required information is provided on the deadline. Preservation Commission meets on the second Tuesday of the month [see schedule on page (v) below]. 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 1” fifth below].*

<table>
<thead>
<tr>
<th>1) Property Address: 747 Michigan Ave.</th>
<th>FOR STAFF USE ONLY Application Number:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2) Owner’s Name: Peter Serene</td>
<td>Address: 747 Michigan Ave.</td>
</tr>
<tr>
<td>City: Evanston State: IL Zip: 60202 Phone: 847-563-8595 Email/Fax: <a href="mailto:pserene@gmail.com">pserene@gmail.com</a></td>
<td></td>
</tr>
<tr>
<td>3) Architect’s Name: Garry Shumaker</td>
<td>Address: 705 Washington St.</td>
</tr>
<tr>
<td>City: Evanston State: IL Zip: 60202 Phone: 847-864-0595 Email/Fax: <a href="mailto:garry@shumakerdesignassociates.com">garry@shumakerdesignassociates.com</a></td>
<td></td>
</tr>
<tr>
<td>4) Contractor’s Name:</td>
<td>Address:</td>
</tr>
<tr>
<td>City: Zip: Phone: Email/Fax:</td>
<td></td>
</tr>
</tbody>
</table>

5) Landmark: [ ] Yes [ ] No *Refer to the Supplemental Information for guidance on page (i) (fifth page below).*

6) Within Local Historic District: [ ] Yes [ ] No; If yes, [ ] Lakeshore [ ] Ridge [ ] Northeast Evanston [ ] Apartment Thematic Resources

7) Refer to the completed Zoning Analysis and check as applicable if project requires:

   - [ ] Major Zoning Variance; [ ] Minor Zoning Variance; [ ] 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: [ ] Special Use [ ] 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. Demolition of existing frame screen porch (foundations to remain) and construction of new frame and masonry screen porch in the likeness of the existing structure. Installation of new wrought iron railing and front and rear stairs. Installation of widow's walk railing on eastern existing 1-story roof similar to railing on new screen porch. Screen porch, widow's walk railing visible from public way and to utilize materials to match existing structure.

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

<table>
<thead>
<tr>
<th>Type of Exterior Activity</th>
<th>Location / Details</th>
<th>Visible from Public Way (e.g. Streets and Alleys)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Construction</td>
<td>☐ Residential ☐ Other:</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>☑ Demolition</td>
<td>☐ Partial ☐ Total</td>
<td>☑ Yes ☐ No</td>
</tr>
<tr>
<td>☐ Alteration ☐ Restoration</td>
<td>☐ Front ☐ Side ☑ Rear</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>☑ Addition ☐ Landscaping</td>
<td>☐ Front ☐ Side ☑ Rear</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>Garage: ☐ New ☐ Replacement</td>
<td>☐ Front ☐ Side ☑ Rear</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>☐ Windows ☐ Storm Windows</td>
<td>☐ New ☐ Replacement ☐ Restoration</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>☐ Doors ☐ Storm Doors</td>
<td>☐ New ☐ Replacement ☐ Restoration</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>☑ Roof: ☐ New ☑ Re-roof</td>
<td>☐ Front ☐ Side ☑ Rear</td>
<td>☑ Yes ☐ No</td>
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<tr>
<td>☐ Fence / Gate: ☐ New ☐ Replacement</td>
<td>☐ Front ☐ Side ☑ Rear</td>
<td>☐ Yes ☐ No</td>
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<tr>
<td>☑ Siding: ☐ New ☑ Replacement</td>
<td>☐ Front ☑ Side ☑ Rear</td>
<td>☑ Yes ☐ No</td>
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<tr>
<td>☐ Sign ☑ Awning</td>
<td>☐ New ☐ Replacement ☐ Restoration</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>☑ Air Conditioning Unit</td>
<td>☐ New ☑ Replacement</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>☐ Relocation</td>
<td>New Address for Relocation:</td>
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</table>
3) Checklist for Exterior Materials—Check all that apply.

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<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Façades/Front Porch &amp; Rear Porch Material</td>
<td>Flashing Material</td>
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<tr>
<td>Wood Frame</td>
<td>Copper</td>
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<tr>
<td>Stone</td>
<td>Sheet Metal</td>
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<tr>
<td>Brick</td>
<td>Other:</td>
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<tr>
<td>Stucco</td>
<td></td>
</tr>
<tr>
<td>Synthetic Stucco</td>
<td></td>
</tr>
<tr>
<td>Wood Siding</td>
<td></td>
</tr>
<tr>
<td>Aluminum Siding</td>
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</tr>
<tr>
<td>Vinyl Siding</td>
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<tr>
<td>Shingle, Material:</td>
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</tr>
<tr>
<td>Other:</td>
<td></td>
</tr>
<tr>
<td>Roofing Material</td>
<td></td>
</tr>
<tr>
<td>Wood Shingles</td>
<td></td>
</tr>
<tr>
<td>Wood Shakes</td>
<td></td>
</tr>
<tr>
<td>Slate</td>
<td></td>
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<tr>
<td>Clay Tile</td>
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</tr>
<tr>
<td>Asphalt Shingles</td>
<td></td>
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<tr>
<td>Metal Sheet</td>
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<tr>
<td>Other: torch down</td>
<td></td>
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<tr>
<td>Chimney Material</td>
<td></td>
</tr>
<tr>
<td>Brick</td>
<td></td>
</tr>
<tr>
<td>Stone</td>
<td></td>
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<tr>
<td>Stucco</td>
<td></td>
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<tr>
<td>Other:</td>
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<tr>
<td>Gutters/Downspouts</td>
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<td>Copper</td>
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<td>Galvanized Sheet</td>
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<tr>
<td>Fences</td>
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<tr>
<td>Wood</td>
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<td>Wrought Iron</td>
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<td>Aluminum</td>
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<td>Other:</td>
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<tr>
<td>Fascias, Soffits, Rakeboards, Trim</td>
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<tr>
<td>Wood</td>
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<td>Metal</td>
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<td>Synthetic Material, Type:</td>
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<td>Other:</td>
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<tr>
<td>Terraces, Patios, Decks</td>
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<tr>
<td>Wood</td>
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<tr>
<td>Stone</td>
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<td>Brick Pavers</td>
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<td>Concrete Pavers</td>
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<td>Poured Concrete</td>
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<td>Other:</td>
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<td>Door Material</td>
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<td>Steel</td>
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<td>Other:</td>
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<td>Muntins</td>
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<td>Not existing</td>
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<tr>
<td>True divided lights</td>
<td></td>
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<tr>
<td>Simulated divided lights</td>
<td></td>
</tr>
<tr>
<td>Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):</td>
<td></td>
</tr>
<tr>
<td>Air Conditioning Unit</td>
<td></td>
</tr>
</tbody>
</table>

4) Applicant's Signature: [Signature]

Print Name: Garry Shumaker

Approved to Section C if you are requesting a zoning or fence variation and/or a special use. Refer to the Supplemental Information for guidance [page (i) below]. For Planned Development refer to Supplemental Information [page (i) below].

Date: 09-10-19

Adopted October 19, 2004/Updated December 22, 2017
EXISTING PHOTOGRAPHS

1. Western Street View
2. Northern Street View
3. Screen Porch Eastern Elevation
4. Screen Porch Northern Elevation
5. Western Street View
CASE STUDY PHOTOGRAPHS

SERENE RESIDENCE
747 Michigan Street, Evanston, Illinois 60202

1 Case Study 1 (1737, 1908, 2010)
2 Case Study 2
3 Case Study 3 (1927)
4a Case Study 4 (1922)
4b Case Study 4 (1922)
City of EVANSTON

**LAKESHORE HISTORIC DISTRICT RE-SURVEY**

**PHASE I**

<table>
<thead>
<tr>
<th>BEGINNING STREET #</th>
<th>END STREET #</th>
<th>STREET # SUFFIX</th>
<th>STREET NAME</th>
<th>SUFFIX</th>
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<tbody>
<tr>
<td>747</td>
<td></td>
<td>-</td>
<td>MICHIGAN</td>
<td>AVENUE</td>
<td>11-19-411-001-0000</td>
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**LOCAL**

<table>
<thead>
<tr>
<th>WITHIN LOCAL DISTRICT?</th>
<th>LOCAL DISTRICT CONTRIB/NON-CONTRIB?</th>
<th>LOCAL LANDMARK?</th>
<th>LOCAL LANDMARK ELIGIBLE?</th>
<th>CRITERIA:</th>
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<tbody>
<tr>
<td>LAKESHORE</td>
<td>C</td>
<td>NO</td>
<td>YES</td>
<td>3</td>
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</table>

**NATIONAL REGISTER**

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**GENERAL INFORMATION**

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<th>SECONDARY STRUCTURE</th>
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<td>Domestic - single dwelling</td>
<td>Domestic - single dwelling</td>
<td>Detached garage</td>
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**ARCHITECTURAL DESCRIPTION**

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<th>ARCHITECTURAL CLASSIFICATION</th>
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<th>DETAILS</th>
<th>ROOF MATERIAL</th>
<th>FOUNDATION</th>
<th>PORCH</th>
<th>WINDOW MATERIAL</th>
<th>WINDOW MATERIAL 2</th>
<th>WINDOW TYPE</th>
<th>WINDOW CONFIGURATION</th>
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<tr>
<td>Dutch Colonial Revival</td>
<td>Side gambrel</td>
<td>-</td>
<td>Asphalt - shingle</td>
<td>Concrete</td>
<td>Front entry canopy</td>
<td>Wood</td>
<td>Double hung/casement/fixed</td>
<td>8/1; 6/1; 6-light; 5-light; 1-light</td>
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<th>CONSTRUCTION YEAR</th>
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<th>DATESOURCE</th>
<th>WALL MATERIAL (current)</th>
<th>WALL MATERIAL 2 (current)</th>
<th>PLAN</th>
<th>NO OF STORIES</th>
<th>SIGNIFICANCE</th>
<th>HISTORIC FEATURES</th>
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<tr>
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<td>-</td>
<td>Building permit</td>
<td>Brick</td>
<td>Wood (additions)</td>
<td>Rectangular</td>
<td>2.5</td>
<td>Fine Dutch Colonial Revival residence, featuring side gambrel roof with oversized cornice returns, dormer windows topped with triangular pediment, and broad canopy with carved brackets over central entry.</td>
<td>Side gambrel roof w/ cornice returns; three front &amp; three rear dormer windows with triangular pediments; symmetrical façade with center entry; gabled entry canopy with elaborately curving brackets—SEE CONTINUATION SHEET</td>
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</table>
# City of EVANSTON

## LAKESHORE HISTORIC DISTRICT RE-SURVEY

### PHASE I

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>747 MICHIGAN AVENUE</th>
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### ALTERATIONS

- East side 1-story screened porch addition (1955); 2nd story east end addition (historic); window under east gable end replaced in original opening

### HISTORIC INFORMATION

<table>
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<tr>
<th>OLD ADDRESS</th>
<th>124 Kedzie</th>
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<tr>
<td>BUILDING MOVED?</td>
<td>No</td>
</tr>
<tr>
<td>MOVED FROM</td>
<td>-</td>
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</table>

| ORIGINAL OWNER | Orvis, A.D. |
| ORIGINAL ARCHITECT | Herlin, George |
| ARCHITECT SOURCE | BP5540 |
| BUILDER | King, George & Son |

### ADDITIONAL PHOTOGRAPHS

| PHOTO ID2 | ![Image](Images\11-19-411-001-0000-2.jpg) |
| PHOTO ID3 | ![Image](Images\11-19-411-001-0000-3.jpg) |

| SURVEYOR | Lara Ramsey |
| SURVEYOR ORGANIZATION | GRANACKI HISTORIC CONSULTANTS |
| SURVEY DATE | 3/23/2011 |
| Historic Info Compiler | MBM |
**PERMIT/HISTORIC INFORMATION**

<table>
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<th>CURRENT ADDRESS</th>
<th>747 - - MICHIGAN AVENUE</th>
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<tbody>
<tr>
<td>OLD ADDRESS</td>
<td>124 Kedzie</td>
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<td>(city dir.year)</td>
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</tr>
<tr>
<td>DATE OF CONSTRUCTION</td>
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</table>

**MOVING INFORMATION**  
BUILDING MOVED? No  
MOVING PERMIT # - DATE -  
MOVED FROM -

**ORIGINAL PERMIT INFORMATION**  
BLDG PERMIT # 5540  
DATE 1913.12.04  
BUILDING PERMIT DESCRIPTION Erect 2-story brick veneer residence, 32’ wide, 41’4” deep, 36’ high; 13 rooms  
COST $7,000  
ORIGINAL OWNER Orvis, A.D.  
ORIGINAL OWNER OCCUPIED? No  
ARCHITECT Herlin, George  
ARCHITECT SOURC BP5540  
BUILDER King, George & Son  

**EXTERIOR ALTERATION PERMITS**  
BP #31609. 1955.09.30. 1-story 20’ x 4’ screened in porch to rear of existing bldg. frame construction.  

**OTHER PERMIT INFO**  

**HISTORIC INFO**  
Misc alterations (2010)–SEE CONTINUATION SHEET  

**OTHER SOURCES**  

**COA INFO**  
Misc alterations (2010)–SEE CONTINUATION SHEET  

**COA INFO**  
Misc alterations (2010)–SEE CONTINUATION SHEET  

**HISTORIC INFO COMPILER** MBM  
**PRIMARY KEY** 11-19-411-001-0000
City of EVANSTON
LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET #  747
STREET    MICHIGAN AVENUE

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

Side gambrel roof w/ cornice returns; three front & three rear dormer windows with triangular pediments; symmetrical façade with center entry; gabled entry canopy with elaborately curving brackets; segmental arch entry opening with center wood paneled door flanked by 4/4 double hung windows; historic double hung wood windows; soldier course, flat-arch lintels on 1st story windows on façade, and on windows at side elevations, with center keystones; 1-story east and west side sun porches

COA Information

First floor/south elevation: remove kitchen window and infill opening with brick to match the existing. Remove two awning windows and enlarge window opening to its original size and install a pair of double hung wood windows. East elevation: Remove door and stairs; infill door opening. Remove window and French door and new stairs (10)
2. OLD BUSINESS

C. 1204 Sherman Avenue (L) — App. # 19PRES-245 - Mandi Wlock applies for a Certificate of Appropriateness to replace the existing double hung wood windows (other window types include picture, awning and glass block windows) with double hung clad wood windows. The windows are visible from Sherman Avenue, and the alley at rear, both public ways. Applicable standards: [Alteration 1-10] Continued from 11/12/2019
### Section A. Required Information (Print) *
*Refer to the Supplemental Information for guidance [page i" fifth below.]

<table>
<thead>
<tr>
<th>1) Property Address:</th>
<th>FOR STAFF USE ONLY Application Number:</th>
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<tbody>
<tr>
<td>1204 Sherman Ave</td>
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<table>
<thead>
<tr>
<th>2) Owner's Name:</th>
<th>Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Judy &amp; Achim Ashworth</td>
<td>1204 Sherman Ave</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>City:</th>
<th>State:</th>
<th>Zip:</th>
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<th>Email/Fax:</th>
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<tbody>
<tr>
<td>Evanston</td>
<td>IL</td>
<td>60202</td>
<td>224-713-6154</td>
<td><a href="mailto:jbashworth@me.com">jbashworth@me.com</a></td>
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<thead>
<tr>
<th>3) Architect’s Name:</th>
<th>Address:</th>
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<tbody>
<tr>
<td>Andersen Windows</td>
<td>100 4th Ave N.</td>
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<table>
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<tr>
<td>Bayport</td>
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<td>55003</td>
<td>269-535-7654</td>
<td><a href="mailto:patrick.nugent@anderencorp.com">patrick.nugent@anderencorp.com</a></td>
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<th>4) Contractor’s Name:</th>
<th>Address:</th>
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<tr>
<td>C&amp;I. Ward</td>
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<td>60139</td>
<td>630-868-9118</td>
<td><a href="mailto:lknickerbocker@goclward.com">lknickerbocker@goclward.com</a></td>
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<th>5) Landmark:</th>
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<th>6) Within Local Historic District:</th>
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<th>No</th>
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<tr>
<td>If yes,</td>
<td>Lakeshore</td>
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---

Thank you for submitting your COA application for Preservation Review. 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 street or the public way. To process your application, submit no less than **15 business days** before the next scheduled Preservation Commission meeting the following: one (1) hard copy of the fully completed application and attachments including: plat of survey or site plan, floor plans, and elevation drawings of the existing and proposed windows/DOORS (not to exceed 11” x 17” paper size); and one (1) digital copy in PDF format of the same.

The Preservation Commission meetings are on the **second Tuesday** of the month. All required materials must be to scale with dimensions, and in context with the principal structure. The submission deadline of the completed COA application is **15 business days** prior to the next scheduled meeting date; this allows the City staff’s review of the application to provide the applicant feedback on the completeness of the COA application. **Incomplete applications will not be accepted.** Refer to the Supplemental Information, pages (i - iv) below.

Refer to Section 2-8-9 Standards for review of alteration (A) 6 to determine if the window(s) or DOOR(s) meet the standards for replacement. Applications can be submitted in person, by regular mail, electronically via email at cruz@cityofevanston.org or in a flash drive to the Preservation Coordinator, City of Evanston, Community Development Department, Planning & Zoning Division, Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 3201, Evanston, Illinois 60201.

Completed applications will be scheduled for review at the next available meeting, as long as all the required information is provided before or on the deadline. Preservation Commission meets on the **second Tuesday** of the month [see schedule on page (v) below].

Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project.

For more information call: Carlos Ruiz at (847) 448-8687 or email: cruz@cityofevanston.org
### SECTION B. Checklist for Window/DOOR Materials/Style/Components/Features—Check all that apply.

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</table>
Section C: 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 project we are requesting approval on is to replace all exterior windows which seem to be about 100 years old, we will be replacing all existing windows with upgraded versions of them, including the exterior and interior colors.

These new Andersen Windows will include real wood interior with PVC composite exterior to protect against further elements. We are looking to maintain the same historical look in doing so.

We will remove all interior casing to ensure each and every opening is insulated properly before replacing with our upgraded product.

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

<table>
<thead>
<tr>
<th>Type of Exterior Activity</th>
<th>Location / Details</th>
<th>Visible from Public Way (e.g. Streets and Alleys)?</th>
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<tbody>
<tr>
<td>Windows</td>
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<tr>
<td>DOORS</td>
<td>Side</td>
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<tr>
<td>Storm Windows</td>
<td>Rear</td>
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<tr>
<td>Storm DOORS</td>
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</tbody>
</table>

□ New □ Replacement □ Restoration

Window Style/Materials:
DOOR Style/Materials:
Storm Window Style/Materials:
Storm DOOR Style/Materials:

3) Applicant’s Signature: ________________________________ Date: ________________________________
Print Name: __________________________________________

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.).
STATEMENT OF SIGNIFICANCE

Differing only slightly from its neighbor at 1206 Sherman, this structure is typical of the tall, simple Queen Anne houses of the period. The steeply pitched roof, after narrowing slightly, extends beyond the front on the north half to form a cover for the entrance which is set within the angle formed by the pitched-roof, projecting wing on the south side of the front. This wing has scalloped shingles in its gable, a pair of double hung windows in the flared-base, shingled ground floor, and another pair in the clapboard clad ground floor. The upper portions of the porch's woodwork survive, as do the tie at the top of the gable and the corbels for the rafters of the gable on the north side. The building has good integrity.

Evanston Landmark

ADDRESS: 1204 Sherman
COMMON NAME: Same
REAL ESTATE INDEX NUMBER: c.1885-90?
DATE OF CONSTRUCTION: Unknown
ARCHITECT OR BUILDER: Unknown
ORIGINAL SITE x MOVED _
SIGNIFICANCE:

HISTORICAL H1 H2 H3
ARCHITECTURAL A4 A5 A6
A7 A8 A9

OTHER COMMENTS:
1204 SHERMAN AVENUE

BEGINNING STREET NUMBER  1204
END STREET NUMBER
STREET #
SUFFIX
STREET NAME  Sherman Avenue
PIN  11-19-104-027-0000

LOCAL
WITHIN LOCAL DISTRICT?  No
LOCAL DIST CONTRIB/NON-CONTRIB?  ☐
LOCAL LANDMARK?  Yes
YEAR  1982
LOCAL LANDMARK ELIGIBLE?  ☐
CRITERIA
A7: Exemplify an architectural style, construction technique or building type once common in the City.

PHOTO ID:
11-19-104-027-0000-02.jpg

NATIONAL REGISTER
NR DISTRICT CONTRIB/NON-CONTRIB
WITHIN DISTRICT?  No
NR LANDMARK?  No
YEAR
NR ELIGIBLE?  No
CRITERIA
ALTERNATE ADDRESS?

GENERAL INFORMATION
CATEGORY  Single Family Residential
CONDITION
INTEGRITY
HISTORIC USE
SECONDARY STRUCTURE
NR SECOND

ARCHITECTURAL DESCRIPTION
ARCHITECTURAL CLASSIFICATION  Queen Anne
DETAILS
Main floor wood siding and second floor shingles, a sloped wood shingle water course at the second floor line, double windows on main and second with wood casings and shutters. entry porch with turned columns, a decorative picket screen at the eave, with fretwork brackets, and dominant roof from above the porch up to ridge. Front gable has fish scale shingles and deep fascia board.

CONSTRUCTION YEAR  c. 1885-1890
OTHER YEAR
DATE SOURCE  Landmark Nomination
WALL MATERIAL (CURRENT)  Wood/Wood Siding
WALL MATERIAL 2 (CURRENT)  Wood shingles
NO OF STORIES  1 1/2
ROOF TYPE
PLAN

ROOF MATERIAL  Asphalt Shingle
FOUNDATION  Brick
PORCH  Entry Porch
WINDOW MATERIAL
WINDOW MATERIAL 2  Storm Windows
WINDOW TYPE
WINDOW CONFIGURATION
SIGNIFICANCE
HISTORIC FEATURES
Elevation divided into four parts, double windows with shutters on main and second to the left, porch on the right, and dominant roof from first up to ridge, front gable has fish scale shingles, deep fascia board, wood window casings and shutters, a sloped water course at the second floor, wood siding on the main floor, and corner boards. The porch has turned columns, a decorative picket screen at the eave, with fretwork brackets.

ALTERATIONS
Retrofit storm= windows.
### HISTORIC INFORMATION

<table>
<thead>
<tr>
<th>OLD ADDRESS (CITY DIR.YEAR)</th>
<th>BUILDING MOVED?</th>
<th>BUILDER</th>
<th>SURVEYOR</th>
<th>Surveyor Organization</th>
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<td>Susan Turner, AIA</td>
<td>The Lakota Group</td>
<td>June 23, 2015</td>
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### PERMIT/HISTORIC INFORMATION

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### PERMIT MOVING INFORMATION

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### HISTORIC INFO


### OTHER SOURCES

### HISTORIC INFO COMPILER

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<td>Daniel R. Schreiber</td>
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PHOTO ID: 11-19-104-027-0000-01.jpg
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New Products!

- Traditional styling
- Clean appearance
- Custom sizing
- Andersen™ Divided Light high-profile grille options

Archtop Double-Hung
Unequal Leg Arch Double-Hung
Springline™ Single-Hung
Basic Unit Details - Woodwright® Double-Hung Windows

Basic Unit

Scale 3" = 1'-0" (1:4)

Vertical Section

Horizontal Section

Vertical Section

Horizontal Section
Basic Unit

Scale 3" = 1'-0" (1:4)

Vertical Section
Archtop or Unequal Leg Arch Double-Hung

Horizontal Section
Archtop or Unequal Leg Arch Double-Hung
Basic Unit Details - Woodwright® Springline™ Single-Hung

**Basic Unit**
Scale 3" = 1'-0" (1:4)

**Vertical Section**

**Horizontal Section**
Vertical Section

Horizontal Section

Double-Hung Picture or Transom
### Andersen® Divided Light Grilles

<table>
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<tr>
<th>Options / Accessories</th>
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<tr>
<td>Available now</td>
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<td>Available only with 3/8” glass through the Andersen Divided Light program</td>
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<td>Please check with Andersen for availability</td>
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Options / Accessories

400 Series Grille Options

Andersen® Divided Light Grille
- Permanent Exterior
- Permanent Interior with Spacer

Andersen® Divided Light Grille
- Permanent Exterior
- Permanent Interior

Andersen® Divided Light Grille
- Permanent Exterior
- Removable Interior

Andersen® Finelight™
Grilles-Between-the-Glass

Grille Profiles - Scale = Full - Dimensions include thickness of tape.

Permanent Exterior Fibrex® Material Grille Profiles (chamfer profile). Also used for pre-finished interior, except 400 Series Woodwright® double-hung windows.

Permanent Interior Wood Grille Profiles (chamfer profile).
The Fibrex® material exterior grille is used when a permanent prefinished grille is specified, except with 400 Series Woodwright® double-hung windows.

Removable Interior Wood Grille Profile (roman ogee profile).

Removable Interior Wood Grille Profile (Chamfer profile).
400 Series Woodwright® double-hung windows only.

Permanent Full Divided Light Grille spacer location.

Andersen® Finelight™ Grilles-Between-the-Glass.
Options / Accessories

Stools and Extension Jambs for Woodwright® Basic Unit

Scale 3" = 1'-0" (1:4)

Extension Jambs

5-1/4" (133) Wall

6-9/16" (167) Wall

7-1/8" (181) Wall

Stools

For wall thicknesses up to 5-1/4" (133)

For wall thicknesses up to 7-1/8" (181)

Optional Andersen® stool

Extension jams available for 5-1/4" (133), 6-9/16" (167) or 7-1/8" (181) wall thickness in oak, maple, pine or painted white. Predrilled for easy application (except for 5-1/4" (133) sizes). Factory applied extension jambs are available in custom jamb depths from 5-1/4" (133) to 7-1/8" (181). Stools are available for wall thicknesses up to 5-1/4" (133) or 7-1/8" (181) thick in pine or painted white. Other wall dimensions can be accommodated with stool and extension jamb modification.
Options / Accessories

Stools and Extension Jambs for Double-Hung Picture Unit (WDW)

Scale 3” = 1’-0” (1:4)

Horizontal Section

Extension Jambs

- 5-1/4" (133) Wall
- 6-9/16" (167) Wall
- 7-1/8" (181) Wall

Stools

- For wall thicknesses up to 5-1/4" (133)
- For wall thicknesses up to 7-1/8" (181)

Extension jambs available for 5-1/4" (133), 6-9/16" (167) or 7-1/8" (181) wall thickness in oak, maple, pine or painted white. Predrilled for easy application (except for 5-1/4" (133) sizes). Factory applied extension jambs are available in custom jamb depths from 5-1/4" (133) to 7-1/8" (181).

Stools are available for wall thicknesses up to 5-1/4" (133) or 7-1/8" (181) thick in pine or painted white. Other wall dimensions can be accommodated with stool and extension jamb modification.
Options / Accessories

Stools and Extension Jambs for Double-Hung Transom Unit (WTR)

Scale 3" = 1'-0" (1:4)

Extension Jambs

5-1/4" (133) Wall

- 11/16" (17)
- 23/32" (18)

6-9/16" (167) Wall

- 11/16" (17)
- 2-1/32" (52)

7-1/8" (181) Wall

- 2-19/32" (66)

Extension jambs available for 5-1/4" (133), 6-9/16" (167) or 7-1/8" (181) wall thickness in oak, maple, pine or painted white. Predrilled for easy application (except for 5-1/4" (133) sizes). Factory applied extension jambs are available in custom jamb depths from 5-1/4" (133) to 7-1/8" (181).

Stools

For wall thicknesses up to 5-1/4" (133)

- 1-27/32" (47)

For wall thicknesses up to 7-1/8" (181)

- 3-27/32" (98)

Stools are available for wall thicknesses up to 5-1/4" (133) or 7-1/8" (181) thick in pine or painted white. Other wall dimensions can be accommodated with stool and extension jamb modification.

