AGENDA
Preservation Commission
Tuesday, October 11, 2022
Lorraine H. Morton Civic Center 7:00 PM

1. CALL TO ORDER/DECLARATION OF A QUORUM

2. NEW BUSINESS

A. **1334 Asbury Avenue – Landmark - Ridge Historic District – 22PRES-0189** 3 - 29

Paul Dovydaitis, owner and applicant, submits for a Certificate of Appropriateness to alter the homes fenestration at the north and west elevations; remove an ancillary chimney to the roofline; infill the partially enclosed recessed porch at the homes west elevation, and construct a wood-frame deck at the homes rear-volume.

Applicable Standards: Alteration [1-10]; Construction [1-5; 7, 10, and 12-13]

0. Project Description
1. 1334_Asbury_Staff_Report
2. 1334_Asbury_COA_Application
3. 1334_Asbury_Drawings
4. 1334_Asbury_Photos
5. 1334_Asbury_Significance_Statement

B. **1215 Judson Avenue – Lakeshore Historic District – 22PRES-0187** 30 - 64

Studio Talo Architects, applicant, submit for a Certificate of Appropriateness to construct a single-story addition and open deck at the rear-volume of the residence.

Applicable Standards: Alteration [1-10]; Construction [1-5; 7-8; and, 10-15]

0. Project Description
1. 1215_Judson_Staff_Report
2. 1215_Judson_Application+Drawings
3. 1215_Judson_Survey_Sheet

C. **1453 Maple Avenue – Landmark – 22PRES-0173** 65 - 176

Myefski Architects, applicant, requests a Certificate of Appropriateness to alter the structures south, north, and east elevations fenestration, construct a single-story trash enclosure at the east elevation, construct an accessible lift at the west elevation, and install rooftop mechanicals on the northeast corners rear-most 30’.

The applicant further requests the following Major Zoning Variations to complete adaptive use to multi-family residential: 24 dwelling units where 14 are permitted (Zoning Code Section 6-8-8-4); a rear-yard setback of 0’ where 25’ is required and 7.5’ is the existing legally non-conforming condition (Zoning Code Section 6-8-8-7); and, 10 leased off-street parking spaces or a parking ratio of .275 per bed where 19 spaces or a parking ratio of .55 per bed is required (Zoning Code Section 6-16-3-5, Table 16-B).
Applicable Standards: Alteration [1-10]; and Construction [1-8, and; 10-15]

1. 1453_Maple_Staff_Report
2. 1453_Maple_COA_Application
3. 1453_Maple_MajorVariation_Application
4. 22ZONA-0140 - 1453_Maple - SUMMARY
5. 1453_Maple_Presentation
6. 1453_Maple_Full_Drawings
7. 1453_Maple_Significance_Statement
8. 1453_Maple_Survey Sheet
9. 1453_Maple_Site_Photos
10. 1453_Maple_Interior_Photos

3. APPROVAL OF MEETING MINUTES

A. **Minutes of September 13, 2022** 177 - 180
20220913_HPC_Minutes_DRAFT

4. STAFF REPORTS

A. **Legacy Business Program**
Staff shall provide an update on the City's Legacy Business Pilot Program.

B. **Downtown Heritage Resource Survey**
Staff shall provide an update on the Downtown Heritage Resource Survey and outline next steps.

C. **Heritage Resource Design Manual**
Staff shall provide a presentation and overview of the draft Heritage Resource Design Manual to date as well as a schedule for reconvening a subcommittee to review and finalize a draft document.

5. DISCUSSION

A. **Preserve 2040 - Preservation Commission Long-Range Work Plan** 181 - 216
Staff proposes additional review and discussion of the Preserve 2040 plan.

Preserve 2040_DRAFT

6. ADJOURNMENT

Order & Agenda Items are subject to change. *Information about the Preservation Commission is available at: www.cityofevanston.org/preservation Questions can be directed to Cade W. Sterling at 847-448-8231 or at csterling@cityofevanston.org .*

1334 Asbury Avenue – Landmark
Ridge Historic District – 22PRES-0189

Paul Dovydaitis, owner and applicant, submits for a Certificate of Appropriateness to alter the homes fenestration at the north and west elevations; remove an ancillary chimney to the roofline; infill the partially enclosed recessed porch at the homes west elevation, and construct a wood-frame deck at the homes rear-volume.

Applicable Standards: Alteration [1-10]; and Construction [1-5; 7, 10, and 12-13]

STAFF REPORT

To: Members of the Preservation Commission

From: Cade W. Sterling, Planner

Subject: 1334 Asbury Avenue – 22PRES-0189

Date: October 3, 2022

Public Notice

1334 Asbury Avenue – Landmark - Ridge Historic District – 22PRES-0189
Paul Dovydaitis, owner and applicant, submits for a Certificate of Appropriateness to alter the homes fenestration at the north and west elevations; remove an ancillary chimney to the roofline; infill the partially enclosed recessed porch at the homes west elevation, and construct a wood-frame deck at the homes rear-volume.

Applicable Standards: Alteration [1-10]; and Construction [1-5; 7, 10, and 12-13]

Construction Period:
1895

Style:
Queen Anne

Architect of Record:
Stephen A. Jennings

Condition:
Good

Integrity:
Fair (Historic alterations and non-sympathetic additions).

Status:
Landmark Designated; Contributing

Setting:
Located in the west central portion of the Ridge Historic District on the southwest corner of Asbury Avenue and Greenwood Street, 1334 Asbury Avenue is a two-and-one-half story Queen Anne styled home constructed in 1895 with substantial alterations undertaken in 1915 and subsequent circa 1990 large additions completed to the rear. Surrounding properties are an eclectic mix of early high-style homes including Italianate, Queen Anne,

and Tudor Revival homes. The block as well as surrounding blocks, retains excellent integrity and a high concentration of Landmark homes.

Significance:

The original core of this structure is a nearly cubic frame box with a cross-gable roof and polygonal bay on the north end of the front façade’s second floor. The surviving original surface is in the shingled gable with its flare at the base and across the lintel level of the triple window.

Alterations include stucco over original cladding. Hip-roofed dormer on the south side (1908), front porch with shed roof and columns replacing original (1915), and large two and one-story rear additions with at-grade conservatory (circa 1990). Despite the alterations above, the home retains fair integrity particularly as viewed from the street corner.

Stephen A. Jennings (1857-1930) was born in Chicago and educated at the University of Illinois. Jennings was a prolific architect of Queen Anne and other Victorian and Classical Revival-styled homes, flats, and other buildings in Evanston and throughout Chicago’s neighborhoods during the latter half of the 19^{th} century and early 20^{th} century. His main body of work in Evanston which includes the notable Shingle-styled row houses at 1401-1407 Elmwood (1890) occurred between 1885 and 1897 before he left to start a new practice in Seattle. Jennings would later move to Detroit to continue his work. Jennings most notable work in Evanston is likely St. Mary’s Roman Catholic Church at 1012 Lake Street (1891). He would die in Gross Pointe, Michigan in 1930.

The Queen Anne style prevailed as the most dominant Victorian domestic architectural style during the last two decades of the 19^{th} Century. Queen Anne homes, cottages, and even commercial buildings are found in almost every state from the Atlantic to the Mississippi River, southward to Texas, and west across the Rocky Mountain region to California. The style was first practiced during the mid to late 1800s by a group of English architects led by Richard Norman Shaw who borrowed heavily from earlier Medieval English and Elizabethan vernacular models of residential architecture, often incorporating design features such as half-timbering, projecting gables and massive chimneys. The first American interpretations of the Queen Anne style along the eastern seaboard were later popularized by the proliferation of pattern books and the ready manufacture and distribution of pre-cut materials and architectural features.

In the Midwest, including in Evanston, the majority of Queen Anne homes were constructed in wood clapboard on the first and second floors and wood shingles in the upper floors gables and projecting bays. Wide wood bandboards or trim were also used to mark the change in materials from wood clapboard to wood shingles. In form, many Queen Anne homes were often asymmetrical with steeply pitched, cross-gabled roofs incorporating projecting gables ornamented in shingling patterns or gable trusses. Later Queen Anne homes were built in the Foursquare form with side-gabled roofs. Other Queen Anne’s have cylinder towers and bays that rise through the roof line, recessed balconies and chimneys with corbelled masonry patterns. Perhaps the most notable feature of Queen Anne residences is their elaborate porches that were constructed with the house – porches with elaborate spindle work, balusters, and pediments with stick or shingle work.

Proposal:
The applicant proposes alterations to the homes exterior driven by an interior remodel of the first-floor including kitchen. Alterations to the homes fenestration include altering the sill height at the kitchen counter, replacing non-original windows at the homes rear-volume, and new windows in new openings at an infilled recessed porch at the homes rear-volume. Additional alterations include removal of a secondary chimney to the roof line, as well as construction of a small rear deck.

The proposal is zoning compliant. There is no change to lot coverage, and the rear-deck is excluded from the impervious surface calculation due to its size being under 3% of the total lot size.

Public Comment
None.

Applicable Standards
Staff recommends the following standards be applied. Additional standards may be applied at the Commissions discretion. Determination of whether the standards have been met is exclusively afforded to members of the Commission.

Staff may provide a professional opinion on the proposal at the Commission's request.

Alteration

1. Every reasonable effort shall be made to adapt the property, structure, site or object in a manner that requires minimal alteration of the property, structure, site or object and its environment.

2. The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible except when retention represents a hazardous or dangerous condition.

3. All properties, structures, sites and objects shall be recognized as products of their own time. Alterations to sites, buildings, structures, or objects that have no historic basis shall be discouraged.

4. Changes that may have taken place in the course of time are evidence of the history and development of a property, structure, site or object and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features, materials, finishes, examples of skilled craftsmanship, or examples of distinctive construction techniques that characterize a property, structure, site or object shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should

match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

7. The surface cleaning of buildings, structures or objects shall be undertaken with the gentlest means possible. Treatment methods that will cause damage to the historic materials of the structure, site, or object must not be used.

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

9. Innovative design for alterations to existing properties shall not be discouraged when such alterations do not destroy significant historic, cultural, architectural or archaeological material, and such design is compatible with the features, size, scale, proportion, massing, color, material and character of the property, neighborhood and environment.

10. Wherever possible, alterations to structures and objects shall be done in such a manner that if such alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Construction

1. *Height.* Height shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

2. *Proportion of facades.* The relationship of the width to the height of the facades shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

3. *Proportion of openings.* The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects and places to which the building is visually related.

4. *Rhythm of solids to voids in facades.* The relationship of solids to voids in the facades of a structure shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

5. *Rhythm of spacing and structures on streets.* The relationship of a structure or object to the open space between it and adjoining structures or objects and the setback from the public ways shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related.

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

10. *Scale of a structure.* The size and mass of structures in relation to open spaces, windows, door openings, porches and balconies shall be visually compatible with

the properties, structures, sites, public ways, objects and places to which they are visually related.

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

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

City of Evanston	Certificate of Appropriateness Application (COA) *Administrative* Approval for ***MINOR WORK*** Only	**Application Number (staff only)**

IMPORTANT NOTE: Minor work involves **no or minimal alteration** to the integrity of a structure in terms of design and/or materials (i.e. restoration, re-roofing in kind, fences, adding a new window to match existing, or replacement in kind of certain features when restoration is not feasible).Refer to the "matrix of major vs minor work" under Additional Resources on the Commission website.

1) **ADDRESS: No. & Street Name of property:** 1334 Asbury Av **Zip:** 60201

Seeking for zoning or fence variance or special use? Check ☑ Yes ___; No X If **Yes**, stop here and read **IMPORTANT NOTE** above!

2) Is the property an Evanston Landmark? Check ☑ Yes___; No X

3) Is the Property located within a historic district? Check ☑ Yes X; No___ If yes: Lakeshore H.D. ______; Ridge H.D. X

Northeast Evanston H.D.___ ; Suburban Apartment Thematic Resources_____

4) Owner's name: Paul Dovydaitis No. & Street: 1334 Asbury Av City: Evanston

State: IL Zip: 60201 Phone: Fax: Email: paul.dovy@gmail.com

5) Applicant/business name: owner No. & Street: City:
(If different from owner)

State: Zip: Phone: Fax: Email:

6) Architect's name: Douglas S Hammen, NCARB, IIDA No. & Street: douglasDesign+ associates inc City: Glen Ellyn
(If different from applicant)

State: IL Zip: 60137 Phone: 630-852-5970 Fax: Email: DSHammen@douglasDesign.US

7) Contractor's name: TBD -out for bids No. & Street: City:
(If different from applicant)

State: Zip: Phone: Fax: Email:

8) Activity (for minor work only): Check ☑ in the matrix below the proposed activity and **write** the requested information in box 9) below:

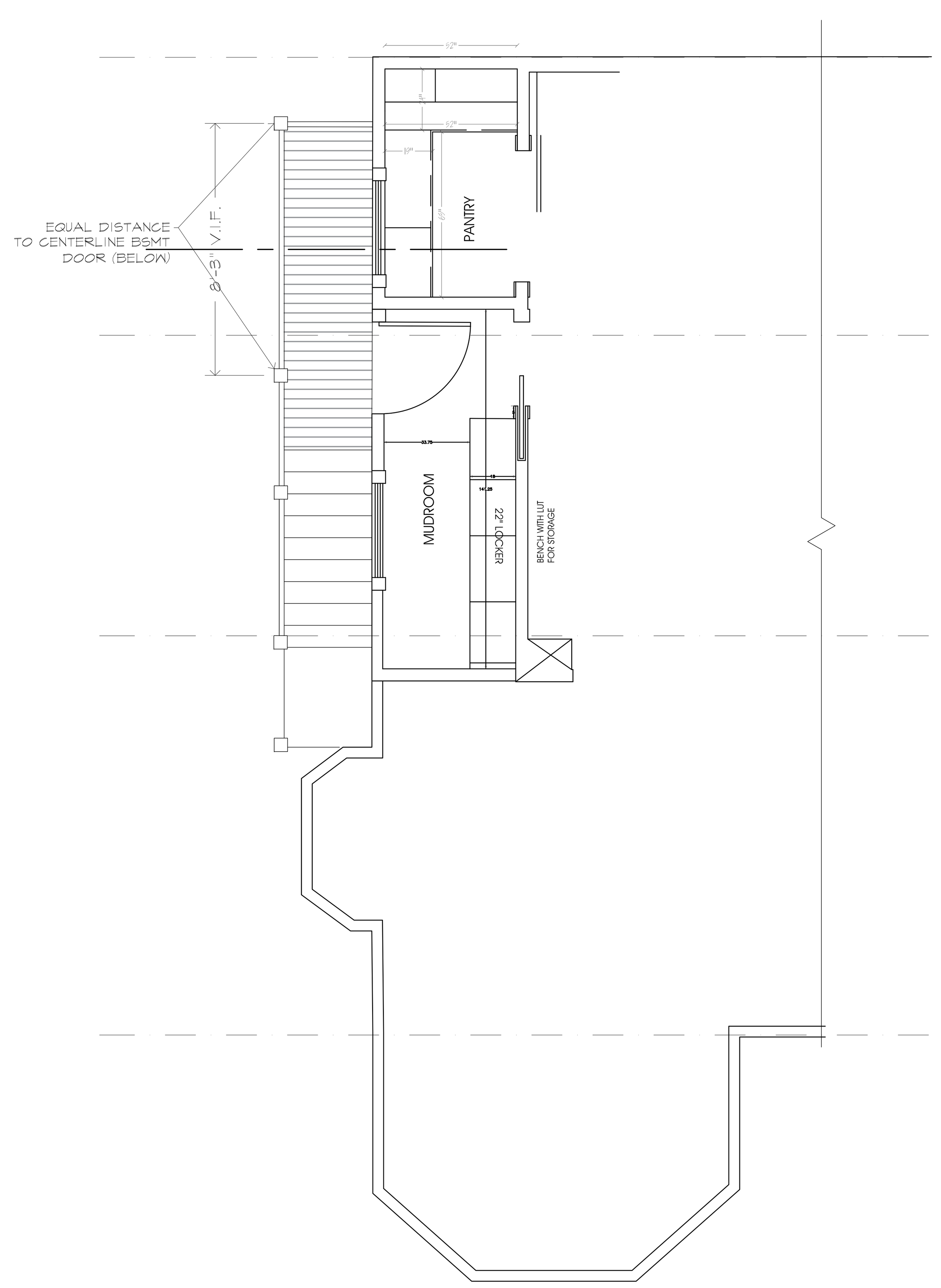
Activity	**Location**			**Proposed Work**			**Existing and Proposed**		**Dimensions**		**Visible from the public way**	
(circle activity as needed)	Front	Side	Rear	Restoration	Replacing in kind/ Restoration is not feasible	New installation	Material(s) Write in	Style/type Write in	Height Write in	Length Width Write in	Yes	No
Altering minimally main house or other structure		X	X	replace windows, in-fill porch, extend porch landing; remove chimney		X	wood	wood/vinyl	varies	varies	X	
Restoring main house or other structure				none								
Roof on house/ garage/other		X	X	remove un-used chimney							minimally	
Fence/gate/ masonry wall				none								
Doors/ storm doors				add one visible door replacing one concealed door							minimally	
Windows/ storm windows		X	X			x	wood	wood/vinyl	varies	varies	X	
Stairs/railing/ landings/decks			X	extend porch landing & balustrade					extend	8'=20'	minimally	
Land altering activity, i.e. walks, patios berming, excavating				none								
Sign/Awning				none								
Air conditioning unit(s)				none								

9) **DESCRIBE** briefly below the activity as checked in the matrix and **submit** as applicable: photos of existing conditions, site plan or plat of survey showing the location of the activity (i.e. stairs, fences/gates/masonry walls, signs, air conditioning units, land altering activity). Also, submit proposed plans, existing and proposed exterior elevations showing the design and materials of proposed fences/gates/masonry walls, windows or doors (when appropriate), all with dimensions and materials. Documentation should not exceed 11"x17" paper size.

Douglas S Hammen, NCARB, IIDA, architect Douglas S Hammen 20 Sep '22

Applicant's name: (print) Signature: Date:

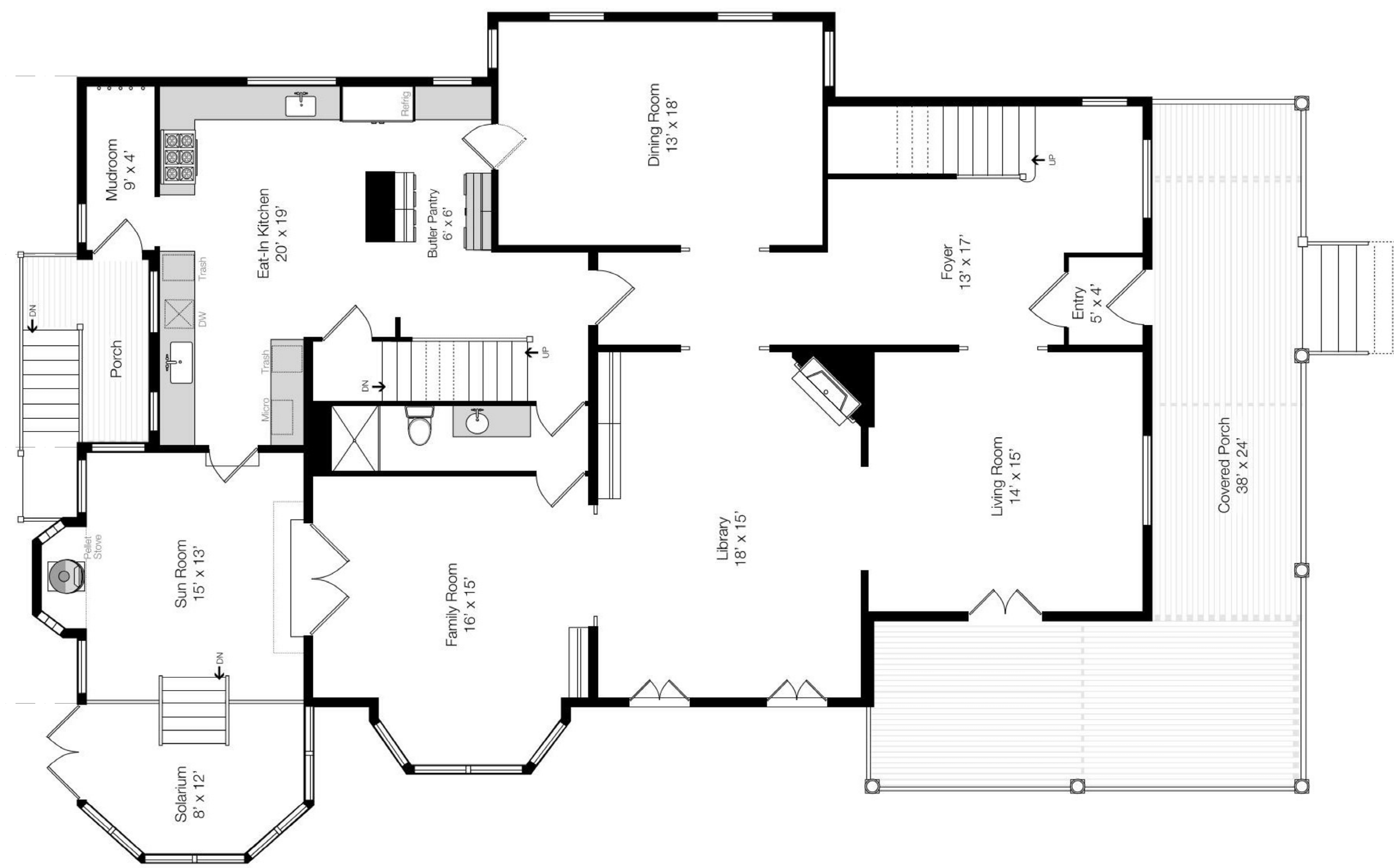
Submit application via email to preservation@cityofevanston.org.



A1 DECK EXPANSION PLAN

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

N



A8 EXIST'G PORCH & FLOOR PLAN

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

N

DOVYDAITIS RESIDENCE REMODEL

1334 ASBURY AVENUE
EVANSTON IL 60201

REVISIONS

OWNER/APPLICANT:

PAUL & DEANNA DOVYDAITIS
1334 Asbury Avenue
Evanston, IL 60201

PORCH EXPANSION PLANS

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT [410 ILCS 25], THE ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM. CODE 400) AND APPLICABLE BUILDING CODES.

DOUGLAS S. HAMMEN, NCARB, IIDA
ILLINOIS LICENSED ARCHITECT
LICENSE #001.019973 EXPIRES: 11. 30. 2022

IL PROF DESIGN FIRM 184.006928

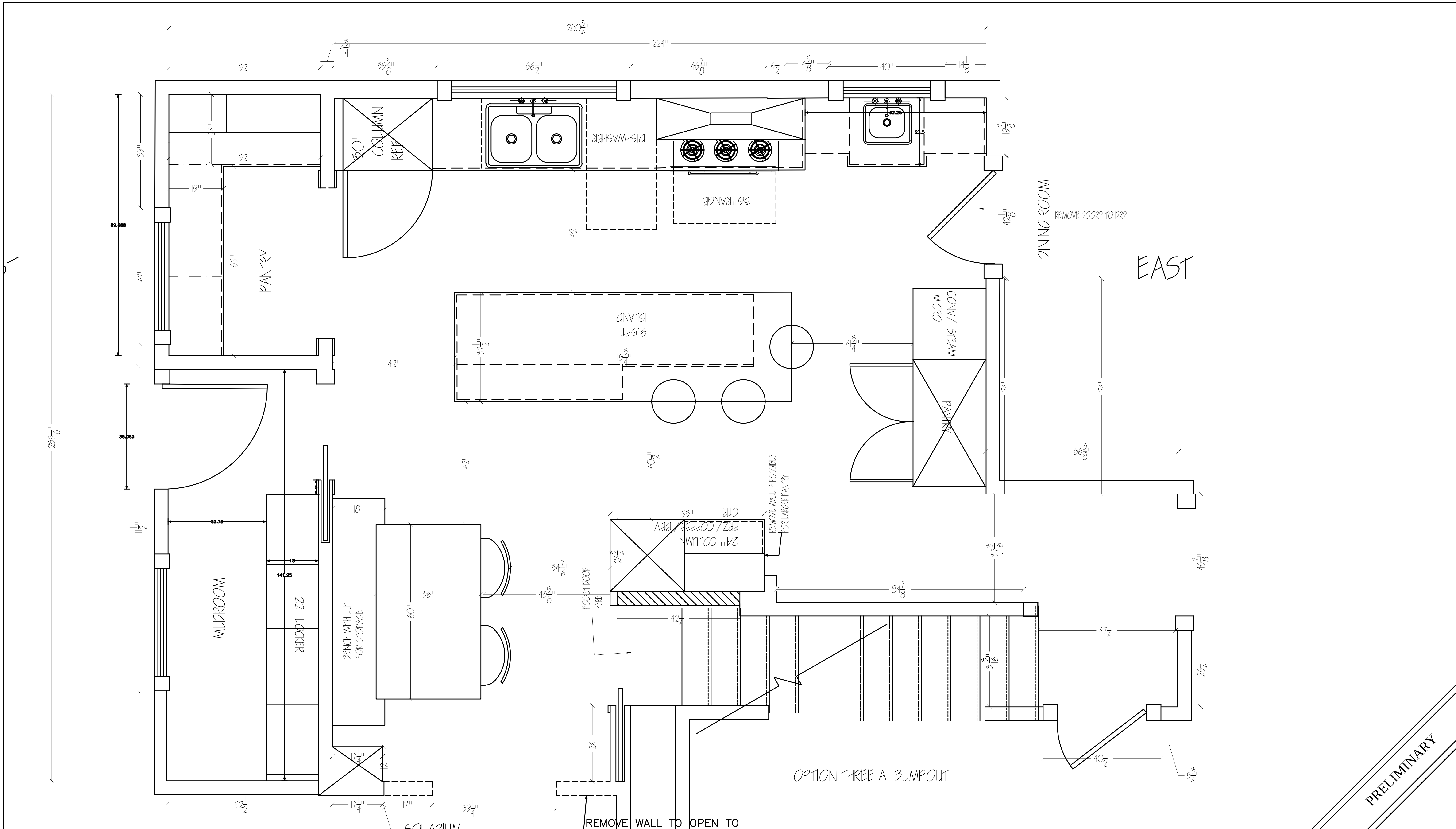
douglasDesign+associates

www.douglasDesign.US

ISSUE DATE: 26 SEP '22

SHEET NO.

A-0.1

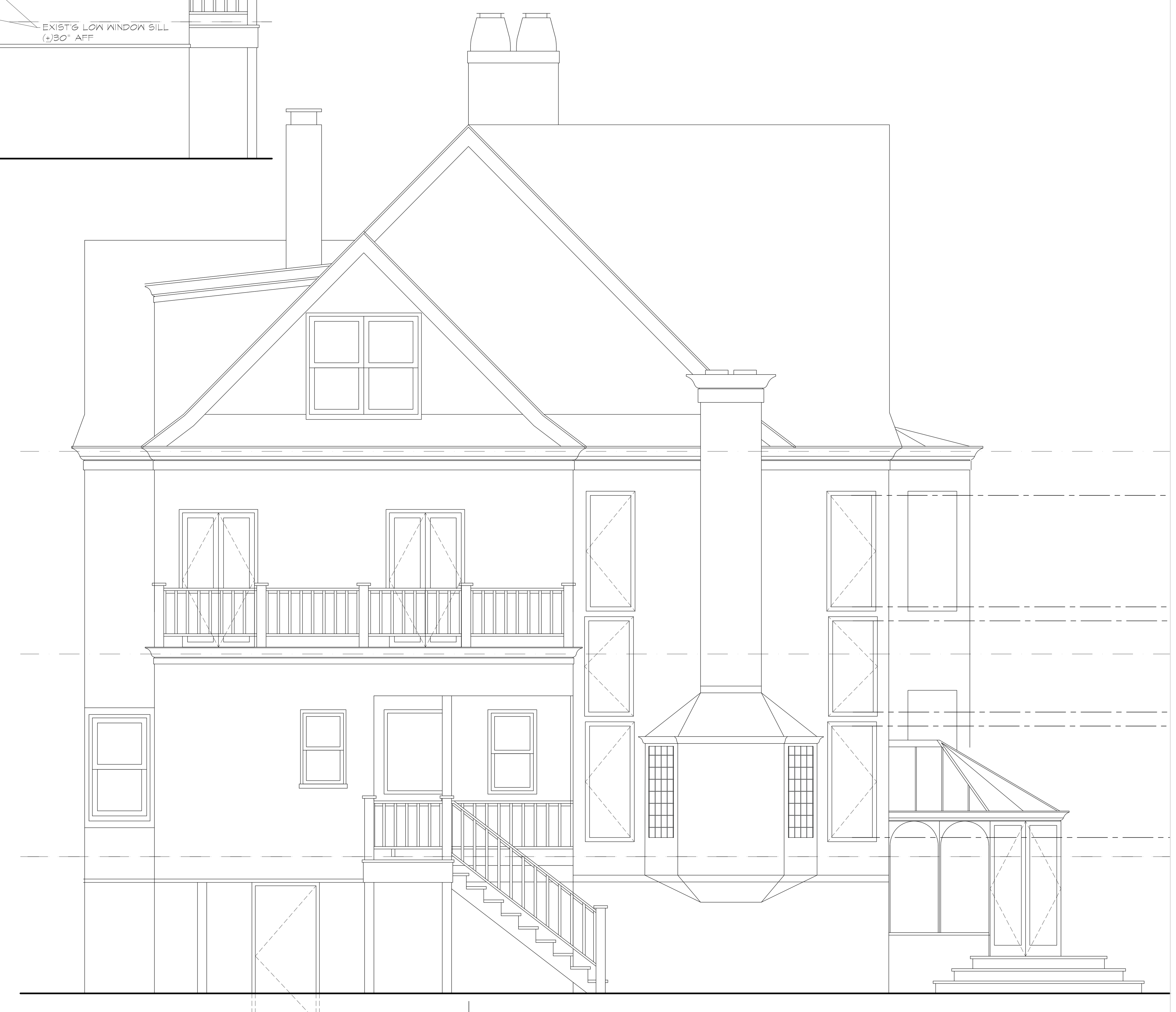


ALL DIMENSIONS AND SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATION ON JOB SITE AND ADJUSTMENT TO FIT JOB CONDITIONS.	DESIGN PLANS ARE PROVIDED FOR THE FAIR USE BY THE CLIENT OR HIS AGENT IN COMPLETING THE PROJECT AS LISTED WITHIN THIS CONTRACT. DESIGN PLANS REMAIN THE PROPERTY OF THIS FIRM AND CAN NOT BE USED OR REUSED WITHOUT PERMISSION.	DESIGNED FOR: PAUL DOVYDAITIS AND DEANNA LESHT 1334 ASBURY AVENUE EVANSTON, IL 60201	BY: DENISE M. HAUSER DENISE HAUSER DESIGN CO. 218 SOUTH ELMWOOD AVENUE OAK PARK, IL 60302	REVISIONS: DATE: / BY: 02-16-22 DH 07-08-22 DH 08-27-22 DH	SCALE: $\frac{1}{4}$" = 1'-0"	PAGE: 1 OF 6

F1 NORTH ELEVATION (RIGHT)
SCALE: 1/4" = 1'-0"

H11 WEST ELEVATION - REAR (FOR REFERENCE ONLY)
SCALE: PHOTOGRAPH

A1 EAST ELEVATION - FRONT (FOR REFERENCE ONLY)
SCALE: PHOTOGRAPH



A11 WEST ELEVATION (REAR)
SCALE: 1/4" = 1'-0"

DOVYDAITIS RESIDENCE REMODEL

1334 ASBURY AVENUE
EVANSTON IL 60201

REVISIONS

OWNER/APPLICANT:

PAUL & DEANNA DOVYDAITIS
1334 Asbury Avenue
Evanston, IL 60201

EXISTING

AS-BUILT BUILDING ELEVATIONS

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT [410 ILCS 25], THE ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM. CODE 400) AND APPLICABLE BUILDING CODES.

