EVANSTON PRESERVATION COMMISSION
Tuesday, July 18, 2017, 7:00 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. OLD BUSINESS


B. 2014 Orrington Av. (NEHD) – Dov Hillel Klein, applicant. Exterior remodeling for ADA accessibility; partial 3rd floor/attic addition; updated front and rear facades; new elevator for ADA accessibility. Requires Zoning Variations: 6-8-2-4 special use permit for a religious institution required due to increase in building/impact 6-8-2-9-A Maximum height permitted is 35’ to peak or 2.5 stories, whichever is less Proposed height 35’ to peak of roof (excluding front parapet and elevator overrun) However, knee-wall exceeds 3’ and therefore constitutes a full 3rd story 6-18-3 Exterior knee-walls shall not exceed three (3) feet in height. 6-8-2-8-B-3 15’ interior side yard setbacks required for non-residential structure Propose 5.4’ north interior side yard setback and 9.5’ south interior side yard setback 6-4-1-9-A-3 Block average’s front yard setback (to house facades, not porches) is 34’ Proposed front yard setback 26.9’ (extending higher than existing) Applicable standards: [Alteration] 1-10; [Construction] 1-16; [Demolition] 1-5; [Zoning Variation] A and C. – [To be continued to August 15, 2017]

3. NEW BUSINESS

A. 1251 Lakeshore Blvd. (LSHD) – Shane Cary, applicant. This is a City of Evanston project. The existing exterior windows are replacement windows which were installed in 2003. The proposed replacement windows to be installed are Marvin aluminum clad wood windows. Commission’s role per Preservation Ordinance section 2-8-3 (G) Powers and Duties 23. To review and comment to the appropriate department or agency concerning City projects or activities affecting landmarks or districts or areas, properties, structures, sites or objects eligible for designation as landmarks or districts. Applicable standards: [Alteration] 1-10.


D. 1210 Michigan Av. (L/LSHD) – Catherine Brinson, Applicant. Construct a new 20’x20’ detached garage at the rear of the property. The garage will have a gable roof with 12” overhangs, asphalt shingle roof, LP Smartsiding (color to match house), and wood single-hung windows. The roof
pitch of the garage will be 10/12 to match the house roof. Applicable standards: [Construction] 1-5, 7, 8, 10-13, and 16.

E. 1224 Dempster St. (RHD) – Isamu Kimura, applicant. On west façade: demolition of existing concrete entrance stairs; raise platform and railings. Construct a roofed entry and an accessible concrete ramp and railings; new concrete entrance stair with handrail; new raised planting bed; reconfigured concrete landing; new canopy roof attached to existing façade; new entrance doors at existing door opening. New sidewalk paving with security bollards and re-stripping of existing parking lot. Closing of existing north entrance to the building, including removal of existing doors and replacement with new window and compatible stone infill. Requires Zoning variance 6-8-2-7. Maximum allowed building lot coverage is 30% (existing is 31.4%); proposed 32.3% building lot coverage. Applicable standards: [Alteration] 1-10; [Construction] 1, 3, 5-8, 10, and 12-15, [Demolition] 1-5.

4. APPROVAL OF MEETING MINUTES of May 16, and June 20, 2017.

5. COMMITTEE REPORTS (Working Groups)
   A. Preservation Ordinance Review / Rules and Procedures Subcommittee
      - Update.
      - Setting date and time for next meeting

6. VOLUNTEER REPORTS
   A. Design Guidelines Volunteers - Update

7. STAFF REPORTS
   A. 2771 Crawford Avenue – Nomination for Listing in the National Register (update)
   B. 2017 Preservation & Design Awards – July 24, 2017 Awards Presentation (update)
   C. CMAP Workshop – June 27, 2017 (update)
   D. The NACP Forum 2018 - Des Moines, Iowa, July 18-22, 2018
   E. National Preservation Conference (NTHP) - Chicago, November 14-17, 2017

8. DISCUSSION (No vote will be taken)
   A. Future Preservation Commission meetings in 2018

9. ADJOURNMENT

Next Meeting: TUESDAY, August 15, 2017 at 7:00 P.M. (Subject to change)