Horizontal Section
Joining Details

Woodwright® Double-Hung to Double-Hung Window

Details similar for curved top double-hungs

Scale 3" = 1'-0" (1:4)

Joining Compatibility

Many Andersen® units are designed to be joined with other Andersen units in a variety of non-reinforced and reinforced combinations. Other combination types and joining methods can be viewed in the Andersen® Product Guide for Professionals, in Andersen Window Studio® software, and by visiting www.andersenwindows.com.

Combination designs should always be checked for design pressure performance requirements to ensure the appropriate joining method is specified.
Joining Details

Double-Hung Transom (WTR) over Woodwright™ Double-Hung Window

Scale 3" = 1'-0" (1:4)
Anchoring Methods

Installation Flange
Scale 3" = 1'-0" (1:4)
Standard application of installation flanges as shipped from Andersen to be used for 4-1/2" (105) wall construction. Tilt-wash double-hung window is secured in the opening by using threaded fasteners through the installation flange.

Standard Installation Flange Reversed
Scale 3" = 1'-0" (1:4)
Regular installation flange in reverse position to accommodate a 4-1/8" (105) wall.

Jamb Clip
Scale 3" = 1'-0" (1:4)
Double-hung window unit secured in opening by others using Andersen® 302 stainless steel sheet metal jamb clips and stainless steel screws. Bend the jamb clips to secure unit in opening. Installation flange can be cut, or removed, as required to accommodate the jamb clips.
APPLICATION:
- First secure jamb clip to back side of window unit jamb(s)
- Apply 1' from corners of head jamb, sill and side jambs
- Space jamb clips evenly (maximum distance apart 32" on center)
- Jamb clip lateral design load capacity: maximum 200 lb.

Threaded Masonry Fastener / Expansion Sleeve
Scale 3" = 1'-0" (1:4)
Tilt-wash double-hung and double-hung transom (DHT) windows are secured in opening by removing the sash and jamb liners and drilling through the side jamb into the masonry. For double-hung picture (DHP) windows, remove the side jamb liner cover only.

Score markings for bending

Make sure that the unit frame parts do not become bowed when using anchoring methods. Unit will not operate properly if frame parts are stressed.
**Suggested Product Applications**

**Wall Types**

**Scale 1-1/2" = 1'-0" (1:8)**

### Vertical Section

**Wood Siding / 2 x 4 Wood Stud Framing**

- **Rough Opening Height**
- **Unit Dimension Height**

**Rough Opening Width**

1/4" (6)

**Unit Dimension Width**

**Installation flange all around**

**Head**

**Jamb**

**Sill**

### Vertical Section

**Brick Veneer / 2 x 6" Metal Stud Framing**

- **Rough Opening Height**
- **Unit Dimension Height**

**Rough Opening Width**

1/4" (6)

**Unit Dimension Width**

**1/2" (13)" minimum to accommodate differential shrinkage/expansion when brick is used with wood framing.**

**Sill**

**Membrane flashing over installation flange (by others)**

**Jamb**

**Head**

**Installation flange all around**

### Importance of Proper Installation

Proper installation and maintenance of Andersen® products are essential if optimum performance is to be fully attained. Written installation instructions which provide guidelines for proper installation are available for Andersen products from your local Andersen supplier or by writing to: Andersen Windows, Inc., Box 12, Bayport, MN 55003 or by visiting our website at www.andersenwindows.com. Remember that every installation is different. Andersen strongly recommends consultation with an Andersen product representative and with an experienced contractor, architect, or structural engineer prior to the installation of any Andersen product. Installation of Andersen products, including method of attachment, fastener selection, and code compliance is the sole responsibility of the architect, building owner, contractor, and/or consumer.

### Construction by Others

Andersen Corporation is not responsible for the design of, conditions in, or performance of, adjacent wall or roof construction beyond the perimeter of the Andersen units. Proper integration of the Andersen units with the weather-repellent system of the building is the responsibility of others.

**NOTE:** Leave adequate clearance between sill and masonry for caulking and dimensional change of framework. Installation flange may be removed where construction sequence/detailing requires no flange.
Suggested Product Applications

Wall Types  Scale 1-1/2" = 1'-0" (1:8)

**Vertical Section**

**Brick / Concrete Masonry Unit (CMU)**

**Vertical Section**

**Stucco / Concrete Masonry Unit (CMU) Inset Window**

**Vertical Section**

**Existing Stud Wall**

**Importance of Proper Installation**

Proper installation and maintenance of Andersen® products are essential if optimum performance is to be fully attained. Written installation instructions which provide guidelines for proper installation are available for Andersen products from your local Andersen supplier or by writing to: Andersen Windows, Inc., Box 12, Bayport, MN 55003 or by visiting our website at www.andersenwindows.com. Remember that every installation is different. Andersen strongly recommends consultation with an Andersen product representative and with an experienced contractor, architect, or structural engineer prior to the installation of any Andersen product. Installation of Andersen products, including method of attachment, fastener selection, and code compliance is the sole responsibility of the architect, building owner, contractor, and/or consumer.

**Construction by Others**

Andersen Corporation is not responsible for the design of, conditions in, or performance of, adjacent wall or roof construction beyond the perimeter of the Andersen units. Proper integration of the Andersen units with the weather-repellent system of the building is the responsibility of others.

**Note:** Where E.I.F.S. wall finish is adjacent to window units, contact E.I.F.S. manufacturer for installation instructions, including the use of appropriate flashing, the proper use of sealant and backer rod, and the proper width of sealant joint around the perimeter of the window.

**Note:** Leave adequate clearance between sill and masonry for caulking and dimensional change of framework. Installation flange may be removed where construction sequence/ detailing requires no flange.
Woodwright® Double-Hung Full-Frame Windows

Woodwright® Double-Hung

Woodwright® Picture

Woodwright® Transom

Woodwright® Springline™ Single-Hung

Woodwright® Arch Double-Hung

Woodwright® Unequal Leg Arch Double-Hung

Notes:
Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.
See Pages 4 Thru 6 for Accessories

Andersen Windows, Inc. reserves the right to change drawing specifications without notice.
Woodwright® Double-Hung Full-Frame Windows

Notes:
Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.

See Pages 4 Thru 6 for Accessories

Andersen Windows, Inc. reserves the right to change drawing specifications without notice

Date: 10/04/16
Scale: 3’ (76) = 1’ (305)
Notes:
Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.
See Pages 4 Thru 6 for Accessories
Andersen Windows, Inc. reserves the right to change drawing specifications without notice.

Date: 10/04/16
Scale: 3' (76) = 1' (305)
Notes:
Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.
**400 SERIES**

Woodwright® Double-Hung Full-Frame Windows
Accessories

Available from 5 5/8" (133) to 7 3/8" (181) in 5/8" (1.5) increments

Suitable for wall depths up to 5 1/2" (133)

Suitable for wall depths up to 7 3/8" (181)

Notes:
Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.

Andersen Windows, Inc. reserves the right to change drawing specifications without notice.
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Notes:
Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.
Woodwright® Double-Hung Full-Frame Windows

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Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.

See Pages 4 Thru 6 for Accessories

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Andersen Windows, Inc. reserves the right to change drawing specifications without notice.

Date: 10/04/16
Scale: 6" (152) = 1' (305)
3. NEW BUSINESS

A. PUBLIC HEARING - 2404 RIDGE AVE. (L) App. # 19PRES-0266 -
Chris Sweitzer, applicant, submits for a Certificate of Economic
Hardship, following the Preservation Commission’s denial on August
6, 2019 of a Certificate of Appropriateness for post-approval
alterations to the barn at 2404 Ridge Av, that the Commission had
approved in 1997 and re-issued by City staff in 2000. The applicant
claims that returning the barn back to the 1997/2000 approved
alterations would result in economic hardship or the denial of all
reasonable use of and return from the property. Applicable standard
2-8-10 (B).
Affidavit of RICK SWEITZER

STATE OF ILLINOIS
COUNTY OF COOK

The undersigned, RICK SWEITZER, being duly sworn, hereby deposes and says:

1. I am over the age of 18 and am a resident of the State of Illinois. I have personal knowledge of the facts herein, and, if called as a witness, could testify completely thereto.

2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.

3. I certify, under penalty of perjury, that all of the information and any documents included are provided and authorized by me. I have reviewed the information contained herein, and all of the information that is submitted is true, correct, and complete, to the best of my knowledge.

Under penalties as provided by Illinois law, the undersigned certifies that the statements set forth in this instrument are true and correct.

Executed this 13th day of November, 2019.

RICK SWEITZER

NOTARY ACKNOWLEDGEMENT

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This Affidavit was acknowledged before me on this 13th day of November, 2019, by RICK SWEITZER, who, being first duly sworn on oath according to law, deposes and says that he/she has read the foregoing Affidavit subscribed by him/her, and that the matters stated herein are true to the best of his/her information, knowledge and belief.

TRACY E ANDERSON
Notary Public

My commission expires 04/23/2023
EVANSTON PRESERVATION COMMISSION
CERTIFICATE OF ECONOMIC HARDSHIP APPLICATION

PART ONE

1. Street address of subject property: 2404 Ridge Ave

2. Parcel's Identification Number (lot of record): 17-07-108-004-0000

3. Applicant/Property Owner's name(s): Rick Sweitzer
   Mailing Address: Number 1130 Street Name Greenleaf
   City Wilmette Zip Code: 60091
   Phone Number: 847-828-8388 Email: rick@nwpassage.com

4. Applicant's interest in subject property (owner, contract purchaser, etc.) if any: owner

5. If you are other than Owner of Record, you must also submit an affidavit setting forth the name(s) and address of the owner(s) of record, based either on your personal knowledge or based on records specified in the affidavit.

6. Is the subject property an Evanston Landmark? Yes ☑ No ☐

7. Is the property in a Historic District? Yes ☐, No ☐ Suburban Apartment Building ☐

8. If Yes: National Register District ☐ Local District ☐

   Lakeshore ☐ Ridge ☐ Northeast Evanston ☐
   Oakton ☐ WCTU ☐

9. Legal description of the subject property:
   THE SOUTH 8 RODS OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST 1/4 LYING WEST OF RIDGE AVENUE IN SECTION 7, TOWNSHIP 41, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE WEST 1038.5 FEET MEASURED FROM THE WEST LINE OF SECTION 7 IN COOK COUNTY, ILLINOIS)
   LAND TCTAL AREA: 29,156 SQ. FT = .669 ACRE.

10. Submit a copy of any letters denying the request of proposal from which you wish to file for a certificate of economic hardship.
PART TWO

This section follows the provisions contained in City Code, Title 2, Chapter 8, Section 2-8-10 (C) (D) and (E).

NOTE: Submit with the application of economic hardship the applicable items listed in (C) 1-5 below.

(C) Consideration of Evidence. In applying this standard, the Commission shall consider among other things any evidence presented concerning the following:

1. Any opinions from a licensed structural engineer or licensed architect with experience in renovation, restoration or rehabilitation as to the structural soundness of any structures or objects on the property and their suitability for continued use, renovation, restoration or rehabilitation.

2. Any estimates prepared by a licensed architect or licensed structural engineer, of the cost of the proposed alteration, construction, demolition or relocation and an estimate of any additional cost that would be incurred to comply with the recommendations of the Commission for changes necessary for it to be approved.

3. Any estimates prepared by a realtor licensed by the State or an appraiser certified by the State of the market value of the property in its current condition; after completion of the proposed alteration, construction, demolition or relocation; after any expenditures necessary to comply with the recommendations of the Commission for changes necessary for it to approve a certificate of appropriateness; and in the case of a proposed demolition, after renovation of the existing property for continued use.

4. For applications for Certificate of Economic Hardships proposing demolition, any estimates, prepared by licensed architects, real estate consultants and appraisers or other real estate professionals licensed or certified by the State and experienced in rehabilitation, as to the economic feasibility of restoration, renovation or rehabilitation of any existing structures or objects.

5. Any and all applicable zoning provisions and incentives.

(D) Information to be Supplied by Applicant. The applicant shall submit by affidavit the following information:

1. The assessed value of the property, structure, site or object for the two (2) most recent assessments.

2. Real property taxes for the previous three (3) years.

3. The amount paid for the property, structure, site or object by the owner, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner and the person from whom the property was purchased.

4. The current balance of any mortgages or any other financing secured by the property, structure, site or object, and the annual debt service, if any, for the previous three (3) years.

5. All appraisals obtained within the previous three (3) years by the owner or applicant in connection with purchase, offerings for sale, financing or ownership of the property, structure, site or object.

6. All listings of the property, structure, site or object for sale or rent, price asked and offers received, if any, within the previous four (4) years.

7. All studies commissioned by the owner as to profitable renovation, rehabilitation or utilization of any structures or objects on the property for alternative use.
8. For income producing property or structures, itemized income and expense statements from the property or structures for the previous three (3) years.

9. For other non-residential properties, itemized income and expense statements as well as grants, endowments, and other assets or funding sources.

10. Estimates, prepared by general contractors licensed by the City or licensed architects, of the cost of the proposed alteration, construction, demolition or relocation and an estimate of any additional cost that would be incurred to comply with the recommendations of the Commission for changes necessary for it to approve a certificate of appropriateness.

11. Form of ownership or operation of the property, structure, site or object whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture or other.

12. Any other information, documentation or evidence as the Commission determines to be necessary to its application of the standard in Subsection 2-8-10(B).

13. Where applicable, the information, evidence or documentation requested by the Commission or provided by the applicant shall bear the imprint of the professional seal of the individual preparing such information, evidence or documentation.

(E) Failure by Applicant to Submit Requested Information. In the event that any of the information required to be submitted by the applicant is not reasonably available, the applicant shall file with the affidavit a statement of the information that cannot be obtained and shall describe the reasons why such information is unavailable.

I (We) certify that all of the above statements are true to the best of my (our) knowledge and belief. **(If there are joint applicants, all must sign the application)**

<table>
<thead>
<tr>
<th>Name of Applicant (print)</th>
<th>Signature</th>
<th>Date</th>
</tr>
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<tbody>
<tr>
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<tr>
<td>Chris Sweitzer</td>
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<td>11/12/2019 12:25:18 PM</td>
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</table>

**IMPORTANT REMINDER:** Any applicant, following a final decision of the Commission or the Council or its duly authorized committee denying a certificate of appropriateness, may, within thirty (30) days of the denial, submit an application for a certificate of economic hardship. Submit the completed application to the Community Development Department, Planning and Zoning Division, 2100 Ridge Avenue, Evanston, IL 60201, (847) 448-8675; Attn: Scott Mangum, Planning and Zoning Manager or email to: smangum@cityofevanston.org
PART 1: #10

MINUTES (EXCERPT)

Members Present: Robert Bady, Elliott Dudnik, Ken Itle, Suzi Reinhold, Mark Simon, Aleca Sullivan, and Karl Vogel

Members Absent: Julie Hacker, Sally Riessen Hunt, Jamie Morris, and Tim Schmitt

Staff Present: Scott Mangum, Planning & Zoning Manager
Hugh DuBose, Assistant City Attorney
Carlos Ruiz, Preservation Coordinator

Presiding Member: Mark Simon, Chair

1. CALL TO ORDER / DECLARATION OF QUORUM

Chair Simon called the meeting to order at 7:10 pm with a quorum of seven Commissioners present. Commissioner Vogel arrived at 7:15

2. OLD BUSINESS

A. 2404 Ridge Ave. (L) – Chris Sweitzer, applicant. Post approval alterations: 1) North Side of Barn: Existing conditions, no changes or alterations. 2) East Side of Barn: far left door replacement was in approved plans but not completed. Approved plans include addition of six skylights. Three skylights were removed from West side of Barn for symmetry and balance and added to East side of barn. Thus, there are three less skylights existing than in original plans. No other changes. 3) South Side of Barn: one less window was installed and is existing than in original plans. Existing window larger than originally approved plans. 4) West Side of Barn: 3 skylights were removed and added to East Side of barn for symmetry and balance. Second floor no change, all windows existing as original plans. First floor minor changes to window positions and added window to left of exit door. Applicable standards [Alteration: 1-10] (Continued from 6/11/2019 and 7/9/2019)
Chair Simon said the current Commission does not have any authority to review modifications approved 20 years ago by the then Commission. However, it has come to light that there are modifications made which were not part of the approval.

Rick Sweitzer, owner, presented the application for post approval of exterior alterations to the barn at 2404 Ridge Avenue. For the last 23 years he restored the historic buildings.

In 2019 they presented to the City a three lot subdivision, when it was determined it would require a zoning variation, they submitted a two lot subdivision, which is zoning compliant with the non-conformities of the barn.

In regard to the alterations to the barn, they have maintained that requiring another COA was unreasonable, based on the statute of limitations, the doctrine of res judicata, double jeopardy and administrative approval. However, they agreed to proceed with the COA application as follows:

- East elevation – 3 skylights on east elevation (approved plans did not include skylights on the east elevation).
- West elevation – 3 skylights (approved plans included 6 skylights); first floor – one window added to north of door (approved plans added window south of door) and two double unit windows added to reflect second floor double windows.
- North elevation – No changes or alterations.
- South elevation – One less window installed on west half of first floor – existing window larger than original plans, a larger window not installed.

Commission’s Discussion:

Commissioner Itle talked about the timeline, COA application originally presented to the Commission in 1997; in 2000 the permit was renewed for the same design as 1997, then he asked when the construction went forward, in 2000? R. Sweitzer said the construction had already begun and it was on going. They renewed the COA in 2000, because it had expired. Commissioner Dudnik said the COA had expired, and it had to be renewed in 2000, what happened over the next 19 years? Carlos Ruiz answered that the only time he renewed the COA was in 2000 with the same plans that the Commission had approved in 1997. R. Sweitzer said that the work that is continuing to this date is interior only.

Public Comment:

- Mr. DeStefano, architect and resident said the west windows were not added by the previous owner, that the barn no longer looks like a barn. The value of the property is the homestead on top of Ridge with farm/park below.
• Peter Miller, was concerned with the skylights (3 facing east and 3 facing west), which are visible from the public way, and the subsequent changes to the barn should be reverted to what was approved in 1997.

Commission's Findings:

Commissioners Dudnik and Itle asked what recourse does the City have when somebody did not build what had been approved. Hugh DuBose said that not building to the COA is an ordinance violation in itself. However, the Commission does not have any kinds of adjudicative powers, such as issuing fines. For tonight's meeting, the basic question is whether to approve the amendment to the COA or not.

Commissioner Itle noted that in the 1997 minutes the skylights were a big point of contention, and the fact that one of the major changes was to shift the skylights around to the opposite side, a critical point, that the skylights be on the one back side. To make that kind of a change, without even asking the question, seems very difficult to accept after the fact.

Commissioner Dudnik said the Commission did not get any explanation for any of the changes. The applicant needed to explain any of these substantive changes, not just the three skylights. R. Sweitzer said that they were working regularly with the Preservation Coordinator (Carlos Ruiz) and with the City inspectors and the zoning staff. Once the permit was issued (with the inspectors), he does not recall what was discussed with C. Ruiz if there was approval given administratively, he could not tell if one happened in 2001 or 2002. He does not recall the discussion he had with the City about each alteration, but it was a matter of discussion regularly.

Chair Simon asked about the skylights being visible from the public way. R. Sweitzer said the skylights are little visible from the public way. Commissioner Sullivan noted that on the west façade, the wider windows, from the original minutes, were not approved. Commissioner Reinhold asked if the Commission does not approve the alterations, what will happen. C. Ruiz said the applicant has the option to appeal such decision to the City Council or modify the changes to the 1997-2000 plans. Commissioner Dudnik asked what was approved in 2000 versus 1997. C. Ruiz said the 1997 documents are the same drawings that he approved in 2000.

Commissioner Elliott Dudnik made a motion to issue a COA for 2404 Ridge Avenue for the post approval alterations to the original 1997 approved project, including changes to the location of three of the skylights, not relocating one of the doors, changes to windows on the south side, including size of the windows, and some other changes that are all to windows and window positions, in accordance with applicable standards 1-10 for alteration (per Section 2-8-9 (A)(1)-(10)), seconded by Commissioner Ken Itle. The motion failed. Vote: 1 aye (Simon), 6 nays (Bady, Dudnik, Itle, Reinhold, Sullivan and Vogel).
7. ADJOURNMENT

Commissioner Dudnik made a motion to adjourn the meeting at 10:05 pm, seconded by Commissioner Itle. The motion passed. Vote: 7 ayes, 0 nays.

Respectfully Submitted:

Carlos D. Ruiz
Preservation Coordinator

Next Meeting: TUESDAY, September 10, 2019 at 7:00 P.M. (Subject to change)
August 13, 2019

Rick Sweitzer
1130 Greenleaf Avenue
Wilmette, IL 60091

Via U.S. Mail and E-mail

RE: 2404 Ridge Ave. - Preservation Commission decision on application for a certificate of appropriateness for exterior alterations to the barn structure post 1997 and 2000 approvals.

Dear Mr. Sweitzer:

On August 6, 2019 the Preservation Commission reviewed your application for a Certificate of Appropriateness (COA) for post approval alterations to the barn at 2404 Ridge Avenue, a designated Evanston landmark, as follows: 1) East elevation – 3 skylights on east elevation (approved plans did not include skylights on the east elevation). 2) West elevation – 3 skylights (approved plans included 6 skylights); first floor – one window added to north of door (approved plans added window south of door) and two double unit windows added to reflect second floor double windows. 3) North elevation – No changes or alterations. 4) South elevation – One less window installed or west half of first floor – existing window larger than original plans, a larger window not installed.

The Commission also heard comments about the post approval alterations from members of the public who spoke in opposition to the alterations to the barn, including:

- Mr. DeStefano, architect and resident said the west windows were not added by the previous owner, that the barn no longer looks like a barn. The value of the property is the homestead on top of Ridge with farm/park below.
• Peter Miller, was concerned with the skylights (3 facing east and 3 facing west), which are visible, and the subsequent changes to the barn should be reverted to what was approved.

During discussion of the application, Commissioners expressed concerns about the post approval alterations including adding three additional skylights on the western side of the barn that are visible from the public way. The Commission noted that the placement of the skylights were an important point of discussion in granting your previous COA, as reflected in the October 21, 1997 Preservation Commission minutes.

Commissioners also expressed concern that you were unable to offer any explanation for why the building was not built to specifications of the approved plans.

City staff (Carlos Ruiz) noted that the Commission approved the Certificate of Appropriateness (COA) for exterior alterations on October 21, 1997 and that he re-issued the COA in 2000 for the same elevation drawings.

Commissioner Elliott Dudnik made a motion to issue a COA for 2404 Ridge Avenue for the post approval alterations to the original 1997 approved project, including changes to the location of three of the skylights, not relocating one of the doors, changes to windows on the south side, including size of the windows, and some other changes that are all to windows and window positions, in accordance with applicable standards 1-10 for alteration (per Section 2-8-9 (A)(1)-(10)), seconded by Commissioner Ken Itle. The motion failed. Vote: 1 aye (Simon), 6 nays (Bady, Dudnik, Itle, Reinhold, Sullivan and Vogel).

Per Section 2-8-8 (G) of the City Code you as the applicant, following the denial of a certificate of appropriateness, may, within thirty (30) days of the denial apply for appeal to the City Council (instead of the Planning and Development Committee because it is not composed of the nine (9) sitting Council members).

Alternately, based on the Commission's decision you could apply for a COA to return the barn back to the exterior alterations as the Commission approved in 1997 and re-issued by City staff in 2000. Staff could approve this COA application as long as it matches the 1997/2000 approvals.

If you decide to appeal the denial of the certificate of appropriateness you must submit your appeal application to this office by no later than September 5, 2019 (application for appeal is enclosed).
Failure to return the barn to the 1997 approved alterations and re-issued in 2000 or apply for an appeal within the specified time (by September 5, 2019), you will be subject to the Penalties in Section 2-8-15.

For your information I have enclosed Section 2-8-8 - Certificate of Appropriateness, Section 2-8-9 (A)(1)-(10) - Standards for Review of Applications for Certificates of Appropriateness, Section 2-8-15 - Penalties, and the draft August 6, 2019 meeting notes.

Please contact this office if you have any questions.

Sincerely,

Scott Mangum

Planning and Zoning Manager
Re: 2404 Ridge Avenue
Evanston, Illinois

To whom it may concern,

I was the architect of record for the work completed at 2404 Ridge Avenue, Evanston, since the purchase of the property in 1996. I have extensive understanding of rehabilitation, renovation, and restoration of historical landmark properties, including a number of buildings on the National Register. I worked with the owner to provide renderings and plans for the permit and approved work completed on the barn between 1996 and the present. When the property was purchased, the barn was in substantial decay, requiring the owner to prepare a renovation plan that would restore and rehabilitate the structure, from the dirt floor up. The plans included 6 skylights and several additional windows and doors to be installed or restored. The cost of this work that was completed was substantial and included many hours spent working with the City to get these plans through the various channels and approvals. The work was performed long ago (more than two decades ago), substantially completed, bringing the barn into a sound and habitable condition. (Prior to this, the work was done to repair the farmhouse, which also had some serious structural issues, owing to its age.)

It is my opinion that in order to comply with the City’s recent request to revert these changes made 20+ years ago, for which a permit was obtained and for which the work was reviewed by an Evanston building inspector, the cost would be considerable. The value to the city of these changes is highly questionable: Especially considering the very minor differences that would result from these changes. That it has taken 20 years for anyone to raise this issue highlights their insignificance. (In fact, since the view of the barn is obscured from most views, these issues were only raised by a careful study of drawings two decades after construction.) Costs for reverting the work to pre-1996 condition would include newly created architectural plans, engineers and contractors’ costs, and any administrative costs required by the City in order to complete this work. Evanston should also credit the time spent on the original drawings, for which a permit was issued; as well as the construction work itself, which was inspected, since it appears that the permit, for which the owner was charged was valueless. The removal and relocation of the skylights, as requested, will require the owner to reconstruct portions of the roof. The removal of windows on the façade will require the owner to purchase and install new windows and siding. These costs, in addition to the costs initially incurred, would be significant.

The owner has maintained this structure to high standards, at his own volition, with the goal of maintaining as many of its original features as possible since purchasing and renovating it 20+ years ago. The work that was done repositioned the barn for a new generation of use and gave it new life. Requiring removal of work that has gone unnoticed for twenty years seems incredible, and of questionable value to anyone.

Yours sincerely,

Cordogan Clark & Associates

John W. Clark, AIA, Principal
Cost Breakdown (not accounting inflation per the US Bureau of Labor Statistics¹):

Initial project cost: $180,000

Proposed alteration cost (2019): $72,650

Total project cost estimate: $252,650

Cost Breakdown (accounting inflation per the US Bureau of Labor Statistics¹):

Initial project cost: $299,330.44

Proposed alteration cost (2019): $72,650

Total project cost estimate: $371,980.44

Source:
¹https://data.bls.gov/cgi-bin/cpView.pl
PART TWO (C): #3

2404 Ridge Avenue Barn
Evanston
Broker Opinion of Value

- **SCOPE OF WORK:**
  - Removal / relocation of 3 skylights from East Elevation to West Elevation
  - Removal / relocation / re-installation of 3 windows on West Elevation
  - Removal / relocation of 2 skylights on South Elevation
  - Removal / installation of 2 windows on South Elevation
  - No proposed interior work within Barn

Pursuant to request to provide estimates for the valuation of the 2404 Ridge Ave, Evanston barn, I have concluded the following. The proposed work includes removal / relocation of 3 skylights from the East elevation to the West elevation, removal / relocation & re-installation of three existing windows on the West elevation, removal / relocation of 2 skylights on south elevation, and installation of two new windows on the South elevation. All work proposed is exterior work with relocation and removal of several key features of the existing barn. It is my opinion that this work would add zero value, and potentially decrease the value of the structure as it exists. The interior has yet to be completed and thus, a majority of the property's value lies in the location, land, and existing single family home. The completion of these proposed renovations would provide the structure with reduced natural light inside. It would make the structure less symmetrical appealing when viewing from the exterior. Ultimately, based on cost estimates to complete these renovations, it is my opinion that these costs would exceed the existing value of the structure.