DOUGLAS S. HAMMEN, NCARB, IIDA
ILLINOIS LICENSED ARCHITECT
LICENSE #001.019973 EXPIRES: 11. 30. 2022

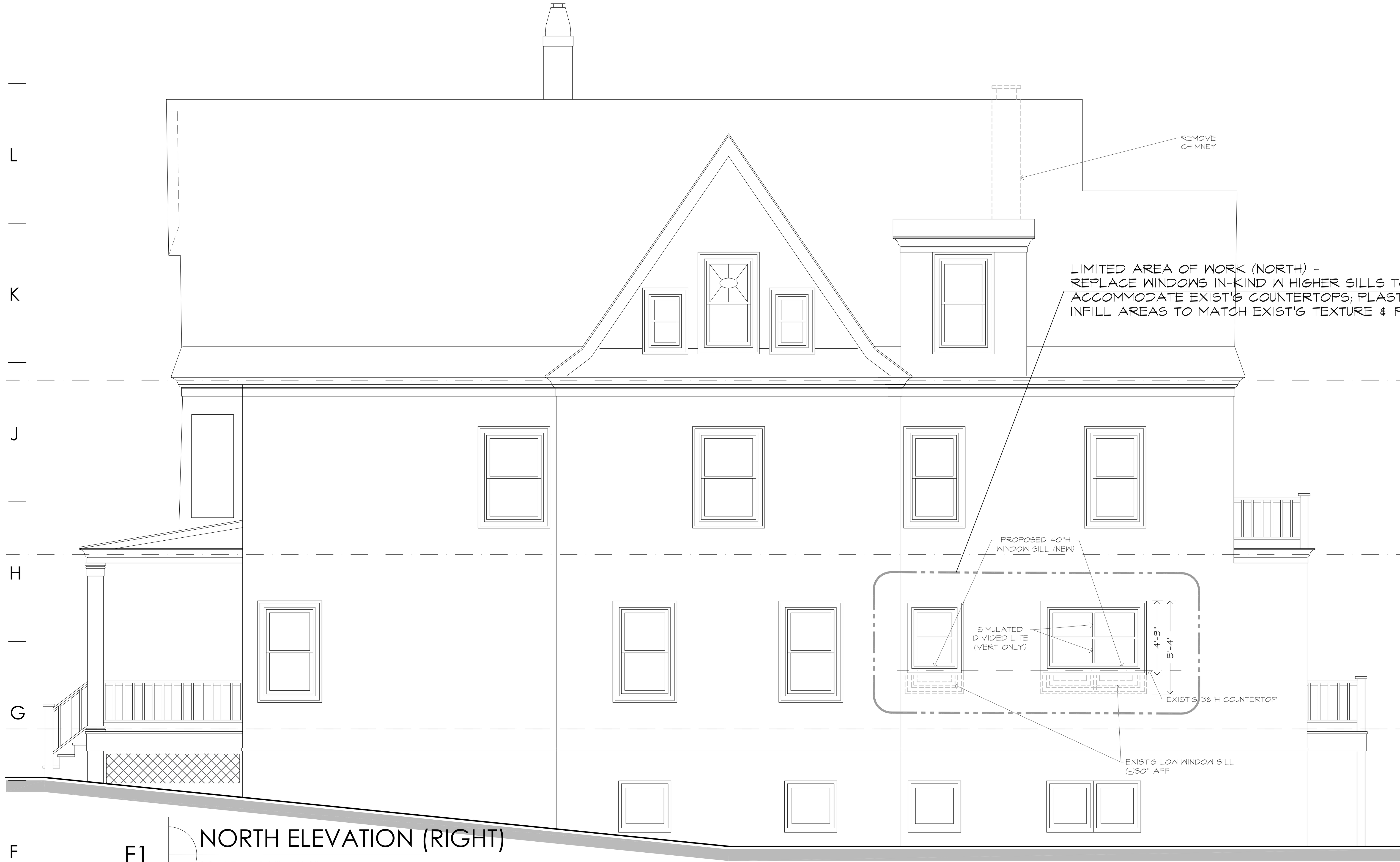
IL PROF DESIGN FIRM 184.006928

douglasDesign+associates
www.douglasDesign.US

ISSUE DATE: 19 SEP '22

SHEET NO.

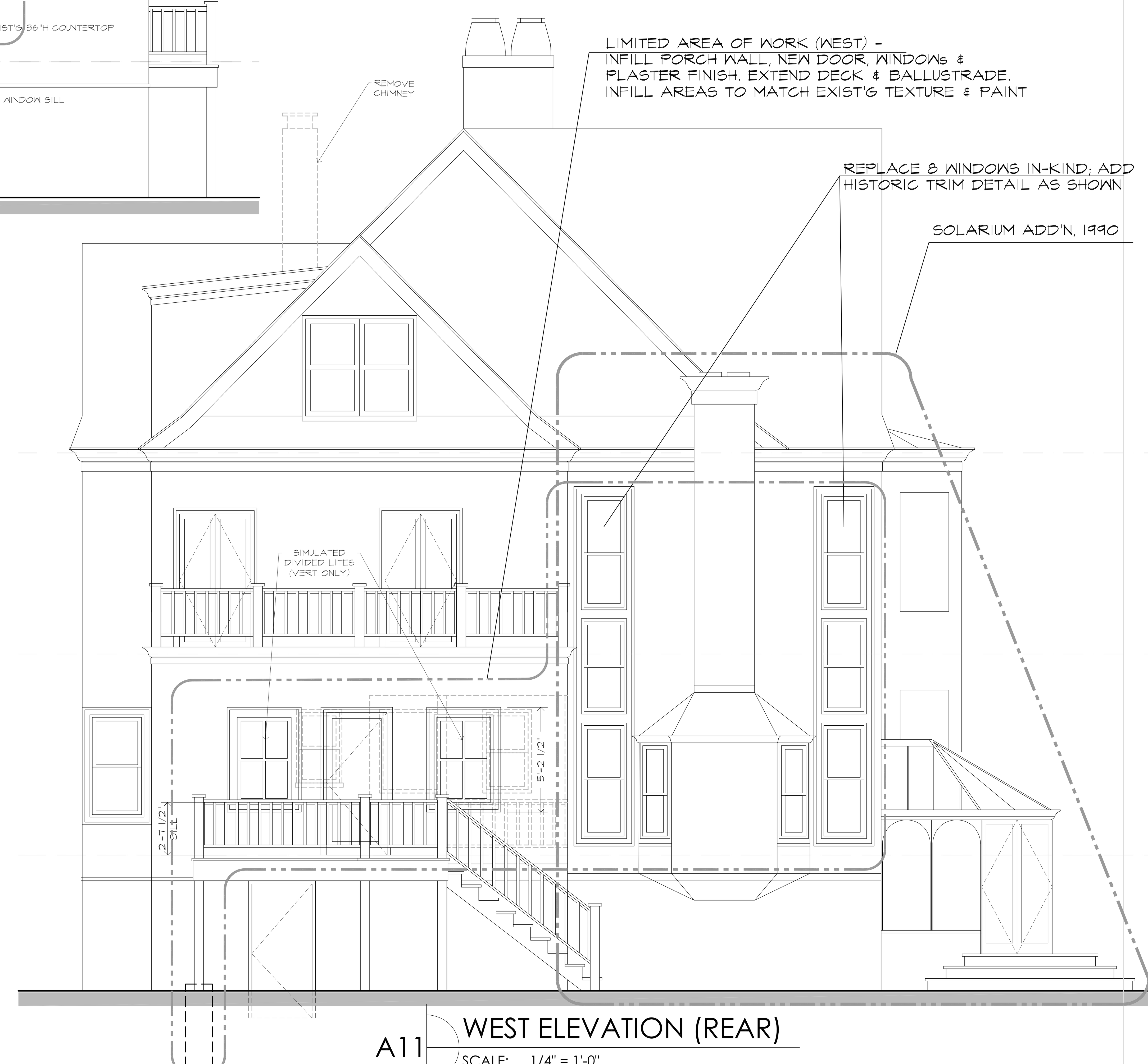
A-0.0



F1 NORTH ELEVATION (RIGHT)
SCALE: 1/4" = 1'-0"

H11 WINDOW TRIM DETAIL, TYP
SCALE: PHOTOGRAPH - FOR DUPLICATION

A1 EAST ELEVATION - FRONT (FOR REFERENCE ONLY)
SCALE: PHOTOGRAPH



A11 WEST ELEVATION (REAR)
SCALE: 1/4" = 1'-0"

DOVYDAITIS
RESIDENCE
REMODEL
1334 ASBURY AVENUE
EVANSTON IL 60201

REVISIONS

OWNER/APPLICANT:

PAUL & DEANNA DOVYDAITIS
1334 Asbury Avenue
Evanston, IL 60201

PROPOSED

BUILDING ELEVATIONS

I HAV[illegible] CAUSED TO [illegible] PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND, TO THE BEST OF MY KNOWLEDG[illegible]EF AND TO THE EXTENT OF MY CONTRA[illegible]ON, THEY ARE IN COMPLIANCE WITH TH[illegible] ENVIRONMEN[illegible] BARRIERS ACT [illegible] 25], THE ILLINOIS ACCESSIBI[illegible]TY CODE (71 ILL. ADM CODE 400) A[illegible] APPLICABLE [illegible]ILDING CODES.

DOUGLAS S. HAMMEN, NCARB, IIDA
ILLINOIS LICENSED ARCHITECT
LICENSE #001.019973 EXPIRES: 11. 30. 2022

IL PROF DESIGN FIRM 184.006928

dD+a
douglasDesign+associates
www.douglasDesign.US

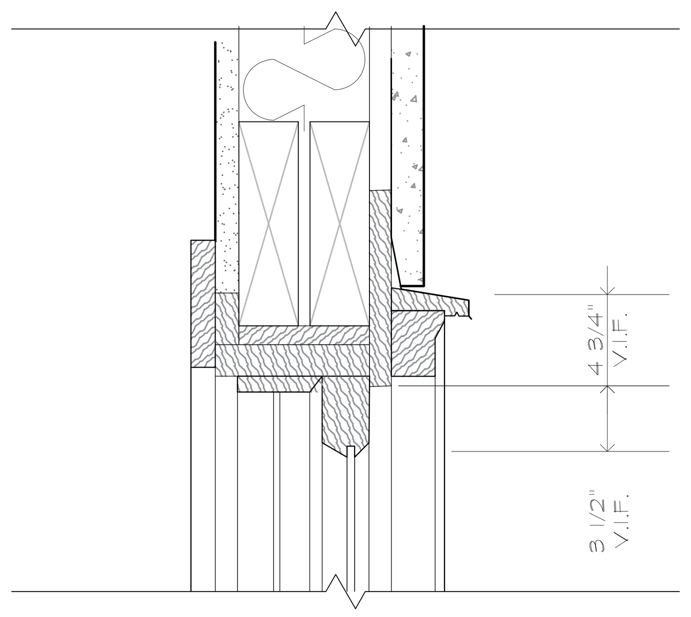
ISSUE DATE: 26 SEP '22

SHEET NO.

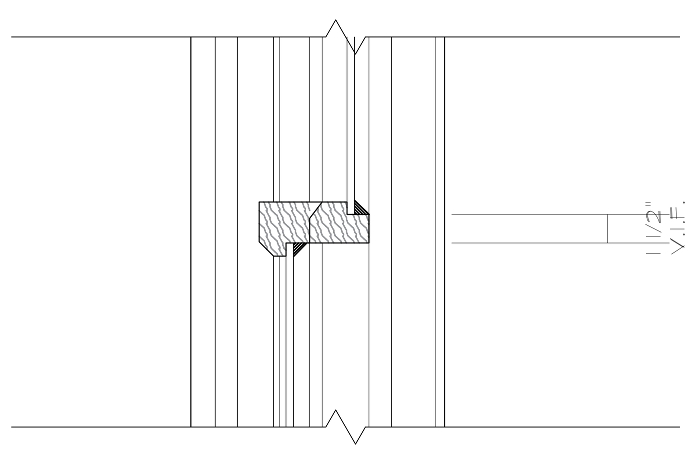
A-3.0

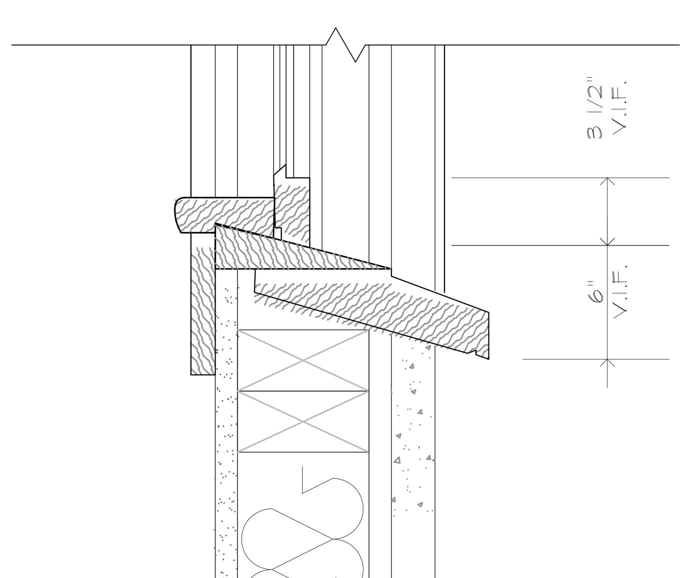
DOUBLE HUNG WINDOWS, TYPICAL

EXISTING



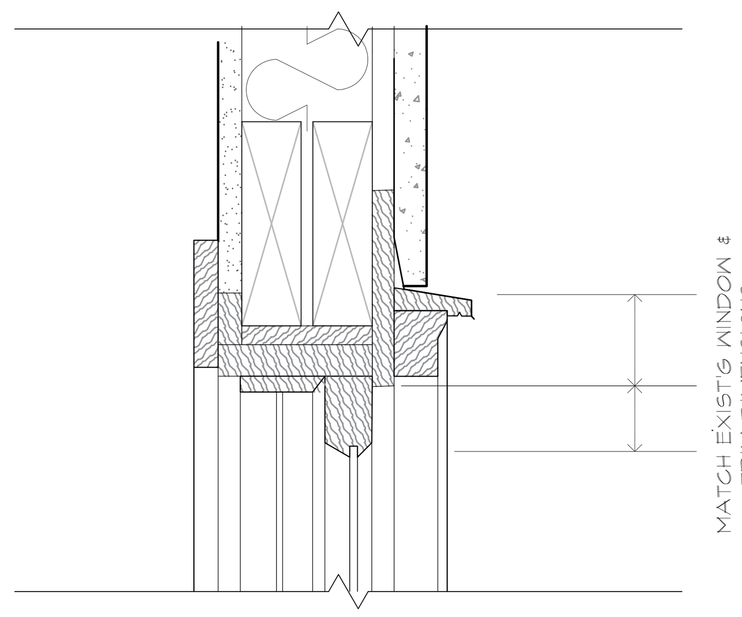
G1 WINDOW HEADER DETAIL
SCALE: 1" = 1'-0"



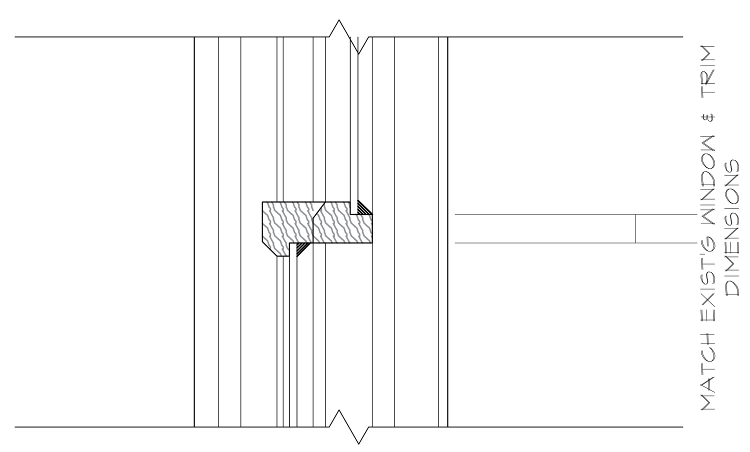


A1 WINDOW SILL DETAIL
SCALE: NO SCALE

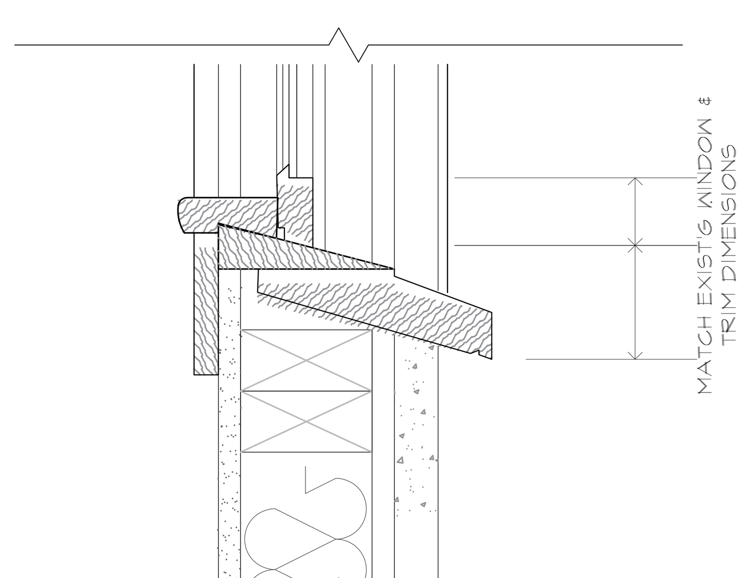
PROPOSED



G5 WINDOW HEADER DETAIL
SCALE: 1" = 1'-0"



D5 WINDOW MEETING RAILS DETAIL
SCALE: 1" = 1'-0"



A1 WINDOW SILL DETAIL
SCALE: NO SCALE

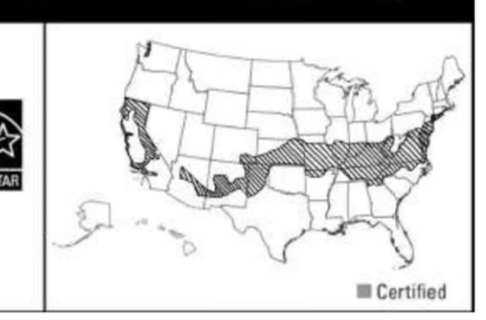
THERMAL PERFORMANCE SUMMARY

Description	Double Glass w/argon fill w/o grids				Triple Glass w/argon & krypton fill w/o grids			
	Cardinal LE270 (2) + i89 (4)				Cardinal LE270 (2) + Clear + Cardinal LE270 (5)			
	U-Factor	SHGC	VT	CRF	U-Factor	SHGC	VT	CRF
6300 Double Hung A Window, All Sash rails w/reinforcement	0.24	0.28	0.52	49	0.20	0.24	0.41	70
6300 Double Hung B Window, meeting rails w/reinforcement	0.24	0.28	0.52	49	0.20	0.24	0.41	70
6300 Double Hung C Window, w/o reinforcement	0.24	0.28	0.52	49	0.20	0.24	0.41	70
6300 Picture Window	0.22	0.3	0.57	48	0.15	0.26	0.46	76
6300 Slider A Window, w/reinforcement	0.24	0.26	0.49	49	0.20	0.22	0.39	69
6300 Slider B Window, w/o reinforcement	0.24	0.26	0.49	49	0.20	0.22	0.39	69
6300 Casement A Window, w/reinforcement	0.23	0.24	0.44	49	0.17	0.20	0.35	76
6300 Casement B Window, w/o reinforcement	0.23	0.24	0.44	49	0.17	0.20	0.35	77
6300 Awning A Window, w/reinforcement	0.23	0.24	0.44	48	0.17	0.20	0.35	75
6300 Awning B Window, w/o reinforcement	0.23	0.24	0.44	48	0.17	0.20	0.35	76
6300 CS Picture Window Large	0.22	0.28	0.52	48	0.15	0.24	0.42	77
6300 CS Picture Window Small	0.22	0.31	0.59	48	0.16	0.27	0.47	74
6300 Sliding Patio Door	0.24	0.28	0.53	49	0.18	0.24	0.42	68
6300 Patio Door Side Panel/Transom	0.22	0.29	0.56	51	0.16	0.26	0.44	73

=0.30 MAX

SECTION R303.2 - INSTALLATION
MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE INTERNATIONAL BUILDING CODE OR INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE

ENERGY STAR® Certified in Highlighted Regions



National Fenestration Rating Council® CERTIFIED

ADVANCED WINDOW CORP.
6300 Double Hung
Vinyl Frame
Double Glazing * Argon Fill
***Low E**
ADC-K-19 - 00214-00001

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
0.28	**0.28**

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Air Leakage (U.S. / I-P)
0.53	**≤ 0.3**

Manufacturer stipulates that these rating conform to applicable NRFC procedures for determining whole product performance. NFRC rating are determined for fixed set of environmental conditions and a specific product size. NFRC does not recommended any product and does not warrant the suitability of any product for anu specific use. Consult manufacturer's literature for other product performance information.
www.nfrc.org

DOVYDAITIS RESIDENCE REMODEL
1334 ASBURY AVENUE
EVANSTON IL 60201

REVISIONS

OWNER/APPLICANT:

PAUL & DEANNA DOVYDAITIS
1334 Asbury Avenue
Evanston, IL 60201

WINDOWS - SECTION DETAILS & SPECS

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT [410 ILCS 25], THE ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM. CODE 400) AND APPLICABLE BUILDING CODES.

DOUGLAS S. HAMMEN, NCARB, IIDA
ILLINOIS LICENSED ARCHITECT
LICENSE #001.019973 EXPIRES: 11. 30. 2022

IL PROF DESIGN FIRM 184.006928

dD+a douglasDesign+associates
www.douglasDesign.US

ISSUE DATE: 26 SEP '22

SHEET NO.
A-7.0

A.

A.

A.

A.

A.


hello

A.

A.

A.

STATEMENT OF SIGNIFICANCE

The original core of this sturcture is a nearly cubic frame box with a cross-pitched roof and a polygonal bay on the north end of the front facade's second floor. The surviving original surface is in the shingled gable with its flare at the base and across the lintel level of the triple window. The elements added later were done with some respect for the character of the original design. These include the hip-roofed dormer on the south side (1908), the stucco coat on the walls, and the porch with its shed roof supported by stout columns and returning along the south side of the structure where it becomes two stories high. The major visible change since that porch was added in 1915 was the insertion of picture windows on the ground floor.

Terry K. Fryer

EVANSTON LANDMARK

ADDRESS: *1334 Asbury Avenue*
COMMON NAME: *Same*
REAL ESTATE INDEX NUMBER:
DATE OF CONSTRUCTION: *1895*
ARCHITECT OR BUILDER: *S.A. Jennings*
ORIGINAL SITE _x_ MOVED __
SIGNIFICANCE:

HISTORICAL	__ H1	__ H2	__ H3
ARCHITECTURAL	__ A4	__ A5	__ A6
	__ A7	__ A8	_x_ A9

OTHER COMMENTS:

1215 Judson Avenue
Lakeshore Historic District – 22PRES-0187

Studio Talo Architects, applicant, submit for a Certificate of Appropriateness to construct a single-story addition and open deck at the rear-volume of the residence.

Applicable Standards: Alteration [1-10]; and Construction [1-5; 7-8; and, 10-15]

STAFF REPORT

To: Members of the Preservation Commission

From: Cade W. Sterling, Planner

Subject: 1215 Judson Avenue – 22PRES-0187

Date: October 3, 2022

Public Notice
1215 Judson Avenue – Lakeshore Historic District – 22PRES-0187
Studio Talo Architects, applicant, submit for a Certificate of Appropriateness to construct a single-story addition and open deck at the rear-volume of the residence.

Applicable Standards: Alteration [1-10]; and Construction [1-5; 7-8; and, 10-15]

Construction Period:
1898

Style:
Colonial Revival

Architect of Record:
Charles R. Ayars

Condition:
Good

Integrity:
Excellent

Status:
Contributing; Landmark Eligible

Setting:
Located in the central portion of the Lakeshore Historic District on east side of Judson Avenue between Hamilton Street to the south and Dempster Street to the North, 1215 Judson Avenue is a two story Colonial Revival styled home constructed in 1898. Surrounding homes on Judson Avenue are modest in size compared to the homes in close proximity along Forest Avenue to the east. Proximate homes are an eclectic mix of styles and residential densities with several double-houses and smaller multi-family buildings. The block was predominately developed in the mid to late 1890s with exceptions at 1242, and 1226 Judson built three decades prior. The block retains excellent integrity.

Significance:
The home is listed as being Landmark Eligible under criterion 3 and 4. The home retains excellent integrity with many extant historic features including its historic multi-lite wood windows, side-gable roof with pent enclosure, wood shingling under the gables, center front dormer with pent roof and flared ends, and off center front porch with triangular pediment pent roof.

The home was designed by native son of Evanston Charles R. Ayars, a prolific architect in the City who designed residential, institutional, educational, and religious commissions. Ayars designed 1217, 1221, and 1220 Judson (Landmark) to the north of 1215 Judson as well as 321 Hamilton Street around the corner. Ayars most notable Commissions in Evanston are the Annie May Swift Hall, one of the oldest remaining buildings on Northwesterns Campus, as well as the Women's Christian Temperance Union Administration Building, a National Historic Landmark. Ayars was classically trained and a highly competent designer who practiced in a variety of styles, scales, and forms between the mid-1880s and early 1900s. The home at 1215 Judson Avenue is an early and intriguing example of the Colonial Revival style and its modest size and proportions commanded a masterful approach to the application of its simple classical forms and spare ornamentation still evident today.

The Colonial Revival style (1880s to 1950s) is by far the most prevalent architectural style in communities across the country. The Colonial Revival style is believed to have started in 1876 at the Philadelphia Centennial Exhibition where a colonial kitchen, replete with spinning wheel was reconstructed. The New York firm of McKim, Mead, White, and Bigelow are often considered the first important practitioners of the style with their Appleton House in Lennox, Massachusetts and the Taylor House in Newport, Rhode Island. The most common architectural features of Colonial Revival homes include columned entry porches; entry doors with transoms and sidelights, and alaborate surrounds; symmetrical building forms; hipped roofs; and, double-hung, multi-lite windows that are often extant in pairs. In Evanston, most Colonial Revival homes are large in size, being two to three stories in height and constructed in primarily brick masonry. These larger homes often have one or two story enclosed side or rear wings as well. What makes 1215 Judson so interesting are the selected materials, as well as its modest size and unique proportions for the style.

Proposal:
The applicant proposes modest alteration to the rear elevation to accommodate a single-story rear addition and open deck.

Public Comment
None.

Applicable Standards
Staff recommends the following standards be applied. Additional standards may be applied at the Commissions discretion. Determination of whether the standards have been met is exclusively afforded to members of the Commission.

Staff may provide a professional opinion on the proposal at the Commission's request.

Alteration

1. Every reasonable effort shall be made to adapt the property, structure, site or object in a manner that requires minimal alteration of the property, structure, site or object and its environment.

2. The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible except when retention represents a hazardous or dangerous condition.

3. All properties, structures, sites and objects shall be recognized as products of their own time. Alterations to sites, buildings, structures, or objects that have no historic basis shall be discouraged.

4. Changes that may have taken place in the course of time are evidence of the history and development of a property, structure, site or object and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features, materials, finishes, examples of skilled craftsmanship, or examples of distinctive construction techniques that characterize a property, structure, site or object shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

7. The surface cleaning of buildings, structures or objects shall be undertaken with the gentlest means possible. Treatment methods that will cause damage to the historic materials of the structure, site, or object must not be used.

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

9. Innovative design for alterations to existing properties shall not be discouraged when such alterations do not destroy significant historic, cultural, architectural or archaeological material, and such design is compatible with the features, size, scale, proportion, massing, color, material and character of the property, neighborhood and environment.

10. Wherever possible, alterations to structures and objects shall be done in such a manner that if such alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Construction

1. *Height.* Height shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

2. *Proportion of facades.* The relationship of the width to the height of the facades shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

3. *Proportion of openings.* The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects and places to which the building is visually related.

4. *Rhythm of solids to voids in facades.* The relationship of solids to voids in the facades of a structure shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

5. *Rhythm of spacing and structures on streets.* The relationship of a structure or object to the open space between it and adjoining structures or objects and the setback from the public ways shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related.

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

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

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

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

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

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

14. *Innovative design.* Innovative design for new construction and additions to existing properties shall not be discouraged when such new construction or additions do not destroy significant historic, cultural or architectural material, and

such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

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

Application for
Preservation Review of
Certificate of Appropriateness (COA)

City of Evanston

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

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

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

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

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

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

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

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

1) Property Address: 1215 Judson Ave., Evanston, 60202			**FOR STAFF USE ONLY** **Application Number:**	
2) Owner's Name: Stephen and Jennifer McComb			Address: 1215 Judson Ave., Evanston, 60202	
City: Evanston	State: IL	Zip: 60202	Phone: 312.806.5416	Email/Fax: jsmccomb@gmail.com
3) Architect's Name: Studio Talo Architecture, Inc.			Address: 1234 Sherman Ave., Evanston, 60202	
City: Evanston	State: IL	Zip: 60202	Phone: 847.733.7300	Email/Fax: thomas@studiotalo.com
4) Contractor's Name: TBD			Address: -	
City: TBD	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: NA

☐ 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.** NA

Section B: Application for Certificate of Appropriateness

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

The proposed activity includes renovating the rear of the home's interior, and the construction of a one-story rear addition with basement, as well as plumbing, electrical, and hvac work. The reason for obtaining the Certificate of Appropriateness is that the addition is visible from a public way, the alley.

