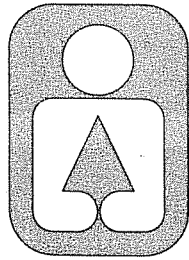


Illinois



Department of Conservation

life and land together

LINCOLN TOWER PLAZA • 524 SOUTH SECOND STREET • SPRINGFIELD 62706

CHICAGO OFFICE - ROOM 100, 160 NO. LASALLE 60601

David Kenney, Director • James C. Helfrich, Assistant Director

April 10, 1984

Site: Suburban Apartment Bldgs.
in Evanston TR
940-50 Michigan Ave.

Date: March 15, 1984

Charles E. Seeler
942 Michigan Ave.
Evanston, IL 60202

Dear Mr. Seeler:

This letter is to notify you that the place named above was entered in the National Register of Historic Places on the date listed above.

If you have any questions concerning this, please feel free to contact me.

Sincerely,

Keith A. Sculle
National Register Coordinator

KAS:ra



STATEMENT OF SIGNIFICANCE

This building was designed by an Evanston architect active in producing buildings of this type. It rises three stories above an English basement and makes excellent use of its corner site. Facing the corner with a narrow gap beyond a small forecourt and giving way through rounded corners, it opens onto a sunken court with three columnar entrances leading into the apartment tier lobbies. Mainly brick, it has limestone sills and quoins and, in the parapet, coping stones, urns, and carved swags. Thoroughly Georgian, the fenestration clearly reveals the internal distinction between the more private and the more public uses of the apartment spaces, with smaller, isolated windows for the former and groups of French windows with segmental arched heads and decorative fanlights for the latter. The building has excellent integrity.

CRITERIA FOR DETERMINING EVANSTON LANDMARKS

In making decisions about which sites qualify as Evanston Landmarks, which do not, and which are eligible for national recognition, the Preservation Commission must deal with the age of structures, verifiable facts; events, people and structures with associative value; integrity of the site; and integrity of design.

In order to be designated an Evanston Landmark, a structure must be at least 25 years old and must meet one or more of the following criteria:

Criteria of Historical Importance

- H1 Exemplify the cultural, political, economic, or social heritage of Evanston; or,
- H2. Be the site of an historic event 25 years in the past; or,
- H3 Be associated with a nationally, regionally, or locally prominent person or organization; deceased 25 years.

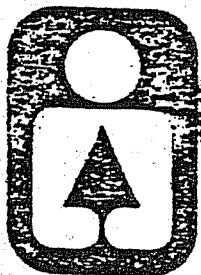
When a person or event of national or international significance, or which has an undeniably important place in Evanston history becomes associated with a structure or place which is in clear and present danger of radical alteration or demolition, the 25-year limit may be waived.

Criteria of Architectural Importance

- A4 Exhibit a high quality of architectural design without regard to the time built or historic associations; or,
- A5 Exemplify the work of a nationally or internationally known architect, or major local architect or master builder; or,
- A6 Exhibit a high quality of architectural design that is the result of a change or a series of changes to an original structure; or,
- A7 Exemplify an architectural style, construction technique or building type once common in the city; or,
- 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; or,
- A9 Be selected for inclusion on the 1972 Illinois Historic Structures Survey.

In addition, certain places which have long provided an established and familiar visual feature in Evanston by virtue of their unique location, distinctive physical characteristics or historical association, may be designated Evanston Landmarks.

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THE NATIONAL REGISTER OF HISTORIC PLACES

HISTORIC DISTRICTS

Thank you for the chance, at this preliminary stage, to explain the proposed listing of this historic district in the National Register of Historic Places. Hopefully, this paper will answer many of your questions, but if you have questions, please contact:

Keith A. Sculle
405 East Washington Street
Springfield, Illinois 62706
217/782-3340

In Illinois the Department of Conservation (DOC) officially administers our state's participation in the National Register program. Since the program began in Illinois 11 years ago, 582 places, including 80 historic districts with many structures, have been listed.

By listing a place in the National Register, the place is officially noted by the federal government as a place of architectural, historical, or archaeological importance in the nation's past and deserving of recognition and protection in the future.

IMPACT OF THE HISTORIC DISTRICT--WHAT IT DOES:

Protection from federal undertakings: If a federally funded, licensed, or assisted project--such as a "high-rise" or highway--dictates the destruction or has a negative impact on the environment of a National Register place, that project is reviewed by the project agency and the DOC to determine a way to avoid the threat. Review does not guarantee that an alternative will be arranged, but it does guarantee that a second and careful look will be taken in order that an avoidable threat does not occur.