Ben Lalez
Compass
1643 N Milwaukee Ave
Chicago, IL 60647
Office: (773) 466-7150 | Direct: (847) 452-9675
Home: (847) 452-9675
ben.lalez@compass.com

Languages Spoken: Hebrew, Persian

List office: Compass (773) 466-7150
PART TWO (D): #1 - #2

Property Data  Exemption History  Appraisal History  Certificate of Error

Appeal History

**New Rules For Appeals**

This PIN: 11-07-108-004-0000 is not open for appeals at this time because the town is closed.

Instructions for on-line appeal filing

In order to complete your on-line residential appeal filing, you must select a reason for the appeal (on this page, below) and provide an email address before clicking the Finish button (on the next page).

Appeal History

2019 Assessment Appeal Information

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<td>RICHARD SWITZER</td>
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<td>RICHARD SWITZER</td>
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<td>Result:</td>
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(1) Initial Result: Assessed Value Not Adjusted 106,728
(2) Re-Review: Assessed Value Adjusted 103,071

Permanent Index Number  Class  Property Location  Result
11-07-108-004-0000  2-06  2404 RIDGE AVE  Assessed Value Adjusted

2018 Assessment Appeal Information

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(1) Initial Result: 0
(2) Re-Review: Assessed Value Not Adjusted 65,500
(3) Final Review: 65,500

Permanent Index Number  Class  Property Location  Result
11-07-108-004-0000  2-06  2404 RIDGE AVE  The result of a market analysis of your property as well as an analysis of comparable properties.

2017 Assessment Appeal Information

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1/3
Property Characteristics

2019 Tax Year Property Information

PIN: 11-07-108-004-0000
*Property Location: 2604 RIDGE AVE 112
City: EVANSTON
Township: Evanston
Property Classification: 206
Square Footage (Land): 26,770
Neighborhood: 41
Taxcode: 17002

Assessed Valuation

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Property Characteristics

Estimated 2019 Market Value $1,030,719
Estimated 2018 Market Value $955,000

Description Two or more story residence, over 62 years, 2,201 to 4,000 sq ft.
Residence Type Two Story
Use Single Family
Apartments 0
Exterior Construction Frame
Full Baths 2
Half Baths 1
Basement Partial and Unfinished
Attic None
Central Air Yes
Number of Fireplaces 1
Garage Size/Type 2 car detached
Age 151
Building Square Footage 2,430
Assessment Pass Assessor Certified

1 Excluded from building square footage, except apartment
2 Excluded from building square footage

* "Property Location" is not a legal/postal mailing address. Its sole purpose is to help our Office locate the property. Therefore, you should not utilize the property location for any purpose, however, you may update the Property Location with your Legal/Postal Mailing Address should you choose to do so. Updating the address will not change the Property Location to a Legal/Postal Mailing Address.

** Information may be available by submitting an FOIA Request
### TAXING DISTRICT DEBT AND FINANCIAL DATA

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<th>Your Taxing Districts</th>
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For a more in-depth look at government finances and how they affect your taxes, visit cookcountytreasurer.com.

### PAY YOUR TAXES ONLINE

at cookcountytreasurer.com from your bank account or credit card today

### IMPORTANT MESSAGES

* Pay this bill at cookcountytreasurer.com.

### TAX CALCULATOR

| 2015 TOTAL TAX | 18,763.75 |
| 2016 ESTIMATE  | X 55%     |
| 2016 1st INSTALLMENT | = 10,320.06 |

The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

### PROPERTY LOCATION

2494 RIDGE AVE
Evanston IL 60201

### MAILING ADDRESS

RICHARD SWITZER
1100 GREENLEAF
FILLETTE IL 60091-3708

**DETACH & INCLUDE WITH PAYMENT**
## TAXING DISTRICT BREAKDOWN

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<th>Taxing District</th>
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<td></td>
</tr>
<tr>
<td>North Shore Mosq Abate, Dist Northfield</td>
<td>22.99</td>
<td>0.010</td>
<td>0.11%</td>
<td></td>
<td>22.22</td>
</tr>
<tr>
<td>Metro Water Reclamation Dist of Chicago</td>
<td>933.30</td>
<td>0.406</td>
<td>4.46%</td>
<td>105.74</td>
<td>786.60</td>
</tr>
<tr>
<td>Lighthouse Park District of Evanston</td>
<td>165.51</td>
<td>0.072</td>
<td>0.79%</td>
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<td>161.07</td>
</tr>
<tr>
<td>Miscellaneous Taxes Total</td>
<td>1,321.80</td>
<td>0.488</td>
<td>5.38%</td>
<td></td>
<td>971.96</td>
</tr>
<tr>
<td>SCHOOL TAXES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Oakton College Dist Skokie Des Plaines</td>
<td>531.01</td>
<td>0.231</td>
<td>2.54%</td>
<td></td>
<td>501.72</td>
</tr>
<tr>
<td>Evanston Township High School Dist 202</td>
<td>5,360.71</td>
<td>2.332</td>
<td>25.63%</td>
<td></td>
<td>232.17</td>
</tr>
<tr>
<td>Evanston/Skokie School District 65</td>
<td>8,450.24</td>
<td>3.676</td>
<td>40.40%</td>
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<td>284.35</td>
</tr>
<tr>
<td>School Taxes Total</td>
<td>14,341.96</td>
<td>6.239</td>
<td>68.57%</td>
<td></td>
<td>12,724.53</td>
</tr>
<tr>
<td>MUNICIPALITY/TOWNSHIP TAXES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City of Evanston General Assistance</td>
<td>80.48</td>
<td>0.395</td>
<td>0.88%</td>
<td></td>
<td>70.35</td>
</tr>
<tr>
<td>Evanston Library Fund</td>
<td>554.00</td>
<td>0.241</td>
<td>2.39%</td>
<td></td>
<td>522.09</td>
</tr>
<tr>
<td>City of Evanston</td>
<td>3,450.44</td>
<td>1.501</td>
<td>16.92%</td>
<td></td>
<td>3,292.13</td>
</tr>
<tr>
<td>Municipality/Township Taxes Total</td>
<td>4,084.90</td>
<td>1.777</td>
<td>19.52%</td>
<td></td>
<td>3,854.57</td>
</tr>
<tr>
<td>COOK COUNTY TAXES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cook County Forest Preserve District</td>
<td>144.82</td>
<td>0.083</td>
<td>0.69%</td>
<td>4.59</td>
<td>127.75</td>
</tr>
<tr>
<td>Consolidated Elections</td>
<td>0.00</td>
<td>0.000</td>
<td>0.00%</td>
<td></td>
<td>62.95</td>
</tr>
<tr>
<td>County of Cook</td>
<td>728.41</td>
<td>0.318</td>
<td>3.47%</td>
<td>227.57</td>
<td>535.05</td>
</tr>
<tr>
<td>Cook County Public Safety</td>
<td>298.84</td>
<td>0.130</td>
<td>1.43%</td>
<td></td>
<td>272.15</td>
</tr>
<tr>
<td>Cook County Health Facilities</td>
<td>199.99</td>
<td>0.087</td>
<td>0.96%</td>
<td></td>
<td>214.76</td>
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<tr>
<td>Cook County Taxes Total</td>
<td>1,370.06</td>
<td>0.596</td>
<td>5.55%</td>
<td></td>
<td>1,212.66</td>
</tr>
</tbody>
</table>

(Do not pay these totals)

| Total 2016 Tax Before Exemptions          | 20,918.72| 9.100 | 100.00% | 18,763.74 |

---

**TOTAL PAYMENT DUE**

$10,598.66

By 08/01/17 (on time)

**IF PAYING LATE, PLEASE PAY**

09/02/17-09/30/17 $10,757.64

09/02/17-10/01/17 $10,916.62

10/02/17-11/01/17 $11,075.60

LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW

---

**TAX CALCULATOR**

- 2016 Assessed Value 69,379
- 2016 Property Value 820,050
- 2016 Assessment Level X 10%
- 2016 Assessed Value 82,005
- 2016 State Equalizer X 2.8032
- 2016 Equalized Assessed Value (EAV) 229,876
- 2016 Local Tax Rate X 9.100%
- 2016 Total Tax Before Exemptions 20,918.72

---

**IMPORTANT MESSAGES**

- Thank you for your first installment payment of: $10,320.06 on 03-01-17

---

**PROPERTY LOCATION**

2404 RIDGE AVE
EVANSTON IL 60201 2018

---

**MAILING ADDRESS**

RICHARD SWEITZER
1130 CREAMER ST
EVANSTON IL 60201 2709

---

**DETACH & INCLUDE WITH PAYMENT**

---

Page 123 of 275
## 2017 First Installment Property Tax Bill

**TOTAL PAYMENT DUE**

| $11,505.30 |

By 03/01/18 (on time)

### IF PAYING LATE, PLEASE PAY

<table>
<thead>
<tr>
<th>03/02/18-04/01/18</th>
<th>04/02/18-05/01/18</th>
<th>05/02/18-06/01/18</th>
<th>LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW</th>
</tr>
</thead>
<tbody>
<tr>
<td>$11,677.88</td>
<td>$11,850.46</td>
<td>$12,023.04</td>
<td></td>
</tr>
</tbody>
</table>

### TAXING DISTRICT DEBT AND FINANCIAL DATA

<table>
<thead>
<tr>
<th>Your Taxing Districts</th>
<th>Money Owed by Your Taxing Districts</th>
<th>Pension and Healthcare Amounts Promised by Your Taxing Districts</th>
<th>Amount of Pension and Healthcare Shortage</th>
<th>% of Pension and Healthcare Costs Taxing Districts Can Pay</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Shore Mosq Abatement Northfield</td>
<td>$83,539</td>
<td>$2,779,945</td>
<td>-$29,161</td>
<td>101.05%</td>
</tr>
<tr>
<td>Metro Water Reclamation Dist of Chicago</td>
<td>$3,428,792,000</td>
<td>$2,646,412,000</td>
<td>$1,210,430,000</td>
<td>54.26%</td>
</tr>
<tr>
<td>Lighthouse Park District of Evanston</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>00.00%</td>
</tr>
<tr>
<td>Oakton College Dist Skokie Des Plaines</td>
<td>$57,735,342</td>
<td>$1,752,500</td>
<td>$1,752,500</td>
<td>00.00%</td>
</tr>
<tr>
<td>Evanston Township High School Dist 202</td>
<td>$16,270,777</td>
<td>$707,177</td>
<td>$0</td>
<td>100.00%</td>
</tr>
<tr>
<td>Evanston/Skokie School District 65</td>
<td>$62,434,619</td>
<td>$74,543,440</td>
<td>$5,545,298</td>
<td>90.97%</td>
</tr>
<tr>
<td>City of Evanston</td>
<td>$232,462,220</td>
<td>$828,794,421</td>
<td>$230,803,748</td>
<td>61.90%</td>
</tr>
<tr>
<td>Cook County Forest Preserve District</td>
<td>$225,068,359</td>
<td>$483,567,855</td>
<td>$292,365,257</td>
<td>38.54%</td>
</tr>
<tr>
<td>County of Cook</td>
<td>$6,147,298,640</td>
<td>$28,097,192,397</td>
<td>$17,454,148,122</td>
<td>33.12%</td>
</tr>
</tbody>
</table>

**Total**

$10,170,143,496

$29,931,659,585

$19,204,015,744

**PAY YOUR TAXES ONLINE**

at cookcountytreasurer.com from your bank account or credit card today

---

**IMPORTANT MESSAGES**

- Pay this bill at cookcountytreasurer.com.

---

**TAX CALCULATOR**

| 2016 TOTAL TAX | 20,918.73 |
| 2017 ESTIMATE | x |
| 2017 1st INSTALLMENT | = 11,505.30 |

The First Installment amount is 55% of last year's total tax. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

**PROPERTY LOCATION**

| 204 E. RIDGE AVE |
| EVANSTON IL 60201 |

**MAILING ADDRESS**

| RICHARD SWITZER |
| 1130 GREENLEAF |
| WILMETTE IL 60091-2709 |

**DETACH & INCLUDE WITH PAYMENT**

2/28/2018
2:48 PM
# 2017 Second Installment Property Tax Bill

**Total Payment Due:** $6,115.08

*By 08/01/18 (on line)**

**If paying late, please pay:**
- 08/02/18-09/01/18: $6,206.81
- 09/02/18-10/01/18: $6,298.54
- 10/02/18-11/01/18: $6,390.27

**Late interest is 1.5% per month, by state law.**

## Taxing District Breakdown

<table>
<thead>
<tr>
<th>Taxing District</th>
<th>2017 Tax</th>
<th>2017 Rate</th>
<th>2017 %</th>
<th>Pension</th>
<th>2016 Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Miscellaneous Taxes</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>North Shore Mosq Abato. Dist Northfield</td>
<td>19.41</td>
<td>0.010</td>
<td>0.11%</td>
<td>95.08</td>
<td>22.99</td>
</tr>
<tr>
<td>Metro Water Reclamation Dist of Chicago</td>
<td>780.11</td>
<td>0.402</td>
<td>4.43%</td>
<td>933.30</td>
<td></td>
</tr>
<tr>
<td>Lighthouse Park District of Evanston</td>
<td>143.80</td>
<td>0.074</td>
<td>0.81%</td>
<td>165.51</td>
<td></td>
</tr>
<tr>
<td>Miscellaneous Taxes Total</td>
<td>943.12</td>
<td>0.488</td>
<td>5.35%</td>
<td>1,121.80</td>
<td></td>
</tr>
<tr>
<td><strong>School Taxes</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Oakton College Dist Skokie Des Plaines</td>
<td>450.21</td>
<td>0.232</td>
<td>2.56%</td>
<td>531.01</td>
<td></td>
</tr>
<tr>
<td>Evanston Township High School Dist 202</td>
<td>4,519.59</td>
<td>2.329</td>
<td>25.65%</td>
<td>197.93</td>
<td>5,360.71</td>
</tr>
<tr>
<td>Evanston/Skokie School District 65</td>
<td>7,127.71</td>
<td>3.673</td>
<td>40.45%</td>
<td>227.04</td>
<td>8,450.24</td>
</tr>
<tr>
<td>School Taxes Total</td>
<td>12,097.51</td>
<td>6.234</td>
<td>66.66%</td>
<td>14,341.96</td>
<td></td>
</tr>
<tr>
<td><strong>Municipality/Township Taxes</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City of Evanston General Assistance</td>
<td>85.98</td>
<td>0.034</td>
<td>0.37%</td>
<td>80.48</td>
<td></td>
</tr>
<tr>
<td>Evanston Library Fund</td>
<td>473.32</td>
<td>0.247</td>
<td>2.72%</td>
<td>554.00</td>
<td></td>
</tr>
<tr>
<td>City of Evanston</td>
<td>2,891.45</td>
<td>1.490</td>
<td>16.41%</td>
<td>1,494.23</td>
<td>3,450.44</td>
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<tr>
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<td>3,438.75</td>
<td>1.771</td>
<td>19.50%</td>
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<td>4,084.90</td>
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<tr>
<td><strong>Cook County Taxes</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cook County Forest Preserve District</td>
<td>120.32</td>
<td>0.062</td>
<td>0.88%</td>
<td>3.88</td>
<td>144.82</td>
</tr>
<tr>
<td>Consolidated Elections</td>
<td>60.16</td>
<td>0.031</td>
<td>0.34%</td>
<td>0.00</td>
<td></td>
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<tr>
<td>County of Cook</td>
<td>634.57</td>
<td>0.327</td>
<td>3.61%</td>
<td>213.48</td>
<td>726.41</td>
</tr>
<tr>
<td>Cook County Public Safety</td>
<td>211.52</td>
<td>0.109</td>
<td>1.20%</td>
<td>298.84</td>
<td></td>
</tr>
<tr>
<td>Cook County Health Facilities</td>
<td>116.43</td>
<td>0.060</td>
<td>0.86%</td>
<td>199.99</td>
<td></td>
</tr>
<tr>
<td>Cook County Taxes Total</td>
<td>1,143.00</td>
<td>0.589</td>
<td>6.49%</td>
<td>1,370.06</td>
<td></td>
</tr>
</tbody>
</table>

(Do not pay these totals)

$17,620.38  9.080  100.00%  $20,918.72

---

**Personal Information:**

- **Name:** [Redacted]
- **Address:** [Redacted]
- **Phone:** [Redacted]
- **Fax:** [Redacted]
- **Email:** [Redacted]

To update name or mailing address, check the box on the front of this coupon and complete this form.

https://paymentsolutions.illinois.com/pc/pages/primerFriendlyReceipt_V2.xhtml
TOTAL PAYMENT DUE
$0.00
By 03/01/19 (on time)

IF PAYING LATE, PLEASE PAY
04/02/19 - 05/01/19
06/02/19 - 06/01/19

LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW

TAXING DISTRICT BREAKDOWN

<table>
<thead>
<tr>
<th>Your Taxing Districts</th>
<th>Money Owed by Your Taxing Districts</th>
<th>Pension and Healthcare Amounts Promised by Your Taxing Districts</th>
<th>Amount of Pension and Healthcare Shortage</th>
<th>% of Pension and Healthcare Costs Taxing Districts Can Pay</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Shore Mosq Abatement Northfield</td>
<td>$83,539</td>
<td>$2,779,945</td>
<td>-$29,181</td>
<td>101.05%</td>
</tr>
<tr>
<td>Metro Water Reclamation Dist of Chicago</td>
<td>$3,475,872,800</td>
<td>$2,740,910,000</td>
<td>$1,103,113,000</td>
<td>58.47%</td>
</tr>
<tr>
<td>Lighthouse Park District of Evanston</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>00.00%</td>
</tr>
<tr>
<td>Oakton College Dist Skokie Des Plaines</td>
<td>$98,644,511</td>
<td>$41,985,235</td>
<td>$36,103,892</td>
<td>14.01%</td>
</tr>
<tr>
<td>Evanston Township High School Dist 202</td>
<td>$20,681,913</td>
<td>$859,238</td>
<td>$0</td>
<td>00.00%</td>
</tr>
<tr>
<td>Evanston/Skokie School District 65</td>
<td>$58,794,791</td>
<td>$78,735,831</td>
<td>$6,729,154</td>
<td>91.23%</td>
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<tr>
<td>City of Evanston</td>
<td>$223,667,203</td>
<td>$657,246,337</td>
<td>$237,646,777</td>
<td>63.84%</td>
</tr>
<tr>
<td>Cook County Forest Preserve District</td>
<td>$103,646,842</td>
<td>$457,040,680</td>
<td>$248,669,734</td>
<td>46.03%</td>
</tr>
<tr>
<td>County of Cook</td>
<td>$6,468,006,809</td>
<td>$25,197,996,698</td>
<td>$16,082,338,828</td>
<td>36.18%</td>
</tr>
<tr>
<td>Total</td>
<td>$10,539,467,608</td>
<td>$29,175,553,964</td>
<td>$17,802,572,204</td>
<td></td>
</tr>
</tbody>
</table>

PAY YOUR TAXES ONLINE
at cookcountytreasurer.com from your bank account or credit card today

TAX CALCULATOR

| 2017 TOTAL TAX | 17,620.38 |
| 2018 ESTIMATE  | x 55%     |
| 2018 1st INSTALLMENT | 9,691.21 |

The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

PROPERTY LOCATION
2404 RIDGE AVE
EVANSTON IL 60201

MAILING ADDRESS
RICHARD SMEITZER
1130 GREENLEAF
RILMITE IL 60091-2700

DETACH & INCLUDE WITH PAYMENT
## 2018 Second Installment Property Tax Bill

<table>
<thead>
<tr>
<th>Property Index Number (PIN)</th>
<th>Volume</th>
<th>Rate</th>
<th>Tax Year (Payable In)</th>
<th>Township</th>
<th>Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>11-07-108 004-0000</td>
<td>056</td>
<td>17002</td>
<td>2018 (2019)</td>
<td>EVANSTON</td>
<td>2-06</td>
</tr>
</tbody>
</table>

### Total Payment Due
$8,406.62
By 08/31/19 (on time)

**2404 RIDGE**

### If Paying Late, Please Pay
08/02/19 - 09/01/19
$8,532.72
09/02/19 - 10/01/19
$8,658.82
10/02/19 - 11/01/19
$8,784.92

**Late Interest is 1.5% Per Month, by State Law**

### Taxing District Breakdown

#### Taxing District

<table>
<thead>
<tr>
<th>Miscellaneous Taxes</th>
<th>2018 Tax</th>
<th>2018 Rate</th>
<th>2018 %</th>
<th>Pension</th>
<th>2017 Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Shore Mosq Abate, Dist Northfield</td>
<td>19.07</td>
<td>0.010</td>
<td>0.11%</td>
<td>85.79</td>
<td>19.41</td>
</tr>
<tr>
<td>Metro Water Reclamation Dist of Chicago</td>
<td>755.03</td>
<td>0.396</td>
<td>4.17%</td>
<td>780.11</td>
<td></td>
</tr>
<tr>
<td>Lighthouse Park District of Evanston</td>
<td>152.53</td>
<td>0.080</td>
<td>0.84%</td>
<td>143.60</td>
<td></td>
</tr>
<tr>
<td>Miscellaneous Taxes Total</td>
<td>928.63</td>
<td>0.468</td>
<td>5.12%</td>
<td>943.12</td>
<td>450.21</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>School Taxes</th>
<th>2018 Tax</th>
<th>2018 Rate</th>
<th>2018 %</th>
<th>Pension</th>
<th>2017 Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oakton College Dist Skokie Des Plaines</td>
<td>469.03</td>
<td>0.246</td>
<td>2.50%</td>
<td>207.82</td>
<td>450.91</td>
</tr>
<tr>
<td>Evanston Township High School Dist 202</td>
<td>4,694.15</td>
<td>2.482</td>
<td>25.94%</td>
<td>712.71</td>
<td></td>
</tr>
<tr>
<td>Evanston/Skokie School District 65</td>
<td>7,418.74</td>
<td>3.691</td>
<td>40.99%</td>
<td>286.27</td>
<td></td>
</tr>
<tr>
<td>School Taxes Total</td>
<td>12,581.92</td>
<td>6.599</td>
<td>69.52%</td>
<td>12,097.51</td>
<td>12,097.51</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Municipality/Township Taxes</th>
<th>2018 Tax</th>
<th>2018 Rate</th>
<th>2018 %</th>
<th>Pension</th>
<th>2017 Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Evanston General Assistance</td>
<td>64.83</td>
<td>0.034</td>
<td>0.36%</td>
<td>66.88</td>
<td></td>
</tr>
<tr>
<td>Evanston Library Fund</td>
<td>484.26</td>
<td>0.254</td>
<td>2.68%</td>
<td>479.32</td>
<td></td>
</tr>
<tr>
<td>City of Evanston</td>
<td>2,933.42</td>
<td>1.570</td>
<td>16.54%</td>
<td>2,891.45</td>
<td></td>
</tr>
<tr>
<td>Municipality/Township Taxes Total</td>
<td>3,542.54</td>
<td>1.858</td>
<td>19.56%</td>
<td>3,438.75</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cook County Taxes</th>
<th>2018 Tax</th>
<th>2018 Rate</th>
<th>2018 %</th>
<th>Pension</th>
<th>2017 Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cook County Forest Preserve District</td>
<td>114.40</td>
<td>0.060</td>
<td>0.63%</td>
<td>3.81</td>
<td>120.32</td>
</tr>
<tr>
<td>Consolidated Elections</td>
<td>0.00</td>
<td>0.000</td>
<td>0.00%</td>
<td>0.00</td>
<td>60.16</td>
</tr>
<tr>
<td>County of Cook</td>
<td>608.21</td>
<td>0.319</td>
<td>3.35%</td>
<td>207.82</td>
<td>634.57</td>
</tr>
<tr>
<td>Cook County Public Safety</td>
<td>294.52</td>
<td>0.123</td>
<td>1.30%</td>
<td>211.52</td>
<td></td>
</tr>
<tr>
<td>Cook County Health Facilities</td>
<td>89.61</td>
<td>0.047</td>
<td>0.50%</td>
<td>90.43</td>
<td></td>
</tr>
<tr>
<td>Cook County Taxes Total</td>
<td>1,048.74</td>
<td>0.549</td>
<td>5.78%</td>
<td>1,143.00</td>
<td></td>
</tr>
</tbody>
</table>

(Do not pay these totals) | 18,097.83 | 9.492 | 100.00% | 17,620.38 |

### Tax Calculator

- **2017 Assessed Value**: 65,500
- **2018 Property Value**: 655,000
- **2018 Assessment Level**: x 10%
- **2018 Assessed Value**: 65,500
- **2018 State Equalizer**: x 2.9182
- **2018 Equalized Assessed Value (EAV)**: 120,664
- **2018 Local Tax Rate**: x 9.492%  
- **2018 Total Tax Before Exemptions**: 18,097.83

### Important Messages

- Thank you for your first installment payment of: $8,891.21 on 12/31/18

### Property Location

- **2404 RIDGE AVE**
- **EVANSTON IL 60201 P618**

### Mailing Address

- **RICHARD SWEITZER**
- **1150 GREENLEAF**
- **WILMETTE IL 60091-2700**

---

[Payment Solutions](https://paysolutions.lexisnexis.com/pc/pages/printerFriendlyRecpt_V2.html)

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2404 RIDGE AVE | CERTIFICATE OF ECONOMIC HARDSHIP:

PART TWO (D): #3

The property was purchased on August 22\textsuperscript{nd}, 1996 for $425,000. The property was purchased from The First National Bank of Chicago, Trustee of the Barbara Rhey Sipowicz Revocable Trust Dated July 5, 1957. At the time of purchase, there was no relationship between the Rick Sweitzer (owner) and the person from whom the property was purchased.
PART TWO (D): #5

APPRaisal OF REAL PROPERTY

Located At
2404 Ridge Ave
Evanston, IL 60201
See Title Policy Parcel Identification Number 11-47-108-004

For
Sweitzer
2404 Ridge Ave
Evanston, IL 60201
See Title Policy Parcel Identification Number 11-07-108-004

Opinion of Value
630,000

As Of
1/1/19

By
Peter J. Soukoulis
Soukoulis Appraisals
180 North LaSalle Street, Suite 2108
Chicago, IL 60601
312-733-4163
pjs@soukoulisappraisal.com
www.soukoulisappraisal.com

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<th>Page</th>
</tr>
</thead>
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</tr>
<tr>
<td>SP Residential</td>
<td>2</td>
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<tr>
<td>Location Map</td>
<td>3</td>
</tr>
<tr>
<td>Subject Photos</td>
<td>4</td>
</tr>
<tr>
<td>Comparative Prices 1-3</td>
<td>5</td>
</tr>
</tbody>
</table>

Form TDC65P - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE
RESIDENTIAL APPRAISAL REPORT

Property Address: 2404 Ridge Ave

City: Evanston

County: Cook

State: IL

File No.: 19-2404-2199

Tax Year: 2017

Appraiser: Palermo

Appraisal Date: 12-17-2020

Appraisal Office: Special Assessments 0

Pending 

Office of the Treasurer: Special Assessments 0

Rated for: 0

Occupant: Dweller

Vacant: Vacant

Manufactured Housing: No

Use Reference: 6444

Market Area Name: Evanston

Market Area Boundaries: Description and Market Boundaries (including support for the above characteristics and trends)

The subject's immediate area is bounded by Lincoln Street north, Ridge Road west, Green Bay Road south in the City of Evanston. The area is predominantly improved with single family homes varying in age and condition. General market conditions are considered stable after several years of a declining market.

Note: The SUBJECT PROPERTY IS ON THE CORNER OF A HIGH TRAVERLY URBANIZED, ADDITIONALLY THE TRAM TRACKS RUN DIRECTLY ADJACENT TO THE SUBJECT. EXTERNAL OBSCURENESS WAS ACCOUNTED FOR AND ACCOUNTED FOR IN THE LOCATION ADJUSTMENTS OF THE GRID.

Dimensions: Per Assessor

Fire Area: 29,778 (per estimate)

Lot Description: Single Family Residential

Highest & Best Use: The highest and best use as valued would be the construction of a single family residence to the maximum allowable by zoning.

Use as appraised: Single Family Residential

Summary of highest & best use: I have performed the four points of highest and best use. It was determined that the current use is the subject's highest and best use.

Utilities: Public Gas

Water: Municipal

Sanitary Sewer: Municipal

Storm Sewer: Alley

Other utilities: Inside Lot

Other conditions: FEMA flood hazard area: Yes

Site Comments: The subject site is typical for the area.