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

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
☒ Construction	☒ Residential ☐ Other:	☒ Yes ☐ No
☒ Demolition Rear steps	☒ Partial ☐ Total	☒ Yes ☐ No
☐ Alteration ☐ Restoration ☒ Addition ☐ Landscaping	☐ Front ☐ Side ☒ Rear	☒ Yes ☐ No
~~Garage: ☐ New ☐ Replacement ☐ Rehabilitation~~	~~☐ Front ☐ Side ☐ Rear~~	☐ Yes ☐ No
☒ Windows ☐ Storm Windows ☒ Doors ☐ Storm Doors	☒ New ☐ Replacement ☐ Restoration Style/Materials: Aluminum clad wood	☒ Yes ☐ No
Roof: ☒ New ☐ Re-roof	☐ Front ☐ Side ☒ Rear	☒ Yes ☐ No
~~Fence / Gate: ☐ New ☐ Replacement~~	~~☐ Front ☐ Side ☐ Rear~~	☐ Yes ☐ No
Siding: ☒ New ☐ Replacement	☐ Front ☐ Side ☒ Rear Material: Brick, wood lap siding	☒ Yes ☐ No
~~☐ Sign ☐ Awning~~	~~☐ New ☐ Replacement ☐ Restoration~~ Material:	☐ Yes ☐ No
☒ Air Conditioning Unit	☒ New ☐ Replacement	☒ Yes ☐ No
~~☐ Relocation~~	~~New Address for Relocation:~~	

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

Existing	Proposed	Façades/Front Porch & Rear Porch Material
☐	☐	Wood Frame
☐	☐	Stone
☒	☒	Brick
☒	☐	Stucco
☐	☐	Synthetic Stucco
☒	☒	Wood Siding
☐	☐	Aluminum Siding
☐	☐	Vinyl Siding
☐	☐	Shingle, Material: ______ ____________________
☐	☐	Other: _______________

Existing	Proposed	Roofing Material
☐	☐	Wood Shingles
☐	☐	Wood Shakes
☐	☐	Slate
☐	☐	Clay Tile
☒	☐	Asphalt Shingles
☐	☒	Metal Sheet (Standing
☐	☐	Other: seam)

Existing	Proposed	Chimney Material
☒	☐	Brick
☐	☐	Stone
☐	☐	Stucco
☐	☐	Other: _______________

Existing	Proposed	Gutters/Downspouts
☐	☐	Copper
☒	☒	Aluminum
☐	☐	Galvanized Sheet
☐	☐	Other:_______________

Existing	Proposed	Flashing Material
☐	☐	Copper
☒	☒	Sheet Metal
☐	☐	Other: _______________

Existing	Proposed	Fascias, Soffits, Rakeboards, Trim
☒	☒	Wood
☐	☐	Metal
☐	☐	Synthetic Material, Type: ____________________
☐	☐	Other: _______________

Existing	Proposed	Door Material
☒	☐	Wood
☐	☐	Metal
☐	☒	Clad
☐	☐	Other: _______________

Existing	Proposed	Window Type
☒	☐	Double Hung
☒	☒	Casement
☒	☒	Other: Awning

Existing	Proposed	Window Material
☒	☐	Wood
☐	☐	Aluminum
☐	☐	Steel
☐	☒	Other: Aluminum clad wood

Existing	Proposed	Muntins
☐	☒	Not existing
☒	☐	True divided lights
☐	☐	Simulated divided lights

Existing	Proposed	Fences
☒	☐	Wood
☐	☐	Wrought Iron
☐	☐	Aluminum
☐	☐	Other:_______________
		Height:_______________
		Length:_______________

Existing	Proposed	Terraces, Patios, Decks
☐	☐	Wood
☐	☐	Stone
☐	☐	Brick Pavers
☐	☐	Concrete Pavers
☒	☐	Poured Concrete
☐	☒	Other: Composite wood decking

Existing	Proposed	Driveway Material
☐	☐	Asphalt
☐	☐	Poured Concrete
☐	☐	Brick Pavers
☐	☐	Concrete Pavers
☐	☐	Crushed Stone
☐	☐	Other: _______________

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

Existing	Proposed	
☐	☐	
☐	☐	
☐	☐	
☐	☐	
☐	☐	
☐	☐	

4) Applicant's Signature: [signature]

Print Name: Thomas Ahleman

Date: 9.20.22

*Proceed to Section C if you are r**equesting a zoning or fence variation and/or s special us**e. 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).

N/A

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).

N/A

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).

N/A

4) Applicant's Signature: [signature] **Print Name:** Thomas Ahleman	**Date:** 9.20.22

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 March 30, 2021 *Page 4 of 4*

SUPPLEMENTAL INFORMATION
COA Application Checklist

Submit one (1) digital copy in PDF format of the same as follows:

☒ **APPLICATION FOR PRESERVATION REVIEW** - To process your application,

☒ **ELEVATIONS/SITE PLANS/DRAWINGS** to scale including dimensions (not to exceed 11" x 17" paper size).

☒ **CHANGES TO THE EXTERIOR INCLUDING CHANGES TO WINDOWS, DOORS, STORM WINDOWS AND STORM DOORS - SEE ADDITIONAL INFORMATION REQUIRED FOR WINDOW CHANGES (BELOW)**

Provide an **exterior elevation** of each façade involved, showing the existing and proposed appearance (preferably on the same sheet for each facade) with the new items/areas clearly identified.

☒ Site plan with the existing footprint of the primary structure(s) clearly showing the side(s) being altered.

☒ If the changes also include a **change in the footprint,** provide a **site plan** clearly showing the location of proposed change, setback dimensions, existing and proposed lot coverage, existing and proposed setbacks, location and height of existing and proposed fences, parking, and landscape design (if any).

☐ **ADDITIONS, NEW CONSTRUCTION/DEMOLITION**

- If a major alteration, construction or demolition is planned, City staff will notify neighbors within 250 feet of the subject property at least five (5) business days prior to the Preservation Commission hearing to allow neighbors to comment on the proposal at the meeting. The applicant is responsible for providing to City staff the filled out Certification and Notice along with the updated list of names and addresses of current owners/taxpayers in Excel format. City staff will provide the initial list (Excel file) of names and addresses to the applicant with the instructions.
- **Exterior elevations**, showing building materials, height and width of proposed structure in the context of existing primary structure and/or the immediate surroundings.
- **Site Plan** clearly showing the location of proposed structure, existing and proposed lot coverage, proposed setbacks and their dimensions, location and height of proposed fences, parking, and landscape design (if any).
- **Roof Plans -** Provide roof plans to scale including dimensions.
- **3D drawings, models** (for new construction and substantial additions)
- **Photos of existing building, structure, site, fence or object in context with the immediate structures on the block.**

☐ **LAND-ALTERING ACTIVITY -** Full **description and illustrations** including berming, re-grading, excavation, walkways, patios, and alteration of seawalls, etc.

☐ **FENCES - Site plan** with fence location(s) clearly identified. Also, **illustration(s)** of existing and or proposed fence indicating the material, the height, and length (to scale). If <u>zoning variance or fence variance is required</u>, see section immediately below.

☐ **ZONING VARIANCE FOR ADDITIONS, NEW CONSTRUCTIONS, FENCE VARIANCE**

☐ Fully completed Part C of the COA application

☐ Zoning Analysis Summary as prepared by the Zoning Division

☐ Fully completed Zoning or Fence Variation Application as submitted to the Zoning Division

☐ **SPECIAL USE -** Special Use Application as submitted to the Zoning Division

☐ **PLANNED DEVELOPMENT -** Planned Development Application as submitted to the Zoning Division, including: Zoning Analysis, General Information Form, Special Use Application, Executive Summary and Aerial Photograph, Zoning Comparison, Number of Units, Unit Mix and Description, Statement in Support of Proposal Survey, Development Plan, Preliminary Civil Engineering Plan and Preliminary Landscape Plan

☐ **SUPPORTING INFORMATION -** Any information you feel would enhance your application (e.g., photos, letters of support from neighbors, scale models, material samples, etc.). Photos of elevations, proximity to neighbors and any other information must show significant detail and/or context to be replicated. Details must be visible on printouts of digital photos and black and white copies of photos.

☐ **ADDITIONAL INFORMATION REQUIRED FOR CHANGES TO WINDOWS, DOORS, STORM WINDOWS AND STORM DOORS (Use same example for windows found in the "sample of supplemental window drawings" document under additional resources on the Commission website.)**

- Clear photographs of existing windows. When windows are boarded over, remove boards from typical windows in order to take photographs.
- Drawings showing the elevation and horizontal and vertical sections of existing historic windows. Include muntins, mullions, transoms, and other window components (see examples below). For historic steel industrial windows that contain operable units, drawings must include this feature.
- Drawings showing the elevation and horizontal and vertical sections of proposed replacement windows. In the case of a hung window, provide section drawings of both the upper and lower sash, including meeting rail. For replacement steel windows, include sections of both operable and fixed units. See note below regarding manufacturers' standard cut sheets.
- Drawings should be at the same scale and large enough to clearly show construction details. Scale should be provided, measurements noted, and materials indicated for the main components of the window.
- Drawings of the existing historic window should be accurate, based on field measurements. Examples of window drawings are shown below. Add the dimensions of existing windows and proposed windows.
- Replacement windows must accurately replicate the appearance of existing historic windows. Manufacturers' standard cut sheets usually are not an adequate substitute for detailed drawings since they are not drawn specifically for the proposed window replacement and do not show custom applications or installation details required for the project. In small projects where windows are being replaced and the historic or existing window is simple in design, manufacturers' standard cut sheets may be substituted for actual section drawings of the proposed window provided there is sufficient detail for review.
- Window sections must show the profiles of muntins, meeting rails, sash, frames, moldings, and other features. Construction details must be apparent, including joinery. For all projects, the window's relationship to the existing wall plane must also be provided for both the existing historic windows, when present, and the proposed replacement window

NOTE: The deadline for submission of Certificate of Appropriateness applications is the **no less than 15 business days** before the next scheduled Preservation Commission meeting. The Preservation Commission meets on the **second Tuesday** of the month (except when marked with * on Page v below). However, 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.).

570 E. NORTHWEST HWY.
DES PLAINES, ILLINOIS 60016
(847) 699-0018

R. W. STANLEY & ASSOCIATES

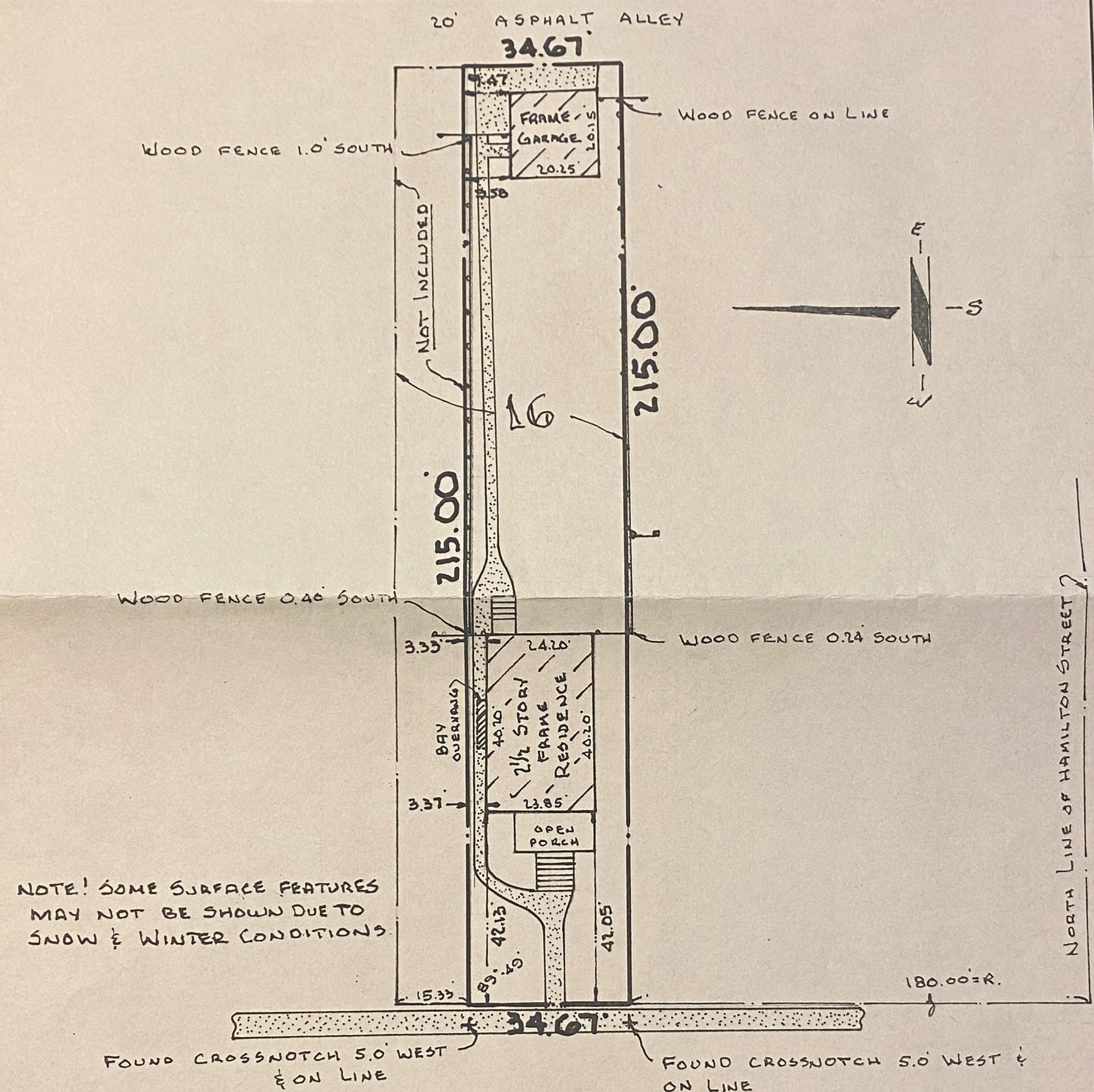
ILLINOIS PROFESSIONAL LAND SURVEYOR

PHONE (847) 699-0018

PLAT OF SURVEY

LOT 16 (EXCEPT THE NORTH 15-1/3 FEET THEREOF) IN BLOCK 74 IN NORTHWESTERN UNIVERSITY SUBDIVISION OF THE NORTH HALF (1/2) OF THE NORTH HALF (1/2) OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF CHICAGO AVENUE (EXCEPT THE NORTH 15 HALF-ACRES IN THE NORTHEAST CORNER THEREOF), IN COOK COUNTY, ILLINOIS.

MORE COMMONLY KNOWN AS: 1215 JUDSON AVENUE, EVANSTON, ILLINOIS



JUDSON AVENUE

This Professional Service Conforms To the current Illinois minimum Standards For a Boundary Survey

Scale: 1 Inch equals 25 feet
Ordered by DELANTY & LAMBERIS LTD.
Order number 15.1028

State of Illinois) S.S.
County of Cook)

I, Ronald W. Stanley, hereby certify that the above described property has been surveyed under my supervision and that the plat hereon drawn is a correct representation of said survey.

Dimensions are shown in feet and decimal parts thereof and are corrected to a temperature of 62° Fahrenheit.

Note:
Compare the description on this plat with your deed, abstract, or certificate of title, also compare all points before building by same and report any difference at once. For building line and other restrictions not shown hereon, refer to your abstract, deed, contract, or zoning ordinance.

PROFESSIONAL LAND SURVEYOR RONALD W. STANLEY 2728 DES PLAINES ILLINOIS STATE OF ILLINOIS

Des Plaines, Illinois FEBRUARY 24, 20 15

Ronald W. Stanley

Illinois Professional Land Surveyor No. 2728

License expires 11.30.16

ALPHAGRAPHICS

CERTIFICATE OF APPROPRIATENESS APPLICATION

MCCOMB RESIDENCE
1215 JUDSON AVENUE
EVANSTON, IL 60202

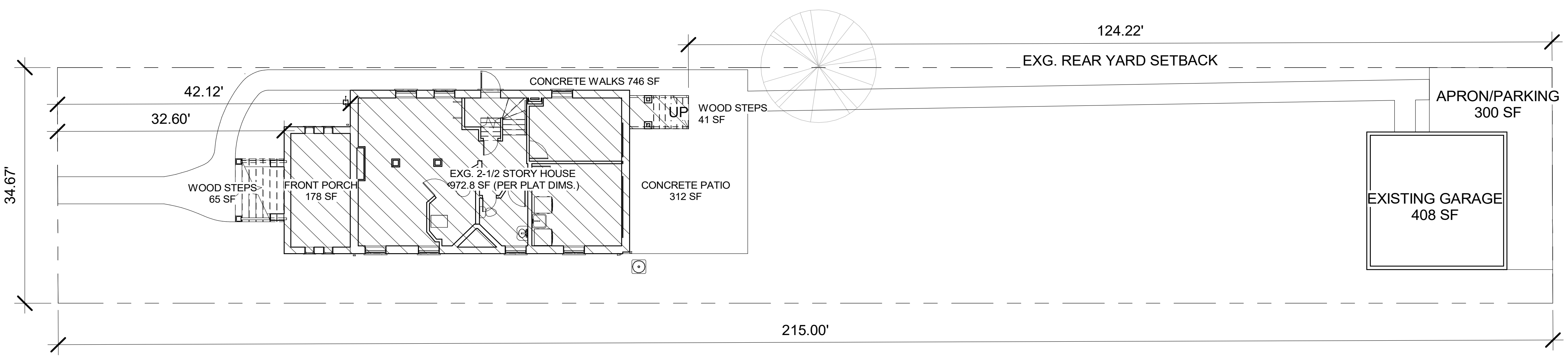
09/20/2022

SCALE
3/16" = 1'-0"

studio talo architecture inc.
| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com | © 2022

ZONING ANALYSIS (R-1)

LOT AREA	7,454 SF
BUILDING LOT COVERAGE	30% MAXIMUM / 2,236 SF
EXISTING BUILDING AREA	1,473 SF
ADDITION ALLOWED	763 SF
IMPERVIOUS COVERAGE	45% / 3,354 SF
EXISTING IMPERVIOUS	2,937 SF
ADDITIONAL IMP. ALLOWED	417 SF
MAXIMUM BUILDING HEIGHT	35 FT OR 2 1/2 STORIES
EXISTING BUILDING HEIGHT	39'-0"



1 SITE PLAN - EXISTING
1/16" = 1'-0"

studio talo architecture inc.
| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com | © 2022

MCCOMB RESIDENCE
Date: 09/20/2022
Project #2203

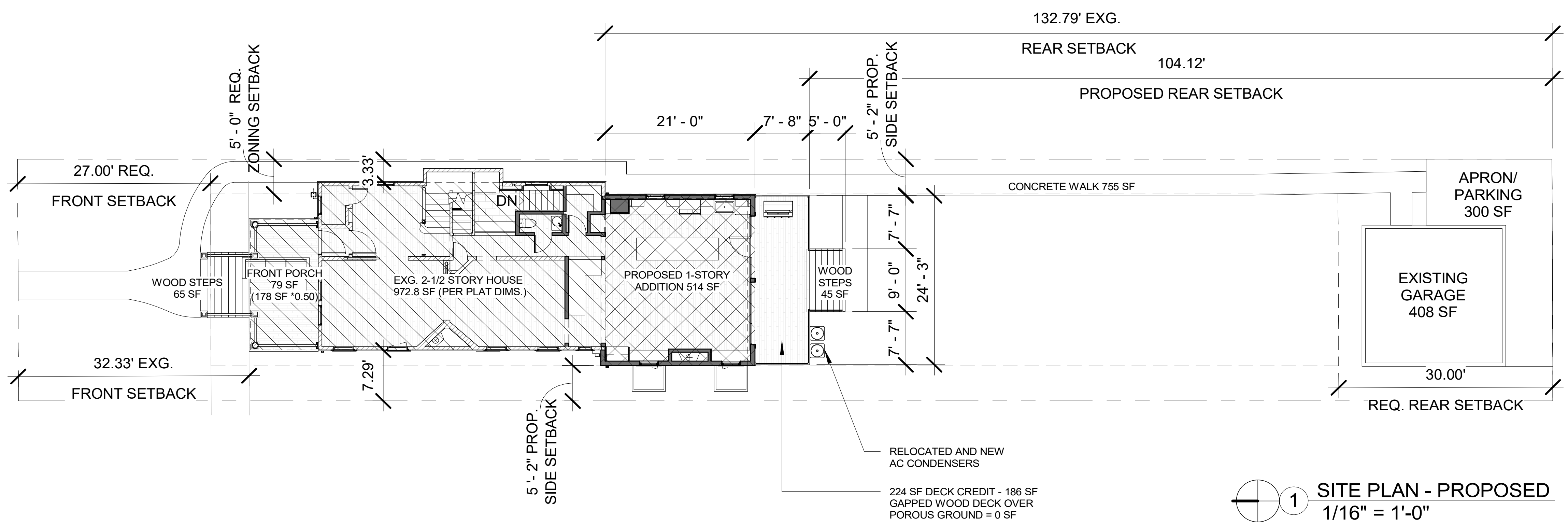
SD0.1

ZONING INFO- PROPOSED

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	-	R-1	NO CHANGE
LOT AREA	7,200 SF MIN.	7,454 SF	NO CHANGE
FRONT SETBACK	27 FT	32.33 FT	NO CHANGE
SIDE SETBACK NORTH	5 FT	3.33 FT	5.10 FT
SIDE SETBACK SOUTH	5 FT	7.29 FT	5.10 FT
REAR SETBACK	30 FT	132.79 FT	104.12 FT
BUILDING HEIGHT	35 FT	39 FT	17.6 FT

BUILDING COVERAGE MAX 30% = 2,236.2 SF	EXISTING	PROPOSED
EXISTING PRINCIPAL BUILDING	972.8 SF	972.8 SF
GARAGE	408.0 SF	408.0 SF
ADDITION	-	513.8 SF
COVERED FRONT PORCH	79.0 SF	79.0 SF
TOTAL	1,459.8 SF (19.6%)	1,973.6 SF (26.5%)

IMPERVIOUS SURFACE COVERAGE MAX 45% = 3,354.3 SF	EXISTING	PROPOSED
TOTAL BUILDING COVERAGE	1,459.8 SF	1,973.6 SF
WOOD STAIRS AND STOOPS	106.0 SF	110.0 SF
DRIVEWAYS AND APRONS	300.0 SF	300.0 SF
CONC. / STONE WALKWAYS, PADS, & STAIRS; RETAINING / PLANTER WALLS	1,058.0 SF	755.0 SF
GAPPED WOOD DECK OVER POROUS GROUND (7,454 SF * 0.03 = 223.6 SF DECK CREDIT)		223.6 SF - 186 SF = 0 SF
TOTAL	2,923.8 SF (39.2 %)	3,138.6 SF (42.1 %)



1 SITE PLAN - PROPOSED
1/16" = 1'-0"

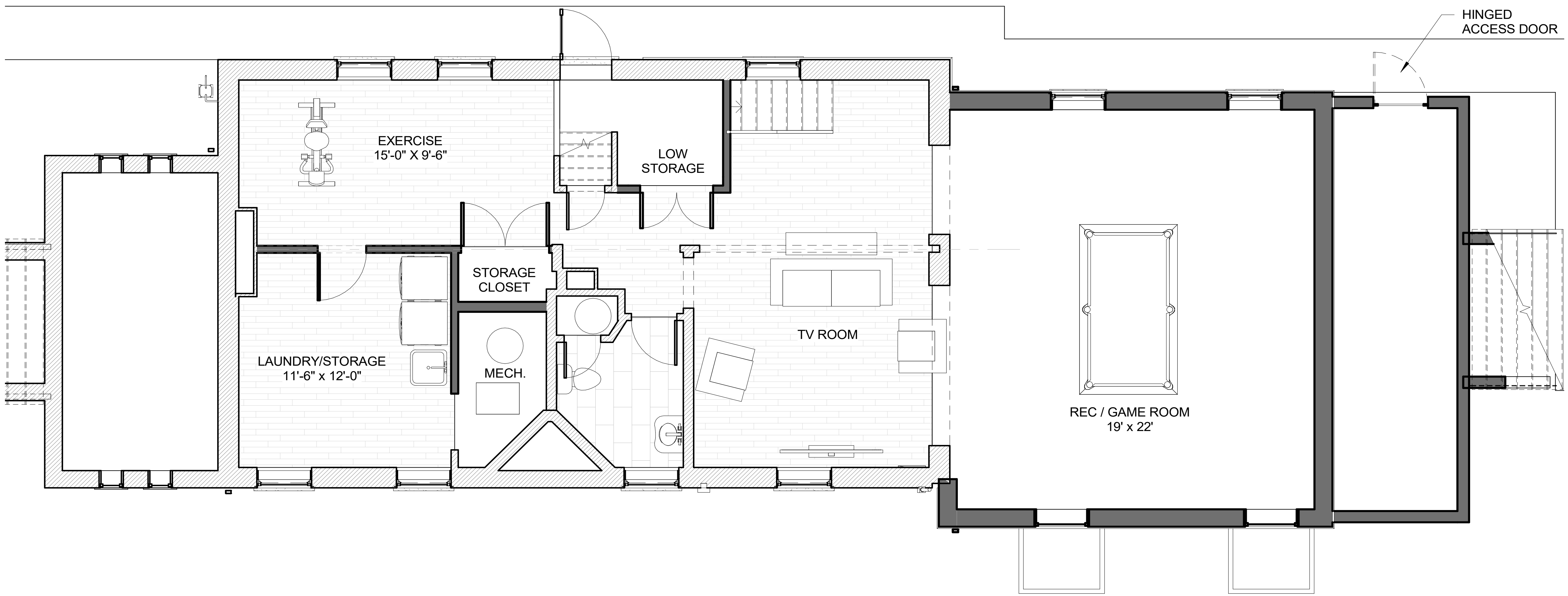
studio talo architecture inc.
| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com |

MCCOMB RESIDENCE

Date: 09/20/2022

Project #2203

SD1.0



1 BASEMENT PLAN - PROPOSED
3/16" = 1'-0"

MCCOMB RESIDENCE

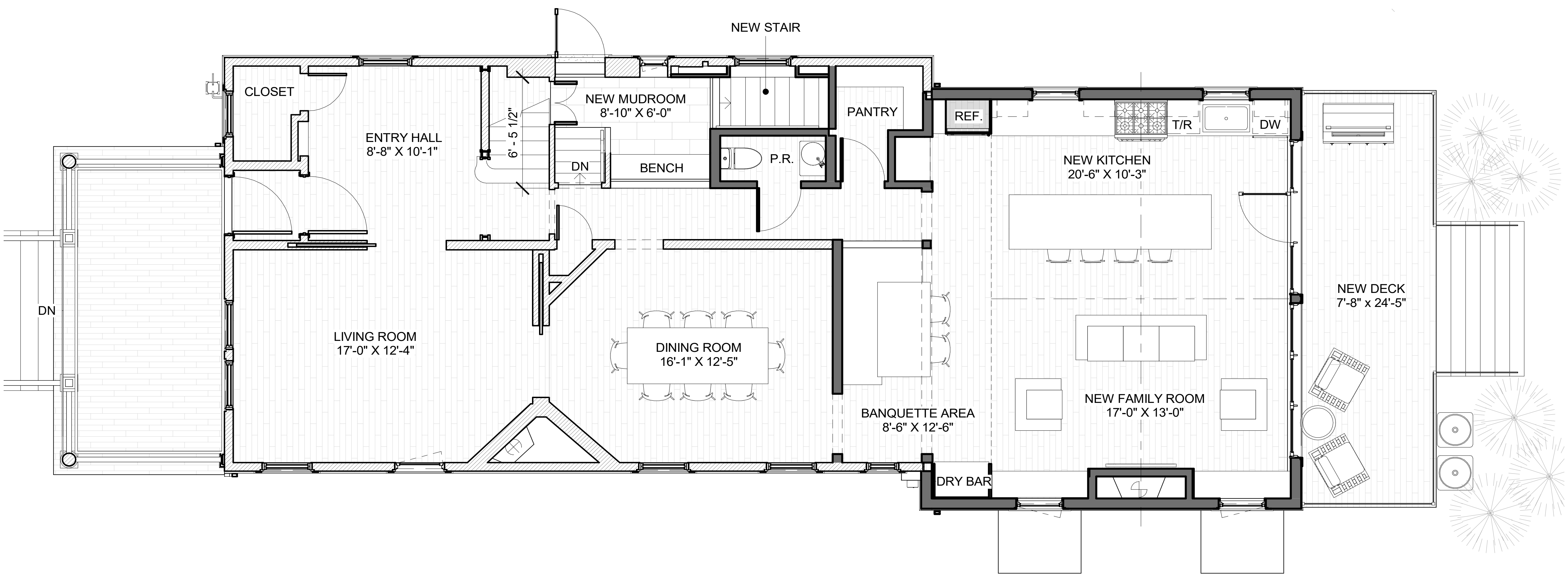
Date: 09/20/2022

Project #2203

SD1.1

studio talo architecture inc.
| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com |

B.