Grants-in-Aid: Grants are available to restore, adaptively reuse, or plan for the preservation of National Register places. Lately the decline of total grant money available has resulted

in an emphasis on planning grants before restoration or adaptive reuse grants to individuals, but individuals should not overlook the opportunity to receive one of the restoration or adaptive reuse grants which are still given. Adaptive reuse means re-making a structure for some purpose other than its original one yet retaining its essential historical character.

Federal income tax incentives and disincentives: These apply only to income-producing properties, not to owner occupied single family dwellings.

xx not us

Incentives: If an owner restores or adaptively reuses a National Register place, the owner can be eligible for a 25% tax credit on the amount expended in addition to a 15 year depreciation period.

Disincentives: If an owner destroys a National Register place, the owner cannot subtract the demolition costs from his earnings.

Loans: Loans to restore or adaptively reuse National Register places can be obtained through regular lending institutions or as parts of block grants to planning agencies.

to us?

IMPACT OF THE HISTORIC DISTRICT--WHAT IT DOES NOT DO:

Dictate maintenance from some historic period:

No obligations are placed on the owner of a National Register place. The owner can do whatever he or she wishes to the place, including destroy it, without intervention from the DOC or anyone associated with the National Register.

The National Register is a set of incentives from which you may choose if you are considering restoration or adaptive reuse. The National Register is not a set of legally binding "do's and don'ts" demanding an older building with all its inconveniences be clamped on its present owners.

WHAT ARE THE STEPS IN THE LISTING PROCESS?

Preliminary--Research and Public Discussion

Listing a place in the National Register takes four steps. We are in the first step, the preliminary stage of research into the history of the area and public discussion, with people like yourselves, regarding the meaning of the program.

A general notification of the proposed listing will be printed

in a newspaper of local circulation between 30 and 75 days before the state review board meeting referred to below in step 2. If an owner in the proposed historic district opposes listing his property after this general notification, then the owner should forward a notarized letter stating he or she is the owner of record and opposes listing the property in the National Register. The notarized letter should be sent to:

Keith A. Sculle
National Register Coordinator
Illinois Department of Conservation
405 East Washington Street
Springfield, Illinois 62706

If such letters are received from a majority of the owners of properties in the proposed historic district then the historic district will not be listed. The nomination will, however, continue through the three review stages.

State Review Board

The second step in the listing process will occur when the Illinois Historic Sites Advisory Council (IHSAC) meets to examine the nomination form and advise whether the historic district should be listed in the National Register. Opponents and proponents are welcome to be heard at the meeting, according to the guidelines for such participation.

The IHSAC is a 15-member board comprised of architects, architectural historians, historians, archaeologists, other academic disciplines involved with historic preservation and citizen advocates of historic preservation. Appointed by the State Historic Preservation Officer, who is the Director of the DOC, the IHSAC meets four times each year to recommend to the Director whether places should be listed in the National Register. Approximately 15-20 other places will be considered at the same meeting as this historic district.

Nomination

If the IHSAC recommends that the historic district, as presented in the nomination form, be listed in the National Register, the State Historic Preservation Officer (SHPO) considers the recommendation, including all statements received regarding listing, and nominates or refuses to nominate the place in the nomination form.

Final Step--Listing

If the SHPO nominates the place in question, the nomination form will be sent to the Keeper of the National Register, National Park Service, Department of the Interior, who exercises the final

authority to list the place in question. The Keeper and his staff will receive all the materials received and approved by the SHPO as well as all statements received regarding the proposed listing that were received by the DOC.

If further documentation is not required or some other unforeseen condition does not arise and the Keeper of the National Register approves the nomination, then the historic district as described in the nomination form will be listed in the National Register.

If a majority of property owners in the district have objected to the listing of the historic district, the Keeper of the National Register will review the materials and make a determination of eligibility for the National Register. Properties determined eligible for listing are provided the same limited protection from federal projects, but are not eligible for the rehabilitation tax credit or other preservation incentives. If, at some future date, a majority of property owners remove their objections, the district will be entered into the National Register.

The DOC knows you understand the historic character of your homes, hopes you will appreciate the non-obligatory incentives for preservation offered by the National Register, and can take advantage of those incentives.

(May, 1982)