General Description

# of Uses: 1

# of Stories: 2

Type: detached

Exterior Structure: 2 story

Existing: Proposed

Usable Area: 150

Livable Area (E): 35

Floor Description

Entice: Concrete

Balk/Cram: None

Roof Surface: Asphalt/Ashphalt

Gutters & Downspouts: Aluminum/Angle

Type: Ventilated

Stair/Screen: Yes/Average

Entice: Sub

Crack/Gap: None

Basement: None

Access: 5'-0

Flooring: None

Enforcement: None

Foundation: None

Slab: Sub

Concrete: None

Crack: None

Basement: Full

Damage: N/A

Crack/Fracture: N/A

Other: N/A

Appliances: Refrigerator

Bathtub: None

Kitchen: None

Bedroom(s): 3

Bathroom(s): 2.5

Additional Features: 50 gallon hot water heater, gas forced air heat and central air conditioning, 100 amp electric, 2 car detached garage.

Deceased the condition of the property (including physical, functional and external obstructions): No Physical, Functional or external problems were observed during inspection. The subject is a vintage residence with minimal updates in the last 25 years.

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### Residential Appraisal Report

**Data Source(s):** NMLS

**Analysis of comparable sales history and any current agreement or sale:** All prior transfers for the subject and comparables are included above in the last 36 months. There have been no other transfers or attempts to market the property as of the appraisal date in the last 36 months other than those listed above.

### Sales Comparison Approach

**Comparison of Subject to Comparable Sales:**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Subject</th>
<th>Comparable Sale #1</th>
<th>Comparable Sale #2</th>
<th>Comparable Sale #3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>2404 Ridge Ave</td>
<td>2519 Ridge Ave</td>
<td>2442 Sherman Ave</td>
<td>1919 Coffa St</td>
</tr>
<tr>
<td>Location</td>
<td>2404 Ridge Ave</td>
<td>Evanton, IL 60001</td>
<td>Evanton, IL 60001</td>
<td>Evanton, IL 60001</td>
</tr>
<tr>
<td>NMLS Tax</td>
<td>IMISL Broker</td>
<td>IMISL Broker</td>
<td>IMISL Broker</td>
<td>IMISL Broker</td>
</tr>
<tr>
<td>Value Adjustments</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>IMISL Broker</td>
<td>IMISL Broker</td>
<td>IMISL Broker</td>
<td>IMISL Broker</td>
</tr>
<tr>
<td></td>
<td>CCOR Transfer Records</td>
<td>CCOR Transfer Records</td>
<td>CCOR Transfer Records</td>
<td>CCOR Transfer Records</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sales or Financing</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Date of Sale</td>
<td>10/17/16</td>
<td>10/17/16</td>
<td>10/17/16</td>
<td>10/17/16</td>
</tr>
<tr>
<td>Rights Accepted</td>
<td>Fee Simple</td>
<td>Fee Simple</td>
<td>Fee Simple</td>
<td>Fee Simple</td>
</tr>
<tr>
<td>Street</td>
<td>3117 17th St</td>
<td>3117 17th St</td>
<td>3117 17th St</td>
<td>3117 17th St</td>
</tr>
<tr>
<td>Size</td>
<td>257 sq ft</td>
<td>257 sq ft</td>
<td>257 sq ft</td>
<td>257 sq ft</td>
</tr>
<tr>
<td>Design (Style)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number</td>
<td>1 story</td>
<td>1 story</td>
<td>1 story</td>
<td>1 story</td>
</tr>
<tr>
<td>Condition</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
</tr>
<tr>
<td>Living Area</td>
<td>2,400 sq ft</td>
<td>2,400 sq ft</td>
<td>2,400 sq ft</td>
<td>2,400 sq ft</td>
</tr>
<tr>
<td>Basement &amp; Finishing</td>
<td>Full, No Finish</td>
<td>Full, No Finish</td>
<td>Full, No Finish</td>
<td>Full, No Finish</td>
</tr>
<tr>
<td>Heating Cooling</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
</tr>
<tr>
<td>Energy Efficiency</td>
<td>Minimal</td>
<td>Minimal</td>
<td>Minimal</td>
<td>Minimal</td>
</tr>
<tr>
<td>Garage</td>
<td>1-car garage</td>
<td>1-car garage</td>
<td>1-car garage</td>
<td>1-car garage</td>
</tr>
<tr>
<td>Fireplace</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pool</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Accessory Classification</td>
<td>2-car garage</td>
<td>2-car garage</td>
<td>2-car garage</td>
<td>2-car garage</td>
</tr>
<tr>
<td>Grade</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
</tr>
<tr>
<td>Sale Price</td>
<td>$500,000</td>
<td>$700,000</td>
<td>$700,000</td>
<td>$700,000</td>
</tr>
<tr>
<td>Adjusted Sale Price</td>
<td>$500,000</td>
<td>$700,000</td>
<td>$700,000</td>
<td>$700,000</td>
</tr>
</tbody>
</table>

**Summary of Sales Comparison Approach:**

All properties are equal in functionality and appeal. All adjustments are made per the market, and the comparables utilized are considered the best available to the appraiser as of the effective date of the appraisal. All sales are located in the same market area, less than 0.1 miles from the subject. All sales are considered in the same neighborhood.

**Unadjusted Range Analysis:**

The comparables indicate an unadjusted range of $211.17 to $237.64 per square foot with an average of $227.70 per square foot and a median of $234.11 per square foot.

**Adjusted Range Analysis:**

The comparables indicate an adjusted range of $239.13 to $299.28 per square foot with an average of $260.68 per square foot and a median of $262.04 per square foot.

**Reconciliation:**

Based on the subject's strengths and weaknesses, we have settled on a price per square foot at the higher end of the range for the adjusted sales, namely $260.00 per square foot. Thus, we have estimated the value as follows: 2,430 square feet x $260.00 = $631,800, rounded to $630,000.

**Indicated Value by Sales Comparison Approach**

$630,000

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## Residential Appraisal Report

### Cost Approach to Value (if developed)

The Cost Approach was not developed for this appraisal.

<table>
<thead>
<tr>
<th>Source of cost data</th>
<th>Effective date of cost data</th>
<th>Comments on Cost Approach (ignore living area calculations, depreciation, etc.)</th>
<th>Costs of Building</th>
<th>Total Cost of Building</th>
<th>Depreciation</th>
<th>Total Indicated Value by Cost Approach</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
</tbody>
</table>

**Estimated Reinstatement Cost:**

- **Estimated Reinstatement Cost (as of):**
  - Estimated Reinstatement Cost: $X

**Income Approach to Value (if developed)**

The Income Approach was not developed for this appraisal.

### Project Information

- **Legal Name of Project:**
- **Description:**

**Indicated Value by:**

- **Sales Comparison Approach:** $650,000
- **Cost Approach:** $X
- **Income Approach:** $X

**Reconciliation:**

This appraisal is made "as is" subject to conditions per page and specifications on the basis of a Hypothetical Condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, and subject to the following not subject to the extraordinary assumptions and/or extraordinary assumptions as specified in the attached exhibits.

This report is also subject to other hypothetical conditions and/or extraordinary assumptions as specified in the attached exhibits.

**Based on the degree of Inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser’s Certifications, my (our) opinion of the Market Value (or other specified value type), as defined herein, as the real property that is the subject of this report is:**

- **$650,000**, as of: 06/30/2019

**Report and related exhibits are subject to the extraordinary assumptions included in this report.**

**Client Contact:**

- **Appraiser:**
  - Name: Peter J. Soukoulis
  - Company: Soukoulis Appraisal
  - Phone: 312-736-4162
  - Fax: 312-736-4162
  - Email: pjs@soukoulisappraisal.com
  - License/Registration: 550-0041439

**Supervisory Appraiser (if required):**

- **Name:**
- **Address:** 1130 Greenleaf Avenue, Waukegan, IL
- **Phone:**
- **Fax:**
- **Email:**

---

Copyright 2019 by GPRESS, Inc. This form may be reproduced without written permission. Fax: 312-736-4162. GPRESS, Inc. makes no warranty or representation.
Subject Photo Page

Subject Front
2404 Ridge Ave
Sales Price
Grass Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Size
Dusty
Age

Subject Rear

Subject Street

Form PCD35S.R - TOTAL cooperative software by a la mode, inc. - 1.800.444.3500
## Comparable Photo Page

### Comparable 1
- **Address:** 2510 Ridge Ave
- **Price:** $534,000
- **Location:** Busy Street
- **Age:** 99

### Comparable 2
- **Address:** 2442 Sherman Ave
- **Price:** $503,000
- **Location:** Residential Street
- **Age:** 97

### Comparable 3
- **Address:** 1510 Coffee St
- **Price:** $600,000
- **Location:** Residential Street
- **Age:** 94

---

*Form PIC315 ER - TOTAL appraisal software by a la mode, Inc. - 1-800-AU315DE*
LOCATED AT
2404 Ridge Ave
 Evanston, IL 60201
 11-07-108-004

FOR
Switzer
2404 Ridge Ave
Evanston, IL 60201
11-07-129-034

OPINION OF VALUE
$55,000

AS OF
1/1/17

BY
Peter Soulides
Soulides Appraisal
160 North Lasalle Street, Suite 2108
Chicago, IL 60601
312-738-4162
gs@soulidesappraisal.com
www.soulidesappraisal.com

Form GATV - "TITOL" appraisal software by A to A mode etc. - 1-800-4444400.
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<td>Location Info</td>
</tr>
<tr>
<td>Limiting Conditions</td>
</tr>
<tr>
<td>Subject Photos</td>
</tr>
<tr>
<td>Comparable Photos 1-3</td>
</tr>
</tbody>
</table>
### Summary of Appraisal Report

#### Property Address:
2404 Ridge Ave
Evanston, IL 60201

#### Legal Description:
2404 Ridge Ave

#### Assessor's Parcel No.:
11-07-106-004

#### Tax Year:
2015

#### TR Taxes:
$18,771

#### Current Owner:
Switzer

#### Current Street Name:
Switzer

#### Real Property Tax Stmt.:
10512

#### Assessed Value:
$200,000

#### Equalized Value:
$200,000

#### Market Value:
$200,000

#### Building

| Type          | Age      | % of Age | Building Externally (Y/N) | Condition
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1st</td>
<td></td>
<td></td>
<td></td>
<td>50%</td>
</tr>
<tr>
<td>2nd</td>
<td></td>
<td></td>
<td></td>
<td>50%</td>
</tr>
</tbody>
</table>

#### Financial Information

- **Sales Price:** Josh (N/A)
- **Date of Sale:** N/A
- **Sale Price:** N/A

#### Property Condition

- **Exterior:** Fair
- **Interior:** Fair

#### Maintenance

- **Exterior:** 10%
- **Interior:** 0%

#### Risk Category

- **Natural Disasters:** None
- **Hazardous Materials:** None

#### Environmental Factors

- **Noise:** None
- **Crime:** None

#### Financial Analysis

- **Market Value:** $18,771
- **Equalized Value:** $18,771
- **Assumed Mortgage:** N/A
- **Assumed Sales Price:** N/A

#### Summary of Findings

- **Risk:** Low
- **Suitability for the Use:** Yes
- **Marketability:** Yes

#### Other Observations

- **Structural Condition:** Good
- **Code Compliance:** Yes

#### Certification

- **Appraiser:** John Doe
- **Date:** November 1, 2015

---

### Other Information

- **Adj. Sales Price:** $18,771
- **Total Adjusted Sales Price:** $18,771
- **Total Sales Price:** $18,771
- **Purchase Price:** $18,771
- **No. of Months:** 1
- **Total Sales History:** $18,771
- **No. of Months:** 1
- **Total Sales History:** $18,771
- **No. of Months:** 1
- **Total Sales History:** $18,771

---

**Note:** The above information is subject to change and should be verified by the intended user.
## Desktop Underwriter Quantitative Analysis Appraisal Report

**Project Information for Pools**
- Is the developed building in control of the Home Owners Association (HOA)?
  - Yes
  - No
- The deck is made of wood?
  - Yes
  - No
- Does the pool contain any awnings or railings?
  - Yes
  - No
- Are the common elements completed?
  - Yes
  - No
- Does the project contain any 1ST floor units?
  - Yes
  - No
- Data Source:
  - Yes
  - No
- Is the project within the jurisdiction of a city?
  - Yes
  - No
- A number of units: 100
- Total number of units in the project: 120
- Total number of units sold: 100
- Total number of units sold for sale: 90
- Data Source: County Records

**Project Information for Condominiums**
- Is the common elements in control of the Home Owners Association (HOA)?
  - Yes
  - No
- Provide the following information for a 1st floor unit:
  - Number of floors: 10
  - Total number of units: 100
  - Total number of units sold: 80
- Was the project created by the conversion of existing building into a condominium?
  - Yes
  - No
- Project Type:
  - Residential
  - Commercial
- Condition of the project: New Construction

**Descriptive Elements and Recreational Facilities**
- Are the common elements completed?
  - Yes
  - No
- Are there common areas off the project?
  - Yes
  - No
- Any other information:
  - Public spaces, etc.

**Purpose of Appraisal**
- The purpose of this appraisal is to determine the market value of the real property that is the subject of the report based on a review of the comparable sales data and the market conditions.

**Market Value**
- The market value is determined based on the analysis of the sales data and the market conditions.

**Contingent and Limiting Conditions**
- The appraiser does not have access to the complete sales data.

**Statement of Limiting Conditions and Appraiser's Certification**
- The appraiser has conducted a thorough analysis of the property and the market conditions.
- The appraisal report has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).

---

**Form 295 - TOTAL** appraisal software by 1st mode, Inc. - 1-800-AlamoDE
APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I prepared this appraisal by (i) personally inspecting from the street the subject property and neighborhood and each of the comparable sales (unless I otherwise indicated in this report that I also inspected the interior of the subject property), (ii) collecting, confirming, and analyzing data from reliable public and/or private sources, and (iii) preparing the results of my inspection and analysis in this summary appraisal report. I further certify that I have adequate knowledge about the physical characteristics of the subject property and the comparable sales in developing this appraisal.

2. I have researched and analyzed the comparable sales and other information in the subject market area and have reported the comparable sales in this report that are the best available for the subject property. I further certify that comparable and comparable data exists in the general market area to develop a reliable sales comparison analysis for the subject property.

3. I have taken into consideration the factors that have impacted on value in my development of the estimate of market value in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware, have considered those adverse conditions in my analysis of the property value to the extent that I had market evidence to support them, and have commented about the effect of the adverse conditions on the marketability of the subject property. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.

4. I state in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions which are subject only to the contingent and limiting conditions specified in this report.

5. I have no present or prospective personal interest in the property that is the subject of this report and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not have either partially or completely, any analysis of the market value of the appraisal report on the race, color, religion, sex, age, marital status, national origin of any of the prospective rental or occupants or owners of the subject property or of the present occupants or occupants of the properties in the vicinity of the subject property or of any other base prohibited by law.

6. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor any compensation for performing this appraisal is contingent on the approved value of the property.

7. I was not required to report a presentation value or opinion of value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive any compensation and/or employment for performing the appraisal. I did not base the appraisal report on a market value valuation of a specific property, the need to approve a specific mortgage loan.

8. I estimated the market value of the real property that is the subject of this report based on the sales comparison approach to value. I further certify that I considered the cost and income approaches to value, and, through mutual agreement with the client, did not develop them unless I have not used otherwise in this report.

9. I performed this appraisal as a full appraisal subject to the Uniform Standards of Professional Appraisal Practices that were adopted and promulgated by the Appraisal Standards Board of the Appraisal Foundation and that were in place as of the effective date of the appraisal (unless I have otherwise indicated in this report that the appraisal is a full appraisal in which case the Uniform Standards do not apply).

10. I acknowledge that an estimate of a reasonable offer for exposure on the open market is a condition in the definition of market value. The exposure has been associated with the estimate of market value for the subject property consistent with the marketing time period in the neighborhood section of this report. The marketing period concluded for the subject property at the estimated market value is also consistent with the marketing time noted in the neighborhood section.

11. I personally prepared all conclusions and opinions about the real estate that were set forth in this report. I further certify that no one provided significant professional assistance to me in the development of this report.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that they directly supervised the appraisal that prepared the appraisal report, have examined the appraisal report for compliance with the Uniform Standards of Professional Appraisal Practices, agree with the statements and conclusions of the appraiser, and agree to be bound by the appraiser's certifications numbered 5 through 7 above, and that the appraisal and the appraisal report.

APPRAISER:

Signature: [Signature]

Company Name: [Company Name]

Company Address: [Company Address]

Date of Report/Signature: [Date]

State Certification #: [State]

State License #: [License]

Expiration Date of Certification or License: [Expiration Date]

ADDRESS OF PROPERTY APPRAISED:

2404 Riddle Ave

Evanston, IL 60201

APPRaised VALUE of Subject Property #: 655,000

EFFECTIVE DATE of APPRAISAL/INSPECTION: [Date]

LENDER/CLIENT:

Name: [Name]

Company Name: [Company Name]

Company Address: [Company Address]

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Name: [Name]

Company Name: [Company Name]

Company Address: [Company Address]

Date of Report/Signature: [Date]

State Certification #: [State]

State License #: [License]

Expiration Date of Certification or License: [Expiration Date]

SUPERVISORY APPRAISER:

SUBJECT PROPERTY

Did not inspect subject property

Did inspect exterior of subject property from street

Did inspect exterior and exterior of subject property

COMPARABLE SALES

Did not inspect exterior of comparable sales form street

Did inspect exterior of comparable sales from street

PAGE 3 OF 3

Form 225 - "TOTAL" appraisal software by a la mode, Inc. 1.800-ALAMODE
DEFINITION OF MARKET VALUE:

The term "market value" when a property is being sold in a competitive and even market under all conditions required to a fair sale, the buyer and seller, each acting prudently, armadale and acquiring the property at the lowest price at which the property is offered under conditions whereby its buyer and seller are typically motivated. (2) both parties are well informed or not assisted, and each acting in what he considers is his best interest. With a reasonable time to allow for exposure in the open market. (3) payment is made in terms of cash or U.S. dollars or in terms of local currencies exchangeable on market terms, and (4) the price represents the normal consideration for the property paid without any special or creative financing or sales concessions" granted by anyone associated with the same.

* Adjustments to the computations must be made for special or creative financing or sales concessions. Such adjustments are necessary for those costs which are normally paid by sellers as a result of taxation or law in a market area. These costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparison to financing terms offered by a financial institution rather than to that is not overly favorable in the market or transaction. Any adjustment should be calculated as a mechanical factor for other cost of the financing or transaction that the seller amount of any adjustment should approximate the loan's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS:

The appraiser's certification that appears on the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect sale the property being appraised or the site to it. The appraiser assumes that the site is good and merchantable, and, therefore, will not render any opinion about the site. The property is appraised on the basis of it being under reasonable ownership.

2. The appraiser has prepared a sketch on this appraisal report to show approximate dimensions of the improvements and the scale as increased only to assist the reader of the report in visualizing the property and understanding the appraiser's consideration of its size.

3. The appraiser has examined the available flood maps that are prepared by the Federal Emergency Management Agency or other state agencies and has noted in the appraisal report whether the subject is in a special flood hazard area. Because the appraiser is not a surveyor, he or she makes no guarantees express or implied regarding this determination.

4. This appraisal will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

5. The appraiser has examined the value of the land in the cost approach at its highest and best use and the improvements at their current value. These regards valuations of the land and improvements must not be used in conjunction with any other appraiser and are not used as such.

6. The appraiser has noted in the appraisal report any adverse conditions (such as listed report overgrown of hazardous waste, toxic substances, etc.) occurring during the inspection of the subject property or any hazards created or during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hazards or improper conditions of the property or adverse environmental conditions including the presence of hazardous waste, toxic substances, etc., that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

7. The appraiser obtained the information, estimates, and opinions that are expressed in the appraisal report from sources that he or the appraiser believes to be true and correct. The appraiser does not assume responsibility for the accuracy of such data that were furnished by other parties.

8. The appraiser will not discuss the contents of the appraisal report except as permitted for in the Uniform Standards of Professional Appraisal Practice.

9. The appraiser cannot place an opinion of the appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion of the appraiser's work, or alterations on the assumption that completion of the information will be performed by a non-agreement employer.

10. The appraiser must provide his or her prior written consent before the final draft recorded in the appraisal report can discuss the appraisal report (including conditions about the property value, the appraiser's identity, and professional designations and references to any professional appraiser organization or the fee). Without which the appraiser is assumed to be subject to the same requirements as the appraiser's work, or alterations on the assumption that completion of the information will be performed by a non-agreement employer.
APPRAISER'S CERTIFICATION:  
The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties similar and comparable to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is material to, or more favorable to, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is material to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.

2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and, to the best of my knowledge, all statements and information in the appraisal report are true and correct.

3. I cannot in the appraisal report rely on my own personal opinion, and professional analysis, opinions, and conclusions which are subject only to the contingent and limiting conditions specified in the report.

4. I have no personal or prospective financial interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the parties in the transaction. I did not base, either partially or completely, my analysis of the market value of the appraisal report on the sale, cost, rental, income, condition, appraisal, current values, or rental data of either the prospective parties or occupants of the subject property or of the present owners or occupants of the properties in the area of the subject property.

5. I have no present or contingent future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent upon the appraisal values of the property.

6. I was not required to render a predetermined value or opinion as to what is the true and fair market value of the property in this transaction, the statement of a specific value, or the occurrence of a subsequent event in order to render my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a received or intended assignment, a specific valuation, or the need to approve a specific mortgage loan.

7. I performed this appraisal in accordance with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of the Appraisal Foundation and that were not at that time in existence at the time the appraiser was engaged to provide the services. I do not hold a certificate or a registered professional license for this appraisal, and the license I hold is not held in accordance with the Uniform Standards of Professional Appraisal Practice.

8. I have personally inspected the subject and similar cases of the subject property and the market sales of similar properties as comparable properties in the appraisal report. I also certify that I have not received any approval or known adverse conditions in the subject property, on the subject city, or on any area with the immediate vicinity of the subject property. I have no interest in the subject property in which I am aware and have made adjustments for adverse conditions in my analysis of the property values in the report that I shall submit in the next 30 days from the date of the inspection.

9. I have personally reviewed the results and conclusions of the appraisal of the subject property and the market sales of similar properties as comparable properties in the appraisal report. I also certify that I have not received any approval or other adverse conditions in the subject property, on the subject city, or on any area with the immediate vicinity of the subject property. I have no interest in the subject property in which I am aware and have made adjustments for adverse conditions in my analysis of the property values in the report that I shall submit in the next 30 days from the date of the inspection.

10. I have personally reviewed the results and conclusions of the appraisal of the subject property and the market sales of similar properties as comparable properties in the appraisal report. I also certify that I have not received any approval or other adverse conditions in the subject property, on the subject city, or on any area with the immediate vicinity of the subject property. I have no interest in the subject property in which I am aware and have made adjustments for adverse conditions in my analysis of the property values in the report that I shall submit in the next 30 days from the date of the inspection.

11. I have personally reviewed the results and conclusions of the appraisal of the subject property and the market sales of similar properties as comparable properties in the appraisal report. I also certify that I have not received any approval or other adverse conditions in the subject property, on the subject city, or on any area with the immediate vicinity of the subject property. I have no interest in the subject property in which I am aware and have made adjustments for adverse conditions in my analysis of the property values in the report that I shall submit in the next 30 days from the date of the inspection.

12. I have personally reviewed the results and conclusions of the appraisal of the subject property and the market sales of similar properties as comparable properties in the appraisal report. I also certify that I have not received any approval or other adverse conditions in the subject property, on the subject city, or on any area with the immediate vicinity of the subject property. I have no interest in the subject property in which I am aware and have made adjustments for adverse conditions in my analysis of the property values in the report that I shall submit in the next 30 days from the date of the inspection.

13. I have personally reviewed the results and conclusions of the appraisal of the subject property and the market sales of similar properties as comparable properties in the appraisal report. I also certify that I have not received any approval or other adverse conditions in the subject property, on the subject city, or on any area with the immediate vicinity of the subject property. I have no interest in the subject property in which I am aware and have made adjustments for adverse conditions in my analysis of the property values in the report that I shall submit in the next 30 days from the date of the inspection.

14. I have personally reviewed the results and conclusions of the appraisal of the subject property and the market sales of similar properties as comparable properties in the appraisal report. I also certify that I have not received any approval or other adverse conditions in the subject property, on the subject city, or on any area with the immediate vicinity of the subject property. I have no interest in the subject property in which I am aware and have made adjustments for adverse conditions in my analysis of the property values in the report that I shall submit in the next 30 days from the date of the inspection.

I hereby certify that the information contained in this report is true and correct and that I have adhered to the Uniform Standards of Professional Appraisal Practice in the performance of this assignment.

Petr Soukoukis has not provided any appraisal services for the subject property in the last 36 months.

SUPERVISORY APPRAISER'S CERTIFICATION:

If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that:

I have reviewed the appraisal report, the supporting documentation, and the calculations and conclusions of the appraiser. The appraiser's certification is true and correct and the report is signed by the appraiser. I have adhered to the Uniform Standards of Professional Appraisal Practice in the performance of this assignment. I have no interest in the subject property in which I am aware and have made adjustments for adverse conditions in my analysis of the property values in the report that I shall submit in the next 30 days from the date of the inspection.

ADDRESS OF PROPERTY APPRAISED:

2404 pitched Ave, Excelsior, MN 55331

SUPERVISORY APPRAISER (only if required):

Signature:

Name:

Date:

Site Certification #: C-6100

Site License #: 15

Examiner Date of Certification or License:

Page 2 of 3

Form 409 6-93

Form 409 6-93
Comparable 1
1010 Eastlake St
Price to Subject 600,000
Size Price 0.50 miles N
Gross Living Area 2,517
Total Rooms 8
Total Bathrooms 3.5
Location Average
Use Average
Size 6,110 sf (total)
Quality 80 years

Comparable 2
2126 Gringos Ave
Price to Subject 631,500
Size Price 0.42 miles S
Gross Living Area 3,597
Total Rooms 7
Total Bathrooms 4
Location Average
Use Average
Size 10,550 sf (total)
Quality 127 years

Comparable 3
1330 Central St
Price to Subject 649,000
Size Price 0.17 miles NE
Gross Living Area 3,628
Total Rooms 11
Total Bathrooms 3.5
Location Average
Use Average
Size 8,325 sf (total)
Quality 104 years

Form PRINTED BY TOTAL Associated Software by a & b models inc 1-800-ALAMODE
### Property History

<table>
<thead>
<tr>
<th>Property</th>
<th>Mortgage</th>
<th>Tax</th>
<th>Assessments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Transaction</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DOCUMENT</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Intrafamily Transfer &amp; Dissolution</em></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ID</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1923406220</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SELLER</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SWEITZER PROPERTIES LLC</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>BUYER</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SWEITZER RICHARD J</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Listing</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STATUS</td>
<td>MLS #</td>
<td></td>
<td></td>
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<tr>
<td>Rented</td>
<td>08537581</td>
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<tr>
<td><strong>SOLD PRICE</strong></td>
<td><strong>LIST PRICE</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>$4,400</td>
<td>$4,600</td>
<td></td>
<td></td>
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<td><strong>Listing</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>STATUS</td>
<td>MLS #</td>
<td></td>
<td></td>
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<tr>
<td>Cancelled</td>
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<td></td>
</tr>
<tr>
<td><strong>LIST PRICE</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>$4,400</td>
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<td></td>
</tr>
<tr>
<td>DOCUMENT</td>
<td>ID</td>
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<tr>
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<td>1313350022</td>
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</table>
2013
MAY 13
SELLER
SWEITZER
RICHARD
BUYER
SWEITZER
PROPERTIES LLC

2013
MAY 07
Listing
STATUS
Cancelled
MLS #
08318351
LIST PRICE
$4,750

2012
JUN 21
Listing
STATUS
Rented
MLS #
08067829
SOLD PRICE
LIST PRICE
$4,500
$4,500

2012
MAY 11
Listing
STATUS
Cancelled
MLS #
08049691
LIST PRICE
$4,500

2011
NOV 23
Listing
STATUS
Rented
MLS #
07812312
SOLD PRICE
LIST PRICE
$4,000
$4,000

2011
APR 05
Listing
STATUS
Rented
MLS #
07706783
SOLD PRICE
LIST PRICE
$4,500
$4,500

2009
MAR 16
Listing
STATUS
Rented
MLS #
07133155
SOLD PRICE
LIST PRICE
$3,600
$3,500

Page 149 of 275
<table>
<thead>
<tr>
<th>Year</th>
<th>Status</th>
<th>MLS #</th>
<th>List Price</th>
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<td>Expired</td>
<td>07095422</td>
<td>$3,500</td>
<td></td>
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<tr>
<td>2008</td>
<td>Expired</td>
<td>06952324</td>
<td>$3,500</td>
<td></td>
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</table>

**Transaction**

<table>
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<tr>
<th>Document</th>
<th>ID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trustee's Deed</td>
<td>96653123</td>
</tr>
<tr>
<td>(Certificate of  Title)</td>
<td></td>
</tr>
<tr>
<td><strong>Event</strong></td>
<td></td>
</tr>
<tr>
<td>Sold $425,000</td>
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</tr>
</tbody>
</table>

**Seller**

- THE FIRST NATIONAL BANK OF CHICAGO
- BRBARTA RHEY
- SIPOWICZ
- REVOCABLE TRUST

**Buyer**

- SWEITZER
- RICHARD

**Associated People**

See Less  

---

Page 150 of 275
RICHARD & HELEN SWEITZER

Part II: Income or Loss From Rental Real Estate and Royalties

Note: If you are in the business of renting personal property, use Schedule C or C-EZ (see instructions). If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 4b.