1 FIRST FLOOR - PROPOSED
3/16" = 1'-0"

studio talo architecture inc.
| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com | © 2022

MCCOMB RESIDENCE

Date: 09/20/2022

Project #2203

SD1.2

SECOND FLOOR - PROPOSED
3/16" = 1'-0"

NO WORK

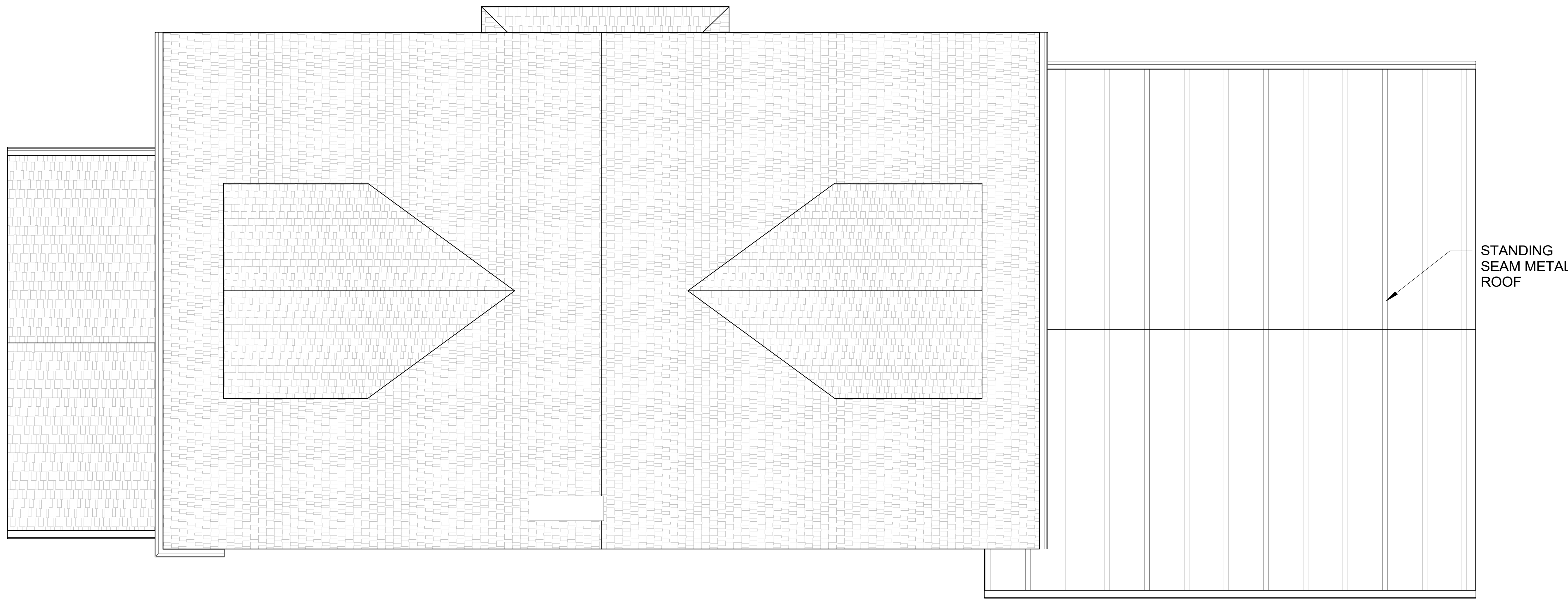
studio talo architecture inc.
| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com |

MCCOMB RESIDENCE

Date: 09/20/2022

Project #2203

SD1.3



1 ROOF PLAN - PROPOSED
3/16" = 1'-0"

MCCOMB RESIDENCE

Date: 09/20/2022

Project #2203

SD1.4

studio talo architecture inc.
| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com |

1 EXISTING WEST ELEVATION
3/16" = 1'-0"

2 WEST ELEVATION - PROPOSED (NO WORK)
3/16" = 1'-0"

studio talo architecture inc.
| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com |

MCCOMB RESIDENCE

Date: 09/20/2022

Project #2203

SD2.0

1 EXISTING SOUTH ELEVATION
3/16" = 1'-0"

studio talo architecture inc.
| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com |

MCCOMB RESIDENCE

Date: 09/20/2022

Project #2203

SD2.1

1 SOUTH ELEVATION - PROPOSED
3/16" = 1'-0"

studio talo architecture inc.
| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com |

MCCOMB RESIDENCE

Date: 09/20/2022

Project #2203

SD2.2

1 EXISTING EAST ELEVATION
3/16" = 1'-0"

2 EAST ELEVATION - PROPOSED
3/16" = 1'-0"

studio talo architecture inc.
| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com | © 2022

MCCOMB RESIDENCE

Date: 09/20/2022

Project #2203

SD2.3

1 EXISTING NORTH ELEVATION
3/16" = 1'-0"

studio talo architecture inc.
| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com |

MCCOMB RESIDENCE

Date: 09/20/2022

Project #2203

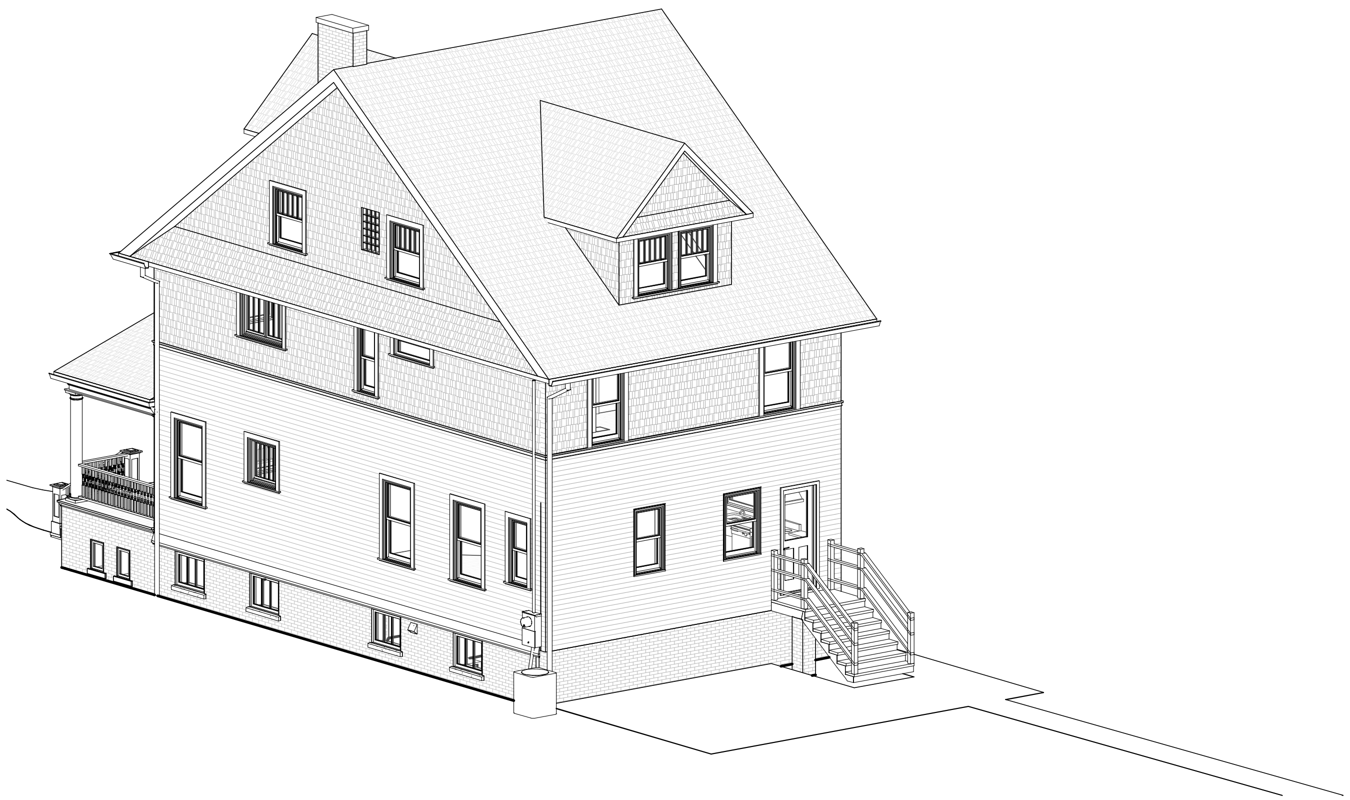
SD2.4

1 NORTH ELEVATION - PROPOSED
3/16" = 1'-0"

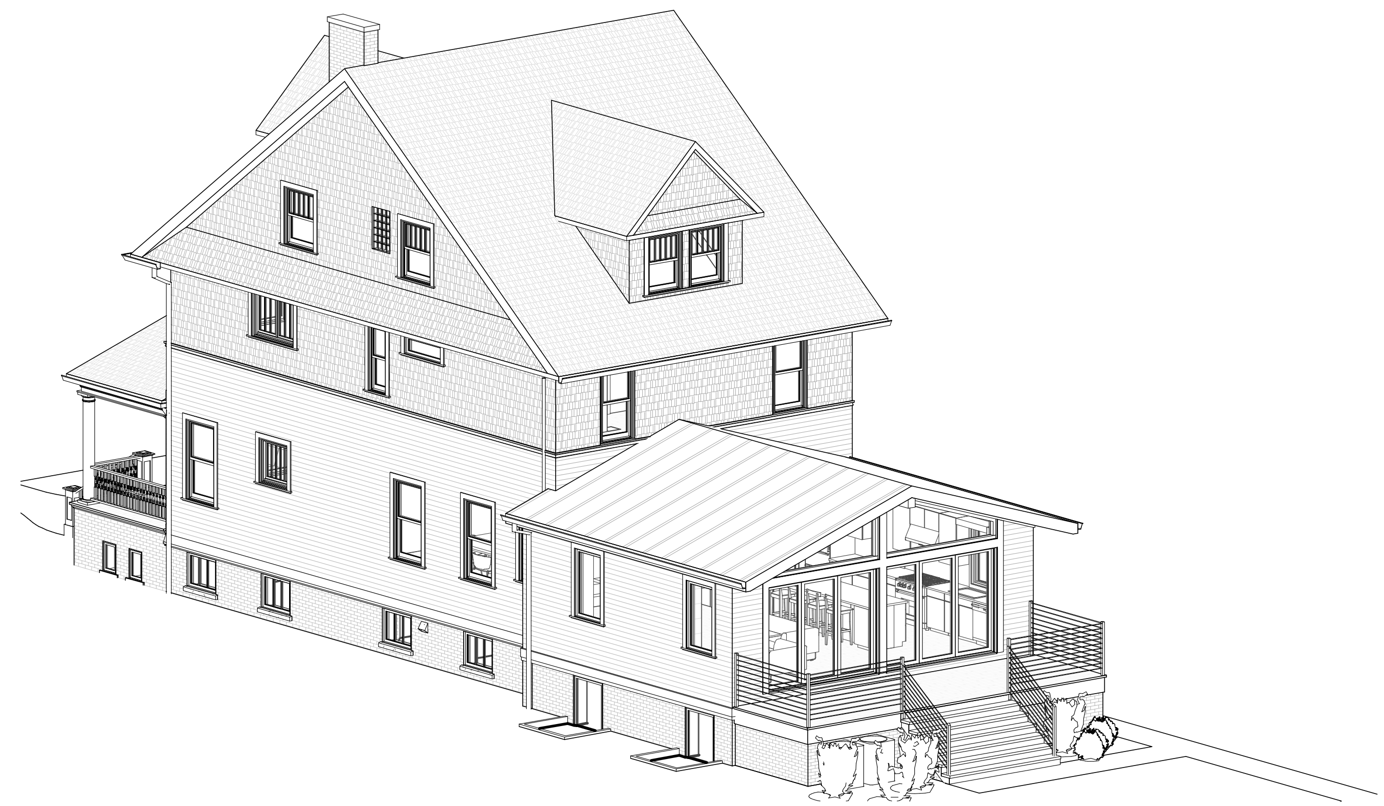
studio talo architecture inc.
| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com |

MCCOMB RESIDENCE
Date: 09/20/2022
Project #2203

SD2.5



1 BIRD'S-EYE VIEW FROM SE - EXISTING



2 BIRD'S-EYE VIEW FROM SE - PROPOSED

studio talo architecture inc.
| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com |

MCCOMB RESIDENCE

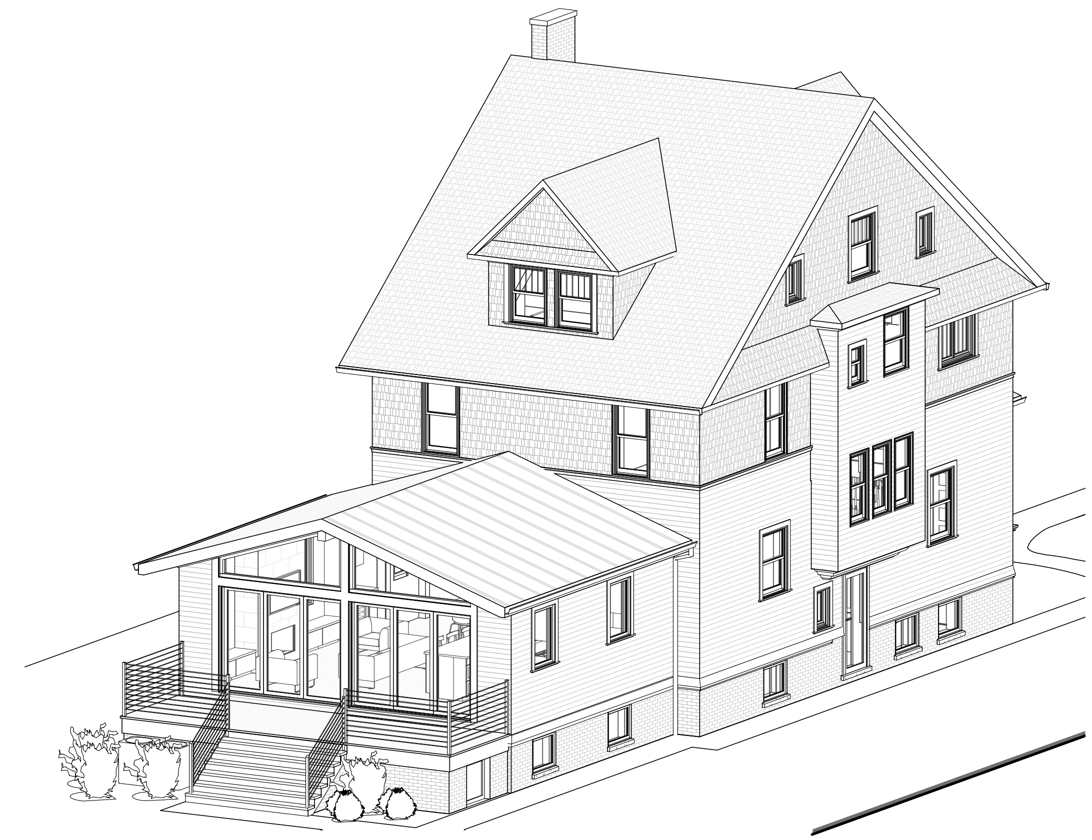
Date: 09/20/2022

Project #2203

SD3.0

B.

1 BIRD'S-EYE VIEW FROM NE - EXISTING



2 BIRD'S-EYE VIEW FROM NE - PROPOSED

studio talo architecture inc.
| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com |

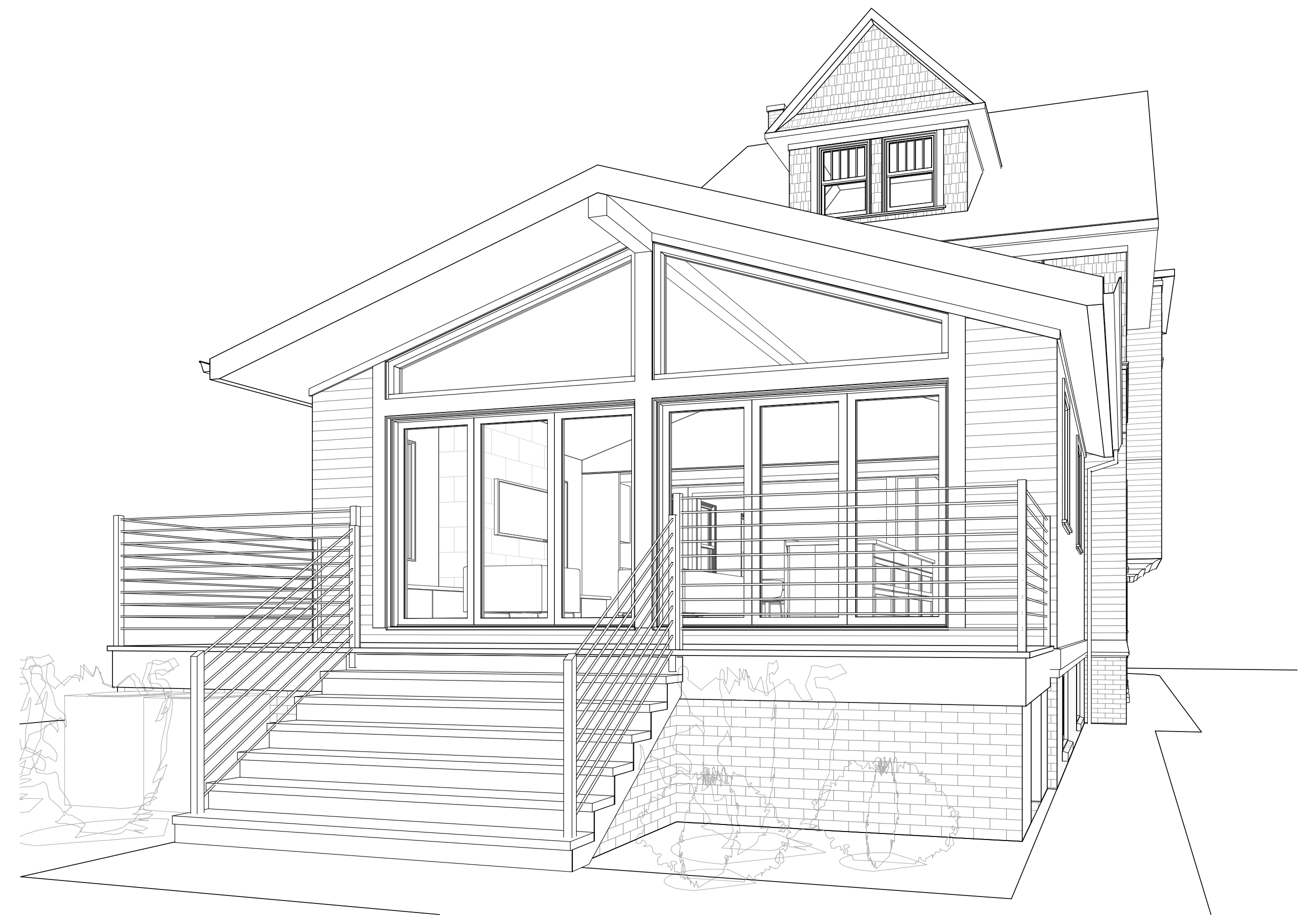
MCCOMB RESIDENCE

Date: 09/20/2022

Project #2203

SD3.1

1 VIEW FROM SOUTHEAST



2 VIEW FROM NORTHEAST

studio talo architecture inc.
| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com |

MCCOMB RESIDENCE	SD3.2
Date: 09/20/2022	
Project #2203	

VIEW FROM STREET

VIEW FROM ALLEY

studio talo architecture inc.
| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com |

MCCOMB RESIDENCE

Date: 09/20/2022

Project #2203

SD3.3

Zoning Analysis
Summary

Case Number:	**Case Status/Determination:**
22ZONA-0192 – 1215 Judson Avenue R1 Single-Family Residential District | Lakeshore Historic District | Contributing	Compliant

Proposal:

Single-story addition and open deck at the structures rear-volume.

Zoning Section:	**Comments:**
6-8-2-7	The proposed building lot is 26.25% where 30% is the maximum permitted and 20% is the existing condition.
6-8-2-8	The proposed north and south side-yard setbacks are proposed at 5.16' where 5' is the minimum required. The proposed rear-yard setback is 104' where 30' is the minimum required.
6-8-2-9	The proposed height of the addition is one-story and 17'-7" H where the lesser of 2.5 stories or 35' is permitted.
6-8-2-10	The proposed impervious surface ratio is 42% where 45% is the maximum permitted and 39.25% is the existing condition.
6-4-6-3 (B) Table 4-A	The proposed deck is permitted in the rear-yard and receives the full 3% deck credit making it exempt from impervious surface coverage.

Additional Comments:

- Review and issuance of COA by the HPC is required.
- The proposed location for the condenser units in the rear-yard is permitted. The condensers appear to be 6' from the south lot line where 6' is required so long as the units are screened with fencing or landscaping.

BEGINNING STREET #	1215
END STREET #	
STREET # SUFFIX	
STREET NAME	JUDSON
SUFFIX	AVENUE
PIN	11-19-202-012-0000

LOCAL

WITHIN LOCAL DISTRICT?	Lakeshore
LOCAL DISTRICT CONTRIB/NON-CONTRIB?	C
LOCAL LANDMARK?	NO
YEAR	-
LOCAL LANDMARK ELIGIBLE?	YES
CRITERIA:	3,4

NATIONAL REGISTER

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

PHOTO ID	\Images\11-19-202-012-0000.jpg
ALTERNATE ADDRESS?	

GENERAL INFORMATION

CATEGORY	Building
CONDITION	Good
INTEGRITY	Minor alterations
CURRENT USE	Domestic - single dwelling
HISTORIC USE	Domestic - single dwelling
SECONDARY STRUCTURE	Detached garage
NRSECOND	NC

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Colonial Revival
DETAILS	
CONSTRUCTION YEAR	1898
OTHER YEAR	
DATESOURCE	Building permit
WALL MATERIAL (current)	Wood
WALL MATERIAL 2 (current)	Wood - shingle
PLAN	Rectangular
NO OF STORIES	2.5
ROOF TYPE	Side gable
ROOF MATERIAL	Asphalt - shingle
FOUNDATION	Brick
PORCH	Front
WINDOW MATERIAL	Wood
WINDOW MATERIAL 2	Glass block
WINDOW TYPE	Double hung
WINDOW CONFIGURATION	1/1; Multi-light/1

SIGNIFICANCE	Simple yet well-designed turn-of-the-century Colonial Revival by Evanston architect Charles R. Ayars. Ayars designed 1215, 1217, and 1221 Judson Avenue for T. W. Heermans.
HISTORIC FEATURES	Side gable roof with pent enclosure; wood shingling on 2nd story and under gables; center front dormer with pent roof and flared corners; front porch with pent gable roof (triangular pediment) supported by round columns---SEE CONTINUATION SHEET

ADDRESS

1215			JUDSON	AVENUE

ALTERATIONS Glass block replacement window on 2nd story of south elevation; replacement porch railing.

HISTORIC INFORMATION

OLD ADDRESS (city dir.year)

BUILDING MOVED? yes, 1-story garage

MOVED FROM 1211 Judson Ave.

ORIGINAL OWNER Heermans, T. W.

ORIGINAL ARCHITECT Ayars, Charles R.

ARCHITECT SOURCE BP1121

BUILDER Wigginton

ADDITIONAL PHOTOGRAPHS

PHOTO ID2 \Images\11-19-202-012-0000-2.jpg

PHOTO ID3 \Images\11-19-202-012-0000-3.jpg

OTHER PINS

SURVEYOR Lara Ramsey

SURVEYOR ORGANIZATION GRANACKI HISTORIC CONSULTANTS

SURVEY DATE 2/23/2012

Historic Info Compiler aoe

SURVEYAREA EVANSTON LAKESHORE PHASE II

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS
1215 JUDSON AVENUE

OLD ADDRESS (city dir.year)

DATE OF CONSTRUCTION 1898

MOVING INFORMATION

BUILDING MOVED? yes, 1-story garage

MOVING PERMIT # 266 **DATE** 1920.06.20

MOVED FROM 1211 Judson Ave.

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # 1121 **DATE** 1898.03.01

BUILDING PERMIT DESCRIPTION 2-story dwelling 24x40x39'h

COST $3,000

ORIGINAL OWNER Heermans, T. W.

ORIGINAL OWNER OCCUPIED? no--lived across the street at 1216 Judson Av

ORIGINAL ARCHITECT Ayars, Charles R.

ARCHITECT SOURC BP1121

BUILDER Wigginton

EXTERIOR ALTERATION PERMITS

OTHER PERMIT INFO
BP14461, 1925.10.15, 2-car garage 20x20x12'h $850, owner L. E. Oliphant, bldr Union Insulation Co. BP38069, 1967.04.05, replace garage on existing slab $1125, owner George Fredrickson, bldr Danley Garage.

COA INFO

HISTORIC INFO
Architect Charles R. Ayars, who lived a block east, designed the trio of houses at 1215, 1217 & 1221 Judson Ave. for T. W. Heermans, who lived across the street at 1216 Judson Ave.

OTHER SOURCES
ELHD n/a. Photo at EHC: Evanston Review ad 1964.07.30 for 1217 Judson Ave. shows much of 1215 Judson Ave.

HISTORIC INFO COMPILER aoe

City of EVANSTON

LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 1215

STREET JUDSON AVENUE

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

Side gable roof with pent enclosure; wood shingles on 2nd story and under gables; center front dormer with pent roof and flared corners; front porch with pent gable roof (triangular pediment) supported by round columns; paneled wood door; historic wood windows on front and side elevations; 2-story square bay on north elevation.

STAFF REPORT

To: Members of the Preservation Commission

From: Cade W. Sterling, Planner

Subject: 1453 Maple Avenue – 22PRES-0173

Date: October 4, 2022

Public Notice

1453 Maple Avenue – Landmark – 22PRES-0173

Myefski Architects, applicant, requests a Certificate of Appropriateness to alter the structures south, north, and east elevations fenestration, construct a single-story trash enclosure at the east elevation, construct an accessible lift at the west elevation, and install rooftop mechanicals on the northeast corners rear-most 30'.

The applicant requests the following Major Zoning Variations to complete adaptive use to multi-family residential: 24 dwelling units where 14 are permitted (Zoning Code Section 6-8-8-4); a rear-yard setback of 0' where 25' is required and 7.5' is the existing legally non-conforming condition (Zoning Code Section 6-8-8-7); and, 10 leased off-street parking spaces or a parking ratio of .275 per bed where 19 spaces or a parking ratio of .55 per bed is required (Zoning Code Section 6-16-3-5, Table 16-B).

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

Construction Period:
1926

Style:
Classical Revival

Architect of Record:
Holabird and Roche

Condition:
Excellent

Integrity:
Excellent

Status:
Landmark; National Register Eligible

Setting:
The Masonic Temple is located outside of a Historic District, roughly between the Ridge and Lakeshore Districts on the east side of Maple Avenue at the northeast corner of Maple Avenue and Grove Street. Despite being outside a Historic District, many significant institutional structures are in close proximity including the Evanston Police Headquarters, the Beaux Arts Evanston Water Pumping Station, and the Tudor Revival YMCA. The structure is in close proximity to downtown, the Davis Street CTA and Metra Station, the Dempster Street CTA Station and Dempster Street business district, as well as several Pace and CTA bus routes.

Significance:
The Masonic Temple is one of Evanston’s most intact and significant institutional resources, being the work of a nationally and internationally known architect (Holabird and Roche), and master builder (N.P. Severin and Company). The structure was identified in Illinois 1972 Statewide Architectural Survey and is listed as eligible for the National Register. The structure is in excellent condition and retains excellent exterior and interior architectural integrity including the large front stone Doric entry columns topped by frieze and peaked parapet, flat coursed stone facades, punched side openings with pediments, pedimented stone entry flanked by pedimented stone windows, carved wreathes in frieze at the south elevations second story, and carved Masonic logo at entrance and in the south elevation windows pedimented hoods. The interior includes what might be the original paint, carpeting, draperies, lighting, wood finishes and detailing, and Zuber wall paper.

The temple was designed by Holabird and Roche, one of the Chicago region’s most prominent and important architecture firms, a firm responsible for several well-known Chicago School buildings during the turn of the last century, such as the Marquette Building (1895, Chicago Landmark), the Chicago Building (1904, Chicago Landmark), and the southern half of the Monadnock Building (1893, Chicago Landmark). The firm was formed in partnership between William Holabird, a graduate of West Point, and Martin Roche who was educated at the Illinois Institute of Technology. Both Roche and Holabird met while working at the architecture office of William LeBaron Jenney. The firm would later become Holabird and Root upon the deaths of William Holabird and Martin Roche during the 1920s and would focus their work on Art Deco mid-rise and high-rise structures in succeeding years. The firm would also design many houses and buildings in Evanston; William Holabird was a resident of Evanston for much of his professional life. The firm’s most notable works in Evanston include the Garrett Theological Seminary (1916), Patten Gymnasium (1937, as Holabird and Root), and the Masonic Temple (1926).

The Chicago World Columbia Exposition of 1893 revived interest in Classical architecture as the Fair’s planners mandated a Classical theme by employed in most constructed buildings. From the mid-1890s through the 1950s, Classical Revival became a popular style for both commercial and residential buildings. A signature feature of Classical Revival structures is a full height covered front entryway or porch for residential structures supported by columns with Corinthian, Doric, or Ionic capitals and often topped with a pedimented gable. Such structures in Evanston are often two to three stories in height, rectangular, and symmetrical in form, and constructed in stone or brick that is often left natural in color or painted white. Front entrances may have columned surrounds and arched or broken pediments above the door. Commercial and institutional buildings designed in the Classical Revival style were often constructed in stone or granite incorporating a temple-front columned entrance with entablature.

Proposal:

The applicant proposes exterior alterations to the building within the Commissions purview to accommodate adaptive use to multi-family residential. These predominately include changes to fenestration at the south, east, and north elevations. At the south elevation, the applicant proposes removal of the wreath in frieze details and installation of new wood casement windows to meet egress requirements for the upper-story residential units. These window units will match the existing ground-floor casement windows substantially in detail and dimensionality. The applicant further proposes new windows in new locations at the north elevation as well as new windows in new locations at the east elevation. Finally the applicant proposes a single-story stone clad trash enclosure at the alley-facing east elevation and a glass accessible lift at the west, primary elevation. Initial proposals included an accessible lift at the rear elevation, but there were significant concerns that the rear elevation would not constitute a “dignified entrance”. The lift at the primary elevation necessitates alteration to the stone plinth.

Additional alterations include basement level windows and wells at the south elevation enclosed by an aluminum fence, and installation of rooftop mechanicals at the roofs northeast corner. Alterations not within the Commissions purview are installation of rooftop skylights and interior alterations.

Public Comment

None.

Recommendation on proposed Major Zoning Relief

Whenever an application is made for a special use or variation relating to a historic landmark, or a property located in a local historic district, the application shall be referred to the Preservation Commission that shall have the authority to make its recommendations to the appropriate decision making body. In this case the Land Use Commission.

Adaptive use to residential is one of the most common adaptations for historic institutional resources. Due to construction of the building predating current land-use controls and the zoning ordinance, it is not uncommon for adaptive use projects to request relief in order to facilitate a new use within an existing building envelope. Many built-out communities similar to Evanston include specific adaptive use sections or codes to more efficiently facilitate these requests for historic properties. Residential density (number of units) as well as parking requirements are common requests covered by adaptive use codes which are most often deemed necessary to facilitate adaptive use and ensure financial solvency for a project.

In this instance, the applicant requests the following variations.

1. 24 residential units where 14 are permitted based on the minimum lot size requirements.
2. 10 off-street parking spaces where 19 are required. The 10 spaces will be leased off-site, which it permitted by code.
3. Rear-yard setback of 0’ where 25’ is required for the proposed trash enclosure addition. The existing building is ~7.5’ from the rear lot line although portions of the foundation extend to the lot line.

As the Commission reviews the request for zoning relief, it should do so through the lens of the appropriateness of each to facilitate the proposed adaptive use while minimizing any adverse impacts to the structures architectural integrity and general character or spirit.

Applicable Standards for making a recommendation on zoning relief

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

B. The request is necessary to provide the owner a recoverable rate of return on the real property where the denial thereof would amount to a taking of the property without just compensation; and

C. The request will not be materially detrimental to the public health, safety, and welfare, or injurious to property in the district or vicinity where the Landmark is located.

Applicable Standards for review of Certificate of Appropriateness

Staff recommends the following standards be applied. Additional standards may be applied at the Commissions discretion. Determination of whether the standards have been met is exclusively afforded to members of the Commission.

Staff may provide a professional opinion on the proposal at the Commission's request.

Alteration

1. Every reasonable effort shall be made to adapt the property, structure, site or object in a manner that requires minimal alteration of the property, structure, site or object and its environment.

2. The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible except when retention represents a hazardous or dangerous condition.

3. All properties, structures, sites and objects shall be recognized as products of their own time. Alterations to sites, buildings, structures, or objects that have no historic basis shall be discouraged.

4. Changes that may have taken place in the course of time are evidence of the history and development of a property, structure, site or object and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features, materials, finishes, examples of skilled craftsmanship, or examples of distinctive construction techniques that characterize a property, structure, site or object shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should

match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

7. The surface cleaning of buildings, structures or objects shall be undertaken with the gentlest means possible. Treatment methods that will cause damage to the historic materials of the structure, site, or object must not be used.

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

9. Innovative design for alterations to existing properties shall not be discouraged when such alterations do not destroy significant historic, cultural, architectural or archaeological material, and such design is compatible with the features, size, scale, proportion, massing, color, material and character of the property, neighborhood and environment.

10. Wherever possible, alterations to structures and objects shall be done in such a manner that if such alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Construction

1. *Height.* Height shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

2. *Proportion of facades.* The relationship of the width to the height of the facades shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

3. *Proportion of openings.* The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects and places to which the building is visually related.

4. *Rhythm of solids to voids in facades.* The relationship of solids to voids in the facades of a structure shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

5. *Rhythm of spacing and structures on streets.* The relationship of a structure or object to the open space between it and adjoining structures or objects and the setback from the public ways shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related.

6. *Rhythm of entrance porches, storefront recesses and other projections*. The relationship of entrances and other projections to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related.

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

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

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

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

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

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

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

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

Application for
Preservation Review of
Certificate of Appropriateness (COA)

City of Evanston

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

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

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

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

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

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

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

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

1) Property Address: 1453 Maple Ave.			**FOR STAFF USE ONLY** **Application Number:**	
2) Owner's Name: R2 Lodge, LLC.			Address: 1200 N. North Branch	
City: Chicago	State: Illinois	Zip: 60642	Phone: (312) 226-9737	Email/Fax: gstoltz@r2.me mg@r2.me mgarrison@r2.me
3) Architect's Name: Myefski Architects			Address: 400 N Michigan Ave.	
City: Chicago	State: Illinois	Zip: 60611	Phone: (312) 763-2400	Email/Fax: mkarkowski@myefski.com abreaux@myefski.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.**

Section B: Application for Certificate of Appropriateness

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

This building, previously a Masonic Temple designed by Holabird & Roche and built in 1926, is a local historic landmark of Evanston and eligible for National Register of Landmarks.

Historic Features include: "Large front stone Doric entry columns topped by frieze and peaked parapet, flat coursed stone facades, punched side openings with pediments, pedimented stone entry flanked by pedimented stone windows."

The proposed work includes adjusting the use from assembly to multi-family residential, construction of a small trash room addition at the rear of the building & a wheelchair accessible lift near the primary entry. Existing windows to be replaced-in-kind, and new windows are added on the North (interior side), South (street-facing side), and East (rear) elevations. Other changes include refurbishment of front door & lights at entry, repair to the stairs at the building entry, and relocation of mechanical equipment to the roof, out of sight from the public way.

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

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
☒ Construction	☐ Residential ☒ Other:	☒ Yes ☐ No
☒ Demolition	☒ Partial ☐ Total	☒ Yes ☐ No
☒ Alteration ☐ Restoration ☐ Addition ☐ Landscaping	☐ Front ☒ Side ☒ Rear	☒ Yes ☐ No
Garage: ☐ New ☐ Replacement ☐ Rehabilitation	☐ Front ☐ Side ☐ Rear	☐ Yes ☐ No
☒ Windows ☐ Storm Windows ☐ Doors ☐ Storm Doors	☒ New ☒ Replacement ☐ Restoration Style/Materials: wood-clad aluminum to match existing wood windows	☒ Yes ☐ No
Roof: ☐ New ☒ Re-roof	☐ Front ☐ Side ☐ Rear	☐ Yes ☒ No
Fence / Gate: ☐ New ☐ Replacement	☐ Front ☐ Side ☐ Rear	☐ Yes ☐ No
Siding: ☐ New ☐ Replacement	☐ Front ☐ Side ☐ Rear Material:	☐ Yes ☐ No
☐ Sign ☐ Awning	☐ New ☐ Replacement ☐ Restoration Material:	☐ Yes ☐ No
☒ Air Conditioning Unit	☒ New ☐ Replacement	☐ Yes ☒ No
☐ Relocation	New Address for Relocation:	

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

Existing	Proposed	Façades/Front Porch & Rear Porch Material
☐	☐	Wood Frame
☒	☐	Stone
☐	☐	Brick
☐	☐	Stucco
☐	☐	Synthetic Stucco
☐	☐	Wood Siding
☐	☐	Aluminum Siding
☐	☐	Vinyl Siding
☐	☐	Shingle, Material: ______ ____________________
☐	☐	Other: _______________

Existing	Proposed	Roofing Material
☐	☐	Wood Shingles
☐	☐	Wood Shakes
☐	☐	Slate
☐	☐	Clay Tile
☐	☐	Asphalt Shingles
☐	☐	Metal Sheet
☒	☒	Other: extg: Membrane over concrete shell proposed: membrane roof over insulation over concrete shell

Existing	Proposed	Chimney Material
☐	☐	Brick
☐	☐	Stone
☐	☐	Stucco
☐	☐	Other: _______________

Existing	Proposed	Gutters/Downspouts
☐	☐	Copper
☐	☐	Aluminum
☐	☐	Galvanized Sheet
☐	☐	Other:_______________

Existing	Proposed	Flashing Material
☐	☐	Copper
☐	☐	Sheet Metal
☐	☐	Other: _______________

Existing	Proposed	Fascias, Soffits, Rakeboards, Trim
☐	☐	Wood
☐	☐	Metal
☐	☐	Synthetic Material, Type: ____________________
☐	☐	Other: _______________

Existing	Proposed	Door Material
☒	☒	Wood
☐	☐	Metal
☐	☐	Clad
☐	☐	Other: _______________

Existing	Proposed	Window Type
☒	☒	Double Hung (REAR)
☒	☒	Casement (SOUTH)
☒	☒	Other: DOUBLE CASEMENT WITH TRANSOM

Existing	Proposed	Window Material
☒	☒	Wood
☐	☐	Aluminum
☐	☐	Steel
☐	☐	Other: _______________

Existing	Proposed	Muntins
☐	☐	Not existing
☒	☒	True divided lights
☐	☐	Simulated divided lights

Existing	Proposed	Fences
☐	☐	Wood
☐	☐	Wrought Iron
☐	☐	Aluminum
☐	☐	Other:_______________
		Height:_______________
		Length:_______________

Existing	Proposed	Terraces, Patios, Decks
☐	☐	Wood
☐	☐	Stone
☐	☐	Brick Pavers
☐	☐	Concrete Pavers
☐	☐	Poured Concrete
☐	☐	Other: _______________

Existing	Proposed	Driveway Material
☐	☐	Asphalt
☐	☐	Poured Concrete
☐	☐	Brick Pavers
☐	☐	Concrete Pavers
☐	☐	Crushed Stone
☐	☐	Other: _______________

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

Existing	Proposed	
☐	☐	Air Conditioning Unit
☐	☒	Accessible Wheelchair Lift
☐	☐	
☐	☐	
☐	☐	
☐	☐	

4) Applicant's Signature: ______________________________

Print Name: John Myefski

Date: 09.20.2022

*Proceed to Section C if you are r**equesting a zoning or fence variation and/or s special us**e. 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 SHEETS ADDED TO END OF DOCUMENT

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).

SEE SHEETS ADDED TO END OF DOCUMENT

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).

SEE SHEETS ADDED TO END OF DOCUMENT

4) Applicant's Signature: ______________	**Date:** 09.20.2022
Print Name: John Myefski	

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 **<u>second Tuesday</u>** 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.).

SUPPLEMENTAL INFORMATION

COA Application Checklist

Submit one (1) digital copy in PDF format of the same as follows:

☒ **APPLICATION FOR PRESERVATION REVIEW** - To process your application,

☒ **ELEVATIONS/SITE PLANS/DRAWINGS** to scale including dimensions (not to exceed 11" x 17" paper size).

☒ **CHANGES TO THE EXTERIOR INCLUDING CHANGES TO WINDOWS, DOORS, STORM WINDOWS AND STORM DOORS - SEE ADDITIONAL INFORMATION REQUIRED FOR WINDOW CHANGES (BELOW)**

Provide an **exterior elevation** of each façade involved, showing the existing and proposed appearance (preferably on the same sheet for each facade) with the new items/areas clearly identified.

☒ Site plan with the existing footprint of the primary structure(s) clearly showing the side(s) being altered.

☒ If the changes also include a **change in the footprint,** provide a **site plan** clearly showing the location of proposed change, setback dimensions, existing and proposed lot coverage, existing and proposed setbacks, location and height of existing and proposed fences, parking, and landscape design (if any).

☐ **ADDITIONS, NEW CONSTRUCTION/DEMOLITION**

- If a major alteration, construction or demolition is planned, City staff will notify neighbors within 250 feet of the subject property at least five (5) business days prior to the Preservation Commission hearing to allow neighbors to comment on the proposal at the meeting. The applicant is responsible for providing to City staff the filled out Certification and Notice along with the updated list of names and addresses of current owners/taxpayers in Excel format. City staff will provide the initial list (Excel file) of names and addresses to the applicant with the instructions.
- **Exterior elevations**, showing building materials, height and width of proposed structure in the context of existing primary structure and/or the immediate surroundings.
- **Site Plan** clearly showing the location of proposed structure, existing and proposed lot coverage, proposed setbacks and their dimensions, location and height of proposed fences, parking, and landscape design (if any).
- **Roof Plans -** Provide roof plans to scale including dimensions.
- **3D drawings, models** (for new construction and substantial additions)
- **Photos of existing building, structure, site, fence or object in context with the immediate structures on the block.**

☒ **LAND-ALTERING ACTIVITY -** Full **description and illustrations** including berming, re-grading, excavation, walkways, patios, and alteration of seawalls, etc.

☐ **FENCES - Site plan** with fence location(s) clearly identified. Also, **illustration(s)** of existing and or proposed fence indicating the material, the height, and length (to scale). If zoning variance or fence variance is required, see section immediately below.

☒ **ZONING VARIANCE FOR ADDITIONS, NEW CONSTRUCTIONS, FENCE VARIANCE**

☒ Fully completed Part C of the COA application

☒ Zoning Analysis Summary as prepared by the Zoning Division

☒ Fully completed Zoning or Fence Variation Application as submitted to the Zoning Division

☐ **SPECIAL USE -** Special Use Application as submitted to the Zoning Division

☐ **PLANNED DEVELOPMENT -** Planned Development Application as submitted to the Zoning Division, including: Zoning Analysis, General Information Form, Special Use Application, Executive Summary and Aerial Photograph, Zoning Comparison, Number of Units, Unit Mix and Description, Statement in Support of Proposal Survey, Development Plan, Preliminary Civil Engineering Plan and Preliminary Landscape Plan

☐ **SUPPORTING INFORMATION -** Any information you feel would enhance your application (e.g., photos, letters of support from neighbors, scale models, material samples, etc.). Photos of elevations, proximity to neighbors and any other information must show significant detail and/or context to be replicated. Details must be visible on printouts of digital photos and black and white copies of photos.

☒ **ADDITIONAL INFORMATION REQUIRED FOR CHANGES TO WINDOWS, DOORS, STORM WINDOWS AND STORM DOORS (Use same example for windows found in the "sample of supplemental window drawings" document under additional resources on the Commission website.)**

- Clear photographs of existing windows. When windows are boarded over, remove boards from typical windows in order to take photographs.
- Drawings showing the elevation and horizontal and vertical sections of existing historic windows. Include muntins, mullions, transoms, and other window components (see examples below). For historic steel industrial windows that contain operable units, drawings must include this feature.
- Drawings showing the elevation and horizontal and vertical sections of proposed replacement windows. In the case of a hung window, provide section drawings of both the upper and lower sash, including meeting rail. For replacement steel windows, include sections of both operable and fixed units. See note below regarding manufacturers' standard cut sheets.
- Drawings should be at the same scale and large enough to clearly show construction details. Scale should be provided, measurements noted, and materials indicated for the main components of the window.
- Drawings of the existing historic window should be accurate, based on field measurements. Examples of window drawings are shown below. Add the dimensions of existing windows and proposed windows.
- Replacement windows must accurately replicate the appearance of existing historic windows. Manufacturers' standard cut sheets usually are not an adequate substitute for detailed drawings since they are not drawn specifically for the proposed window replacement and do not show custom applications or installation details required for the project. In small projects where windows are being replaced and the historic or existing window is simple in design, manufacturers' standard cut sheets may be substituted for actual section drawings of the proposed window provided there is sufficient detail for review.
- Window sections must show the profiles of muntins, meeting rails, sash, frames, moldings, and other features. Construction details must be apparent, including joinery. For all projects, the window's relationship to the existing wall plane must also be provided for both the existing historic windows, when present, and the proposed replacement window

NOTE: The deadline for submission of Certificate of Appropriateness applications is the **no less than 15 business days** before the next scheduled Preservation Commission meeting. The Preservation Commission meets on the **<u>second Tuesday</u>** of the month (except when marked with * on Page v below). However, 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.).

MYEFSKI ARCHITECTS

MASONIC TEMPLE, CHICAGO, ILLINOIS

CERTIFICATE OF APPROPRIATENESS

September 20, 2022

Summary of Variations sought at 1453 Maple Ave:

1. **6-8-8-4 - Lot Size:** increase in the allowable density by right for the site, from 14 units as calculated by the equation below, to 24 units. Utilization of 3 IHO/affordable units and 6 bonus market rate units brings our total to 30 units in the proposed development.

Where the site area = 10,964: (10,964 - 5000sf) / 400sf/unit = 14 units.

2. **Table 16B – Schedule of Minimum Off-Street Parking Requirements** to reduce the required parking in our district from .55 spaces per bed to .275 spaces per bed, resulting in a total number of required parking to 10 spaces for 30 units (38 beds). The utilization of 3 IHO/affordable units (4 beds) are not counted in the required parking tally.

3. **6-8-8-7 – Yard Requirements:** Rear Yard. Addition of Trash Room to an already non-conforming site.

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.

Variation 1, regarding an increase in density of the lot, is necessary in order to get an appropriate building efficiency and unit size average for the proposed use. The building's footprint exceeds what would be allowed by code today with current setbacks, and the proposed scheme seeks to provide units within that existing envelope without adding volume above. Without an increase in density, residential units in the existing building would be much larger than average for the Evanston market, and the project would not be viable.

Variation 2, regarding parking off site and a reduction to parking, is necessary because the site has no additional space for parking, and adding parking within the building envelope would require radical and inappropriate modifications to the structure, especially as this historic building must remain largely as-is. These existing site conditions force the need for parking to be located off-site.

Variation 3, regarding an increase in bulk for the addition of a Trash Room in the rear of the building, is necessary to deal with disposal, since the difference in grade between the ground floor and alley elevation in combination with the tight existing rear setback make dealing with disposal in the existing building difficult. A small volume for trash in the rear would prevent extensive cutting of the structure to include trash room within the existing envelope, and subsequently the elimination of usable space in the Lower Level.

B) Is necessary to provide the owner a recoverable rate of return on the real property where the denial thereof would amount to taking of the property without just compensation.

Variation 1: As mentioned previously, an increase in density is necessary for unit sizes and building efficiency to reach levels required for a viable multi-family building in the local market.

Variation 2: Relocation of parking off site is required to avoid improper changes to the building's structure and rear facade. A reduction of required parking is appropriate as well for this TOD development where a portion of residents are expected to be able to meet their needs without a car. Standard required parking would likely yield a situation where many spots go unused.

Variation 3: The trash room addition with floor level at alley grade provides for ease of trash pickup. Without this addition, incorporating a grade-level trash room would require floor structure to be cut and rebuilt at grade level, eliminating usable area on both the first floor and lower level, which otherwise would be used for the units, amenities, or supporting spaces.

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.

Variation 1: A variation to increase the allowable density of the lot does not detrimentally affect the neighborhood because the existing volume of the development is not being increased in an attempt to stuff more units within. It is simply to allow an appropriate unit size average for the building whose bounds are beyond the setbacks that would be allowed today on this particular lot.

Variation 2: As shown in our parking analysis, a reduction of required parking for this site would not detrimentally affect properties in the vicinity because many residents are expected to be able to meet their needs without a car in this location and market. Those that do have cars can walk <1000’ to parking being leased at Holiday Inn.

Variation 3: The bulk & height added to the rear of the building is being changed from an existing condition on the alley facade where the existing basement wall protrudes approximately 2’ above adjacent grade for nearly the entire width of the building. The proposed scheme extends a small piece of this condition vertically to provide a single story enclosure for trash on the property, and lowers the remaining section of the protruding basement down to alley level so that stacking of other materials such as compost and large pickup items can be temporarily stored on the property instead of the condition that exists today which would result in some large items being stored in the alley before pickup.

MAJOR VARIATION
APPLICATION

CASE #:________________________

zoning office use only

1. PROPERTY

Address 1453 Maple Ave

Permanent Identification Number(s):

PIN 1: 11-18-316-013-0000 PIN 2: __-__-___-___-____

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

2. APPLICANT

Name: Mike Karkowski Adam Breaux John Myefski

Organization: Myefski Architects

Address: 400 N Michgan Ave

City, State, Zip: Chicago, IL 60611

Phone: Work: (312) 763-2400 Home:________ Cell/Other:________

Fax: Work: ________ Home:________

E-mail: mkarkowski@myefski.com abreaux@myefski.com

Please circle the primary means of contact.

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

- ☐ **same**
- ☒ architect
- ☐ officer of board of directors
- ☐ builder/contractor
- ☐ attorney
- ☐ other: ________
- ☐ potential purchaser
- ☐ lessee
- ☐ potential lessee
- ☐ real estate agent

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

Name(s) or Organization: R2 Lodge, LLC.

Address: 1200 N. North Branch

City, State, Zip: Chicago, IL 60642

Phone: Work: (312) 226-9737 Home:________ Cell/Other:________

Fax: Work: ________ Home:________

E-mail: Gary Stoltz - gstoltz@r2.me Matt Garrison - mg@r2.me

Please circle the primary means of contact.

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

________________ August 5, 2022

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."

________________ 08.23.2022

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: 05.17.2021
- ☒ **Project Site Plan** Date of Drawings: 07.21.2022
- ☒ **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 $ 1980 plus Deposit Fee ~~$150~~

Note: Incomplete applications will <u>not</u> 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, <u>drawn to scale</u>, that accurately reflects current conditions.

Site Plan

(1) One copy of site plan, <u>drawn to scale</u>, 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 <u>not</u> 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:

Adaptive reuse of Local Landmark building designed by Holabird & Roche in 1926. Former Masonic Temple to be adapted to multi-family unit residential. Construction of a small trash chute & access room addition at the rear of the building & a wheelchair lift near the primary entry to provide accessible entry; existing windows replace-in-kind; new window locations on north and south facades.

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

(Date Applied: ______________________ Building Permit Application #: ____________________)

REQUESTED VARIATIONS

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

(A) Section (ex. "6-8-3-4")	**(B) Requirement to be Varied** (ex. "requires a minimum front yard setback of 27 feet")	**(C) Requested Variation** (ex. "a front yard setback of 25.25 feet")
1		
6-8-8-4	Lot size = 5000 sf + 400 sf for each dwelling unit therein. 14 units allowed by right, as calculated below: Site Area=10,964; (10,964-5000sf)/400sf/unit = 14 units	24 units

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

2		
Table 16-B	Transit Oriented Development Requirements: .55 spaces per 1 bed dwelling unit 1.10 spaces per 2 bed dwelling unit 1.65 spaces per 3 or more bed dwelling unit	.275 spaces per 1 bed dwelling unit .55 spaces per 2 bed dwelling unit .825 spaces per 3 or more bed dwelling unit
3		
6-8-8-7	Required Rear Setback is 25'. 7.5' is the existing legally non-conforming condition.	0' rear-yard setback where 7.5' is the existing legally non-conforming condition. Addition of trash chute and trash room on top of existing basement wall, which protrudes above grade in existing condition.

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 SHEETS ADDED TO END OF DOCUMENT

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 SHEETS ADDED TO END OF DOCUMENT

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 SHEETS ADDED TO END OF DOCUMENT

3. Either…

(a) the purpose of the variation is not based exclusively upon a desire to extract income from the property, or

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

SEE SHEETS ADDED TO END OF DOCUMENT

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

SEE SHEETS ADDED TO END OF DOCUMENT

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

SEE SHEETS ADDED TO END OF DOCUMENT

City of Evanston
DISCLOSURE STATEMENT FOR ZONING HEARINGS

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

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

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

R2 Lodge, LLC
1200 N. North Branch
2nd Floor
Chicago, IL 60642
312-226-9737

Gary Stoltz, Principal & Director of Design& Construction
gstoltz@r2.me
312-226-9737

Matthew Garrison, Managing Principal
mg@r2.me
312-226-9737

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 1 above, or indicated below. (An example of this situation is if the land user is a division or subsidiary of another person or organization.)

3. List the name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number 1 above, or indicated below.

4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number __1__ above, or indicated below.

If Applicant or Proposed Land User is a Corporation

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

a. Names and addresses of all officers and directors.

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

If Applicant or Proposed Land User is not a Corporation

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

See attached Addendum #1

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

The Masonic Temple was built in 1926, before the establishment of density, parking, and setback requirements in the Evanston Zoning Ordinance. It's a historic building whose envelope should be largely maintained as-is. The allowable density per the Zoning Ordinance will result in residential units that are much larger than is typical for the market.

The site has no additional space for parking, and adding parking within the building envelope would require radical and inappropriate modifications to the structure, especially as this historic building must remain largely as-is. These existing site conditions force the need for parking to be located off-site. No public parking is available within 1000' so owners must lease parking from a private entity. For this reason we believe a reduction in required parking is appropriate.

The difference in grade between the ground floor and alley elevation in combination with the tight existing rear setback make it difficult to deal with disposal, an essential part of the functioning of Multi-family buildings. Including trash room on the ground floor within the current building envelope would require extensive changes to portion of the first floor to bring it to alley level, potentially compromising the space below as well.

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

The increase in density proposed will all be located within the existing shell of the building, so it has no impact on the neighborhood scale, or intensity of the street frontages.

Most of the residents are expected to be able to meet their needs without owning a car, as shown in our parking analysis. Those that do have cars can walk <1000' to parking leased at Holiday Inn.

The bulk & height added to the rear of the building is being changed from the existing condition on the alley facade where the existing basement wall protrudes approximately 2' above adjacent grade for nearly the entire length of the building. Our proposal extends a small piece of this condition vertically so that residents can have access to a trash chute, and lowers a section of the protruding basement wall so that a trash room on the ground floor can exist at alley level.

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.

Without an increase in density, Units in the building would be much larger than average for the Evanston market, and the project will not be viable.

Strict adherence to parking requirements are burdensome due to the specific site conditions of the existing historic building. The site conditions as explained before which create the need to locate and lease parking off-site, which reduces the attractiveness of these units among persons who require vehicles. It is expected that the units and amenities being proposed are more likely to attract potential residents who are willing and able to meet their needs without a car.

Strict adherence to the setback provision would Limit the efficiency of trash removal and disposal for the building, as there is a significant difference between ground floor of the building and grade at the alley. The area below this proposed addition is the best available place to lower a floor level without compromising the use of the space in the lower level.

3. Either...

a. The purpose of the variation is not based exclusively upon a desire to extract income from the property, or

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

We believe both that (a) these variations are based upon practical difficulties that would result from strict adherence to the ordinance, making the re-use of the Historic Building difficult and less viable, and (b) that the re-use of this Landmark building benefits the public, surrounding neighborhood, and the city as a whole by giving life to a culturally significant building with prominent significance.

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

These difficulties are created by the nature of the existing building and site.

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

Yes, other schemes have been laid out for lesser density of units within the building, but without increase in density the buildilng is far less efficient on rentable space and/or has unit sizes that are much larger than average.

We have not found other options which allow trash to be accessed from the alley and the carts rolled out at alley level. The proposed addition achieves this, while also preventing significant changes to the historical portions of the structure.

CONFIDENTIAL TREATMENT REQUESTED. CONTAINS PERSONAL AND FINANCIAL INFORMATION. INFORMATION CONTAINED HEREIN NOT SUBJECT TO FOIA.
1453 MAPLE AVE, EVANSTON, IL -- R2 LODGE, LLC

ADDENDUM #1

Name	Address	Ownership Percentage	Relationship
Matthew G. Garrison	1200 N. North Branch St., Suite 100W Chicago, IL 60642	11.91%	Indirect Member
Max Meyers	1200 N. North Branch St., Suite 100W Chicago, IL 60642	6.08%	Indirect Member
Marc Garrison	1200 N. North Branch St., Suite 100W Chicago, IL 60642	6.08%	Indirect Member
Matthew M. Duhig	1200 N. North Branch St., Suite 100W Chicago, IL 60642	6.08%	Indirect Member
Ishan Novljakovic	1200 N. North Branch St., Suite 100W Chicago, IL 60642	5.84%	Indirect Member
Jason Trailov	1200 N. North Branch St., Suite 100W Chicago, IL 60642	3.58%	Indirect Member
Matthew Pistorio	1200 N. North Branch St., Suite 100W Chicago, IL 60642	3.34%	Indirect Member
Gary Stoltz	1200 N. North Branch St., Suite 100W Chicago, IL 60642	3.58%	Indirect Member
Zack Cupkovic	1200 N. North Branch St., Suite 100W Chicago, IL 60642	3.34%	Indirect Member
Nathan G. Laurell	1200 N. North Branch St., Suite 100W Chicago, IL 60642	0.24%	Indirect Member
Milan Sekulic	1200 N. North Branch St., Suite 100W Chicago, IL 60642	50%	Indirect Member

Zoning Analysis
Summary FINAL

Case Number:	**Case Status/Determination:**
22ZONA-0140 – 1453 Maple Avenue R6 General Residential District | Local Landmark	Non-Compliant

Proposal:

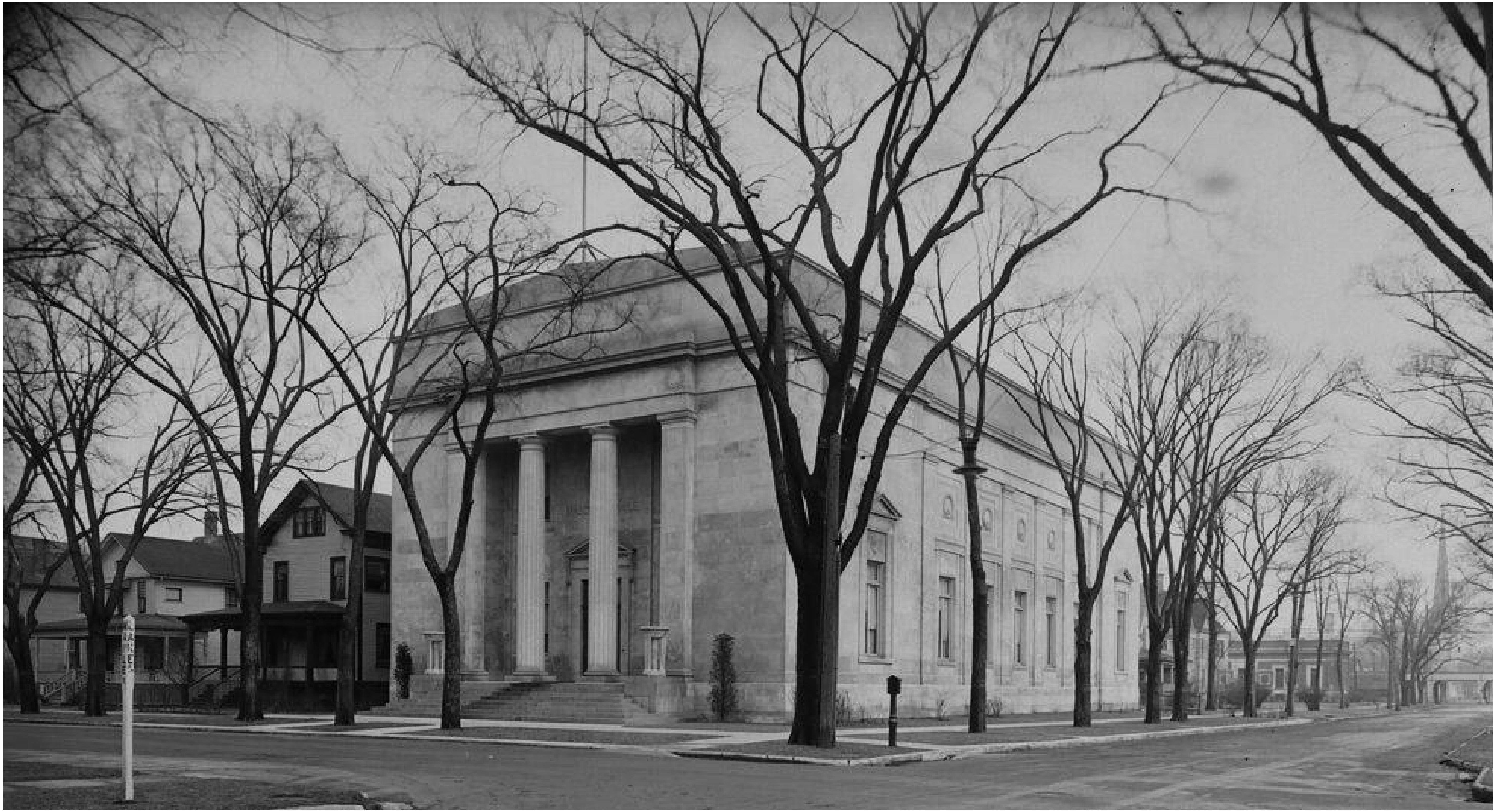
Adaptive use of the Landmark Masonic Temple to residential; construction of single-story trash enclosure addition at the rear volume of the property; new window locations on north, east, and south volumes. New rooftop mechanicals.