Did you make any payments in 2018 that would require you to file Form(s) 1099? (see instructions)

Yes □ □ No □ □

Physical address of each property (street, city, state, ZIP code)

2404 RIDGE, EVANSTON, IL 60201

Type of Property:

1. Single Family Residence
2. Multi-Family Residence
3. Vacation/Short-Term Rental
4. Commercial
5. Land
6. Royalties
7. Self-Rental
8. Other (describe)

Fair Rental Days

<table>
<thead>
<tr>
<th>Type of Property</th>
<th>1</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>365</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>365</td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>365</td>
<td></td>
</tr>
</tbody>
</table>

For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QIV box only if you meet the requirements to file as a qualified joint venture. See instructions.
### PART TWO (D): #8-9

#### Supplemental Income and Loss
(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

- **2017**
- **Form 1040**

**Name(s) shown on return:**

**Your Social Security number:**

#### Part I: Income or Loss From Rental Real Estate and Royalties

**Note:** If you are in the business of renting personal property, use Schedule C or C-EZ (see instructions). If you are an Individual, report from rental income or loss from Form 1040, page 2, line 40.

<table>
<thead>
<tr>
<th>A</th>
<th>Did you make any payments in 2017 that would require you to file Form(s) 1099? (see instructions)</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>If &quot;Yes,&quot; did you or will you file all required Forms 1099?</td>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

**1a Physical address of each property (street, city, state, ZIP code):**

<table>
<thead>
<tr>
<th>A</th>
<th>2404 RIDGE, EVANSTON, IL 60201</th>
</tr>
</thead>
</table>

**1b Type of Property:**

<table>
<thead>
<tr>
<th>A</th>
<th>1</th>
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</thead>
<tbody>
<tr>
<td>B</td>
<td>2</td>
</tr>
<tr>
<td>C</td>
<td>3</td>
</tr>
</tbody>
</table>

**2 For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you must file the requirements to file as a qualified joint venture. See instructions:**

<table>
<thead>
<tr>
<th>Fair Rental Days</th>
<th>Personal Use Days</th>
<th>QJV</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>128</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>365</td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>365</td>
<td></td>
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</tbody>
</table>

#### Type of Property:

<table>
<thead>
<tr>
<th>1</th>
<th>Single Family Residence</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Multi-Family Residence</td>
</tr>
<tr>
<td>3</td>
<td>Vacation/Short-Term Rental</td>
</tr>
<tr>
<td>4</td>
<td>Commercial</td>
</tr>
<tr>
<td>5</td>
<td>Land</td>
</tr>
<tr>
<td>6</td>
<td>Royalties</td>
</tr>
<tr>
<td>7</td>
<td>Self-Rental</td>
</tr>
<tr>
<td>8</td>
<td>Other (describe)</td>
</tr>
</tbody>
</table>

#### Income:

<table>
<thead>
<tr>
<th>3</th>
<th>Rents received</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Royalties received</td>
</tr>
</tbody>
</table>

#### Expenses:

<table>
<thead>
<tr>
<th>5</th>
<th>Advertising</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>Auto and travel (see instructions)</td>
</tr>
<tr>
<td>7</td>
<td>Cleaning and maintenance</td>
</tr>
<tr>
<td>8</td>
<td>Commissions</td>
</tr>
<tr>
<td>9</td>
<td>Insurance</td>
</tr>
<tr>
<td>10</td>
<td>Legal and other professional fees</td>
</tr>
<tr>
<td>11</td>
<td>Management fees</td>
</tr>
<tr>
<td>12</td>
<td>Mortgage interest paid to banks, etc. (see instructions)</td>
</tr>
<tr>
<td>13</td>
<td>Other interest</td>
</tr>
<tr>
<td>14</td>
<td>Repairs</td>
</tr>
<tr>
<td>15</td>
<td>Supplies</td>
</tr>
<tr>
<td>16</td>
<td>Taxes</td>
</tr>
<tr>
<td>17</td>
<td>Utilities</td>
</tr>
<tr>
<td>18</td>
<td>Depreciation expense or depletion</td>
</tr>
<tr>
<td>19</td>
<td>Other (list)</td>
</tr>
</tbody>
</table>

#### Line 20 Total expenses, Add lines 5 through 19

**30,094**

#### Line 21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a loss, see instructions to find out if you must file Form 6198

**-14,998**

#### Line 22 Subtract line 21 from line 3 (rents) and/or 4 (royalties). If result is deductible rental real estate loss after limitation if any, on Form 8582 (see instructions)

**-14,998**

#### Losses

Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here

**25**

#### Total rental real estate and royalty income or (loss): Combine lines 24 and 25. Enter the result here

**59,710**

For Paperwork Reduction Act Notice, see the separate instructions.

DAA
**PART TWO (D): #8-9**

*Supplemental Income and Loss*

*(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)*

Attach to Form 1040, 1040NR, or Form 1041.

Information about Schedule E and its separate instructions is at www.irs.gov/schedulee.

RICHARD J & HELEN SWEITZER

Part I Income or Loss From Rental Real Estate and Royalties

**Note:** If you are in the business of renting personal property, use Schedule C or C-EZ (see instructions). If you are an individual, report Form rental income or losses from Form 4835 on page 2, line 40.

<table>
<thead>
<tr>
<th>A</th>
<th>Did you make any payments in 2016 that would require you to file Form(s) 1099 (see instructions)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>if &quot;Yes,&quot; did you or will you file all required Forms 1099?</td>
</tr>
</tbody>
</table>

- **1a**
  - Physical addresses of each property (street, city, state, ZIP code)
  - A
    - 2404 RIDGE, EVANSTON, IL 60201

**1b**

<table>
<thead>
<tr>
<th>Type of Property</th>
<th>Fair Rental Days</th>
<th>Personal Use Days</th>
<th>OJV</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>366</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>366</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>366</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Type of Property:

1. Single Family Residence
2. Multi-Family Residence
3. Vacation/Short-Term Rental
4. Commercial
5. Land
6. Royalties
7. Soil Rental
8. Other (specify)

- **3**
  - Rental received

- **4**
  - Royalties received

**Expenses:**

- **5**
  - Advertising
- **6**
  - Auto and travel (see instructions)
- **7**
  - Cleaning and maintenance
- **8**
  - Conversions
- **9**
  - Insurance
- **10**
  - Legal and other professional fees
- **11**
  - Management fees
- **12**
  - Mortgage interest paid to banks, etc. (see instructions)
- **13**
  - Other interest
- **14**
  - Repairs
- **15**
  - Supplies
- **16**
  - Taxes
- **17**
  - Utilities
- **18**
  - Depreciation expense or depletion
- **19**
  - Other (specify) SEE STATEMENT 4, 5, 6

**20**

Total expenses Add lines 5 through 19

**21**

Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198

**22**

Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)

23a

Total of all amounts reported on line 3 for all rental properties

23b

Total of all amounts reported on line 4 for all royalty properties

23c

Total of all amounts reported on line 12 for all properties

23d

Total of all amounts reported on line 18 for all properties

23e

Total of all amounts reported on line 20 (or all properties)

23f

Income. Add positive amounts shown on line 21. Do not include any losses

24

Losses. Add royalty losses from line 23a and rental real estate losses from line 22. Enter total losses here

25

Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here

- If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Form 1040, line 17, or Form 1040NR, line 18. Otherwise, include this amount in the total on line 31 on page 2

For Paperwork Reduction Act Notice, see the separate instructions.
CITY OF EVANSTON  
Building and Inspection Services Division  
CONTRACTOR LICENSE CERTIFICATE

This is to certify that:

MELLOW BROTHERS PAINTING CO., INC.  
DAVE SWEITZER  
1130 GREENLEAF AVENUE  
WILMETTE, IL 60091

has complied with the requirements of the Municipal Code of the City of Evanston and is hereby recorded as a:

License Type: RESIDENTIAL GENERAL CONTRACTOR  
License Number: 09LICR-0023

and is entitled to receive certificates of inspection of work completed, and provided further, that such certificates are subject to the provisions of the Municipal Code now in force or hereafter adopted.

The licensee DAVE SWEITZER, exclusively holds the license. Once this person is no longer employed by the company listed above, the license becomes invalid.

This certificate, unless revoked or suspended for cause, expires June 14, 2020.

DAVE SWEITZER  
Licensee

GARY GERDES  
Building Official
**PART TWO (D): #10**

<table>
<thead>
<tr>
<th>Valmar, Inc. - General Contractor</th>
</tr>
</thead>
<tbody>
<tr>
<td>14660 W Wadsworth Rd., Wadsworth IL 60083</td>
</tr>
</tbody>
</table>

**Estimated Schedule of Values**

Prepared for: Mellow Bros. Painting Co.

Property address: 2404 Ridge Ave. Evanston IL 60201

<table>
<thead>
<tr>
<th>Construction clean up</th>
</tr>
</thead>
<tbody>
<tr>
<td>General site cleaning - exterior</td>
</tr>
<tr>
<td>General site cleaning - interior</td>
</tr>
</tbody>
</table>

Subtotal: $1,350.00

<table>
<thead>
<tr>
<th>Demolition, debris removal and disposal</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

Subtotal: $2,000.00

<table>
<thead>
<tr>
<th>Site protection, sanitation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

Subtotal: $2,400.00

<table>
<thead>
<tr>
<th>Professional and permit fees (by Owner)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural and engineering fees (allowance)</td>
</tr>
<tr>
<td>Building permits and fees (allowance)</td>
</tr>
</tbody>
</table>

Subtotal: $9,000.00

<table>
<thead>
<tr>
<th>Exterior carpentry</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remove and dispose 3 skylights West elevation</td>
</tr>
<tr>
<td>Provide and install 3 new skylights and new flashing West elevation</td>
</tr>
<tr>
<td>Remove and dispose 3 windows West side of coach house</td>
</tr>
<tr>
<td>Provide and install 3 new windows West elevation (match existing if possible)</td>
</tr>
<tr>
<td>Remove and dispose largest window South elevation</td>
</tr>
<tr>
<td>Remove and dispose 2 skylights South elevation</td>
</tr>
<tr>
<td>Provide and install 2 new windows South elevation</td>
</tr>
<tr>
<td>Provide and install 2 new skylights and new flashing South elevation</td>
</tr>
<tr>
<td>Provide and install new wood siding at removed windows area</td>
</tr>
<tr>
<td>Provide and install new wood siding to cover remaining South elevation</td>
</tr>
</tbody>
</table>

Subtotal: $24,500.00
<table>
<thead>
<tr>
<th>Work Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Roof</strong></td>
<td></td>
</tr>
<tr>
<td>Repair shingle roof on East elevation, incl. plywood, asphalt shingles</td>
<td>$1,200.00</td>
</tr>
<tr>
<td>(color match not guaranteed)</td>
<td></td>
</tr>
<tr>
<td>subtotal</td>
<td>$1,200.00</td>
</tr>
<tr>
<td><strong>Insulation</strong></td>
<td></td>
</tr>
<tr>
<td>Provide and install new insulation at removed skylights area</td>
<td>$400.00</td>
</tr>
<tr>
<td>Provide and install new plywood, insulation at removed windows area</td>
<td>$700.00</td>
</tr>
<tr>
<td>Provide and install new insulation as needed South elevation</td>
<td>$800.00</td>
</tr>
<tr>
<td>subtotal</td>
<td>$1,900.00</td>
</tr>
<tr>
<td><strong>Drywall/plaster</strong></td>
<td></td>
</tr>
<tr>
<td>Repair drywall at removed skylights area</td>
<td>$800.00</td>
</tr>
<tr>
<td>subtotal</td>
<td>$800.00</td>
</tr>
<tr>
<td><strong>Interior paint</strong></td>
<td></td>
</tr>
<tr>
<td>Prepare and paint entire ceiling at removed skylight area West elevation</td>
<td>$1,100.00</td>
</tr>
<tr>
<td>Prepare and paint entire ceiling at removed skylight area South elevation</td>
<td>$2,400.00</td>
</tr>
<tr>
<td>Prepare and paint at new installed windows South elevation</td>
<td>$2,400.00</td>
</tr>
<tr>
<td>subtotal</td>
<td>$5,900.00</td>
</tr>
<tr>
<td><strong>Exterior paint</strong></td>
<td></td>
</tr>
<tr>
<td>Prepare and repaint entire West elevation (match existing coach house exterior</td>
<td>$3,400.00</td>
</tr>
<tr>
<td>paint color)</td>
<td></td>
</tr>
<tr>
<td>Prepare and repaint entire South elevation (match existing coach house exterior</td>
<td>$2,200.00</td>
</tr>
<tr>
<td>paint color)</td>
<td></td>
</tr>
<tr>
<td>subtotal</td>
<td>$5,600.00</td>
</tr>
<tr>
<td><strong>Miscellaneous (allowance)</strong></td>
<td>$5,000.00</td>
</tr>
<tr>
<td>Items subtotal</td>
<td>$59,650.00</td>
</tr>
<tr>
<td><strong>General conditions/Overhead/Profit</strong></td>
<td>$13,000.00</td>
</tr>
<tr>
<td><strong>Estimate total amount, including GC/O/P</strong></td>
<td>$72,650.00</td>
</tr>
</tbody>
</table>

**Estimate prepared by:** Valentin Markov for Valmar, Inc.  
**Date:** 11/11/2019
2404 RIDGE AVE | CERTIFICATE OF ECONOMIC HARDSHIP:

PART TWO (D): #11

2404 Ridge is owned by Rick Sweitzer, an individual.
2404 Ridge builder unknown 1866
A4 A7 A8
Barn builder unknown 1866
A7 A8

The one and a half story L-shaped clapboard clad cottage with an extension to the west is a rare survivor of a formerly common house type. It gains additional importance not only from its conspicuous site atop a rise in the land, a common location for early settlers' houses when these were available, but also from its detailing which lends this example an importance beyond its important rarity. In each gable end a double window stands above a pair of ground floor windows which, with the other openings, retain traces of the Greek Revival in the treatment of their heads. Occupying most of the length of the stem's front is a porch with wooden three centered arches carried by posts built up of similarly thin struts and topped by punctured scallops.

To the west is a pitched roof barn with an extension on the west. It is said to contain fragments from the Lady Elgin wrecked in 1860. Although resting in part on a newer, concrete foundation, it is a rare surviving example of board and batten construction. Its siting next to a park fortuitously provided it with a semblance of its original setting.

Both buildings have excellent integrity.
City of EVANSTON

2404 RIDGE AVENUE

BEGINNING STREET NUMBER  2404
END STREET NUMBER
STREET #
SUFFIX
STREET NAME  Ridge Avenue
PIN  11-07-108-004-0000

LOCAL

WITHIN LOCAL DISTRICT?  No
LOCAL DIST CONTRIB/NON-CONTRIB?  
LOCAL LANDMARK?  Yes
YEAR  1978
LOCAL LANDMARK ELIGIBLE?  

CRITERIA

Barn: A7: Exemplify an architectural style, construction technique or building type once common in the City; A8: Exhibit an unusual, distinctive or eccentric design or construction technique, which contributes to the architectural interest of its environs as an accent or counterpoint.

House: HI Exemplify the cultural, political, economic, or social heritage of Evanston; A4: Exhibit a high quality of architectural design without regard to the time built or historic associations; A7: Exemplify an architectural style, construction technique or building type once common in the city; A8: Exhibit an unusual, distinctive or eccentric design or construction technique, which contributes to the architectural interest of its environs as an accent or counterpoint.

PHOTO ID:  11-07-108-004-0000-01.jpg

NATIONAL REGISTER

NR DISTRICT CONTRIB/NON-CONTRIB
WITHIN DISTRICT?  No
NR LANDMARK?  No
YEAR
NR ELIGIBLE?  No
CRITERIA
ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY  Single Family Residential
CONDITION  Excellent
INTEGRITY  Excellent
CURRENT USE  Single Family Residential
HISTORIC USE  Single Family Residential
SECONDARY STRUCTURE  Original Barn
NR SECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION  Italianate
DETAILS  Decorative wood porch, shutters.
CONSTRUCTION YEAR  1866
OTHER YEAR
DATE SOURCE  Landmark Nomination, Evanston History Center House Card
WALL MATERIAL (CURRENT)  Wood Siding
WALL MATERIAL 2 (CURRENT)  PLAN  L Shape
NO OF STORIES  2
ROOF TYPE  Cross-Gabled
ROOF MATERIAL  Asphalt Shingle
FOUNDATION  Brick

PORCH  Entry Porch
WINDOW MATERIAL  Wood
WINDOW MATERIAL 2
WINDOW TYPE  Double Hung
WINDOW CONFIGURATION  1/1
SIGNIFICANCE
HISTORIC FEATURES  Italianate house in L shape form and in wood siding, double-hung wood windows.
ALTERATIONS  Decorative porch has been rebuilt.

Page 160 of 275
**A HISTORIC INFORMATION**

<table>
<thead>
<tr>
<th>OLD ADDRESS (CITY DIR.YEAR)</th>
<th>BUILDING MOVED?</th>
<th>ARCHITECT SOURCE</th>
<th>BUILDER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asher or Frank Merrill</td>
<td></td>
<td>Landmark Nomination</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MOVED FROM</th>
<th>ORIGINAL OWNER</th>
<th>ORIGINAL ARCHITECT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Asher B. Merrell(?)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SURVEYOR</th>
<th>SURVEYOR ORGANIZATION</th>
<th>SURVEY DATE</th>
<th>SURVEY AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Douglas Gilbert, AIA</td>
<td>The Lakota Group</td>
<td>July 28, 2015</td>
<td></td>
</tr>
</tbody>
</table>

### PERMIT/HISTORIC INFORMATION

<table>
<thead>
<tr>
<th>CURRENT ADDRESS</th>
<th>OLD ADDRESS</th>
<th>DATE OF CONSTRUCTION</th>
<th>MOVING PERMIT #</th>
<th>DATE MOVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>2404 Ridge Avenue</td>
<td></td>
<td>1866</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### ORIGINAL PERMIT INFORMATION

<table>
<thead>
<tr>
<th>BUILDING PERMIT #</th>
<th>DATE</th>
<th>OTHER PERMIT INFORMATION</th>
<th>COA INFO</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>BUILDING PERMIT DESCRIPTION</th>
<th>COST</th>
<th>ORIGINAL OWNER OCCUPIED?</th>
<th>EXTERIOR ALTERATION PERMITS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>BP#40216, 1972.11.01, Remodel of existing enclosed porch.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HISTORIC INFO</th>
<th>OTHER SOURCES</th>
<th>HISTORIC INFO COMPILER</th>
<th>VOLUNTEER</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Stephen Slaggert</td>
</tr>
</tbody>
</table>
3. NEW BUSINESS

A. 318 1/2 DEMPSTER ST. (L/LSHD) — App # 19PRES-0260 - Matthew Kerouac applies for a Certificate of Appropriateness to repair/rebuild existing wood windows; reinstall original first floor windows at north elevation; repair/rebuild existing wood garage doors; repair and refinish all existing wood fascia and soffit; new matching entry door at east elevation; new wood windows at second floor, west elevation; repair/rebuild existing second floor wood barn doors at south elevation; new matching second floor window at east gable end; tear-off of existing tar paper roofing and replace with new “Classic Metal Roofing Systems” Oxford metal shingle roofing on north, east, and west roofs; new “Tesla” Solar Roofing Shingles at south roof; new skylights; and installation of new air conditioning unit at recessed west gable. Visible from Greenwood St and the side alley to the east. Applicable standards: [Alteration 1-10]
### Section A. Required Information (Print) *Refer to the Supplemental Information for guidance [page 1 fifth fifth below].*

<table>
<thead>
<tr>
<th>1) Property Address:</th>
<th>FOR STAFF USE ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>218 - 1/2 DEMPSTER ST.</td>
<td>Application Number:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2) Owner's Name:</th>
<th>Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIMON PERUTZ</td>
<td>2550 GREENWOOD ST.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City:</th>
<th>State:</th>
<th>Zip:</th>
<th>Phone:</th>
<th>Email/Fax:</th>
</tr>
</thead>
<tbody>
<tr>
<td>EVANSTON</td>
<td>IL</td>
<td>60201</td>
<td>847.567.9415</td>
<td><a href="mailto:SIMONE@NIMLTD.COM">SIMONE@NIMLTD.COM</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3) Architect's Name:</th>
<th>Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>MATTHEW KEROUAC</td>
<td>2514 W. HAWTHORNE CT.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City:</th>
<th>State:</th>
<th>Zip:</th>
<th>Phone:</th>
<th>Email/Fax:</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAKE BLUFF</td>
<td>IL</td>
<td>60044</td>
<td>708.351.7903</td>
<td><a href="mailto:MJKEROUAC@YAHOO.COM">MJKEROUAC@YAHOO.COM</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4) Contractor's Name:</th>
<th>Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>THOMAS ENGEL</td>
<td>2315 HARTZELL</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City:</th>
<th>State:</th>
<th>Zip:</th>
<th>Phone:</th>
<th>Email/Fax:</th>
</tr>
</thead>
<tbody>
<tr>
<td>EVANSTON</td>
<td>IL</td>
<td>60201</td>
<td>847.274.1300</td>
<td><a href="mailto:THOMAS.ENGEL@GMAIL.COM">THOMAS.ENGEL@GMAIL.COM</a></td>
</tr>
</tbody>
</table>

| 5) Landmark: | ☒ Yes ☐ No *Refer to the Supplemental Information for guidance on page (i) (fifth page below). |

<table>
<thead>
<tr>
<th>6) Within Local Historic District:</th>
<th>☒ Yes ☐ No;</th>
</tr>
</thead>
<tbody>
<tr>
<td>If yes, ☒ Lakeshore ☐ Ridge ☐ Northeast Evanston ☐ Apartment Thematic Resources</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7) Refer to the completed Zoning Analysis and check as applicable if project requires:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Major Zoning Variance; ☐ Minor Zoning Variance; ☐ 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.</td>
</tr>
</tbody>
</table>

Check if your project requires: ☐ Special Use ☐ Planned Development → Refer to Supplemental Information on page (i) below.

Adopted October 19, 2004/Updated December 22, 2017
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.
   - Reference attached sheet

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

<table>
<thead>
<tr>
<th>Type of Exterior Activity</th>
<th>Location / Details</th>
<th>Visible from Public Way (e.g. Streets and Alleys)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>✗ Construction</td>
<td>✗ Residential</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>☐ Demolition</td>
<td>☐ Partial</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>☐ Addition</td>
<td>☐ Landscaping</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>✗ Alteration</td>
<td>☐ Front</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>☐ Restoration</td>
<td>☐ Side</td>
<td></td>
</tr>
<tr>
<td>☐ Landscaping</td>
<td>☐ Rear</td>
<td></td>
</tr>
<tr>
<td>☐ New Replacement</td>
<td>☐ Front</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>☐ Rehabilitation</td>
<td>☐ Side</td>
<td></td>
</tr>
<tr>
<td>☐ Storm Windows</td>
<td>☐ Rear</td>
<td></td>
</tr>
<tr>
<td>☐ Storm Doors</td>
<td>☐ New Replacement</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>☐ New</td>
<td>☐ Replacement</td>
<td></td>
</tr>
<tr>
<td>☐ Double-Hung/WD</td>
<td>☐ Restoration</td>
<td></td>
</tr>
<tr>
<td>☐ Roof: ✗ New ☐ Re-roof</td>
<td>☐ Front</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>☐ Front</td>
<td>☐ Side</td>
<td></td>
</tr>
<tr>
<td>☐ Rear</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Fence / Gate: ☐ New ☐ Replacement</td>
<td>☐ Front</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>☐ Front</td>
<td>☐ Side</td>
<td></td>
</tr>
<tr>
<td>☐ Rear</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Siding: ☐ New ☐ Replacement</td>
<td>☐ Front</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>☐ Front</td>
<td>☐ Side</td>
<td></td>
</tr>
<tr>
<td>☐ Rear</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Sign ☐ Awning</td>
<td>☐ New Replacement</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>☐ New Replacement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Restoration</td>
<td>☐ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>☐ Air Conditioning Unit</td>
<td>☐ New Replacement</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>☐ New Replacement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Relocation</td>
<td>New Address for Relocation:</td>
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</tbody>
</table>
3) Checklist for Exterior Materials—Check all that apply.