Zoning Section:	**Comments:**
6-8-8-2 Permitted Uses	**Compliant:** Dwelling – Multiple-family, is a permitted use within the R6 General Residential District. The purpose statement of this District is to "provide for high density residential development of primarily multiple-family dwellings particularly in and around the downtown area."
6-8-8-4 Minimum Lot Sizes (C) Multiple-family and group occupancy dwelling units	**Non-Compliant:** The minimum lot size requirements are 5,000 square feet plus 400 square feet for each unit therein. The existing lot size of 10,964 square feet permits this use and permits 14 total units as-of-right (10,964-5000) = (5,964/400) = 14.92 which rounds to 14 per our code. You are proposing 24 units where 14 are permitted. You then supply 3 IHO units where 2.4 or 10% are required. You are then permitted 2 bonus market rate units for each of the 3 IHO units for 6 total bonus units. 24 + 6 = 30 DUs total (3 are affordable and 6 are market rate bonus). The proposal for 30 dwelling units where under these conditions does not trigger a Planned Development but does necessitate a Major Variation.
6-8-8-5 Minimum lot width (D) Other uses	**Compliant:** The minimum lot width for "other uses" including multiple family, is 50' where 70' is existing.
6-8-8-6 Building lot coverage	**Compliant:** The proposed building lot coverage is 75.5% where 75.5% is the legal non-conforming condition and 50% is the maximum permitted under the base zoning. The on-site IHO units provide for an additional 15% lot coverage above the base zoning.
6-8-8-7 Yard requirements (A) Residential structures	**Non-Compliant:** The existing front, side, and street side-yards are unchanged from the existing legally non-conforming conditions. **The proposed trash addition at the rear creates a request for a 0' rear-yard setback where 25' is required and 7.5' is the existing legally non-conforming condition.** The proposed ADA lift at the front elevation is determined to be accessory to the principle structure.
6-8-8-8 Mean building height	**Unchanged:** The existing building height of 56' is not proposed to

	be altered.
6-8-8-9 Impervious surface	**Unchanged:** The existing legally non-conforming impervious surface ratio is not proposed to be altered. The proposed trash addition at the rear-volume is located on existing impervious surface. The proposed window/light wells at the south volume have internal drains and readily absorb water and do not count toward the impervious surface ratio.
6-16-5 Specific off-street loading requirements.	**Compliant:** New multiple family developments which have between 30,000 and 100,000 square feet of Gross Floor Area require one short loading berth. The proposed Gross Floor Area using the definition and exclusions provided in Chapter 18 such as accessory use areas is ~27,000 square feet. As such the project does not require an off-street loading berth.
Chapter 16, Table 16-B – Schedule of minimum off-street parking spaces	**Non-Compliant:** The minimum parking requirements for multiple-family dwelling units in a Transit Oriented Development Area (TOD) is as follows: Dwelling unit with 1 or fewer bedrooms: .55 spaces Dwelling unit with 2 bedrooms: 1.1 spaces Dwelling unit with 3 or more bedrooms: 1.65 spaces The proposed bedroom mix and required parking is as follows: 1 or fewer bedrooms: 21x.55 = 11.55 2 bedrooms: 5x1.1 = 5.5 3 bedrooms: 1x1.65 = 1.65 **The total number of required spaces would be 18.7 which rounds to 19 spaces. The applicant proposed providing 10 spaces leased privately off-site in a lot within 1000 feet as measured between closest lot lines. The proposed parking ratio would be .275 spaces per bed.**

Additional Comments:

- Review and issuance of COA by the HPC is required. The Preservation Commission will also provide a recommendation on the proposed Major Zoning Relief.
- The Design and Project Review Committee will provide a recommendation to the Land Use Commission on the proposed Major Zoning Relief.
- Review of Major Zoning Relief by the Land-Use Commission is required. The Land Use Commission makes a recommendation to City Council, the determining body for this case due to the variation request for internal density and parking.
- The project is ~700' from the Holiday Inn parking garage measured between closest lot lines. This lot is currently privately held and the project would be eligible to lease spaces here in lieu of on-site parking or a parking variation. A draft lease agreement is needed for review. The final lease agreement is subject to review prior to issuance of the Temporary Certificate of Occupancy.



MASONIC TEMPLE

1453 Maple Ave, Evanston, IL 60201

TEAM INTRODUCTION

MYEFSKI ARCHITECTS

OWNER / DEVELOPER

ARCHITECT

TGRWA

STRUCTURAL

CIVIL / SURVEYOR

MEP / FP

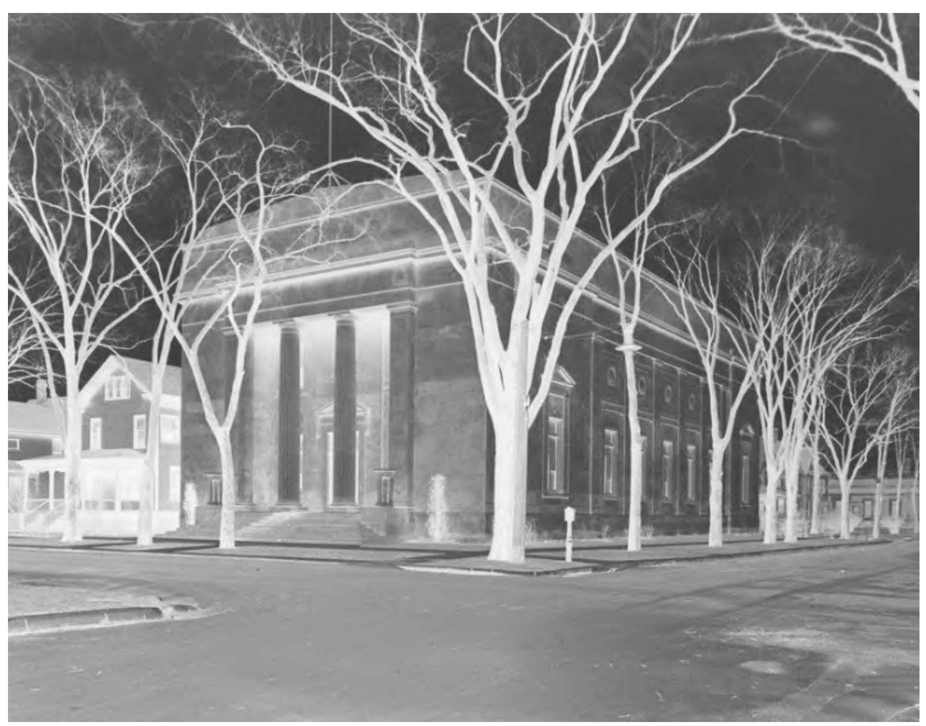
BUILDING INFORMATION

- Local landmark of Evanston
- Eligible for National Register of Historic Places
- Designed by Holabird & Roche in 1926

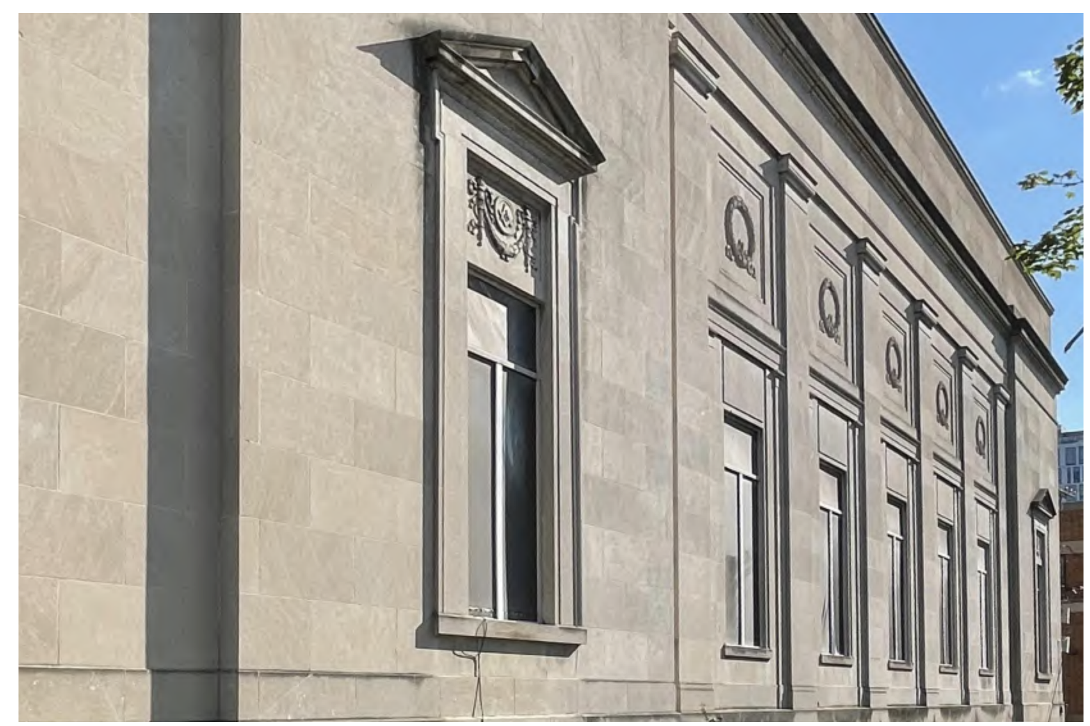
EXISTING EXTERIOR FACADE

EXISTING CONDITION: WEST FACADE

EXISTING CONDITION: SOUTH FACADE



HISTORIC IMAGE : VIEW FROM SOUTHWEST

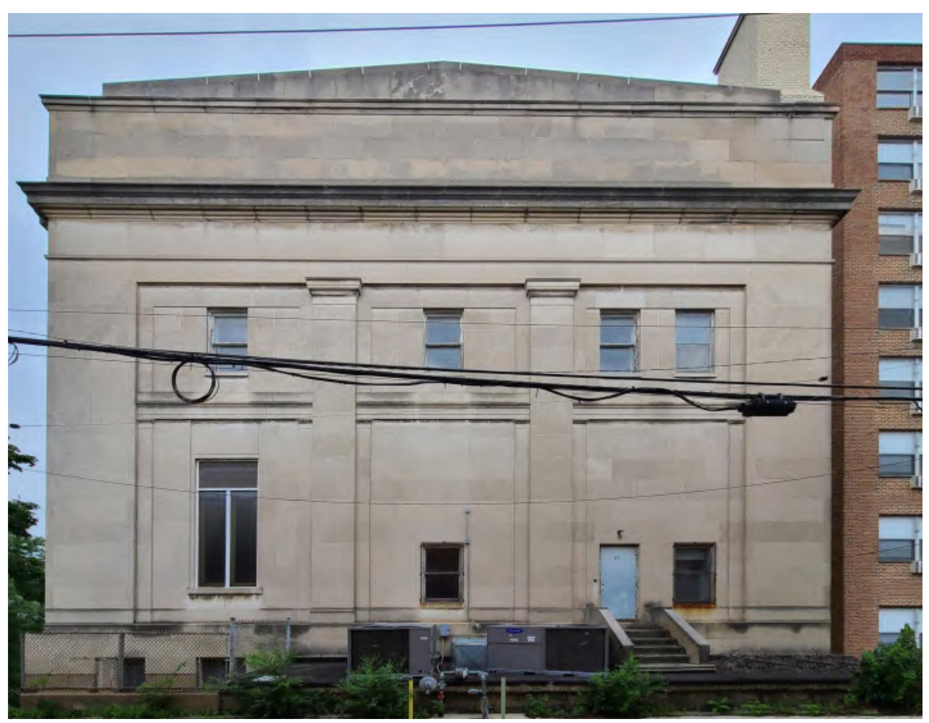


EXISTING CONDITION: SOUTH FACADE

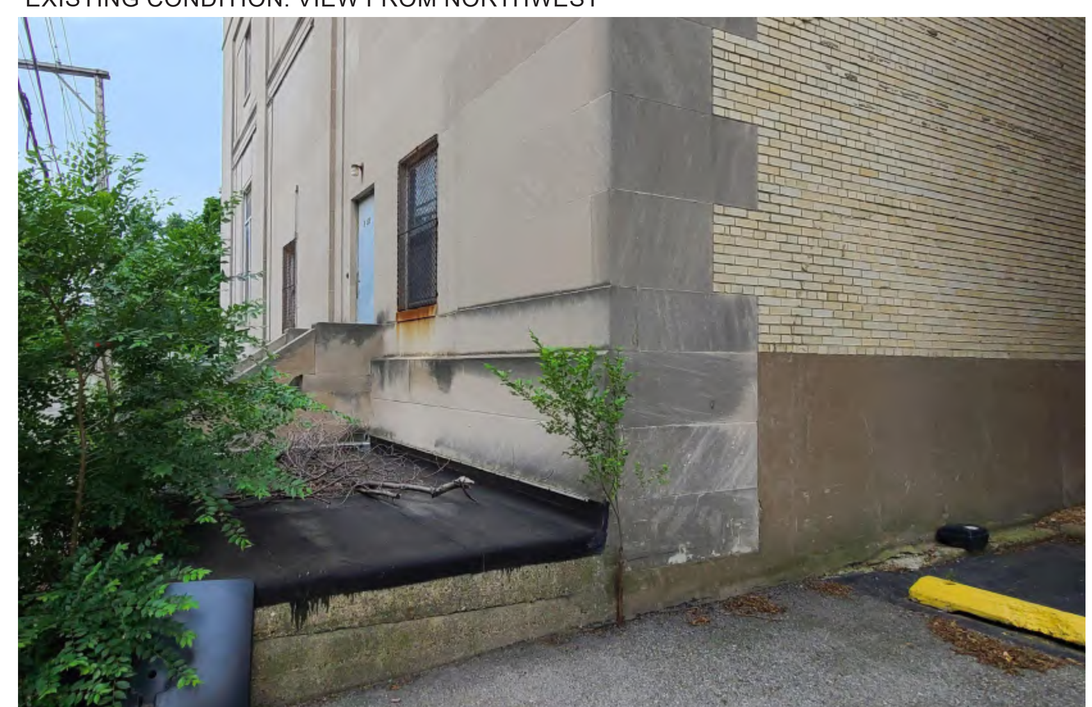
EXISTING EXTERIOR FACADE

EXISTING CONDITION: NORTH FACADE

EXISTING CONDITION: VIEW FROM NORTHWEST

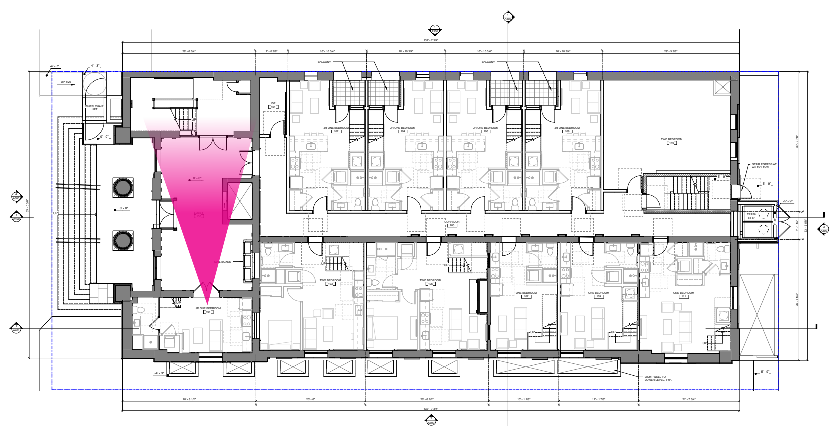


EXISTING CONDITION: EAST FACADE



EXISTING CONDITION: VIEW FROM NORTHEAST

ENTRANCE LOBBY



FIRST FLOOR PLAN

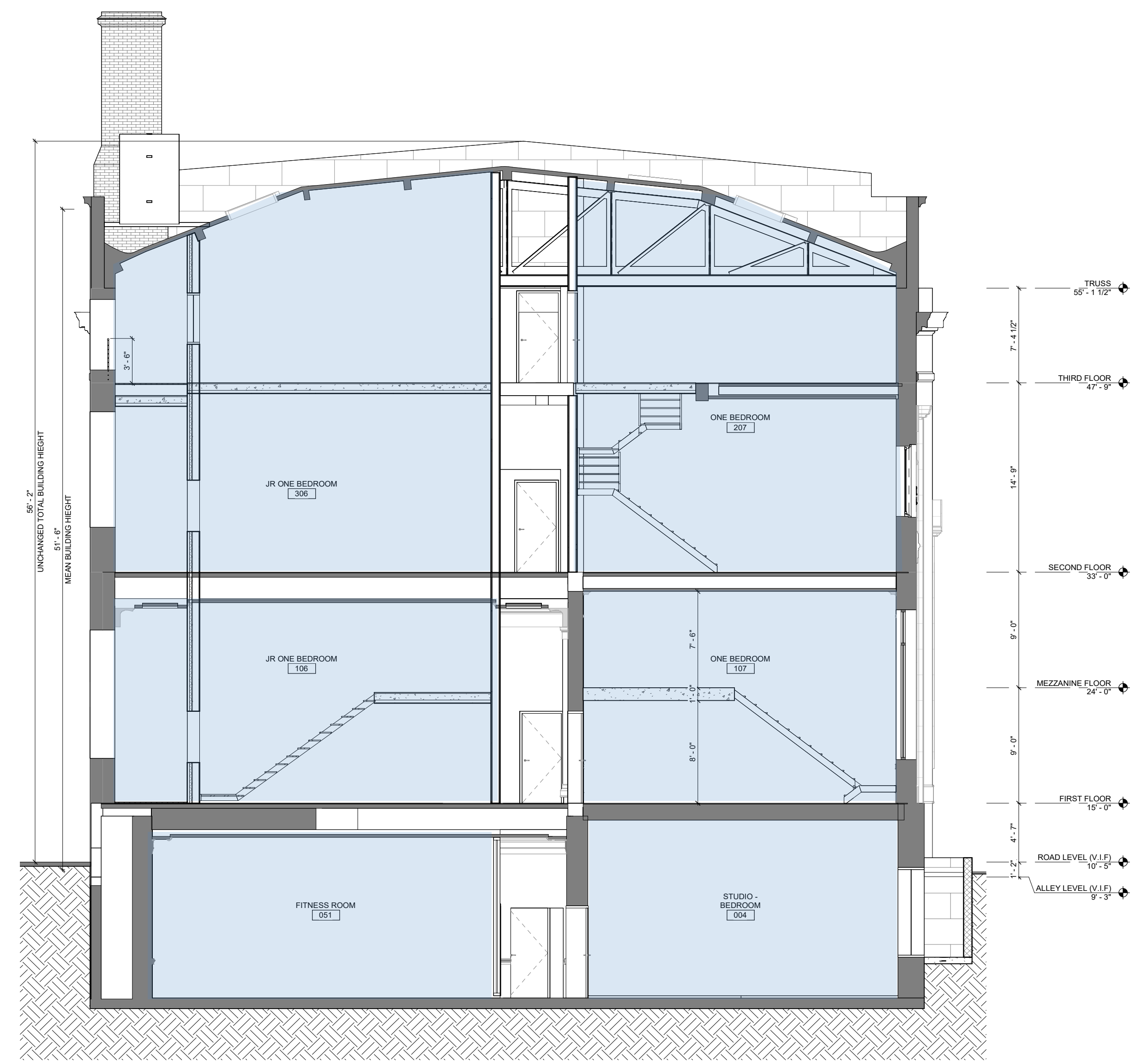
PROJECT DESCRIPTION

- Adaptive re-use of the landmark Masonic Temple to multi-family residential (consistent with the existing R6 Zoning)

- Existing windows replace-in-kind
  - New window locations on north, south, and east facades

- Construction of a small trash room on the East (alley) elevation

- Addition of wheelchair lift at primary entrance to make the building fully accessible



1

PROPOSED ELEVATIONS

C.

PROPOSED ELEVATIONS

EXISTING ELEVATION

PROPOSED ELEVATION

EXISTING WINDOWS TO BE REPLACED WITH WOOD WINDOWS, MATCH EXISTING PRECISELY

NEW GLASS RAILING ON RECONSTRUCTED PLINTH

EXISTING PLINTH TO BE REDUCED IN HEIGHT TO LEVEL OF TOP LANDING

WHEELCHAIR LIFT OF ACCESSIBLE ENTRY TO FIRST LEVEL

MASONIC TEMPLE
1453 Maple Ave, Evanston, IL 60201

THIS DRAWING SHOULD ONLY BE USED FOR CONCEPTUAL PURPOSES UNTIL VERIFICATION WITH THE LOCAL ZONING AND BUILDING DEPARTMENT IS COMPLETE.

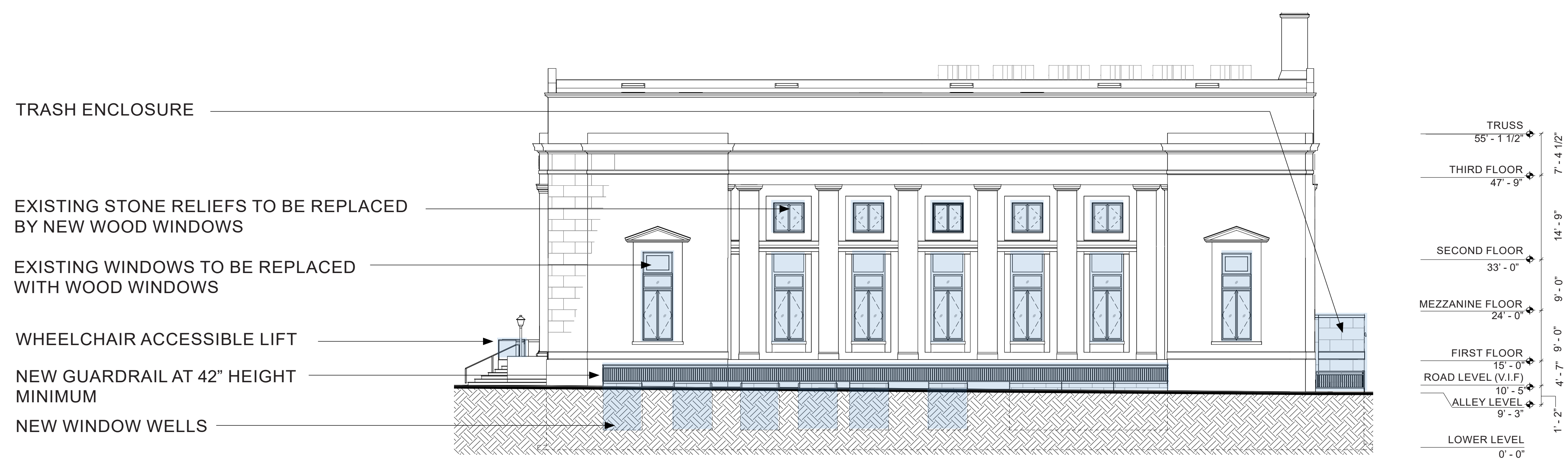
WEST ELEVATION

MYEFSKI ARCHITECTS

PROPOSED ELEVATIONS

EXISTING ELEVATION

PROPOSED ELEVATION



MASONIC TEMPLE
1453 Maple Ave, Evanston, IL 60201
THIS DRAWING SHOULD ONLY BE USED FOR CONCEPTUAL PURPOSES UNTIL VERIFICATION WITH THE LOCAL ZONING AND BUILDING DEPARTMENT IS COMPLETE.

SOUTH ELEVATION

MYEFSKI ARCHITECTS

PROPOSED ELEVATIONS

EXISTING ELEVATION

EXISTING HVAC CONDENSERS TO BE REMOVED

EXISTING ELEVATED PLATFORM TO BE REMOVED

EXISTING CHAIN LINK FENCE TO BE REMOVED

PROPOSED ELEVATION

REPLACE EXISTING WINDOW WITH WOOD WINDOWS MATCHING EXISTING PRECISELY

PATCH AND REPAIR EXISTING FACADE TO MATCH EXISTING AFTER INSTALL OF NEW WINDOWS

NEW WINDOWS TO MATCH EXISTING ADJACENT DOUBLE-HUNG WINDOWS

REPAIR EXISTING WALL AFTER REMOVAL OF ALL ELEVATED PLATFORM, MATCH ADJACENT FACADE

TRASH ENCLOSURE WITH ROLL-UP DOOR

STONE CLADDING TO ALIGN WITH EXISTING ADJACENT STONE AND COURSING - V.I.F.

NEW GUARDRAIL REPLACES EXISTING CHAIN LINK FENCE

MASONIC TEMPLE
1453 Maple Ave, Evanston, IL 60201

THIS DRAWING SHOULD ONLY BE USED FOR CONCEPTUAL PURPOSES UNTIL VERIFICATION WITH THE LOCAL ZONING AND BUILDING DEPARTMENT IS COMPLETE.

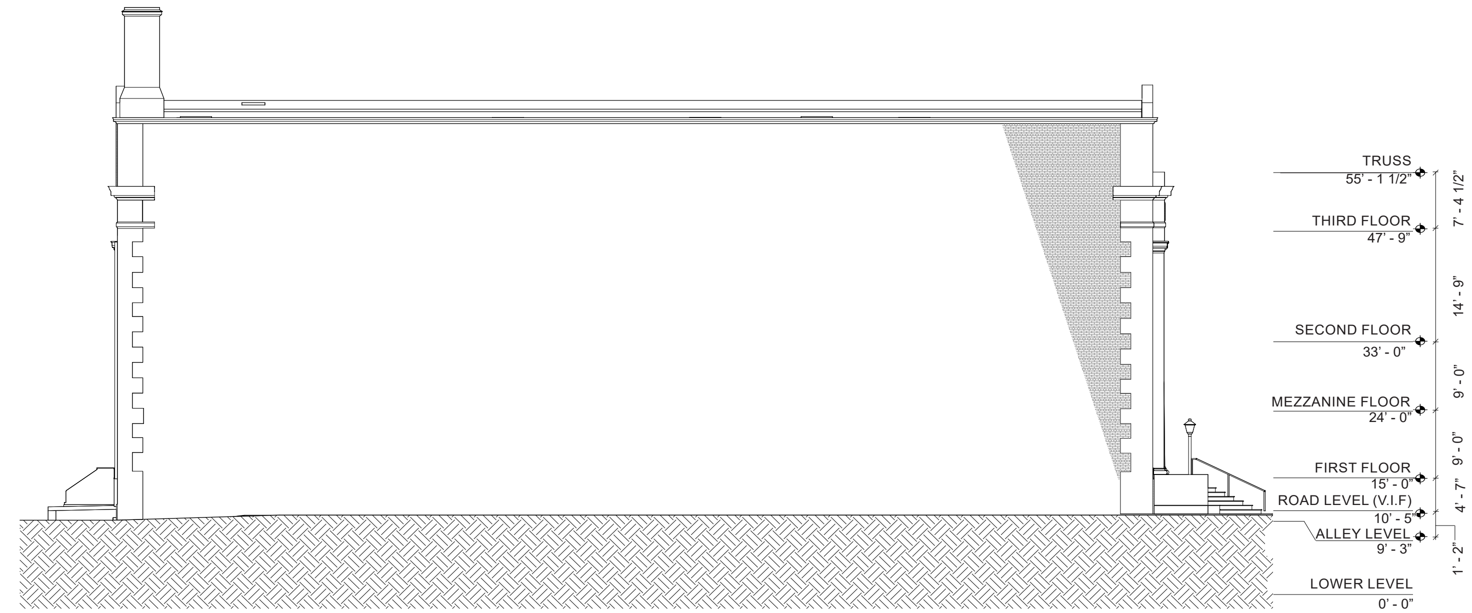
EAST ELEVATION

MYEFSKI ARCHITECTS

C.

PROPOSED ELEVATIONS

EXISTING ELEVATION



PROPOSED ELEVATION

NEW WHEELCHAIR LIFT

NEW ROOFTOP CONDENSERS ON MECH PLATFORM, SET BACK FROM PROPERTY LINE MIN 3'

MASONRY OPENING FOR BALCONIES, TYP.

GLASS GUARDRAIL AT 42" HEIGHT

FIRE-RATED GLASS WINDOWS, TYP.

CAST STONE SILL, TYP.

TRASH ENCLOSURE VOLUME

MASONIC TEMPLE
1453 Maple Ave, Evanston, IL 60201

THIS DRAWING SHOULD ONLY BE USED FOR CONCEPTUAL PURPOSES UNTIL VERIFICATION WITH THE LOCAL ZONING AND BUILDING DEPARTMENT IS COMPLETE.

NORTH ELEVATION

MYEFSKI ARCHITECTS

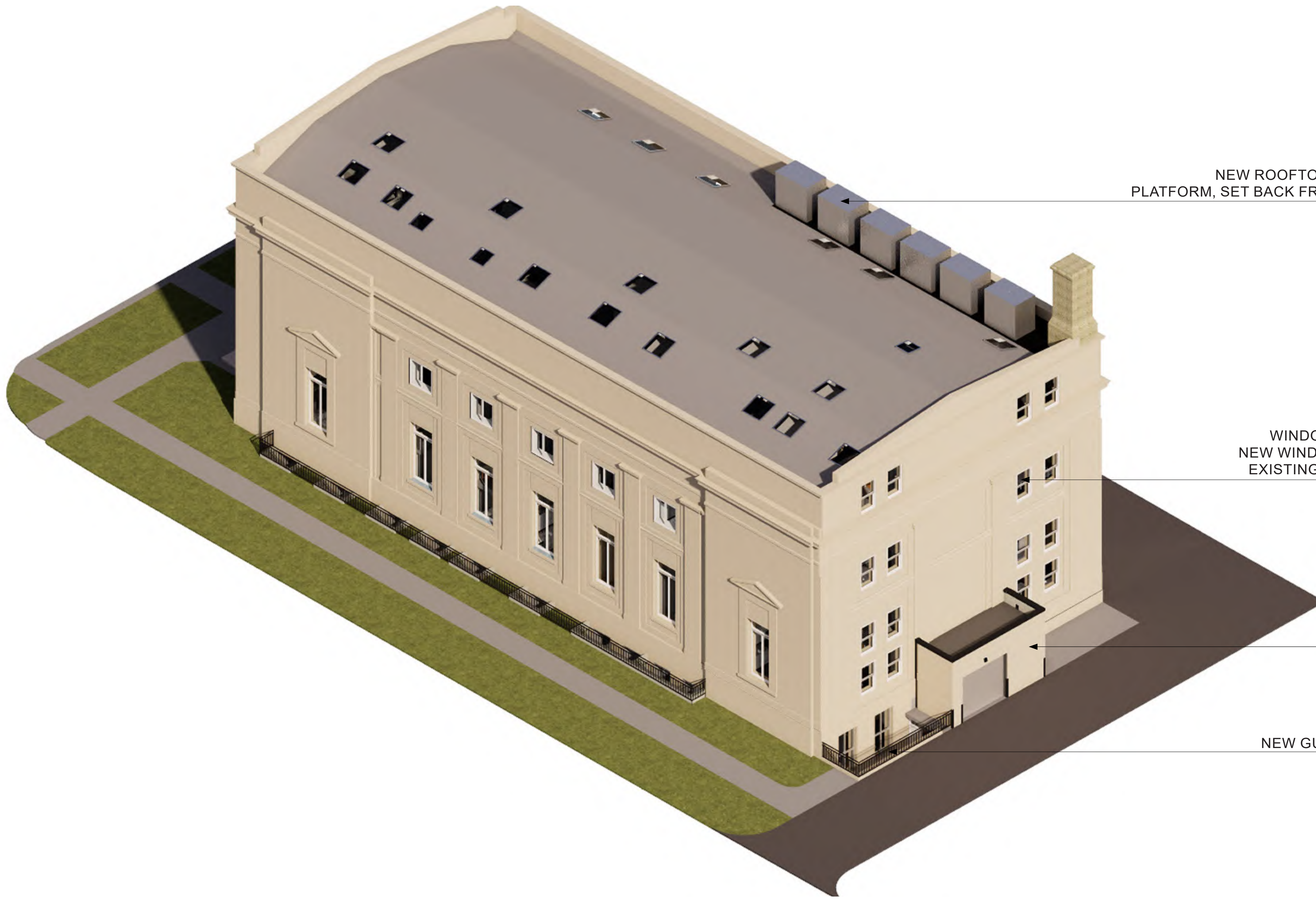
PROPOSED ELEVATIONS

MASONIC TEMPLE
1453 Maple Ave, Evanston, IL 60201
THIS DRAWING SHOULD ONLY BE USED FOR CONCEPTUAL PURPOSES UNTIL VERIFICATION WITH THE LOCAL ZONING AND BUILDING DEPARTMENT IS COMPLETE.

SOUTHWEST AXONOMETRIC

MYEFSKI ARCHITECTS

PROPOSED ELEVATIONS



MASONIC TEMPLE
1453 Maple Ave, Evanston, IL 60201
THIS DRAWING SHOULD ONLY BE USED FOR CONCEPTUAL PURPOSES UNTIL VERIFICATION WITH THE LOCAL ZONING AND BUILDING DEPARTMENT IS COMPLETE.