<table>
<thead>
<tr>
<th>Existing</th>
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<tbody>
<tr>
<td>Façades/Front Porch &amp; Rear Porch Material</td>
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<td>Wood Frame</td>
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<td>Roofing Material</td>
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4) Applicant’s Signature:

Print Name: MATTHEW KEROUAC

Date: 11/14/19

Proceed to Section C if you are requesting a zoning or fence variation and/or a special use. Refer to the Supplemental Information for guidance [page (i) below]. For Planned Development refer to Supplemental Information [page (i) below].
Date: November 13, 2019

Project: 318-1/2 Dempster St.
Evanston, IL

Application for Certification of Appropriateness - Section B (1)

The project consists of the following items:

1. Interior renovation of existing masonry barn;
2. Repair/rebuild existing wood windows;
3. Reinstall original first floor windows at north elevation;
4. Repair/rebuild existing wood garage doors;
5. Repair and refinish all existing wood fascia and soffit;
6. New matching entry door at east elevation;
7. New wood windows at second floor, west elevation;
8. Repair/rebuild existing second floor wood barn doors at south elevation;
9. New matching second floor window at east gable end;
10. Tear-off of existing tar paper roofing and replace with new “Classic Metal Roofing Systems” Oxford metal shingle roofing on north, east, and west roofs;
11. New “Tesla” Solar Roofing Shingles at south roof;
12. New skylights;
13. Installation of new air conditioning unit at recessed west gable.
SECOND FLOOR EXISTING/DEMOLITION PLAN

1/8" = 1'-0"

LEGEND

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED
LEGEND

- - - - - - EXISTING CONSTRUCTION TO REMAIN

== == == EXISTING CONSTRUCTION TO BE REMOVED

ROOF EXISTING/DEMOLITION PLAN

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

LEGEND

EXISTING CONSTRUCTION

NEW CONSTRUCTION

1/8" = 1'-0"

PROPOSED FIRST FLOOR PLAN

1

RENOVATION OF:
318-1/2 DEMPSTER ST.
EVANSTON, IL

314 W. HAWTHORNE CT. LAKE BLUFF, IL 60044
708.254.7903 MKEROUAC@YAHOO.COM
PROPOSED SECOND FLOOR PLAN

LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION

PROPOSED SECOND FLOOR PLAN

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

1/8" = 1'-0"

LEGEND

EXISTING CONSTRUCTION
NEW CONSTRUCTION
EXTERIOR ELEVATIONS - NORTH

PROPOSED EXTERIOR ELEVATION - NORTH

EXISTING EXTERIOR ELEVATION - NORTH

WINDOW LEGEND

1. EXISTING WINDOW TO BE REFURBISHED
2. NEW PELLA ARCHITECT SERIES "RESERVE" WOOD WINDOW

MATERIALS LEGEND

1. EXISTING TAR PAPER ROOFING, TO BE REMOVED
2. EXISTING WOOD FASCIA FOR PAINT
3. EXISTING BRICK VENEER
4. EXISTING BRICK CHIMNEY TO BE REMOVED
5. EXISTING STONE SILL
6. EXISTING WOOD DOOR
7. EXISTING WOOD GARAGE DOOR
8. EXISTING CONCRETE FOUNDATION WALL
9. NEW "CLASSIC METAL ROOFING SYSTEMS" OXFORD METAL SHINGLE ROOFING
10. NEW WOOD TRIM FOR PAINT
11. NEW STONE SILL TO MATCH EXISTING
12. EXISTING/REPLACED GARAGE DOOR
13. EXISTING/REPLACED WOOD DOOR
14. NEW STONE SILL TO MATCH EXISTING
15. BRICK FILL ATTACHED REMOVED WINDOW
16. NEW SKYLIGHT (TYP.)
17. RECESSED CONCEALED LIGHT
18. EXISTING BARN DOORS
19. NEW PATIO DOORS
20. NEW WOOD RAILING - TO MATCH REMOVED BARN DOORS
21. "TESLA" SOLAR SHINGLE ROOFING
22. "TEXAS" SHINGLE ROOFING TO MATCH EXISTING
23. EXISTING/REPLACED BARN DOORS

EXISTING EXTERIOR ELEVATION - NORTH

PROPOSED EXTERIOR ELEVATION - NORTH

EXISTING EXTERIOR ELEVATION - NORTH

MATTHEW KEROUAC ARCHITECTS
314 W. HAWTHORNE CT., LAKE BLUFF, IL 60044
708.254.7903 MJKEROUAC@YAHOO.COM

RENOVATION OF:
318-1/2 DEMPSTER ST.
EVANSTON, IL

EXTERIOR ELEVATIONS - NORTH

RENOVATION OF:
318-1/2 DEMPSTER ST.
EVANSTON, IL

DATE: 10.29.19
ISSUE: C.O.A. REVIEW

REV. DATE ISSUE

RENOVATION OF:
318-1/2 DEMPSTER ST.
EVANSTON, IL

DATE: 10.29.19
SCALE: 1/8" = 1'-0"
JOB NO.: 1908

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PROPOSED EXTERIOR ELEVATION - WEST

EXISTING WINDOW TO BE REFURBISHED
NEW PELLA ARCHITECT SERIES "RESERVE" WOOD WINDOW

EXISTING EXTERIOR ELEVATION - WEST

WINDOW LEGEND
1. EXISTING TAR PAPER ROOFING, TO BE REMOVED
2. EXISTING WOOD FRASCA FOR PAINT
3. EXISTING BRICK VENEER
4. EXISTING BRICK CHIMNEY TO BE REMOVED
5. EXISTING STONE SILL
6. EXISTING WOOD DOOR
7. EXISTING WOOD GARAGE DOOR
8. EXISTING CONCRETE FOUNDATION WALL
9. NEW "CLASSIC METAL ROOFING SYSTEMS" OXFORD METAL SHINGLE ROOFING
10. NEW WOOD TRIM FOR PAINT
11. BRICK FILL AT AT REMOVED WINDOW
12. EXISTING/REBUILT GARAGE DOOR
13. EXISTING/REBUILT WOOD DOOR
14. NEW STONE SILL TO MATCH EXISTING
15. BRICK FILL AT AT REMOVED WINDOW
16. NEW SKYLIGHT (Y/T)?
17. RECESSED CONDENSER UNIT
18. EXISTING BARN DOORS
19. NEW PATIO DOORS
20. NEW WOOD RAILING - TO MATCH REMOVED BARN DOORS
21. "TESLA" SOLAR SHINGLE ROOFING
22. "NEW" EXTERIOR CROWN MOLDING TO MATCH EXISTING
23. EXISTING/REBUILT BARN DOORS

EXISTING EXTERIOR ELEVATION - WEST

MATTHEW KEROJAC ARCHITECTS
214 W. HAWTHORNE CT. LAKE BLUFF, IL 60044
708.254.7903 MJKEROJAC@YAHOO.COM
DETAIL - EXISTING DOUBLE HUNG WINDOW

RENOVATION OF:
318-1/2 DEMPSTER ST.
EVANSTON, IL

DATE ISSUE: 10.29.19

C.O.A. REVIEW

MATTHEW KEROUAC ARCHITECTS
314 W. HAWTHORNE CT. LAKE BLUFF, IL 60044
708.254.7903 MJKEROUAC@YAHOO.COM

A-14

Page 182 of 275
NEW WOOD WINDOW

HEAD

CHECKRAIL

SILL

NEW STONE SILL
-MATCH EXIST

NEW WOOD WINDOW

WINDOW NOTE: NEW PATIO DOORS SHALL BE PELLA
ARCHITECT SERIES "RESERVE" WOOD
ELEVATION - EXISTING WINDOW

EXISTING WOOD TRIM
EXISTING CONC. SILL

ELEVATION - NEW WINDOW

WOOD TRIM TO MATCH EXIST.
NEW CONC. SILL TO MATCH EXIST.

RENOVATION OF:
318-1/2 DEMPSTER ST.
EVANSTON, IL

WINDOW ELEVATIONS

DATE: 10.29.19
ISSUE: C.O.A. REVIEW

SCALE: 3/4" = 1'-0"
JOB NO.: 1968

Page 184 of 275
• TESLA SOLAR ROOF SHINGLES
• TESLA SOLAR ROOF SHINGLES
• TESLA SOLAR ROOF SHINGLES
**City of EVANSTON**

**LAKESHORE HISTORIC DISTRICT RE-SURVEY**

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<td>A</td>
<td>DEMPSTER</td>
<td>STREET</td>
<td>11-19-202-038-0000</td>
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</table>

**LOCAL**

- WITHIN LOCAL DISTRICT? Lakeshore
- LOCAL DISTRICT CONTRIB/NON-CONTRIB? C
- LOCAL LANDMARK? YES YEAR 2008
- LOCAL LANDMARK ELIGIBLE? YES YEAR 2008 CRITERIA: N/A
- NATIONAL REGISTER
  - WITHIN NR DISTRICT? Lakeshore
  - NR DISTRICT CONTRIB/NON-CONTRIB? C
  - NR LANDMARK? NO YEAR -
  - NR ELIGIBLE? NO CRITERIA -

**GENERAL INFORMATION**

- CATEGORY Building
- CONDITION Good
- INTEGRITY Minor alterations
- CURRENT USE Vacant/Not in Use
- HISTORIC USE Domestic - secondary structure
- SECONDARY STRUCTURE -
- NRSECOND -

**ARCHITECTURAL DESCRIPTION**

- ARCHITECTURAL CLASSIFICATION Barn
- DETAILS -
- CONSTRUCTION YEAR 1890 (circa)
- OTHER YEAR -
- DATESOURCE Researcher
- WALL MATERIAL (current) Brick
- WALL MATERIAL 2 (current) -
- PLAN Rectangular
- NO OF STORIES 2
- ROOF TYPE Gable on hip
- ROOF MATERIAL Asphalt - rolled
- FOUNDATION Brick (parged)
- PORCH -
- WINDOW MATERIAL Wood
- WINDOW MATERIAL 2 -
- WINDOW TYPE Double hung/casement
- WINDOW CONFIGURATION 2/2; 1-light

**SIGNIFICANCE**

- HISTORIC FEATURES Gable-on-hip roof; common brick exterior; historic 2/2 wood windows in flat and segmental-arch openings on front and side elevations; rows of small single-light windows in segmental arch openings at first story--SEE CONTINUATION SHEET
**ADDRESS**

<table>
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<tr>
<th>318</th>
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<th>DEMPSTER</th>
<th>STREET</th>
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</thead>
</table>

**ALTERATIONS**

Some windows on side elevations boarded; replacement door in west side opening

---

**HISTORIC INFORMATION**

**OLD ADDRESS**

| 318½ Dempster; stable/barn behind double house at 318-20 Dempster. |

**BUILDING MOVED?**

| No |

**MOVED FROM**

|  |

---

**ADDITIONAL PHOTOGRAPHS**

**PHOTO ID2**

**PHOTO ID3**

---

**SURVEYOR**

| Lara Ramsey |

**SURVEYOR ORGANIZATION**

| GRANACKI HISTORIC CONSULTANTS |

**SURVEY DATE**

| 4/4/2012 |

**Historic Info Compiler**

| aoe |

**SURVEY AREA**

| EVANSTON LAKESHORE PHASE II |
**PERMIT/HISTORIC INFORMATION**

<table>
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<tr>
<th>CURRENT ADDRESS</th>
<th>318</th>
<th>A DEMPSTER STREET</th>
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</table>

**OLD ADDRESS**  
(city dir.year)  
318½ Dempster; stable/barn behind double house at 318-20 Dempster.

**DATE OF CONSTRUCTION**  
1890 (circa)

**MOVING INFORMATION**

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<table>
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<tr>
<th>MOVING PERMIT #</th>
<th>DATE</th>
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</table>

| MOVED FROM | |
|------------||

**ORIGINAL PERMIT INFORMATION**

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<th>DATE</th>
<th>c. 1890</th>
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**BUILDING PERMIT DESCRIPTION**  
2-story brick veneer stable/barn for 7 horses & a vehicle; grain & hay storage & living quarters 2d

**HISTORIC INFO**

Compact design of 1892 double house at 318-320 Dempster clearly indicates that barn was already in existence when double house was built in 1892.

**OTHER SOURCES**  

**COA INFO**

2006 - Install roll asphalt roofing over 3-tab asphalt shingles to stabilize the roof on the barn. The Commission found the roll roofing appropriate as being used historically on barn buildings in the 1800s—SEE CONTINUATION SHEET

**EXTERIOR ALTERATION PERMITS**

In 1923 Building Dept reported building used as storage of private automobiles for about 5 years. 1935.04.06 Bldg Commissioner declared barn unsafe, recommended immediate demolition; repaired instead (letters). (Continued in OTHER PMT INFO)

**OTHER PERMIT INFO**

1959 memo & letters, ground floor garage & storage, 2d floor unoccupied (gutted by fire), repair; property sold. 1964, unused barn. 1965 used for parking. 1969 dwelling unit in accessory bldg. 1906-07 vacant, owner wishes to convert barn to residence.

**HISTORIC INFO COMPILER**  
aoe
City of EVANSTON
LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET #  318A
STREET     DEMPSTER STREET

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

Gable-on-hip roof; common brick exterior; historic 2/2 wood windows in flat and segmental-arch openings on front and side elevations; rows of small single-light windows in segmental-arch openings at first story of north elevation; segmental arch barn opening (with wood garage door) on west elevation; hay-loft opening on south elevation with gable roof.

COA Information

2006 - Install roll asphalt roofing over 3-tab asphalt shingles to stabilize the roof on the barn. The Commission found the roll roofing appropriate as being used historically on barn buildings in the 1800s.

2007 - Changes to the livery stable as part of a three unit planned development consisting of an Evanston landmark, double house and former livery stable on the rear lot, which is being renovated as a third dwelling.
3. NEW BUSINESS

C. 217 DEMPSTER ST. (L/LSHD) —App # 19PRES-0261 David Raino-Ogden applies for a Certificate of Appropriateness to restore and expand an existing side and front terrace with a stair to the side yard. The original Burnham and Root plans indicate a wrap-around terrace. Applicant seeks to replicate the original plan at the front and side and extend the terrace for the full side to allow for a terrace off a modernized kitchen. The rear of the home, not visible from the public way, will include the expansion of an existing roofed porch to become an enclosed mudroom, breakfast nook and second floor bedroom expansion. All will be kept within the spirit and style of the original Burnham and Root Plans. Applicable standards: [Alteration 1-10; Construction 1-5, 7, 8, and 10-15]; and Demolition 1-6]
Application for Preservation Review of Certificate of Appropriateness (COA)

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

1) Property Address: 217 Dempster St. Evanston IL 60201

FOR STAFF USE ONLY
Application Number:

2) Owner’s Name: Joseph Monaghan Address: 217 Dempster St.

City: Evanston State: IL Zip: 60201 Phone: 773-484-5858 Email/Fax: jmonaghan4@gmail.com

3) Architect’s Name: David Raino-Ogden Address: 3744 N Southport Ave Coach House

City: Chicago State: IL Zip: 60613 Phone: 773-538-6510 Email/Fax: ro-arch@att.net

4) Contractor’s Name: TBD Address:

City: State: Zip: Phone: Email/Fax:

5) Landmark: X Yes □ No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).

6) Within Local Historic District: □ Yes □ No;
If yes, X Lakeshore □ Ridge □ Northeast Evanston □ Apartment Thematic Resources

7) Refer to the completed Zoning Analysis and check as applicable if project requires:

□ Major Zoning Variance; □ Minor Zoning Variance; □ 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: □ Special Use □ 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.

We wish to restore and expand an existing side and front terrace with a stair to the side yard. The original Burnham and Root plans indicate a wrap around terrace. We seek to replicate the original plan at the front and side and extend the terrace for the full side to allow for a terrace off a modernized kitchen. The rear of the home, not visible from the public way, will include the expansion of a existing roofed porch to become a enclosed mudroom, breakfast nook and second floor bedroom expansion. All will be kept within the spirit and style of the original Burnham and Root Plans.

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

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<thead>
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<th>Location / Details</th>
<th>Visible from Public Way (e.g. Streets and Alleys)?</th>
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<td>☐ Alteration ☐ Restoration</td>
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<td>☒ Addition ☐ Landscaping</td>
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<td>☒ Windows ☐ Storm Windows</td>
<td>☒ New ☐ Replacement ☒ Rehabilitation</td>
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<td>☒ Doors ☐ Storm Doors</td>
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<tr>
<td>Other: ____________</td>
<td></td>
</tr>
<tr>
<td>Door Material</td>
<td>✔</td>
</tr>
<tr>
<td>Wood</td>
<td>✔</td>
</tr>
<tr>
<td>Metal</td>
<td>✔</td>
</tr>
<tr>
<td>Clad</td>
<td>✔</td>
</tr>
<tr>
<td>Other: ____________</td>
<td></td>
</tr>
<tr>
<td>Chimney Material</td>
<td>✔</td>
</tr>
<tr>
<td>Brick</td>
<td>✔</td>
</tr>
<tr>
<td>Stone</td>
<td>✔</td>
</tr>
<tr>
<td>Stucco</td>
<td>✔</td>
</tr>
<tr>
<td>Other: ____________</td>
<td></td>
</tr>
<tr>
<td>Gutters/Downspouts</td>
<td>✔</td>
</tr>
<tr>
<td>Copper</td>
<td>✔</td>
</tr>
<tr>
<td>Aluminum</td>
<td>✔</td>
</tr>
<tr>
<td>Galvanized Sheet</td>
<td>✔</td>
</tr>
<tr>
<td>Other: ____________</td>
<td></td>
</tr>
<tr>
<td>Window Type</td>
<td>✔</td>
</tr>
<tr>
<td>Double Hung</td>
<td>✔</td>
</tr>
<tr>
<td>Casement</td>
<td>✔</td>
</tr>
<tr>
<td>Other: ____________</td>
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<tr>
<td>Window Material</td>
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<td>Wood</td>
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<tr>
<td>Aluminum</td>
<td>✔</td>
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<tr>
<td>Steel</td>
<td>✔</td>
</tr>
<tr>
<td>Other: ____________</td>
<td></td>
</tr>
<tr>
<td>Muntins</td>
<td>✔</td>
</tr>
<tr>
<td>Not existing</td>
<td>✔</td>
</tr>
<tr>
<td>True divided lights</td>
<td>✔</td>
</tr>
<tr>
<td>Simulated divided lights</td>
<td>✔</td>
</tr>
<tr>
<td>Fences</td>
<td></td>
</tr>
<tr>
<td>Wood</td>
<td>✔</td>
</tr>
<tr>
<td>Wrought Iron</td>
<td>✔</td>
</tr>
<tr>
<td>Aluminum</td>
<td>✔</td>
</tr>
<tr>
<td>Other: ____________</td>
<td></td>
</tr>
<tr>
<td>Terraces, Patios, Decks</td>
<td>✔</td>
</tr>
<tr>
<td>Wood</td>
<td>✔</td>
</tr>
<tr>
<td>Stone</td>
<td>✔</td>
</tr>
<tr>
<td>Brick Pavers</td>
<td>✔</td>
</tr>
<tr>
<td>Concrete Pavers</td>
<td>✔</td>
</tr>
<tr>
<td>Poured Concrete</td>
<td>✔</td>
</tr>
<tr>
<td>Other: ____________</td>
<td></td>
</tr>
<tr>
<td>Driveway Material</td>
<td>✔</td>
</tr>
<tr>
<td>Asphalt</td>
<td>✔</td>
</tr>
<tr>
<td>Poured Concrete</td>
<td>✔</td>
</tr>
<tr>
<td>Brick Pavers</td>
<td>✔</td>
</tr>
<tr>
<td>Concrete Pavers</td>
<td>✔</td>
</tr>
<tr>
<td>Crushed Stone</td>
<td>✔</td>
</tr>
<tr>
<td>Other: ____________</td>
<td></td>
</tr>
<tr>
<td>Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):</td>
<td></td>
</tr>
<tr>
<td>Air Conditioning Unit</td>
<td></td>
</tr>
<tr>
<td>Date: 10-21-2019</td>
<td></td>
</tr>
</tbody>
</table>

4) Applicant’s Signature: __________________________

Print Name: David Raino-Ogden

Proceed to Section C if you are requesting a zoning or fence variation and/or a special use. Refer to the Supplemental Information for guidance [page (i) below]. For Planned Development refer to Supplemental Information [page (i) below].
1. Existing Perspective

2. Proposed Perspective
Jens K. Doe
Professional Land Surveyors, P.C.

PLAT OF SURVEY

of
THAT PART OF BLOCKS 35 AND 73 IN THE ORIGINAL TOWN OF EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1871, AS DOCUMENT NUMBER 3180, IN BOOK 171 OF MAPS, PAGE 56, BOOKED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID BLOCK 35, 128 FEET EAST FROM THE SOUTHWEST CORNER OF SAID BLOCK 35; THENCE RUNNING NORTH PARALLEL WITH FOREST AVENUE 195 FEET; THENCE RUNNING EAST PARALLEL WITH DEMPSTER STREET 112 FEET; THENCE RUNNING WEST ALONG THE NORTH SIDE OF DEMPSTER STREET 112 FEET; THENCE RUNNING EAST A LINE RUNNING due NORTH AND SOUTH 126 FEET EAST OF THE SOUTHEAST CORNER OF SAID BLOCK 35 AND WEST OF A LINE RUNNING DUE NORTH AND SOUTH 446 FEET EAST OF SAID SOUTHWEST CORNER OF SAID BLOCK 35, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 211 DEMPSTER ST., EVANSTON, ILLINOIS.

NOTE:
The legal description used on this plat is a copy of the land survey order placed by the client and for accuracy, MUST be compared with the Deed.
For building restrictions refer to your Assessor, Zoning or Contract.

Comparative distances between points before building and after surveying may vary due to topographical conditions.

Dimensions shown herein are not to be assumed or scaled.

Dimensions shown herein are in feet and decimal parts thereof.

Property corners have been established to complete the plat of survey shown herein, but have not been recorded as required per the land survey order in which it was placed by the client.

Field work completion date: July 30, 2019.

ORDERED BY:

...FORT DEARBORN LAND TITLE

State of Illinois;
County of Cook;

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described herein and that the simulated drawn is a correct representation of the survey.


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

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C.

ILLINOIS PROFESSIONAL LAND SURVEYORS
LICENSE EXPIRATION: 11-30-20
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: October 02, 2019
RESULTS OF ANALYSIS: Compliant

Z.A. Number: 1S02-0158
Purpose: Zoning Analysis without Bld Permit App
Address: 217 DEMPSTER ST
District: R1
Applicant: David Raino-ogden
Overlay: Preservation
Reviewer: Cade Sterling
District:

THIS APPLICATION PROPOSES (select all that apply):

- New Principal Structure
- Change of Use
- Sidewalk Cafe
- ANALYSIS BASED ON:
  - Plans Dated: 10.01.19
  - Prepared By: Raino Ogden Architects
  - Survey Dated: July 2019
  - Existing Improvements: SFR; Detached Garage
- New Accessory Structure
- Retention of Use
- Other
- Addition to Structure
- Plat of Resubdiv./Consol.
  - Business License
- Alteration to Structure
- Home Occupation

Proposal Description:
Two-story addition and open-terrace at rear-volume of residence

ZONING ANALYSIS

RESIDENTIAL DISTRICT CALCULATIONS
The following three sections apply to building lot coverage and impervious surface calculations in Residential Districts.

Front Porch Exception (Subtract 50%)
Total Eligible
Front
Front Porch
Regulatory Area

Paver/Pervious Paver Exception (Subtract)
Total Paver Area
Paver Regulatory Area

Open Parking Debit (Add 200sqft/open space)
# Open Required Spaces
Addtn. to Bldg Lot Cov.

PRINCIPAL USE AND STRUCTURE

<table>
<thead>
<tr>
<th>USE:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>RSO</td>
<td>Dwelling - SF Detached</td>
<td>Dwelling - SF Detached</td>
<td>Compliant</td>
<td></td>
</tr>
</tbody>
</table>

Comments:

Minimum Lot Width (LF)
USE: Single Family Detached

<table>
<thead>
<tr>
<th>Comments:</th>
<th>Minimum Lot Width (LF)</th>
<th>USE: Single Family Detached</th>
</tr>
</thead>
<tbody>
<tr>
<td>35</td>
<td>112</td>
<td>112</td>
</tr>
<tr>
<td>No Change</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Comments:

Minimum Lot Area (SF)
USE: Single Family Detached

<table>
<thead>
<tr>
<th>Comments:</th>
<th>Minimum Lot Area (SF)</th>
<th>USE: Single Family Detached</th>
</tr>
</thead>
<tbody>
<tr>
<td>7,200 sqft</td>
<td>21504</td>
<td>21504</td>
</tr>
<tr>
<td>No Change</td>
<td></td>
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Comments:

Dwelling Units:

<table>
<thead>
<tr>
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<th>Dwelling Units:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>No Change</td>
<td></td>
</tr>
</tbody>
</table>

Building Lot Coverage (SF) (defined, including subtractions & additions):

<table>
<thead>
<tr>
<th>Comments:</th>
<th>Building Lot Coverage (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6451.2</td>
<td>4827</td>
</tr>
<tr>
<td>4877</td>
<td>22.45%</td>
</tr>
<tr>
<td>22.68%</td>
<td></td>
</tr>
<tr>
<td>Compliant</td>
<td></td>
</tr>
</tbody>
</table>

Impervious Surface Coverage (SF, %)

<table>
<thead>
<tr>
<th>Comments:</th>
<th>Impervious Surface Coverage (SF, %)</th>
</tr>
</thead>
<tbody>
<tr>
<td>9675.800000000001</td>
<td>8820</td>
</tr>
<tr>
<td>41.0%</td>
<td>42.0%</td>
</tr>
<tr>
<td>Compliant</td>
<td></td>
</tr>
</tbody>
</table>

Comments:

LF: Linear Feet  SF: Square Feet  FT: Foot
Page 1
<table>
<thead>
<tr>
<th>Accessory Structure</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rear Yard Coverage:</td>
<td>40% of rear yard</td>
<td>18.5%</td>
<td>21%</td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height (FT)</td>
<td>&lt; OF 35' OR 2.5 STORIES</td>
<td>45.5</td>
<td>45.5 (34.6' addition)</td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments: Addition is 34.6'</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Yard(1) (FT)</td>
<td>62.4'</td>
<td>65.87</td>
<td>65.87</td>
<td>No Change</td>
</tr>
<tr>
<td>Direction: S</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street: Dempster</td>
<td>Comments: Block Average (depth is greater than 27')</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Side Yard(1) (FT)</td>
<td>5</td>
<td>37.14</td>
<td>37.14 (terrace at 33)</td>
<td>Compliant</td>
</tr>
<tr>
<td>Direction: E</td>
<td>Comments:</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Interior Side Yard(2) (FT)</td>
<td>5</td>
<td>2.1</td>
<td>2.1</td>
<td>No Change</td>
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<td>Direction: W</td>
<td>Comments:</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Rear Yard (FT)</td>
<td>30</td>
<td>52.02</td>
<td>44'</td>
<td>Compliant</td>
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<tr>
<td>Direction: N</td>
<td>Comments:</td>
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<td></td>
<td></td>
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</table>

**ACCESSORY USE AND STRUCTURE**

<table>
<thead>
<tr>
<th>Use (1)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Districts:</td>
<td>Other</td>
<td>Other</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments: Open Terrace</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard(1A) (FT)</td>
<td>46.8</td>
<td>52.33</td>
<td>52.33</td>
<td>Compliant</td>
</tr>
<tr>
<td>Direction: S</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street: Dempster</td>
<td>Comments: Can encroach into 25% of req. front yard</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Side Yard(1A) (FT)</td>
<td>5'</td>
<td>37</td>
<td>33</td>
<td>Compliant</td>
</tr>
<tr>
<td>Direction: E</td>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**COMMENTS AND/OR NOTES**

Analysis Comments

**RESULTS OF ANALYSIS**

Results of Analysis: This Application is **Compliant**

Site Plan & Appearance Review Committee approval is: **Not Required**

See attached comments and/or notes.

[Signature]

DATE: 10.8.19
STATEMENT OF SIGNIFICANCE

This house was built for William Liston Brown, who was noted as "one of the most prominent characters in the industrial, commercial, and financial circles of the West" during his lifetime. Shortly after the end of the Civil War, Brown started in the iron business, soon to become a partner in the firm. By 1883 he had reorganized it as Picklands, Brown and Co., a leading iron firm of the day and the predecessor to Cleveland Cliffs Iron Co. He was a leader in the manufacture of pig iron, iron ore mining, and ship building in the Chicago and Midwest area.

President of the Chicago Ship Building Company, the Calumet Transit Co., and the Federal Furnace Co., he was also the director of numerous other steamship companies operating on the Great Lakes. He was a trustee of the Chicago Symphony Orchestra, and a member of the Board of Trustees of Northwestern University.

For many years 217 Dempster was also the address of the Irwin Rew family, prominent in business, civic, and social circles. Henry C. Rew had invented and put into operation a method which uses cheap coal, crude oil, and water to manufacture gas. Later, his son Irwin who had lived in the house until 1972, built and operated gas and electric plants and was a builder of utility plants for the manufacture of natural gas. A trustee of Northwestern for fifty years (1908-1958), he was also the donor of the first rooms in which to teach "manual training" in the Evanston public school system, which was a major innovation at the time. Mr. Rew also directed the first fund raising campaign for enlarging Evanston Hospital. (continued - OTHER COMMENTS)

EVANSTON LANDMARK

ADDRESS: 217 Dempster Street
COMMON NAME: Same
REAL ESTATE INDEX NUMBER: unknown
DATE OF CONSTRUCTION: unknown 1890
ARCHITECT OR BUILDER: unknown
ORIGINAL SITE _ MOVED _
SIGNIFICANCE:
   HISTORICAL _ H1 _ H2 _ H3
   ARCHITECTURAL _ A4 _ A5 _ A6
                   _ A7 _ A8 _ A9

OTHER COMMENTS:
Theresa Rew Long, Irwin Rew's daughter, served as alderman from the First Ward. Evanston's second woman alderman, she had been active in various phases of Evanston civic life.