SOUTHEAST AXONOMETRIC

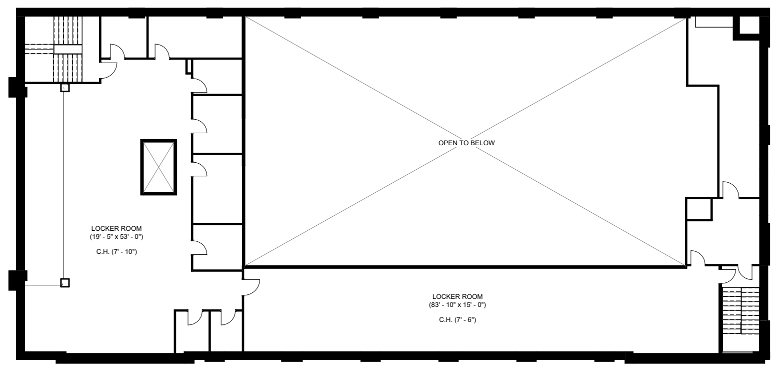
MYEFSKI ARCHITECTS

PROPOSED PLANS

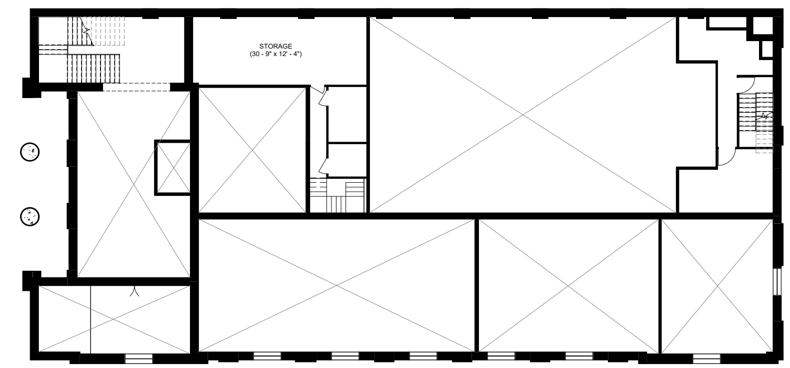
2

C.

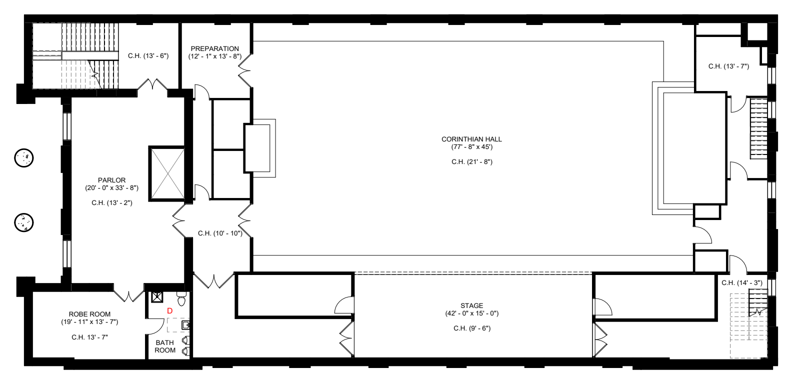
EXISTING PLANS



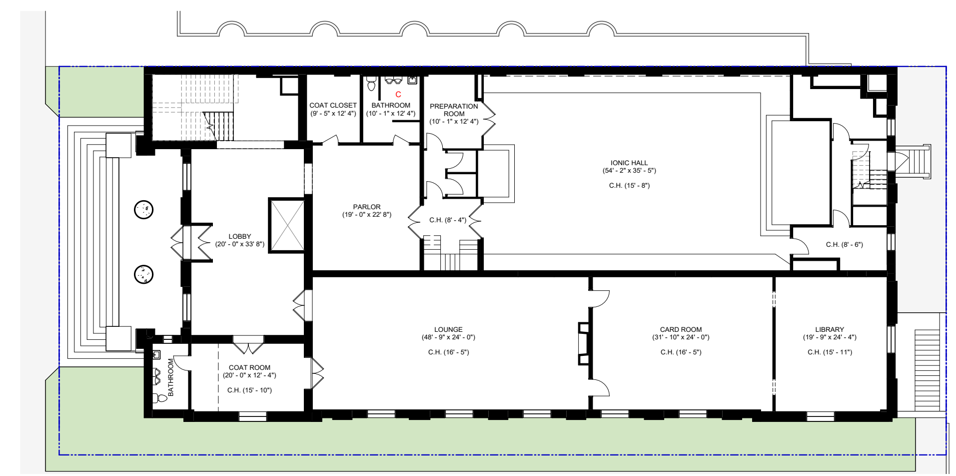
EXISTING SECOND FLOOR MEZZANINE PLAN



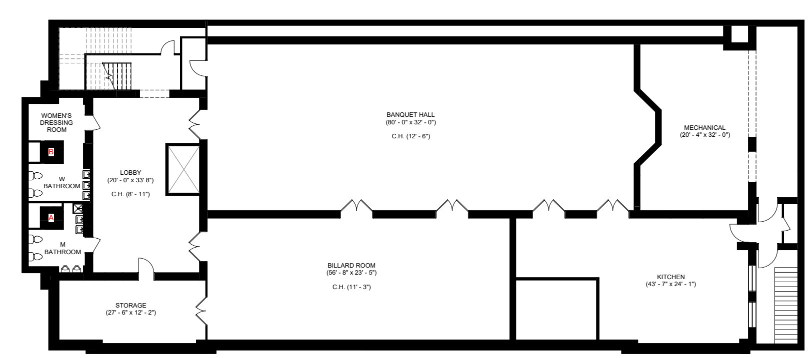
EXISTING FIRST FLOOR MEZZANINE PLAN



EXISTING SECOND FLOOR PLAN



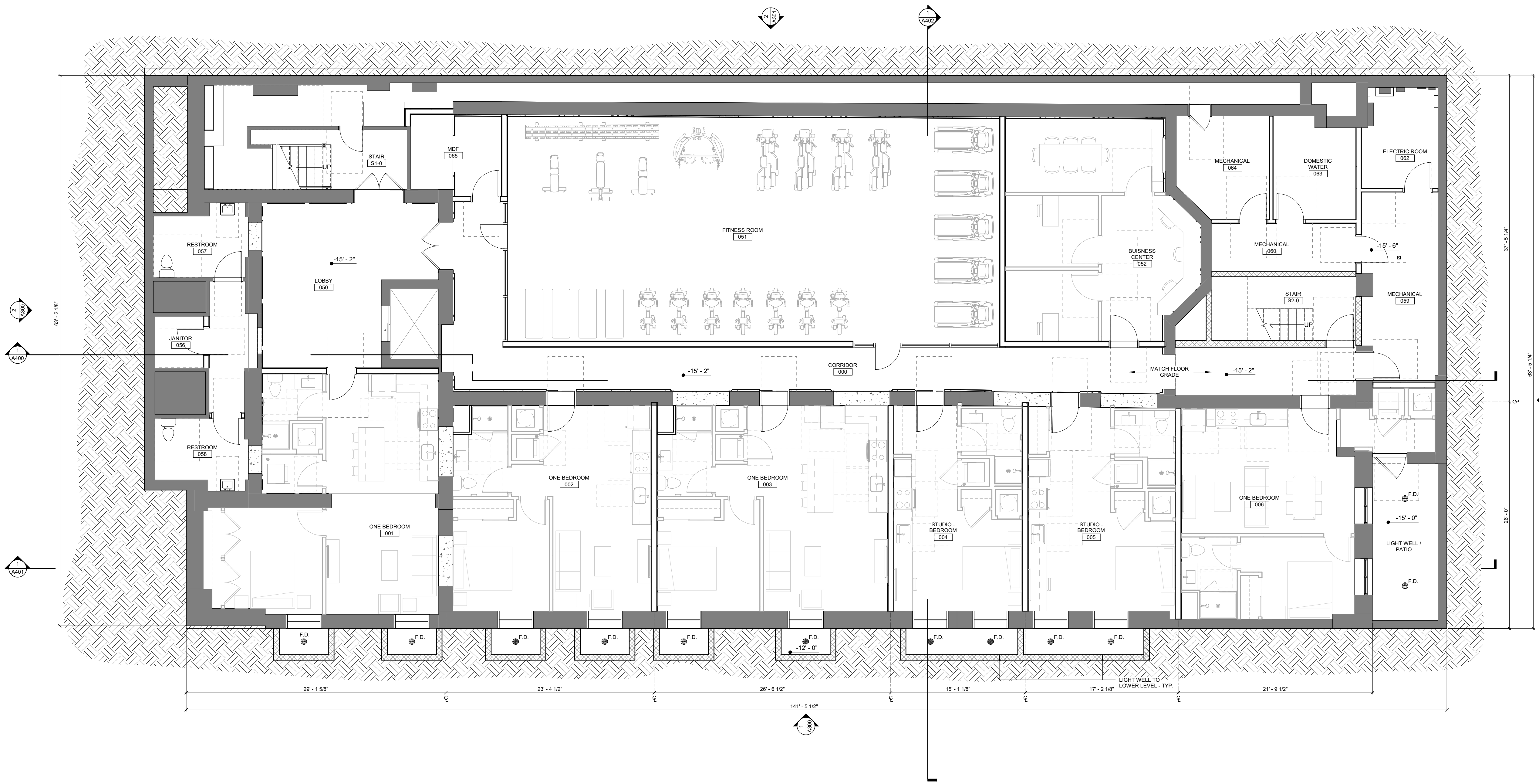
EXISTING FIRST FLOOR PLAN



EXISTING LOWER LEVEL

C.

PROPOSED PLANS



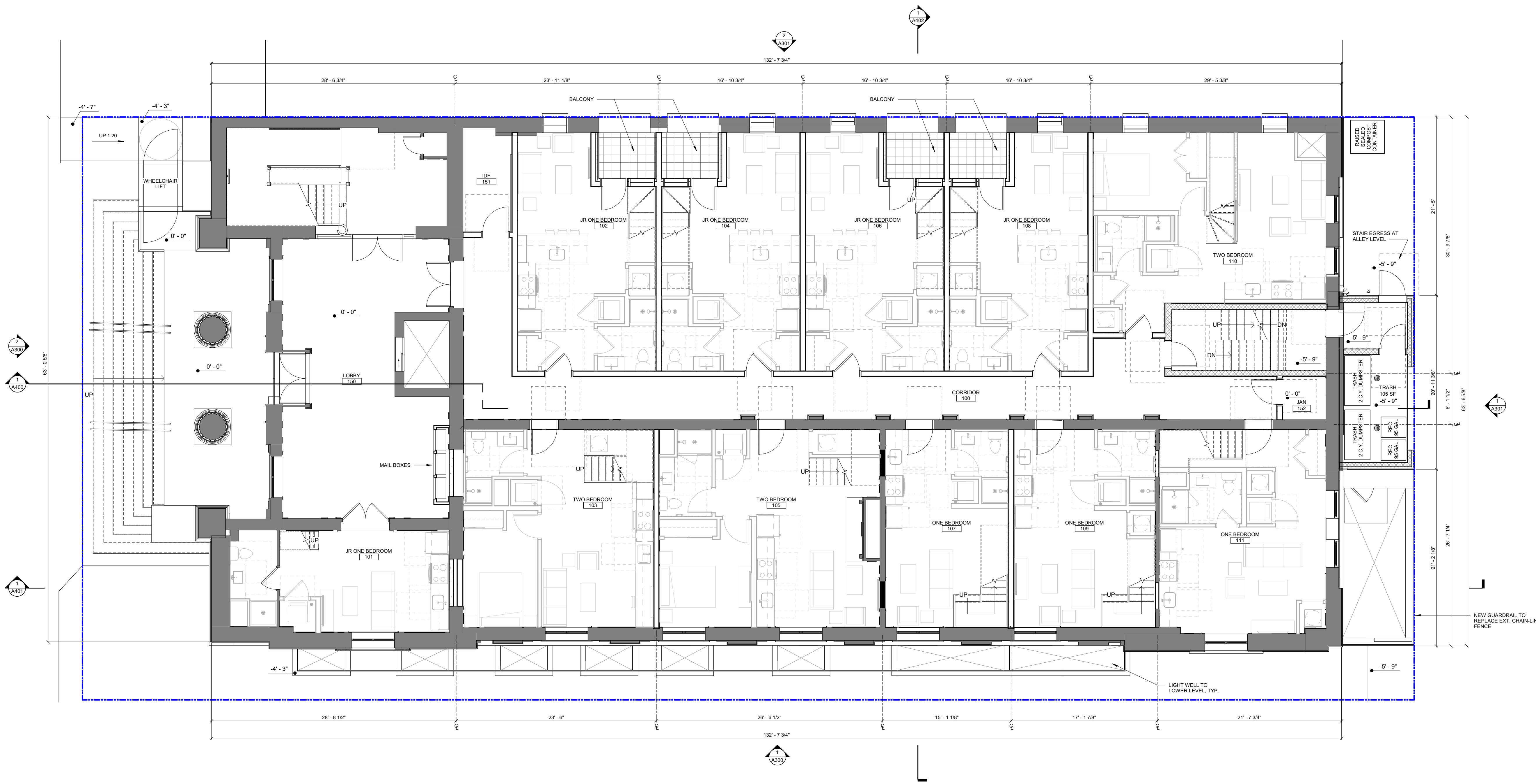
MASONIC TEMPLE
1453 Maple Ave, Evanston, IL 60201
THIS DRAWING SHOULD ONLY BE USED FOR CONCEPTUAL PURPOSES UNTIL VERIFICATION WITH THE LOCAL ZONING AND BUILDING DEPARTMENT IS COMPLETE.

LOWER LEVEL PLAN

MYEFSKI ARCHITECTS

C.

PROPOSED PLANS



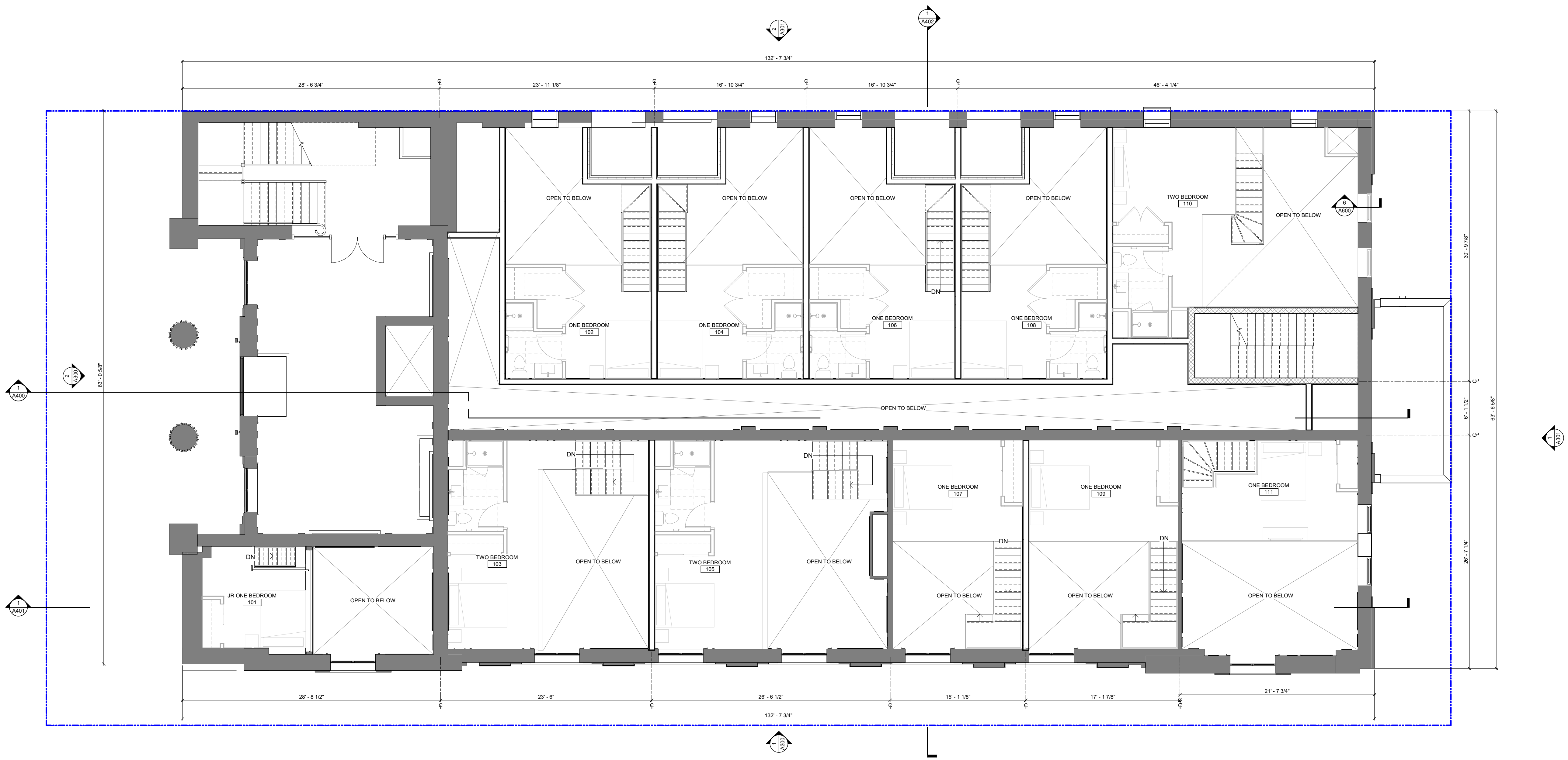
MASONIC TEMPLE
1453 Maple Ave, Evanston, IL 60201

THIS DRAWING SHOULD ONLY BE USED FOR CONCEPTUAL PURPOSES UNTIL VERIFICATION WITH THE LOCAL ZONING AND BUILDING DEPARTMENT IS COMPLETE.

FIRST FLOOR PLAN

MYEFSKI ARCHITECTS

PROPOSED PLANS

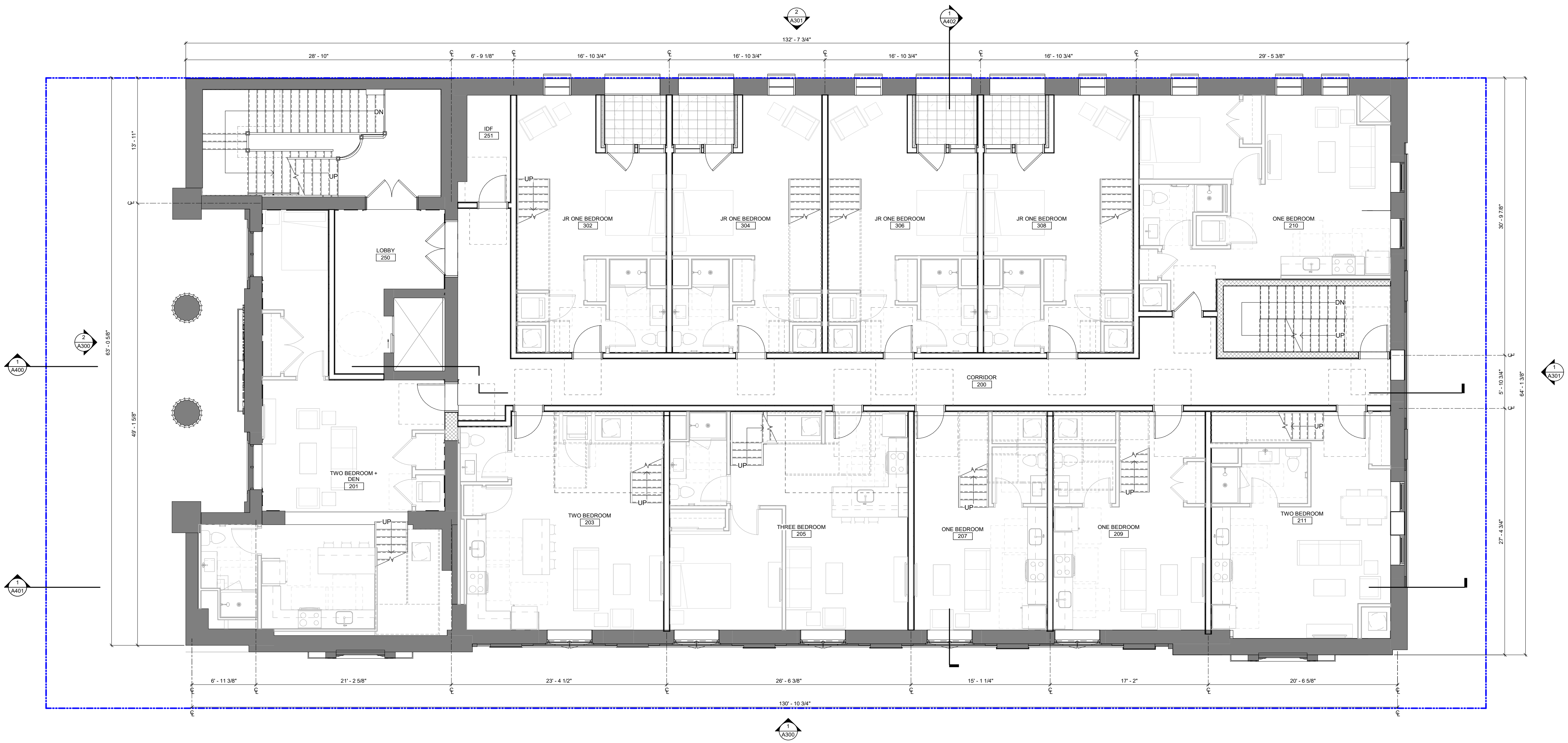


MASONIC TEMPLE
1453 Maple Ave, Evanston, IL 60201
THIS DRAWING SHOULD ONLY BE USED FOR CONCEPTUAL PURPOSES UNTIL VERIFICATION WITH THE LOCAL ZONING AND BUILDING DEPARTMENT IS COMPLETE.

FIRST FLOOR MEZZANINE PLAN

MYEFSKI ARCHITECTS

PROPOSED PLANS

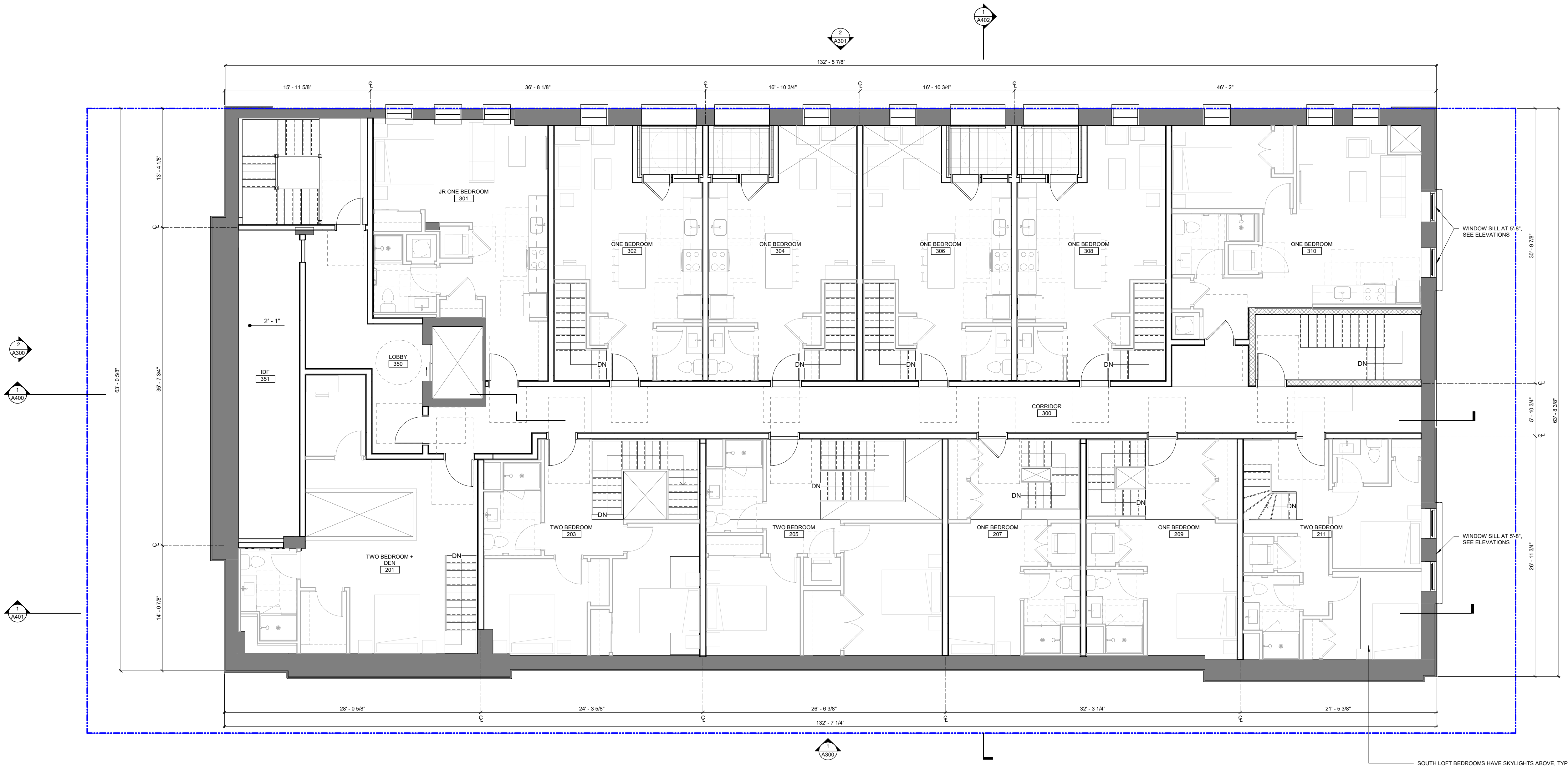


MASONIC TEMPLE
1453 Maple Ave, Evanston, IL 60201
THIS DRAWING SHOULD ONLY BE USED FOR CONCEPTUAL PURPOSES UNTIL VERIFICATION WITH THE LOCAL ZONING AND BUILDING DEPARTMENT IS COMPLETE.

SECOND FLOOR PLAN

MYEFSKI ARCHITECTS

PROPOSED PLANS



MASONIC TEMPLE
1453 Maple Ave, Evanston, IL 60201
THIS DRAWING SHOULD ONLY BE USED FOR CONCEPTUAL PURPOSES UNTIL VERIFICATION WITH THE LOCAL ZONING AND BUILDING DEPARTMENT IS COMPLETE.

THIRD FLOOR PLAN

MYEFSKI ARCHITECTS

PROPOSED SOUTH FACADE DETAILS

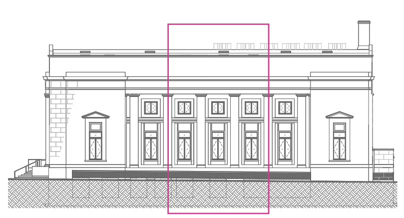
WINDOW DETAILS

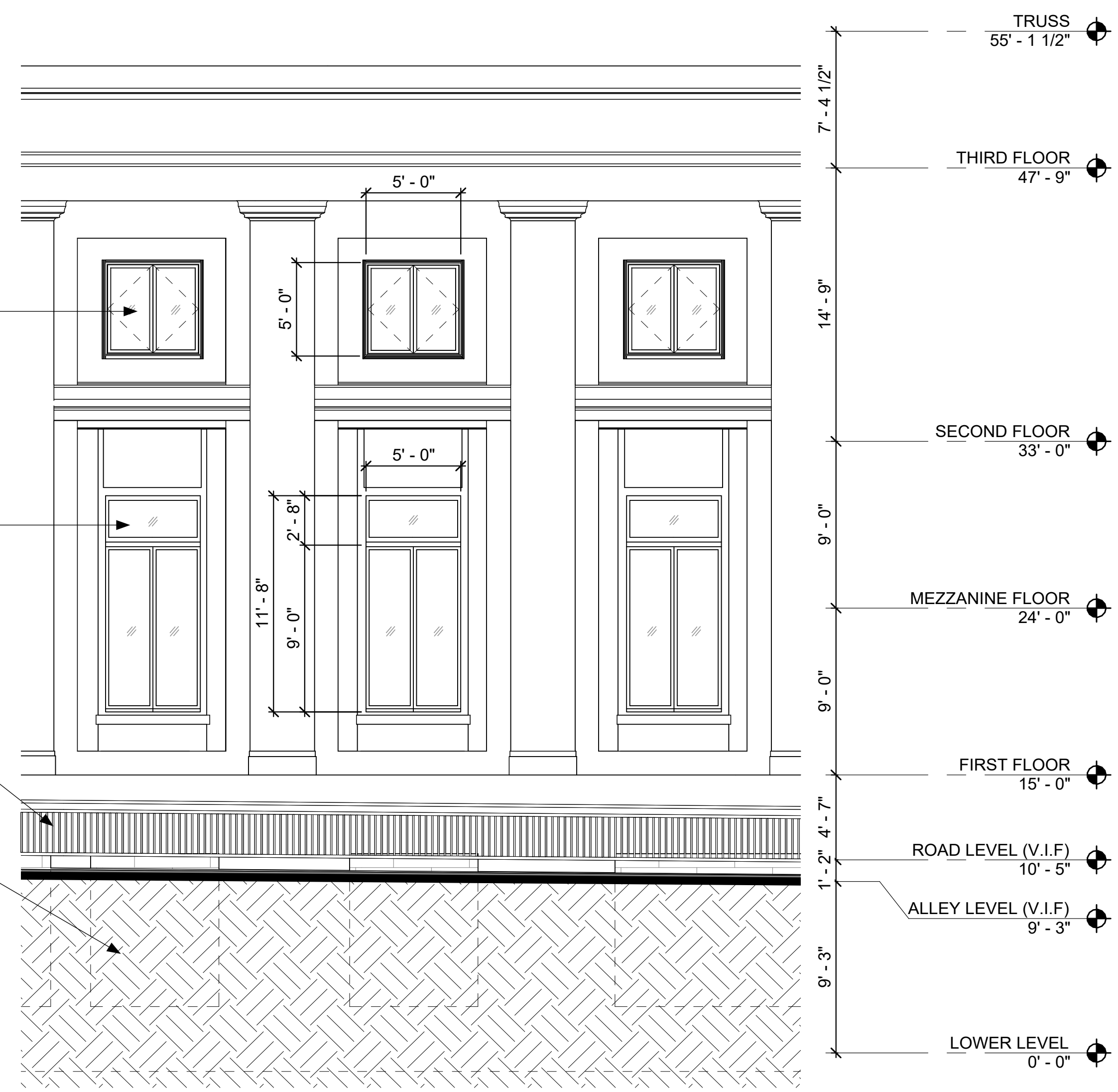
EXISTING STONE RELIEFS TO BE REPLACED BY NEW IN-SWING CASEMENT WOOD WINDOWS MATCHING DETAILS OF ADJACENT EXISTING WINDOWS