Much altered from original
City of EVANSTON  

|BEGINNING STREET #| 217|
|END STREET # |
|STREET # SUFFIX |
|STREET NAME| DEMPSTER|
|SUFFIX| STREET|
|PIN| 11-18-421-032-0000|

### LOCAL

|WITHIN LOCAL DISTRICT?| Lakeshore|
|LOCAL DISTRICT CONTRIB/NON-CONTRIB?| C|
|LOCAL LANDMARK?| YES | YEAR| 1978|
|LOCAL LANDMARK ELIGIBLE?| YES | YEAR| 1978|
|CRITERIA| N/A|

### NATIONAL REGISTER

|WITHIN NR DISTRICT?| Lakeshore|
|NR DISTRICT CONTRIB/NON-CONTRIB?| C|
|NR LANDMARK?| NO | YEAR| -|
|NR ELIGIBLE?| NO | CRITERIA| -|

|PHOTO ID| Images\11-18-421-032-0000.jpg|

### GENERAL INFORMATION

|CATEGORY| Building|
|CONDITION| Good|
|INTEGRITY| Minor alterations and addition(s)|

### ARCHITECTURAL DESCRIPTION

|ARCHITECTURAL CLASSIFICATION| Queen Anne - Free Classic|
|DETAILS| |
|CONSTRUCTION YEAR| 1890-1891|
|OTHER YEAR| 1920|
|DATESOURCE| Evanston Index; alteration permit|
|WALL MATERIAL (current)| Wood|
|WALL MATERIAL 2 (current)| |
|PLAN| Rectangular|
|NO OF STORIES| 2.5|

|ROOF TYPE| Combination|
|ROOF MATERIAL| Wood - shingle|
|FOUNDATION| Stone|
|PORCH| Front|
|WINDOW MATERIAL| Wood|
|WINDOW MATERIAL 2| |
|WINDOW TYPE| Double hung/casement|
|WINDOW CONFIGURATION| 1/1; 6/6; 4/4; 8/8; 2/3; 6/9; 1-light; multi-light|

|SIGNIFICANCE| This Free-Classic variant on the Queen Anne style was designed by the renowned architecture firm Burnham & Root for William L. Brown, a successful businessman who made his name in the iron industry, and founded the Chicago Ship Building Co.|

|HISTORIC FEATURES| Front and side gable bays with flared ends and cornice returns; Palladian windows with center keystone and double hung wood windows under front and west side gables; hipped roof front and side dormers--SEE CONTINUATION SHEET|
### ALTERATIONS
Front porch appears to have been recently rebuilt—1899 Sanborn maps show house with porch that conforms to footprint of current porch; the porch was extended across the entire façade in 1920—SEE CONTINUATION SHEET

### HISTORIC INFORMATION

<table>
<thead>
<tr>
<th>OLD ADDRESS</th>
<th>OWNER</th>
<th>ORIGINAL ARCHITECT</th>
<th>SOURCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>42n Dempster (Brown, Wm L), Village of Evanston. In 1893 the City of Evanston renumbered the once-separate villages of Evanston (n) &amp; South Evanston (s).</td>
<td>Brown, William Liston</td>
<td>Burnham &amp; Root</td>
<td>Economist v4 1890 p398; &amp; Ev Press 1890.11.29</td>
</tr>
<tr>
<td>BUILDING MOVED?</td>
<td>MOVED FROM</td>
<td>ARCHITECT</td>
<td>BUILDER</td>
</tr>
<tr>
<td>No</td>
<td></td>
<td></td>
<td>mason Michael Foley (Ev Press 1890.11.29)</td>
</tr>
</tbody>
</table>

### ADDITIONAL PHOTOGRAPHYS

- PHOTO ID2: ![Image](Images\11-18-421-032-0000-2.jpg)
- PHOTO ID3: ![Image](Images\11-18-421-032-0000-2.jpg)

### OTHER PINS

- SURVEYOR: Lara Ramsey
- SURVEYOR ORGANIZATION: GRANACKI HISTORIC CONSULTANTS
- SURVEY DATE: 4/4/2012
- Historic Info Compiler: aoe & MBM
- SURVEY AREA: EVANSTON LAKESHORE PHASE II
City of EVANSTON

LAKESHORE HISTORIC DISTRICT RE-SURVEY

PERMIT/HISTORIC INFORMATION

<table>
<thead>
<tr>
<th>CURRENT ADDRESS</th>
<th>OLD ADDRESS (city dir.year)</th>
<th>OLD ADDRESS (Brown, Wm L), Village of Evanston. In 1893 the City of Evanston renumbered the once-separate villages of Evanston (n) &amp; South Evanston (s).</th>
</tr>
</thead>
<tbody>
<tr>
<td>217</td>
<td>42n Dempster (Brown, Wm L)</td>
<td>Village of Evanston. In 1893 the City of Evanston renumbered the once-separate villages of Evanston (n) &amp; South Evanston (s).</td>
</tr>
</tbody>
</table>

DATE OF CONSTRUCTION 1890-1891

MOVING INFORMATION

<table>
<thead>
<tr>
<th>BUILDING MOVED?</th>
<th>MOVING PERMIT #</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td></td>
<td></td>
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</tbody>
</table>

MOVED FROM

<table>
<thead>
<tr>
<th>BUILDING MOVED?</th>
<th>MOVING PERMIT #</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

ORIGINAL PERMIT INFORMATION

<table>
<thead>
<tr>
<th>BLDG PERMIT #</th>
<th>BUILDING PERMIT DESCRIPTION</th>
<th>COST</th>
<th>ORIGINAL OWNER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ev Index 1890.11.15</td>
<td>frame, stone foundation, hot water heating, etc (Economist). Finish oak &amp; hard maple (Indx 1890.11.25)</td>
<td>$20,000 (Econ) $18,000 (Inde)</td>
<td>Brown, William Liston</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ORIGINAL OWNER OCCUPIED?</th>
<th>ORIGINAL ARCHITECT</th>
<th>ARCHITECT SOURCE</th>
<th>BUILDER</th>
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<tbody>
<tr>
<td>Yes</td>
<td>Burnham &amp; Root</td>
<td>Economist v4 1890 p398; &amp; Ev Press 1890.11.29</td>
<td>mason Michael Foley (Ev Press 1890.11.29)</td>
</tr>
</tbody>
</table>

EXTERIOR ALTERATION PERMITS

([219 Dempster] BP2005, 1903.08.25, 2-story house improvement 2 bathrms? $3000, (O) WL Brown, (A) E. Woodyatt, (B) Connor & McCann, BP7563, 1917.08.22, sleeping porch 12x7x8, $350, (O) Brown, (A) Woodyatt, (B) McCann. (Continued in HISTORIC INFO)

OTHER PERMIT INFO

(@201) BP2332, 1905.03.22, brick toolhouse & shed $2000, (O) Brown; & BP2884, 1906.12.04, brk garage $9000, (O) Brown, (A) Phillips, Rogers & Woodyatt, see 201 Demp. (@217) BP10523, 1922.12.05, frame garage 20x22'6"x14'h $450, (O) Rew, (B) Harris Bros.

COA INFO

HISTORIC INFO

(Cont. from EXT ALT PMTS) BP8183, 1920.03.19, alter $10,000, (O) Erwin Rew, (A) Lowe & Bollenbacher, (B) T Gage. BP19968, 1930.11.03, add new bay $2500, (O) Rew, (A) FB Schmidt. BP21236, 1935.10.02, new entry $2000, (O/A) Rew, (B) Cedarquist & Seaberg.

OTHER SOURCES


HISTORIC INFO COMPILER aoe & MBM
City of EVANSTON
LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 217
STREET DEMPSTER STREET

ADDITIONAL PHOTOS OR INFORMATION

*Historic Features*

Front and side gable bays with flared ends and cornice returns; Palladian windows with center keystone and double hung wood windows under front and west side gables; hipped roof front and side dormers; west side porte-cochere with round columns on stone piers; paneled wood doors with single glazed upper panels at front and west side entries, with single-light transoms above; historic wood windows on front and side elevations.

*Alterations*

Building permit from 1920 indicates that a substantial remodeling of the house took place in that year—some alterations from this remodeling include extension of front porch across entire façade; 1-story west side sun porch bay; three-sided bay window under porch, east of entry.

Front porch appears to have been recently rebuilt—1899 Sanborn maps show house with porch that conforms to footprint of current porch; the porch was extended across the entire façade in 1920. Some double hung windows on 2nd story of east and west elevations appear to be historically appropriate, non-historic replacement windows.
3. NEW BUSINESS

D.548 JUDSON AVE. App # 19PRES-0262 (LSHD) - Chris Turley, architect, submits an application for a Certificate of Appropriateness for the demolition of an existing house located within the R1 Single-Family Residential District and Lakeshore historic district. The applicant proposes construction of a new 2-story wood frame single family residence with a 2-car detached garage and coach house. Additionally, the applicant requests zoning relief for proposed building lot coverage of 38% where a maximum of 30% is permitted (Zoning Code Section 6-8-2-7); proposed impervious surface ratio of 58% where 45% is permitted (Zoning Code Section 6-8-2-10); and, two off-street parking spaces where three are required (Zoning Code Section 6-16 Table 16-B). Applicable standards: [Construction 1-15; and Demolition 1-6; Zoning Variations A and C]
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

Thank you for submitting your COA application for Preservation Review. 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 no less than 15 business days before the next scheduled Preservation Commission meeting the following: one (1) hard copy of the fully completed application and attachments including: plat of survey, site plan, elevation drawings of the existing and proposed; 3D drawings of the proposed alteration/addition/construction (not to exceed 11" x 17" paper size); and one (1) digital copy in PDF format of the same. The Preservation Commission meetings are on the second Tuesday of the month. 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. The submission of the completed COA 15 business days prior to the next scheduled meeting date allows the City staff's review of the application and the provision of applicant feedback on the completeness of the COA application. Incomplete applications will not be accepted. Refer to the Supplemental Information, pages (I - IV) below.

Applications can be submitted in person, by regular mail, electronically via email at cruz@cityofevanston.org or in a flash drive to the Preservation Coordinator, City of Evanston, Community Development Department, Planning & Zoning Division, Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 3201, Evanston, Illinois 60201.

For new construction, additions, major alterations, and demolition, a notice of the Preservation Commission meeting will be sent to the property owner 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 10 business days to complete a zoning analysis. Depending on the case load and duration construction season, zoning analysis may take longer. Applicants must give themselves enough time to request a zoning analysis to meet deadlines.

Completed applications will be scheduled for review at the next available meeting, as long as all the required information is provided on the deadline. Preservation Commission meets on the second Tuesday of the month [see schedule on page (v) below]. 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 1 of IV] below.

1) Property Address: 548 JUDSON

2) Owner's Name: MARIA NAGOS & LYNNE BRISKIN Address: 750 FLORENCE
City: EVANSTON State: IL Zip: 60201 Phone: (847) 733-1903 Email/Fax: lynnbriskin@gmail.com

3) Architect's Name: TURLEY Address: 2225 W. GUINNESS ST
City: CHICAGO State: IL Zip: 60625 Phone: 847-726-9178 Email/Fax: architect@turley.com

4) Contractor's Name: Address:

City: State: Zip: Phone: Email/Fax:

5) Landmark: □ Yes □ No * Refer to the Supplemental Information for guidance on page (I) (fifth page below).

6) Within Local Historic District: □ Yes □ No;
If yes, □ Lakeshore □ Ridge □ Northeast Evanston □ Apartment Thematic Resources

7) Refer to the completed Zoning Analysis and check as applicable if project requires:
□ Major Zoning Variance; □ Minor Zoning Variance; □ 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: □ Special Use □ Planned Development → Refer to Supplemental Information on page (I) below.

Adopted October 19, 2004/Updated December 22, 2017
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.

   PLEASE SEE ATTACHED

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

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<th>Type of Exterior Activity</th>
<th>Location / Details</th>
<th>Visible from Public Way (e.g. Streets and Alleys)?</th>
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4) Applicant's Signature: [Signature]

Print Name: CHRISTOPHER TURLEY P.E. [Signature]

Date: 11/19/19

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Proceed to Section C if you are requesting a zoning or fence variation and/or a 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).

SEE ATTACHED

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).

\[
\]

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).

\[
\]

4) Applicant's Signature: 

[Signature]

Print Name: CLOVIS

Date: 11/19/19

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.).

Adopted October 19, 2004/Updated December 22, 2017
SECTION B

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.

OWNERS

The property was owned by Ms. Stella Nanos, “Aunt Stella” to friends and family, who for some six decades, lived here. Aunt Stella passed away three years ago, and the house was then passed on to her niece Maria Nanos and her partner of 20 years Lynn Briskin, longtime residents of Evanston who have commissioned this project. Their reason for building this home is severalfold and the biggest reason is to retain this location to continue to ground the family. As the design options developed the family recognized that while house has outlived its functionality, they can retain the connection what they refer to as “Stella’s Place” by its familiar location and surroundings. Fun and lightness are key components of the design of this home to maintain the experiences from the past.

Maria frequented this space and, in fact, when she and Lynn first moved to Evanston, they lived with Aunt Stella for the first six months. They have now been deeply embedded Evanstonians for 16 years and they want to continue to be at this location for the next chapter of their lives. This house has been designed to be their sole family residence to support their family right now and with an eye towards conversion for “aging in place”. Both are very active in the Evanston scene and have other family members in Evanston and the area. Ms. Briskin is a successful local Realtor and Dr. Nanos is the Chief Executive Officer of the Center for Law and Social Work, an adjunct professor at Loyola, and has a private psychotherapy practice in Evanston.

CURRENT HOME

This property was reviewed by a group of contractors and designers for the owners recently. The current cottage is a three-bedroom, two bath, non-compliant structure. There is steep stair access to the attic however it has very low headroom and therefore noncompliant as living space and the basement is unfinished. This building has not seen MEP system upgrades, safety or code improvements, or functional improvements since hula hoops were all the rage and the only man without a ducktail was Eisenhower. Half a century ago some repair work was done on the front porch and some stairs. That is it.

The building has significant repair needs – there is sagging or settlement of various elements including the gable roof return, settlement in the front bay (aka “the porch”), evidence of rot under the siding, moisture issues, and seventy years’ worth of weathering and deferred maintenance. Mechanically the home has no components in the electrical system that are compliant, it is heated with radiators that older than fire and has window air conditioners. In the basement there are signs of long-term moisture including rotten studs in the bearing walls, sill plates in the bearing walls that have actually warped and cupped, seepage through the floor, crumbling brick foundations, and more. There is a pervasive odor of moisture and hopelessness.

As one viewer remarked “This building has had every malady it can including, I think, cholera.”
Warped and settling gable roof return

Example of brick foundations moisture issues and attempted repairs

Sill plate cupped and warped

Seepage and evidence of ponding
Closeup of extent of rot and saturation of members

Exterior pressure delaminated the parging in masonry foundations, mold on walls
HISTORIC DISTRICT AND ELEMENTS
This home is in the Evanston Lakeshore Historic District, one noted on the federal register for a considerable variety of homes including ‘Colonial Revival, Bungalow / Craftsmen, and Queen Anne’ style buildings. This block of Judson features Italianate, modern, a rustic style, and other styles. In the original 1980 nomination there were two categories of buildings neither of which listed this structure:

- **SITES AND STRUCTURES OF SPECIAL SIGNIFICANCE** which had a large number of noteworthy examples, some 256 structures, but did not deem this house worthy of inclusion for architectural or historical significance,
- **OTHER STRUCTURES MAKING A MAJOR CONTRIBUTION TO THE ARCHITECTURAL FABRIC OF THE DISTRICT** - an additional 258 structures which, again, did not list or mention this structure as a major contribution.

In a subsequent re-survey in 2011 the following “historic features” were noted but their significance in context of the district was not explained. This house was not added to the Landmark register at that time either. The Granacki report noted three elements that were “historical”:

- Side gable roof return
- 1-story hipped front bay with north entry
- Historic 8/1 windows
RENOVATION AND/OR ADDITION

Initial discussion centered on the salvaging of the house – to repair, or to renovate and/or add on to it. It was neither the client’s nor the architect’s default view that this was only a tear down. In fact, there were multiple discussions with clients, designers, and the contractors on how it might be possible to save the building and do so in a way that was responsible for all stake holders including neighbors and the historic heritage of Evanston. The architect has a long history of renovating historic buildings of this vintage in a way that preserves and restores their original ‘soul’ and brings it up to a viable functionality assuring its longevity into the future. In a 35-year career this is the first one in which he recommended that a building be torn down.

After various teams reviewed the house it was determined that there are several major factors that indicated that it was not a good candidate for Renovation:

1. The original contractors built three buildings on two lots with the result being that building sits on a very narrow, non-compliant lot and, further, that the building already extends into the required side yards. This violates the intentions of both the intentions of the zoning and the fire safety codes and practices.

As a result of the narrow lot

a. The building is already very long and would be longer still with a first-floor addition in order to add contemporary functionality that people now expect such as air conditioning, water pressure, dishwashers, and not the odor of hopelessness. Very long structures are terribly inefficient and reduce the amount of greenspace outside and compromise the functionality inside.
b. The narrow lot precludes basement window wells and therefore adding living space to the basement would violate light and ventilation and fire egress code requirements.

c. The low headroom upstairs would need to be replaced with a higher roof but to do so without affecting the hipped roof front bay. This left little room for enough usable area to make such an addition worthwhile.

2. This building has its original Cottage quality construction technology and does not in any way meet the current code. It is not comparable to buildings of a similar age - this was not intended to be a long-term domicile but rather, I believe, a secondary or low-cost home. This pervasive low-quality issue shows up in a variety of ways, in almost every inch of the building. Almost everything is minimally done - from headroom in the different spaces to minimally size rooms. A builder split two lots in to three and built, effectively, the Shetland ponies of residences – it kinda looks like a horse but don’t plan on crossing deep rivers or go on long journeys.

For example, some structural members are not just non-compliant, they also do not readily permit compliance with the building code. The building has 2x4 roof structure which would need to be expanded to 2x12 for insulation. Similarly, we believe that all the exterior bearing walls are framed in a non-compliant manner. Evidence is that a number of windows are not properly operating due to shifting of the structure and resulting gaps have substantial enough to have been plugged to prevent invasive drafts. It is possible they don’t have headers. We believe that if we were to open up the walls, we would find that a massive restructuring would be required – essentially adding a new permanent structural frame piece by piece inside the entire building to replace the existing structure. This then has its own implications – thicker walls affecting every radiator and pipe, window and door, wood trim and electrical element. There would be little if any of the original building left functioning and some alterations might be apparent from the exterior. Regardless of that, the cost would be enormous as each piece would have to be exposed and “sistered” – attaching to a more robust, custom fitting each framing member to each existing element rafter, header, beam, and stud.

3. The building currently is non-viable from a current marketplace of livability standards. The last renovation had a few years on it before most of the people involved in this project took their first breath. The biggest issues are not just the lack of luxuries like modern appliances, insulation, or fresh air. The biggest issue is that there are two small bathrooms for three modest bedrooms. If the entire layout changes through a gut rehab the best one could expect is a Master Bed and Bath, a second bedroom, and a hall bath with a kitchen, dining area / living room. As mentioned before neither the basement nor the attic are good candidates for additional square footage. Therefore, the likely scenario is a two-bedroom, two-bath home – something that the marketplace is not loudly clamoring for. It might be possible to squeeze in another bedroom however all the other spaces would be compromised and therefore they would detract from the marketability of the building.

4. The basement has significant issues. The building has clay brick foundations and a “parging” on it – a ½” to 1” thick cementitious coat on it that was probably added to reduce water and moisture infiltration. This was normal for low cost buildings like cottages of the last century. They were not expected to be around forever. The issue is that the parging trapped the water in the brick and normal freeze/thaw and condensation have left some of the bricks failing and the unseen ones in an unknown condition. We can see places where the parging has peeled away from the brick as much as 2”-3”due to outside pressure. Our expectation is that the foundations need to be repaired or replaced.
In addition, there is no real room for additional basement windows as required by light and ventilation or egress requirements of the code. A narrow lot and incursion of the existing building into the side yards precludes the use of window wells to mitigate these issues and even if possible, it would be done with some risk to tie in to brick foundations in a way that did not weaken these foundation walls of unknown integrity.

It was also determined that an Addition would not be a long-term solution for all the reasons related to above – it is unknown if the building could survive the imposition of such loads and the other changes and whether the visually top-heavy addition would effectively destroy the historical elements anyway. It would be unmarketable. Simple sketches indicated that a second-floor addition, given the limited geometry available to work with, would consist of a stair and perhaps one bedroom and bath. Not worth the cost or the design challenges.

In short – this property is not long for this world. For reasons of construction, economics, functionality, and practicality, not to mention the downward pressure on adjacent property values, it was determined by the owner’s team that the we should be working toward replacing the structure. As one contractor put it after reviewing issues of mold and water infiltration, foundation wall condition, asbestos, and lead paint that in to renovate or remodel this building in any way that “Heroics would have to be used.” Stella’s Place is unfortunately not the appropriate one to employ heroics.

SECTION C
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).

We appreciate buildings with historic significance and do not believe preservation or conservation is appropriate.

- There have been multiple opportunities to note this building as significant and it never was – first it was passed up in the original 1980 nomination and then again, a few years ago during the re-survey of Evanston.
- The elements cited are not unique to this building style, era of architectural design, historic timeline or other valuable standard.
- The elements are not individually or as a collection indicate an important development in historical or architectural history. One could argue that collectively they don’t even really go together or create a new collective or concept. This building has a front bay much like millions of other buildings and there is no context of why this one is specifically valued. No one, upon seeing it for the first time, would remark on how it is unique or clever not that it is representative of any particular style or historical period. The same can be said of the windows and the gable roof return. These are elements we see being used today and in many buildings of every decade. They are not unique and special elements that one must preserve.
- Finally, we know that the building is not a major contribution to the district – it would have been specifically added to the two categories if it were. We do not believe that the Evanston Lakeshore Historic District is either enhanced nor detracted by this particular front hipped bay, gable roof return, or 8/1 windows. These may be important elements on other buildings, but I do not believe generations of historians and architecture buffs like myself will be traveling to 548 Judson to see this building as an example of how it can best be done. It just isn’t a significant example.
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).

The building is in need of significant repair simply to prolonging the existing functionality in its current form. Originally designed as a simple cottage it does not meet most of the current zoning, building, or state codes nor, most alarmingly, the fire codes therein. The hipped front bay which the family refers to as the “porch” is settling and peeling away from the main building. It needs new foundations underneath and therefore usually we would see the replacement of the entire porch structure. Saving it would require extensive and expensive work usually reserved for truly historical and valued buildings. This would mean the windows and the gable roof would also be replaced or have to be reserved as well since all three elements cited are in the same are. The gable return also shows signs of shifting and would need to be explored as well.

Furthermore, its configuration is limiting, if an interior renovation were done to bring it into code compliance and up to contemporary standards of functionality, would result in, at best, a two-bedroom house. Estimated cost would be, for the interior gut remodel of all levels is $200,000 and another $150,000 to $200,000 for repair or replacement of exterior elements and the garage. This work includes extensive repairs to foundations, siding replacement, windows, roof, concrete paving repair, etc. These costs combined with a land value of $425,000, plus architectural and permit fees, loan costs, and landscaping creates a property cost approaching $1,000,000 for a two-bedroom home – an insurmountably high cost for a two-bedroom residence in Evanston. Recently there have been 10 two-bedroom homes sold throughout Evanston. The average sale price was $325,000. and the highest was $560,000. A renovated two-bedroom home is simply not remotely competitive. It would be a Shetland pony competing in the Kentucky Derby.

Costs to add a second-floor addition are even higher and the conditions unique to this house would result in a contorted, inefficient design. One that has all the high costs and few of the functional. In addition, it is unclear if the foundations are capable of carrying an addition without very costly repairs. To extend the analogy, an addition on this house is like using an Olympic weightlifter as the jockey on the Shetland pony in the derby. It doesn’t win the race and it leaves the pony hurt and upset.

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).

There is no scenario wherein the current property can be salvaged economically – it is not economically viable and the building is not so lovely to be championed by lovers of great buildings. It is unfortunately not an unforgettable beauty or diamond in the rough. It is therefore destined to limp into the future as the economics of a renovation become even more feasible. If that predictable future is not changed then it is destined to depress, not enhance the neighborhood or its values.

The new design brings back elements of farm style with a contemporary palette. It will enhance the neighbors, fit in with the eclectic nature of the district, match the size and features of many structures, have committed owners who will maintain and keep up the home and their fondness for landscaping. It will be a better neighbor than the current Stella’s Place. And unlike the current property, this building will comply with the zoning, building, fire and other regulations.

The added Coach house also makes the property more viable for the future. With the additional small rental income, this property has a financial element that prolongs its economic viability even further and for the neighborhood and Evanston, it makes available an affordable apartment for a person who cannot otherwise but work and live in Evanston. It is possible that a retired family member may rent the space however it is ideal for worker’s from the revitalized commercial areas nearby or a member of Northwestern University community.
MATERIALS
WHITE PAINT ON SMOOTH FINISH WOOD SIDING AND TRIM
BLACK ALUMINUM DOUBLE HUNG, AWNING, AND CASEMENT WINDOWS
BLACK PAINTED DOOR, FASCIA, AND POSTS
DARK PAVER AND BRICK STAIRS AND LANDING
6' CEDAR FENCE AND CONCRETE WALKS AND PATIO
CHARCOAL GRAY ASPHALTIC ROOF SHINGLES
WHITE ALUMINUM GUTTERS AND DOWNSPOUTS
500 BLOCK OF JUDSON NEIGHBORS
500 BLOCK OF JUDSON NEIGHBORS
Case Number: 19ZONA-0166 – 548 Judson Avenue  
R1 – Single-Family Residential | LSHD (contributing)  

Case Status/Determination: Non-Compliant

Proposal:  
New SFR; Detached Garage/Coach House; Rear-Yard Patio.

Zoning Section:  
6-6-5-4. - DAMAGE OR DESTRUCTION.

Comments: Any noncomplying structure that is damaged or destroyed, by any means not within the control of the owner thereof, to the extent of one hundred percent (100%) of the cost of replacement of such structure new, may be repaired or restored;  

Willful demolition of the existing structure is within the control of the owner. The proposal is not an in-kind restoration and the new structure must comply with all provisions of the Zoning Ordinance.

6-4-1-7. - MINIMUM LOT SIZE.(B)  

In any residential district, on a lot of record, on the effective date hereof, a single-family dwelling may be erected regardless of the size of the lot, provided all other requirements of this Code are in compliance.

The proposal does not comply with various aspects of the Zoning Code (see below).

6-8-2-7. - BUILDING LOT COVERAGE.  

Non-Compliant: The proposed building lot coverage is 38.1% where the maximum lot coverage in the R1 district is 30%. (This requires a minor variation).

6-8-2-10. - IMPERVIOUS SURFACE.  

Non-Compliant: The proposed impervious surface ratio is 58% where the maximum impervious surface ratio in the R1 district is 45%. (This requires a minor variation).

6-16 Table 16-B. – Schedule of Minimum Off-Street Parking Requirements  

Non-Compliant: Accessory Dwelling Units currently require one off-street parking space. The proposal requests two parking spaces where three are required. (This requires a major variation).

Note that the subject property is within 1500 feet of the South Boulevard CTA Station.

Additional Comments:

- This proposal necessitates demolition of a contributing property in the Lakeshore Historic District. An application for demolition and review by the Preservation Commission is required.
- A Major Work Certificate of Appropriateness Application is required for review and final determination by the Preservation Commission.
- This proposal necessitates major zoning relief.
  - The fee for Major Variations is $385.
  - Variations may or may not be granted. More information can be found in Zoning Code Section 6-3-8

Cade W. Sterling

12.06.19
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: Pending Review October 21, 2019
RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 19ZONA-0168
Purpose: Zoning Analysis without Bid Permit App
Address: 546 JUDSON AVE
District: R1
Applicant: Chris Turley
Overlay: Preservation
Phone: 8472691778
Reviewer: Cade Sterling
District: LAKESHORE

![Image of application proposal and analysis](image)

ZONING ANALYSIS

RESIDENTIAL DISTRICT CALCULATIONS

Front Porch Exception (Subtract 50%) | Pavers/Pervious Paver Exception (Subtract) | Open Parking Debit (Add 200 sqft/open space)
--- | --- | ---
Total Eligible | Total Paver Area | # Open Required Spaces
Front | | Adtn. to Bldg Lot Cov.
Front Porch | Paver Regulatory Area |
Regulatory Area |

PRINCIPAL USE AND STRUCTURE

<table>
<thead>
<tr>
<th>USE:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>RSD</td>
<td>Dwelling - SF Detached</td>
<td>Dwelling - SF Detached</td>
<td>Compliant</td>
<td></td>
</tr>
</tbody>
</table>

Comments:

Minimum Lot Width (LF):

<table>
<thead>
<tr>
<th>USE:</th>
<th>35</th>
<th>33.31</th>
<th>33.31</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Detached</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Comments: Per 6.4-1-7

Minimum Lot Area (SF):

<table>
<thead>
<tr>
<th>USE:</th>
<th>7,200 sqft</th>
<th>5664.4</th>
<th>5664.4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Detached</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Comments: Per 6.4-1-7

Dwelling Units:

<table>
<thead>
<tr>
<th>1 SFR + ADU</th>
<th>1 SFR</th>
<th>1 SFR + ADU</th>
</tr>
</thead>
<tbody>
<tr>
<td>Compliant</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Comments:

Building Lot Coverage (SF) (defined, including subtractions & additions):

<table>
<thead>
<tr>
<th>1699.32</th>
<th>2038.7</th>
<th>2158.5</th>
</tr>
</thead>
<tbody>
<tr>
<td>36.0%</td>
<td>38.1%</td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

Comments:

Impervious Surface Coverage (SF, %):

<table>
<thead>
<tr>
<th>2548.38</th>
<th>3020.4</th>
<th>3287</th>
</tr>
</thead>
<tbody>
<tr>
<td>53.25%</td>
<td>58.0%</td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

Comments:
<table>
<thead>
<tr>
<th>Accessory Structure</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rear Yard Coverage</td>
<td>40% of rear yard</td>
<td>25.0%</td>
<td>27.0%</td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Height (FT) | <35' or 2.5 stories | NA | 35' or 2.5 stories | Compliant |
| Comments:   | 27' or block average | Street: Judson Avenue |

| Front Yard(1) (FT) | 29.23 | 29.083 | Compliant |
| Direction: E      |       |       |           |

| Interior Side Yard(1) (FT) | 5 | 4.54 | 5 | Compliant |
| Direction: N         |   |     |   |           |

| Interior Side Yard(2) (FT) | 5 | 4.12 | 5 | Compliant |
| Direction: S         |   |     |   |           |

| Rear Yard (FT) | 30 | 69.3 | 75.5 | Compliant |
| Direction: W |     |      |     |           |

**ACCESSORY USE AND STRUCTURE**

<table>
<thead>
<tr>
<th>Use (1)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Districts:</td>
<td>RSD</td>
<td>Garage (Det), Coachhouse or Carport</td>
<td>Garage (Det), Coachhouse or Carport</td>
<td>No Change</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Permitted Required Yard: | Rear Yard | Rear Yard | Rear Yard | No Change |
| Comments: |          |          |          |           |

| Additional Standards: | Eaves (encroach up to 6" or 10% of yard width) | Unknown | 6" Eaves | Compliant |
| Comments: |          |          |          |           |

| Height (FT) | Flat or mansard roof 14 5/8", 20' on cornice | Unknown | 20 | Compliant |
| Comments: |          |          |          |           |

| Distance from Principal Building: | 10.00' | 44.08 | 39.5 | Compliant |
| Comments: |          |        |      |           |

| Interior Side Yard(1A) (FT) | 3 | 9 | 8 | Compliant |
| Direction: N |   |   |   |           |

| Interior Side Yard(1B) (FT) | 3 | 3.79 | 5 | Compliant |
| Direction: S |   |     |   |           |

**ACCESSORY USE AND STRUCTURE 2**

<table>
<thead>
<tr>
<th>Use(2):</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permitted Districts:</td>
<td>Standard</td>
<td>Existing</td>
<td>Proposed</td>
<td>Determination</td>
</tr>
<tr>
<td>---------------------</td>
<td>----------</td>
<td>----------</td>
<td>----------</td>
<td>--------------</td>
</tr>
<tr>
<td>RSD</td>
<td></td>
<td>None</td>
<td>Deck or Porch (raised)</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Permitted Required Yard:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rear</td>
<td></td>
<td>None</td>
<td>Rear Yard</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Interior Side Yard (A) [FT]</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direction: N</td>
<td>3</td>
<td>NA</td>
<td>5'</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

**Comments:** Rear-Yard North Lot Line

<table>
<thead>
<tr>
<th>Interior Side Yard (B) [FT]</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direction: Does Not Affect</td>
<td>3</td>
<td>NA</td>
<td>11'</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

**Comments:** Rear-Yard South Lot Line

**PARKING REQUIREMENTS**

<table>
<thead>
<tr>
<th>Use(1): Single-family Detached</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 per dwelling unit (Table 16-B)</td>
<td>2</td>
<td></td>
<td>2</td>
<td></td>
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</table>

**Comments:**

<table>
<thead>
<tr>
<th>Use(2): 1 per ADU</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>NA</td>
<td>0</td>
<td></td>
<td></td>
<td>Non-Compliant</td>
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</table>

**Comments:**

<table>
<thead>
<tr>
<th>Use(3): None</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Comments:**

<table>
<thead>
<tr>
<th>TOTAL REQUIRED: 1 detached dwelling unit + 1 per ADU</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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</thead>
<tbody>
<tr>
<td>2</td>
<td></td>
<td></td>
<td>2</td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

**Comments:**

**Access:**

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sec. 6-15-2-2</td>
<td>Alley</td>
<td>Alley</td>
<td>Compliant</td>
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</tbody>
</table>

**Comments:**

**Vertical Clearance (LF):**

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>7'</td>
<td>NA</td>
<td></td>
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**Comments:**

**Surfacing:**

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sec. 6-15-2-6 (E)</td>
<td>Hard</td>
<td>Hard</td>
<td>Compliant</td>
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**Comments:**

**Location:**

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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</thead>
<tbody>
<tr>
<td>Sec. 6-4-6-2</td>
<td>Rear-Yard</td>
<td>Rear-Yard</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

**Comments:** Rear-most 3' of rear-yard

**Garage Setback from Alley Access (FT):**

**Comments:**

**MISCELLANEOUS REQUIREMENTS**

<table>
<thead>
<tr>
<th>Requirement (1): SFR Eaves (Yard Obstructions)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>10% into required yard</td>
<td>NA</td>
<td></td>
<td>20% (1' where 6' is permitted)</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

**Comments:**
<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMMENTS AND/OR NOTES</td>
<td>Analysis Comments</td>
<td></td>
<td></td>
</tr>
<tr>
<td>RESULTS OF ANALYSIS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Results of Analysis: This Application is <strong>Non-Compliant</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Plan &amp; Appearance Review Committee approval is: <strong>Not Required</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>See attached comments and/or notes.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>[Signature]</td>
<td>12.06.19</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
1. PROPERTY

Address: 548 Judson

Permanent Identification Number(s):

PIN 1: 1111941401900000

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

2. APPLICANT

Name: Christopher Turley

Organization: Turley Architects

Address: 2225 W. Giddings Street

City, State, Zip: Chicago, Illinois 60625

Phone: Work: 847 269-1778 Home: Cell/Other: 847 269-1778

Fax: Work: Home:

E-mail: chris.turley@turleyarchitects.com

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

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

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

Name(s) or Organization: Maria Nanos and Lynn Briskin

Address: 750 Florence Street

City, State, Zip: Evanston Illinois

Phone: Work: Home: Cell/Other:

Fax: Work: Home:

E-mail: lynnbriskin@gmail.com

"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."

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."

Applicant Signature -- REQUIRED

Date
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

☐ (This) Completed and Signed Application Form
☐ Plat of Survey Date of Survey: ______________________
☐ Project Site Plan Date of Drawings: ______________________
☐ Plan or Graphic Drawings of Proposal (If needed, see notes)
☐ Non-Compliant Zoning Analysis
☐ Proof of Ownership Document Submitted: ______________________
☐ Application Fee (see zoning fees) Amount $__________ plus Deposit Fee $150

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

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

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

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

Proof of Ownership
Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents).
- Tax bill will not be accepted as Proof of Ownership.

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

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

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

A. Briefly describe the proposed project:
   Replacement of existing residence and garage with new single family residence and garage with coachhouse

B. Have you applied for a Building Permit for this project?  ☒ NO  ☐ YESAfter Historic Preservation review
   (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)

<table>
<thead>
<tr>
<th>(A) Section</th>
<th>(B) Requirement to be Varied</th>
<th>(C) Requested Variation</th>
</tr>
</thead>
<tbody>
<tr>
<td>(ex. “6-8-3-4”)</td>
<td>(ex. “requires a minimum front yard setback of 27 feet”)</td>
<td>(ex. “a front yard setback of 25.25 feet”)</td>
</tr>
</tbody>
</table>

1

6-16 table16B MIN NUMBER OF PARKING

SEE ATTACHED

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

2

6-8-2-7 BUILDING LOT COVERAGE

SEE ATTACHED

3

6-8-2-10 IMPERVIOUS SURFACE

SEE ATTACHED

6-419 YARDS

Not Applicable - 07 12-6-19

SEE ATTACHED
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?

SEE ATTACHED

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.

SEE ATTACHED

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.

SEE ATTACHED

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 §6-3-6-2, 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.

SEE ATTACHED

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

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

SEE ATTACHED

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:

   Christopher Turley, Turley Architects, 2225 W. Giddings Street, Chicago, Illinois 60625
   847 269-1778

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.)

   Maria Nanos and Lynn Briskin are private owners, see above page one.

3. List the name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number _____2_____ above, or indicated below.

   See number 2 above
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.

Not Applicable

---

**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.

Not Applicable

---

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.

Not Applicable

---

**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.

Not Applicable
MAJOR VARIATION

REQUESTED VARIATIONS

6-16 T16B MINIMUM NUMBER OF PARKING SPACES
A total of three parking spots are required for primary and accessory dwelling units (two for Single Family Residence and one for Coach house). We request a variance given proximity to the nearby public transportation and due to the narrowness of the lot to reduce this to two spaces.

6-8-2-7 BUILDING LOT COVERAGE
Maximum building lot coverage is 30%, a minor variance would be required. The building has a modest footprint and is at 38.1%.

6-8-2-10 IMPERVIOUS COVERAGE
R1 district has a maximum of 45% impervious surfaces. Original submission for Zoning Analysis had a 62.5% coverage. This was subsequently voluntarily reduced in submission to the Historic Preservation Committee to 58%. 

6-4-1-9 YARDS
The eaves have been reduced to 6” from 9” and 12” and therefore the eaves are no longer an encroachment on the side yards.

SECTION B
This lot is both a narrow and smaller lot that predates the designation of this block to the current R1 district with related limitations. As such it considerably limits the functionality of the lot within the district’s limitations.

1. Substantial Adverse Impact
For the neighbors the current property is encroaching on both neighbors to the north and south. Further the building is in near derelict conditions requiring extensive construction to demolish, repair, and/or replace the foundations, the front and rear bays, roof and siding, and all mechanical, electrical, and plumbing services. There is no scenario in which extensive construction will not occur and affect the neighbors. Further a new home increases the adjoining properties values, reduces construction time, and reduces fire and other safety risks. The neighbors would have more space between the buildings.

The impact of the current R1 designation without variance is that a building that meets current zoning and building codes combined with modest expectations on functionality cannot be built on this property. The narrowness of the lot has the effect of stretching the building and all the
spaces, thereby requiring more square footage to accomplish the goals. Exacerbating this, a smaller lot than what is required in district R1 means that there is less total buildable area that is allowed without a variance. The combination of the two makes a new building quite a hardship to accomplish if it can be done at all.

2. **Hardship**
   Without a variance this lot becomes non-viable as a property to repair or replace. Without a variance it would cost more money to develop a smaller building than nearby properties. The end result would eventually be a diminution of the value of adjoining properties. In fact, this has already begun to appear. Please see the overall composite image of the block to see the types and quality of the nearby properties. The new structure would be comparable to these buildings, not odd elements on the street.

3. **Additional Income**
   This property is not being built for additional income. It is being designed for the use of the owners who will occupy the building after construction. A coach house above the garage assists in the long-term financial health of the property which, being on a smaller lot, suffers from reduced property values and salability.

4. **Difficulty or Hardship not self-created**
   This issue preceded the owner's taking possession from a deceased family member. The family member has not improved the property for several decades and it is therefore in poor shape requiring extensive work for repairs and additions for functionality that exceeds the cost of a new construction.

5. **Alternatives Considered**
   Many options were considered. Repairing the current building would not have the same functionality and elements found elsewhere on the block and would require an addition to accomplish these elements. Further the repair cost would be substantial — the basement foundation would need to be replaced, most of the framing is non-compliant, and the entire bays on the front and rear would need to be replaced as would roofs, windows and doors, siding, and all MEP. The building is non-compliant with almost any components of the zoning or building code and it encroaches on its neighbors. Specifically, the following were considered:
   1. **A repair of the building without an addition**
      This was rejected as the building would require such extensive work as to be non-viable as a two bedroom, two bathroom house. This house would result in unsalable home in the future when it did end up on the market. The house currently is an eyesore and nearly a derelict property.
   2. **Repair of existing house with a second floor addition.**
      This was rejected because the repairs would be as noted above and an addition would render a house so altered from the present that there would be little left of the original. In addition, it would continue to encroach on the neighbors, as it currently does, to the South and North and therefore require more variances. The cost would be prohibitive with no real value to the owners or neighbors and would likely detract from their properties.
3. Do Nothing and Sell
In review of current competitive properties this house is in near derelict condition and requires much work by any new owners and therefore the same issues will result in a variance request. Prospective buyers have many other, nicer options in Evanston for small two bedroom homes that would be considerably less expensive (less than half) than this property.

4. Replace the existing
This was the only viable solution. It develops a solution in which the property can become a vital and sustainable contribution to the neighborhood and the city. Even so efforts were made to combine functions such as the separate rooms in to one Living Room-Dining Room-Kitchen in to one space and to move other functions from the first floor into the basement to reduce the footprint of the structure.

This new building would have the updated fire code compliance for safety of the neighborhood, it would enhance the housing stock and therefore the neighborhood’s value, it would have the latest functionality that tomorrow’s family’s demand, and it would have the financial sustainability to take it in to the next century.
A. GENERAL INFORMATION

1. What projects are eligible for a Major Variation?

Property Owners may apply for a Major Variation from the following zoning regulations:

1. Yards and setbacks
2. Height
3. Lot size, width and depth (including flag lots).
4. Lot coverage including impervious surface and/or floor area ratio
5. Off street parking and loading
6. Home occupations. (Ord. 115-0-04)

2. Who can submit an application?

The applicant must either own, lease, or have legal or equitable interest in the subject property, or must be the representative of such a person. All persons or parties which have an ownership interest in the affected properties must be identified and must sign the application. The Property Owner(s) may, at their discretion, designate another person as Applicant to act on their behalf in processing this application. In that case, the designated Applicant will be considered the primary contact, until the application is closed or the Property Owner changes the designated Applicant by contacting the Zoning Office in writing. Standing (§6-3-8-4):

3. How do I submit an application?

Applications must be submitted in person to the Zoning Office, City of Evanston, Civic Center Room 3700, 2100 Ridge Avenue. Our office hours are Monday through Friday (excluding Holidays) from 8:30am until 5:00pm. Evanston.

Applications must be complete, including all required documentation and fee. Applications are not accepted by mail or e-mail. Application materials cannot be returned.

4. What forms of payment are accepted?

Cash, Credit Card, Check.

5. Can I withdraw my application? Will my fee be returned?

Yes, an application may be withdrawn any time prior to the final publication of the ZBA Agenda (the Friday before the hearing). If the newspaper notice has not been published or mailed notices sent out, a full refund is general granted. If this has occurred, only the $150 transcript deposit is returned.

6. Who has access to my application materials?

The application is a public document, and as such, may be reviewed by the general public upon request.

B. INFORMATION ABOUT MAJOR VARIATIONS

1. What is the timeframe?

The approximate time from when the Zoning Division receives a completed Major Variation application to when the applicant can reasonably expect a decision on that application is 30 -40 days.
2. What is the Process?

- Upon receipt of a complete application, the Zoning Department contacts the applicant via phone and with a letter detailing the next steps in the process
- The City publishes a notice of the hearing in a locally circulating newspaper, generally the Evanston Review, between 15 and 30 working days prior to a hearing;
- The City posts a sign announcing the date of the Zoning Board of Appeals hearing on the subject property no less than 10 working days before the hearing date;
- The City must mail notification of the public hearing and an overview of the proposed application to all properties that are within 500' of any point on the subject property;
- The project is heard before the Site Plan Appearance and Review Committee (SPAARC). This committee provides a recommendation to the Zoning Board of Appeals. This committee is made up of representatives from City departments such as Building, Police, Fire and Preservation. A representative of your project must attend. The committee meets every Wednesday at 2:30 at the Civic Center, room 2404.
- The Zoning Board of Appeals is a City Board made up of 7 members. You will present your case to the Board, who in turn will ask you questions to assist in their deliberation. Further, anyone in opposition may present their case and ask questions of you (as you may to them). It takes 4 yes votes to approve a submitted application.
- The City encourages all applicants to discuss their proposal with their neighbors prior to the public hearing.

3. What standards are used to decide? (§6-3-8-12(A)):

To grant a major variance, the Zoning Board of Appeals must find that the request meets the following 7 standards:

1. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties.
2. The requested variation is in keeping with the intent of the zoning ordinance.
3. The alleged hardship or practical difficulty is peculiar to the property.
4. 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.
5. (a) The purpose of the variation is not based exclusively upon a desire to extract additional 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 on final jurisdiction under section 6-3-8-2 of this chapter, 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 section 6-3-6-3 of this chapter.
6. The alleged difficulty or hardship has not been created by any person having an interest in the property.
7. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Zoning Board of Appeals issues its decision or recommendation to the City Council regarding said variation.

4. Can I Appeal?

An applicant may appeal the decision of the Zoning Board of Appeals to the Illinois Circuit Court. (§6-3-8-6(E)):
## City of EVANSTON

**LAKESHORE HISTORIC DISTRICT RE-SURVEY**

**PHASE I**

<table>
<thead>
<tr>
<th>BEGINNING STREET #</th>
<th>548</th>
</tr>
</thead>
<tbody>
<tr>
<td>END STREET #</td>
<td></td>
</tr>
<tr>
<td>STREET # SUFFIX</td>
<td>-</td>
</tr>
<tr>
<td>STREET NAME</td>
<td>JUDSON</td>
</tr>
<tr>
<td>SUFFIX</td>
<td>AVENUE</td>
</tr>
<tr>
<td>PIN</td>
<td>11-19-414-019-0000</td>
</tr>
</tbody>
</table>

### LOCAL

- **WITHIN LOCAL DISTRICT?** LAKESHORE
- **LOCAL DISTRICT CONTRIB/NON-CONTRIB?** C
- **LOCAL LANDMARK?** NO
- **LOCAL LANDMARK ELIGIBLE?** NO
- **CRITERIA:**

### NATIONAL REGISTER

- **WITHIN NR DISTRICT?** LAKESHORE
- **NR DISTRICT CONTRIB/NON-CONTRIB?** C
- **NR LANDMARK?** NO
- **NR ELIGIBLE?** NO
- **CRITERIA:**

### GENERAL INFORMATION

- **CATEGORY** Building
- **CONDITION** Good
- **INTEGRITY** Minor alterations

### ARCHITECTURAL DESCRIPTION

- **ARCHITECTURAL CLASSIFICATION** Bungalow
- **DETAILS**
- **CONSTRUCTION YEAR** 1922
- **OTHER YEAR**
- **DATESOURCE** Building permit
- **WALL MATERIAL (current)** Wood
- **WALL MATERIAL 2 (current)**
- **PLAN** Irregular
- **NO OF STORIES** 1.5
- **SIGNIFICANCE**
- **HISTORIC FEATURES** Side gable roof with cornice returns; 1-story hipped front bay, with entry along north elevation; historic 8/1 wood windows

### PHOTO ID

- **PHOTO ID** Images\11-19-414-019-0000.jpg

### PREVIOUSLY SURVEYED?

- **PREVIOUSLY SURVEYED?**

### GENERAL INFORMATION

- **CURRENT USE** Domestic - single dwelling
- **HISTORIC USE** Domestic - single dwelling
- **SECONDARY STRUCTURE** Detached garage
- **NRSECOND** C

### SIGNIFICANCE

**SIGNIFICANCE**

**HISTORIC FEATURES**

### GENERAL INFORMATION

- **ARCFITURE CLASSIFICATION** Bungalow
- **DETAILS**
- **CONSTRUCTION YEAR** 1922
- **OTHER YEAR**
- **DATESOURCE** Building permit
- **WALL MATERIAL (current)** Wood
- **WALL MATERIAL 2 (current)**
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### GENERAL INFORMATION

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City of EVANSTON  
LAKESHORE HISTORIC DISTRICT RE-SURVEY  
PHASE I

ADDRESS  
548 - JUDSON AVENUE

ALTERATIONS  
Front entry steps and railings replaced (1964); north side entry steps and railings also replaced (1964)

HISTORIC INFORMATION

OLD ADDRESS  
(city dir.year) -

BUILDING MOVED?  
No

MOVED FROM  
-

ORIGINAL OWNER  
Ross, Henry J, Chicago

ORIGINAL ARCHITECT  
Ross, Henry J ("owner")

ARCHITECT SOURCE  
BP9465

ARCHITECT  
Ross, Henry J

SURVEYOR  
Lara Ramsey

SURVEYOR ORGANIZATION  
GRANACKI HISTORIC CONSULTANTS

SURVEY DATE  
3/1/2011

Historic Info Compiler  
aoe

ADDITIONAL PHOTOGRAPHS

PHOTO ID2  
 Images\11-19-414-019-0000-2.jpg

PHOTO ID3  
-
### CITY OF EVANSTON LAKESHORE HISTORIC DISTRICT RE-SURVEY
#### PHASE I

### PERMIT/HISTORIC INFORMATION

**CURRENT ADDRESS**

| 548 | - | JUDSON AVENUE |

**OLD ADDRESS**

(city dir.year)

- 

**DATE OF CONSTRUCTION**

1922

### MOVING INFORMATION

**BUILDING MOVED?**  No

**MOVING PERMIT #**

- 

**DATE**

- 

**MOVED FROM**

- 

### ORIGINAL PERMIT INFORMATION

**BLDG PERMIT #**

9465

**DATE**

1922.02.06

**BUILDING PERMIT DESCRIPTION**

1-story frame bungalow 24'4"x60'x21'

**COST**

$6300

**ORIGINAL OWNER**

Ross, Henry J, Chicago

**ORIGINAL OWNER OCCUPIED?**

No (1922EvD & 1925EvD)

**ORIGINAL ARCHITECT**

Ross, Henry J ("owner")

**ARCHITECT SOURCE**

BP9465

**BUILDER**

Ross, Henry J

**EXTERIOR ALTERATION PERMITS**

BP36824 1964.06.02 rebuild 1-story porch $1600 o:Dr Elizabeth A McGrew; contr Lannonroc Corp of America.

**OTHER PERMIT INFO**

BP37950 1966.11.03 1-story 2-car frame garage $1300 owner Dr Elizabeth R McGrew 548 Judson contr Edwin Rose Chicago.

**HISTORIC INFO COMPILER**

aoe

**HISTORIC INFO**

Same as 546 Judson av. Henry J Ross was a developer who built several nearby houses.

**OTHER SOURCES**

ELHD # n/a.

**COA INFO**

-

**DATE OF CONSTRUCTION**

1922

**PRIMARY KEY**

11-19-414-019-0000
Regarding 548 Judson Ve. App # 19PRES-0262
1 message

rosaliefreepac@aol.com <rosaliefreepac@aol.com>       Tue, Dec 3, 2019 at 1:56 PM
To: cruz@cityofevanston.org

Hello Carlos,

Thank you for your help in answering our questions. It is good to have a thoughtful, knowledgeable person, like yourself, to call on in these kinds of situations.

All the best,
Geri Shapiro

To the Members of the Preservation Commission

The Preservation Commission is scheduled to consider the application for a Certificate of Appropriateness regarding 548 Judson Ve. App # 19PRES-0262 on December 10, 2019.

As the owner and occupant for the past 47 years of 546 Judson, which is the house directly to the south of the subject property, I am opposed to the demolition of the existing house at 548 Judson and also to the construction of the proposed non-compliant house to replace it. My opposition is based on the proposal's departure from the goals of the Lakeshore Historic District and also from the requirements of the Zoning regulations, principally 6-4-1-7.

The demolition of the house at 548 Judson, Evanston, Illinois.

The subject house, located on a block within the Lakeshore Historic District, is situated in the center of three identically constructed, small-scale, free standing 1930's wood frame structures that stand in the middle of the block. The demolition of 548 Judson would undermine the architectural integrity of this trio of houses and, consequently, would be in opposition to the goals of the historic district.

During the past years, the interiors of the two adjacent houses to the north and south of the subject house had been substantially renovated and, while the subject property had not undergone renovation, it was preserved until the time of the owner's death two years ago when, for the most part, it appeared to be no longer inhabited, with minimal attention given to the outside.

While no houses on the block have ever been demolished, other houses, including 534, 543, 604, 605 etc., have been renovated without departing from the goals of the Lakeshore Historic District. Historical records reveal that since the establishment of the historic district, only four houses in the entire district have been demolished.

As an alternative to demolition and the subsequent new construction, 548 Judson could be renovated without interfering with the context and architectural integrity of the trio of houses that represent a distinctive section of the landmark block.

In my opinion, the demolition would establish an unfortunate precedent that could open the possibility to future new out-of-scale, out-of-character district-wide structures that would undermine the goals of the historic district as the district's physical context undergoes change.

The house that is proposed to replace 548 Judson.

If the Landmarks Preservation Commission denies the application to demolish the house, its consideration of the non-compliant structure would obviously not occur.

However, my review of the non-compliant house proposed to replace the existing house indicates that there wasn't any reasonable attempt to design the proposed house to resemble the size and character of the two adjacent houses. On the contrary, as the proposal indicates, the new two-story wood frame single family residence with a two car garage is non-compliant with at least four provisions of the Zoning regulations (6-8-2-7). The proposed construction would result...
in a greatly out-of-scale, out-of-character structure that would dwarf the two adjacent structures and eliminate the line of three identically constructed residences in the middle of the block. Consequently, the construction would serve to undermine the architectural integrity of the block and thus, in fact, the underlying historic district.

Basically, the replacement structure exceeds the provisions of the Zoning regulations with regard to the requirements governing the lot coverage, the rear yard, the eaves, the sidewalk and patio separation etc. As a consequence, not only would the structure be too bulky for the size of the subject lot, but it also would be the only building of its type on the block. Finally, the structure's out-of-context and out-of-scale design would be apparent to walkers by and evident to the eye to see.

Sincerely,

Geraldine Shapiro
546 Judson
Evanston, Ill. 60202
548 Judson Avenue
1 message

Kent A. Marthaler &lt;kent.marthaler@gmail.com&gt; To: Preservation Coordinator Evansto &lt;cruiz@cityofevanston.org&gt; Wed, Dec 4, 2019 at 3:49 PM

According to the postcard entitled "PUBLIC NOTICE OF A MEETING" regarding the above referenced property, the three(3) charming, single-family, one-story homes currently in place (see attached photo) are in danger of being dwarfed by a poorly designed, oversized structure on the middle lot. This includes demolition of the middle house, which appears to be perfectly habitable.

![Image of the three homes](image)

Approval of this proposal is not in accordance with the purpose of the "Lakeshore Historic District's" responsibility. It does not seem justified that such a proposed structure should be granted 3 zoning and 2 major design variations:

1. Minimum lot size.
2. Building lot coverage.
3. Impervious surfaces.
4. Eave Width.
5. 3-Foot Side Yard Set Back.

In addition, the design presented on the postcard is not compatible with the character of our Historic District. Please preserve our Historic District.

Kent & Jan Marthaler
530 Judson Avenue (Owners/occupants for 46 years)
Evanston, Illinois 60202
847-491-0549
Cell 224-558-3883