EXISTING WINDOWS TO BE REPLACED WITH WOOD WINDOWS - TO MATCH EXISTING PRECISELY

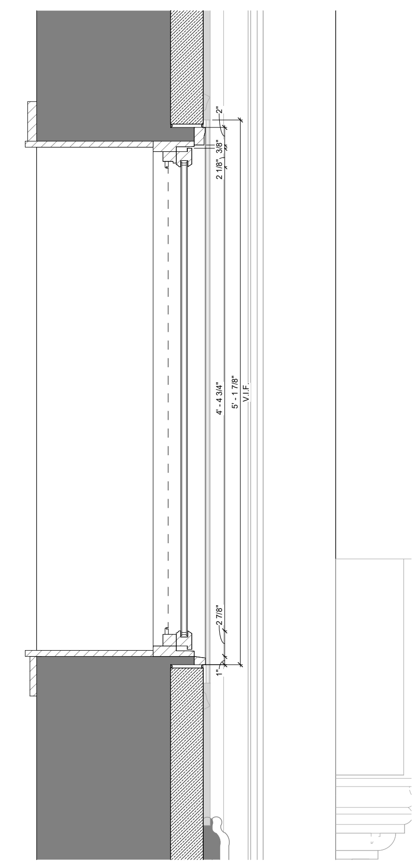
NEW GUARDRAIL

NEW LIGHT WELLS

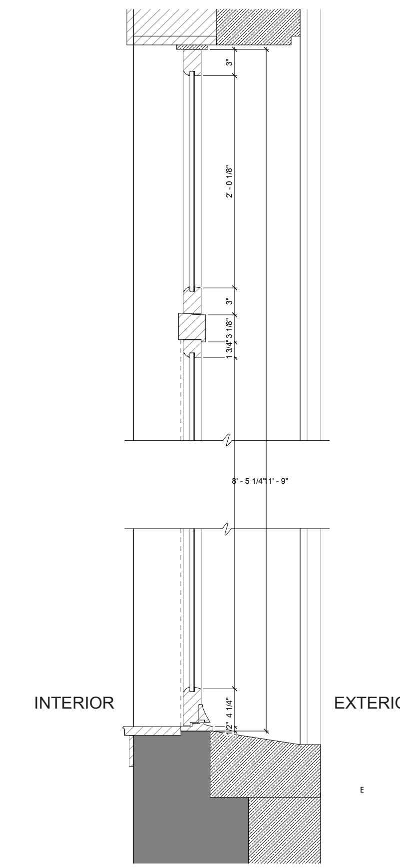




ENLARGED SOUTH ELEVATION



SOUTH SECOND FLOOR WINDOWS IN EXISTING STONE RELIEFS

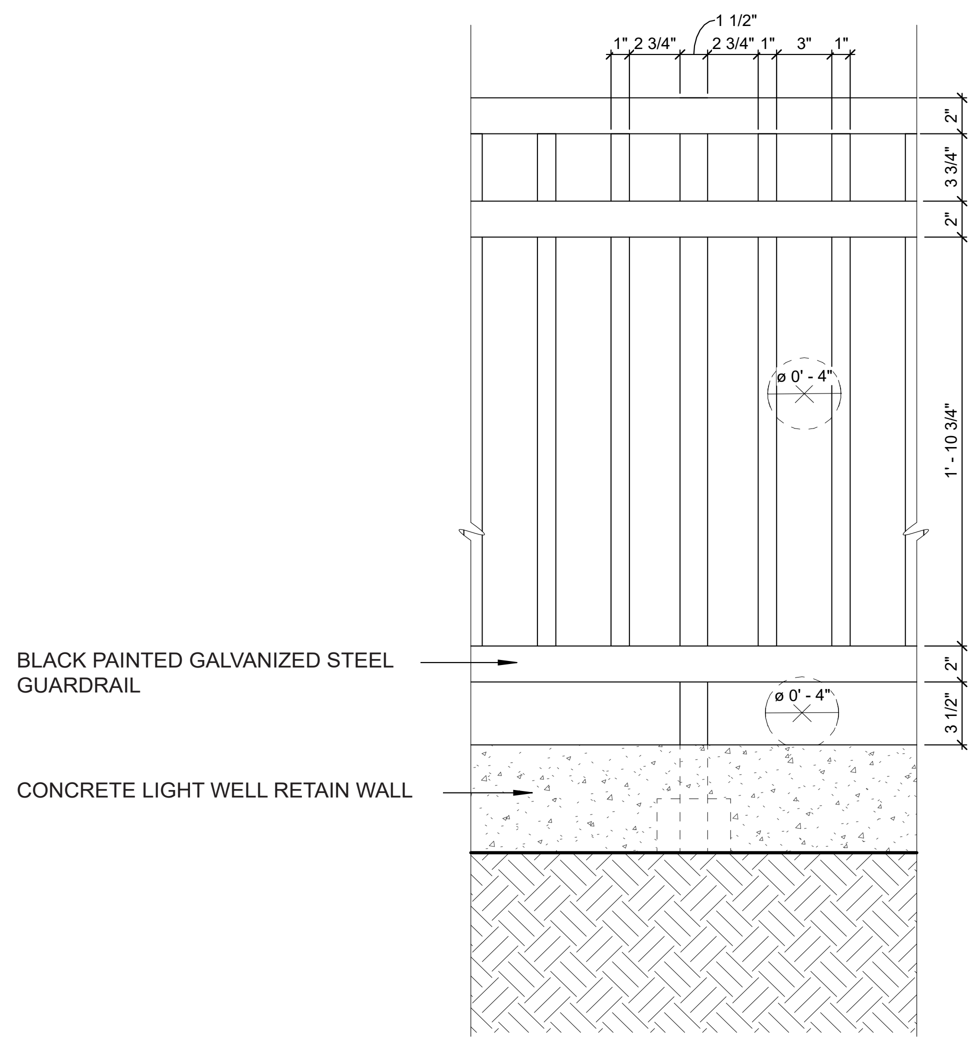


EXISTING SOUTH REPLACEMENT WINDOW SECTION

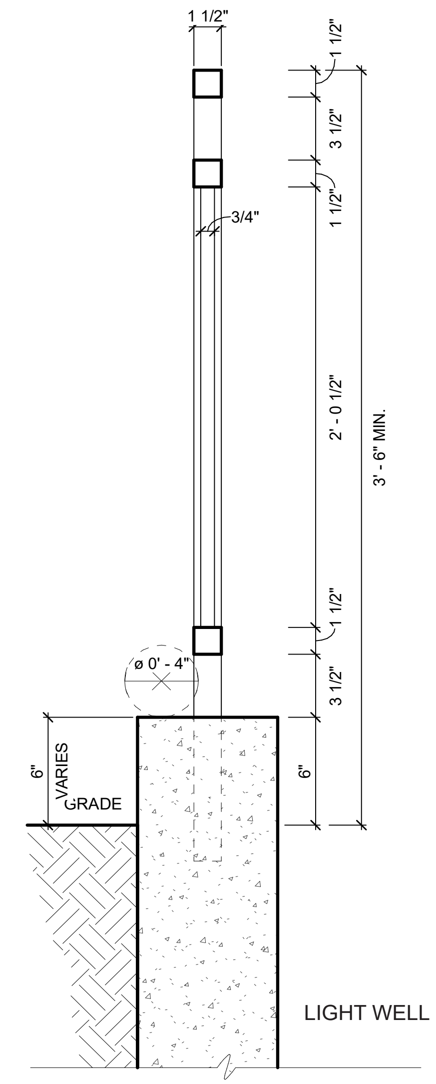
THIS DRAWING SHOULD ONLY BE USED FOR CONCEPTUAL PURPOSES UNTIL VERIFICATION WITH THE LOCAL ZONING AND BUILDING DEPARTMENT IS COMPLETE.

MYEFSKI ARCHITECTS

EXTERIOR GUARDRAIL DETAILS



GUARDRAIL ELEVATION DETAIL



GUARDRAIL SECTION DETAIL

MASONIC TEMPLE
1453 Maple Ave, Evanston, IL 60201

THIS DRAWING SHOULD ONLY BE USED FOR CONCEPTUAL PURPOSES UNTIL VERIFICATION WITH THE LOCAL ZONING AND BUILDING DEPARTMENT IS COMPLETE.

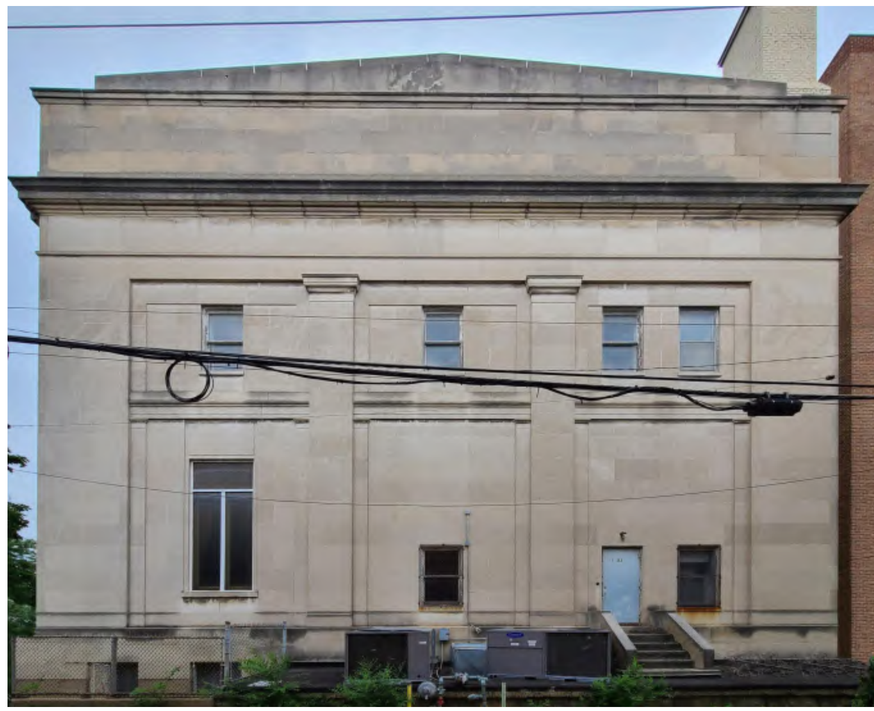
MYEFSKI ARCHITECTS

PROPOSED TRASH ROOM

4

PROPOSED TRASH ROOM

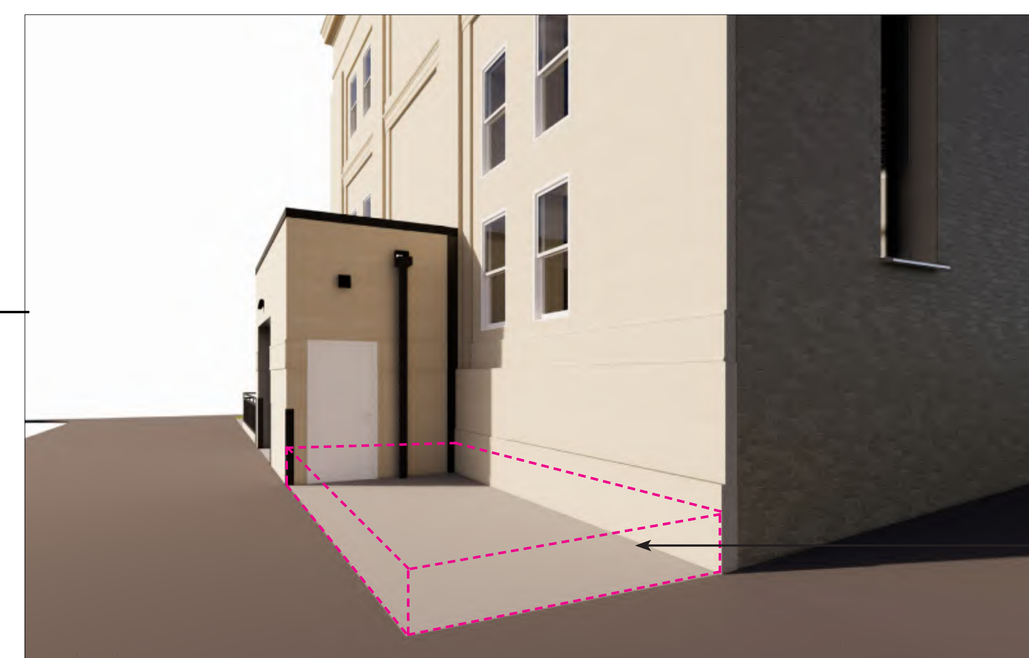
EXISTING CONDITION



ELEVATED PLATFORM
IN BASEMENT BELOW
TO BE REMOVED

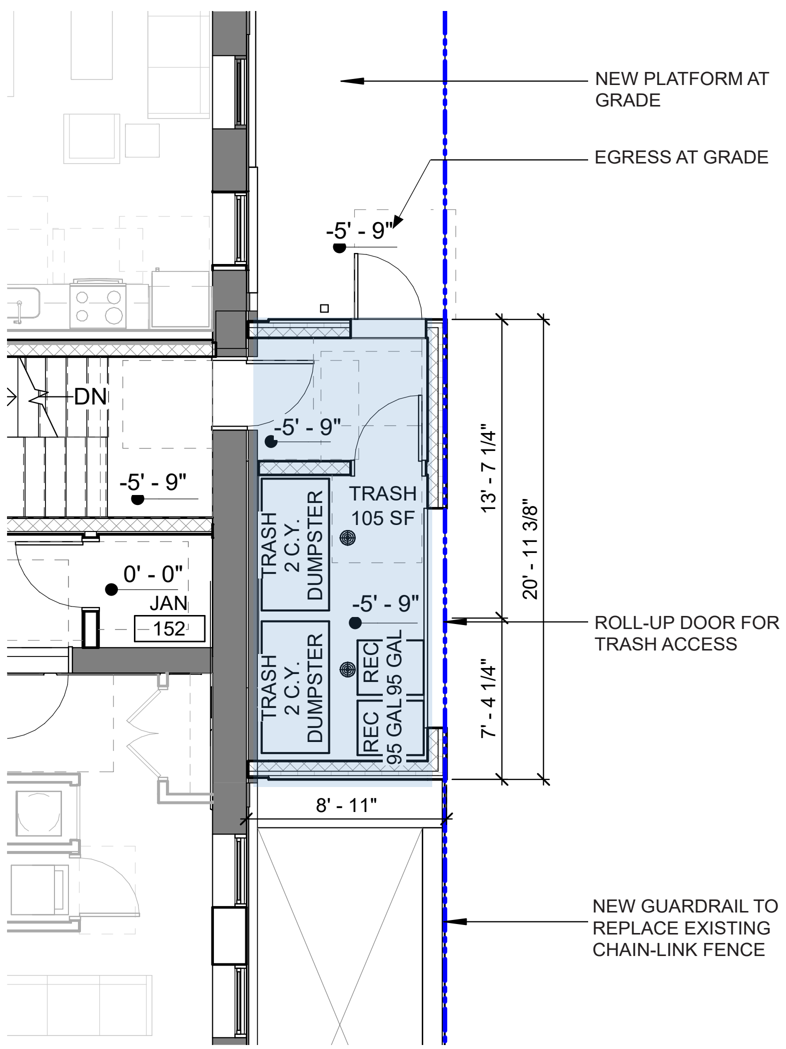
PROPOSED CONDITION

NEW TRASH ROOM

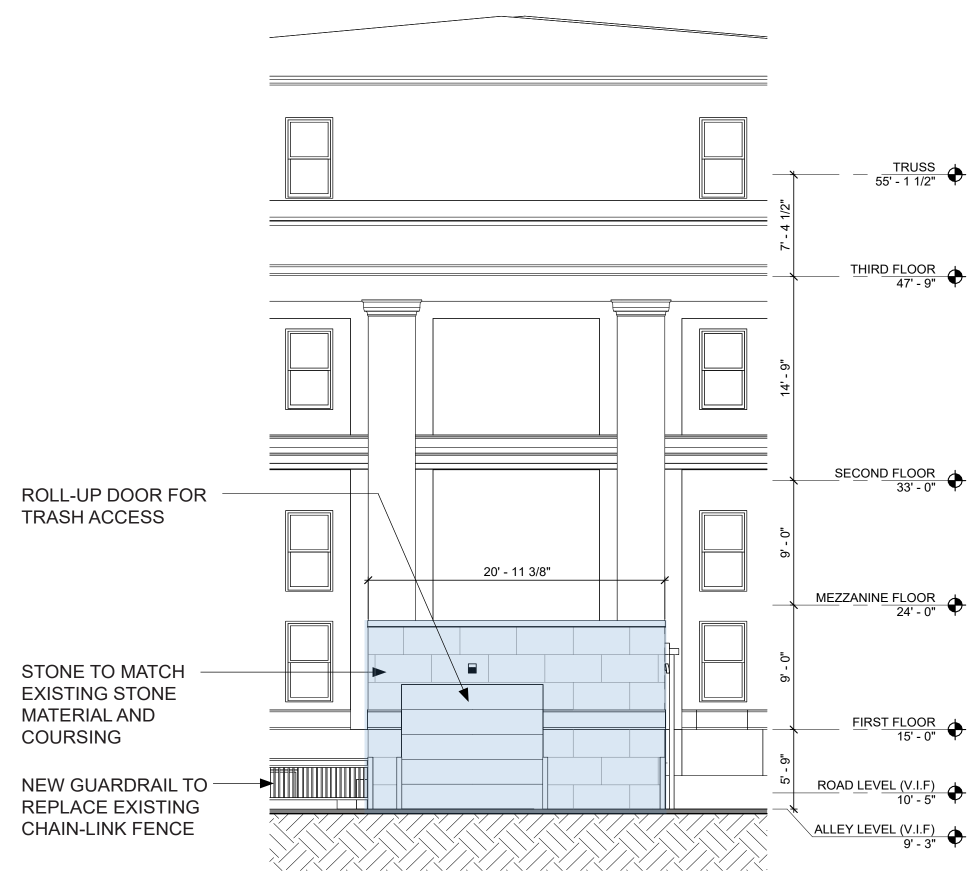


REMOVE EXISTING
ELEVATED PLATFORM

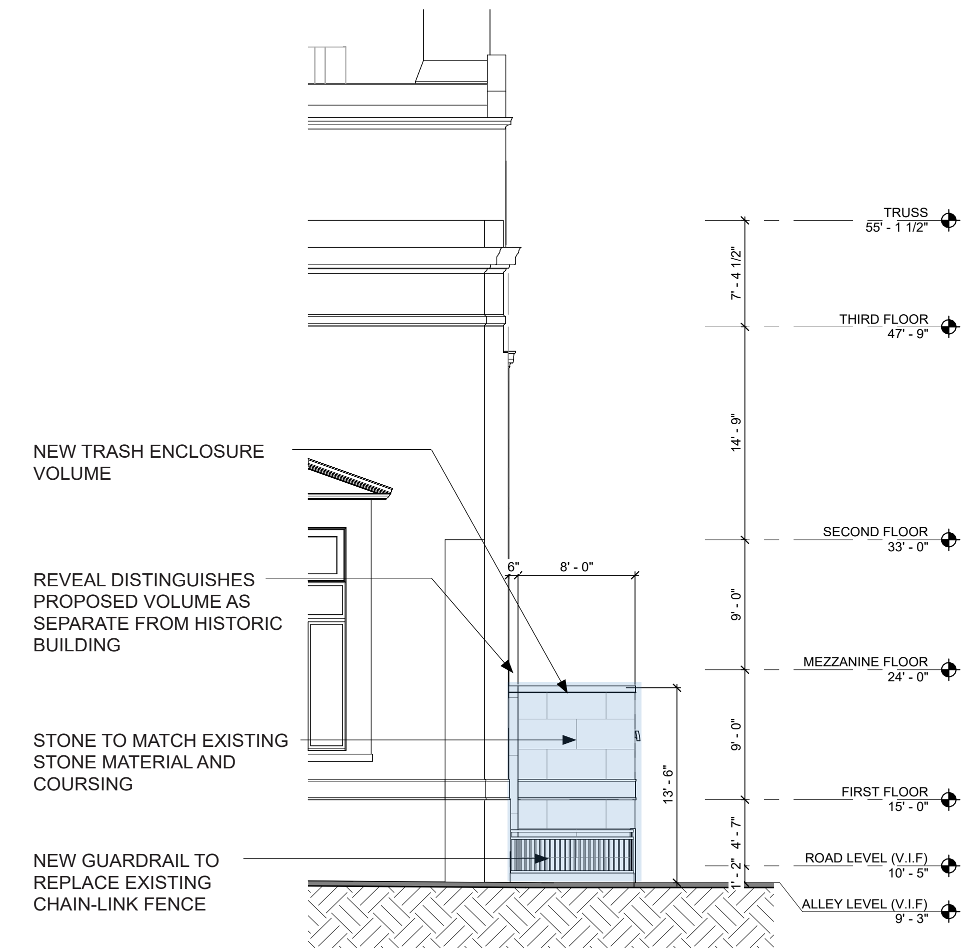
PROPOSED TRASH ROOM



ENLARGED TRASH ROOM PLAN



TRASH ENCLOSURE - EAST ELEVATION



TRASH ENCLOSURE - SOUTH ELEVATION

MASONIC TEMPLE
1453 Maple Ave, Evanston, IL 60201
THIS DRAWING SHOULD ONLY BE USED FOR CONCEPTUAL PURPOSES UNTIL VERIFICATION WITH THE LOCAL ZONING AND BUILDING DEPARTMENT IS COMPLETE.

MYEFSKI ARCHITECTS

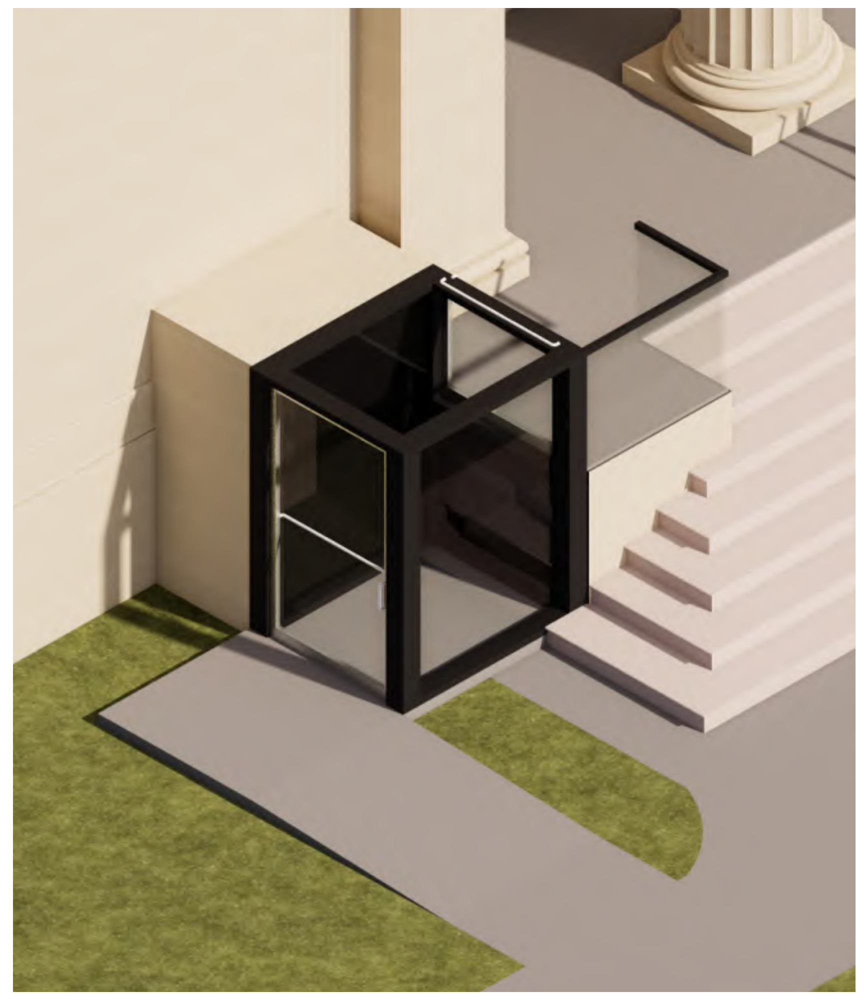
5

CHANGES TO FRONT FACADE

WHEELCHAIR LIFT

WHEELCHAIR LIFT ADDED NEAR PRIMARY ENTRY STAIR

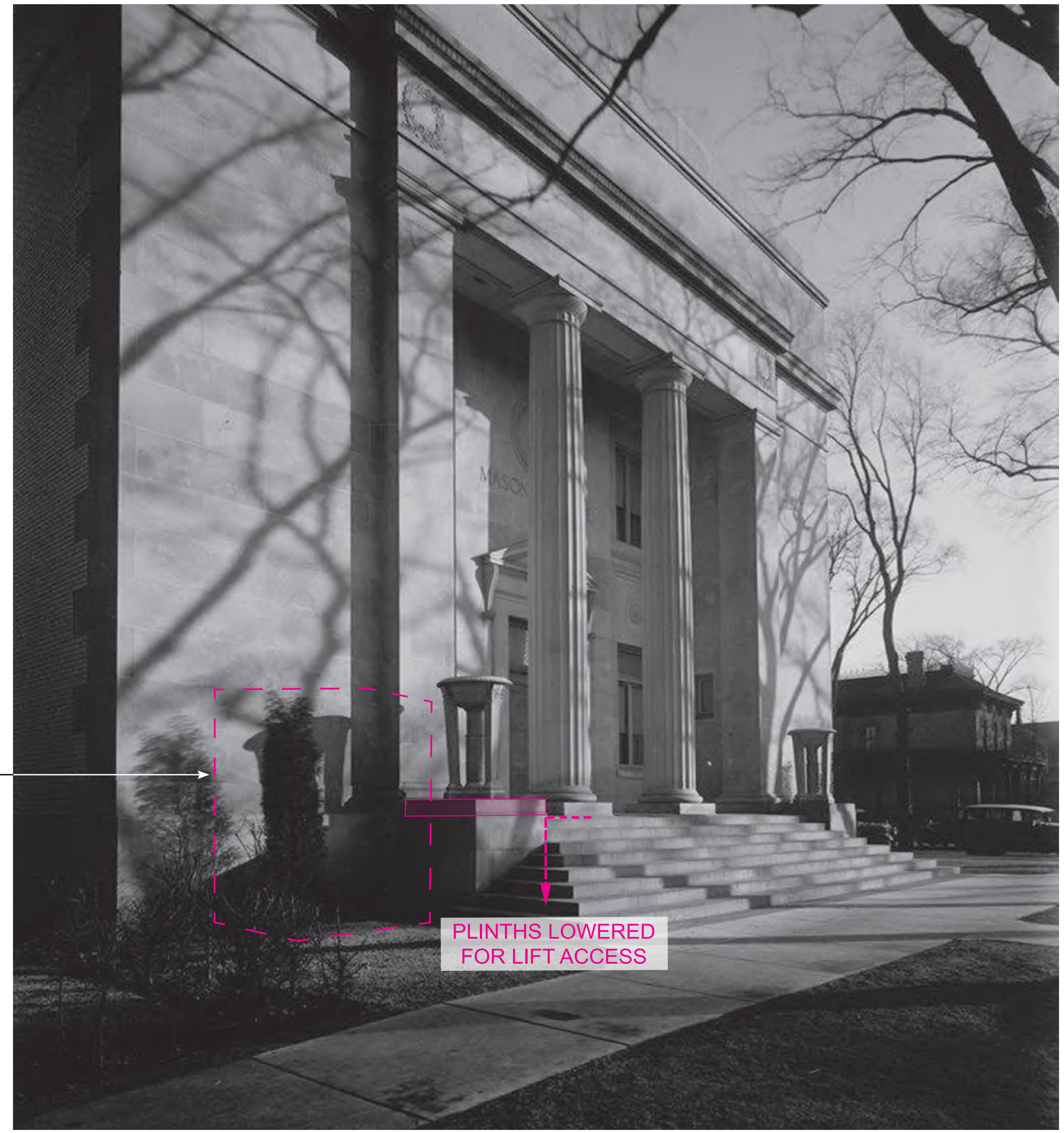

NORTHEAST AXONOMETRIC


ENLARGED WHEELCHAIR LIFT


BASIS OF DESIGN: SAVARIA V1504

WHEELCHAIR LIFT

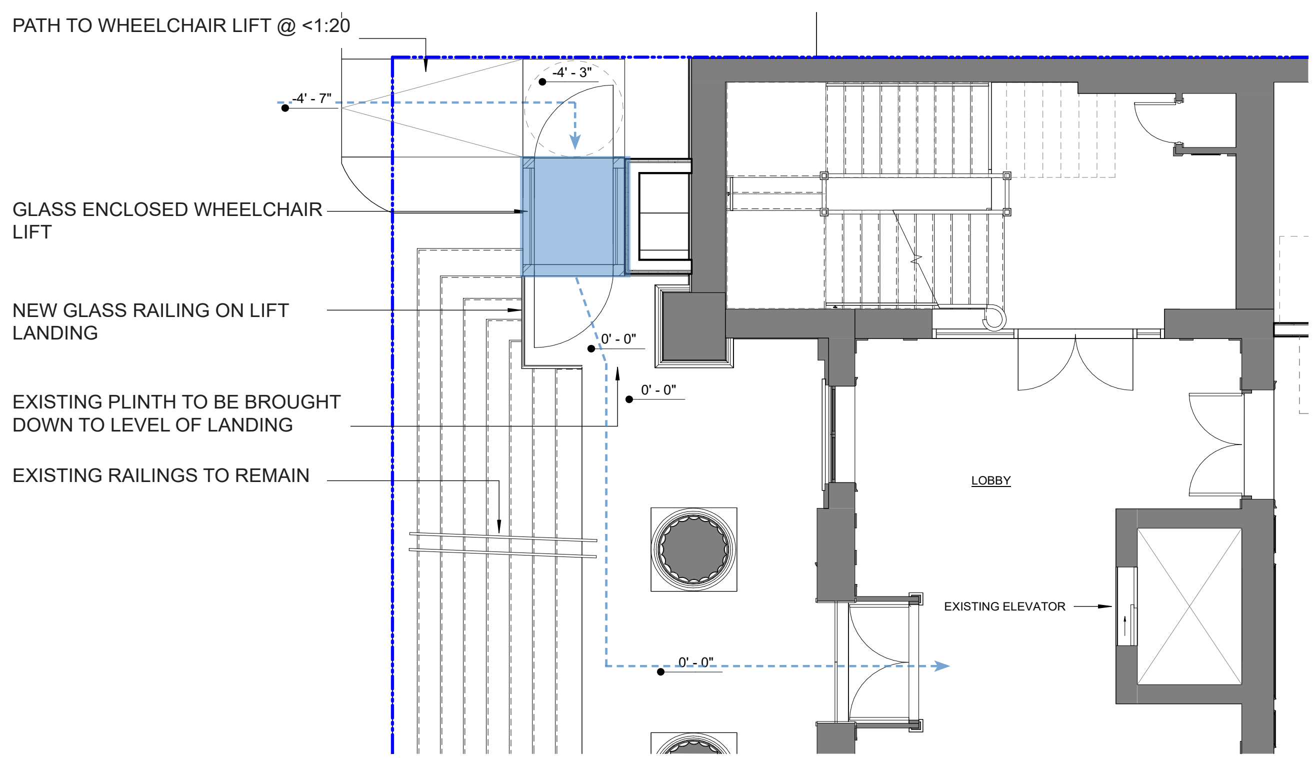
WHEELCHAIR LIFT ADDITION



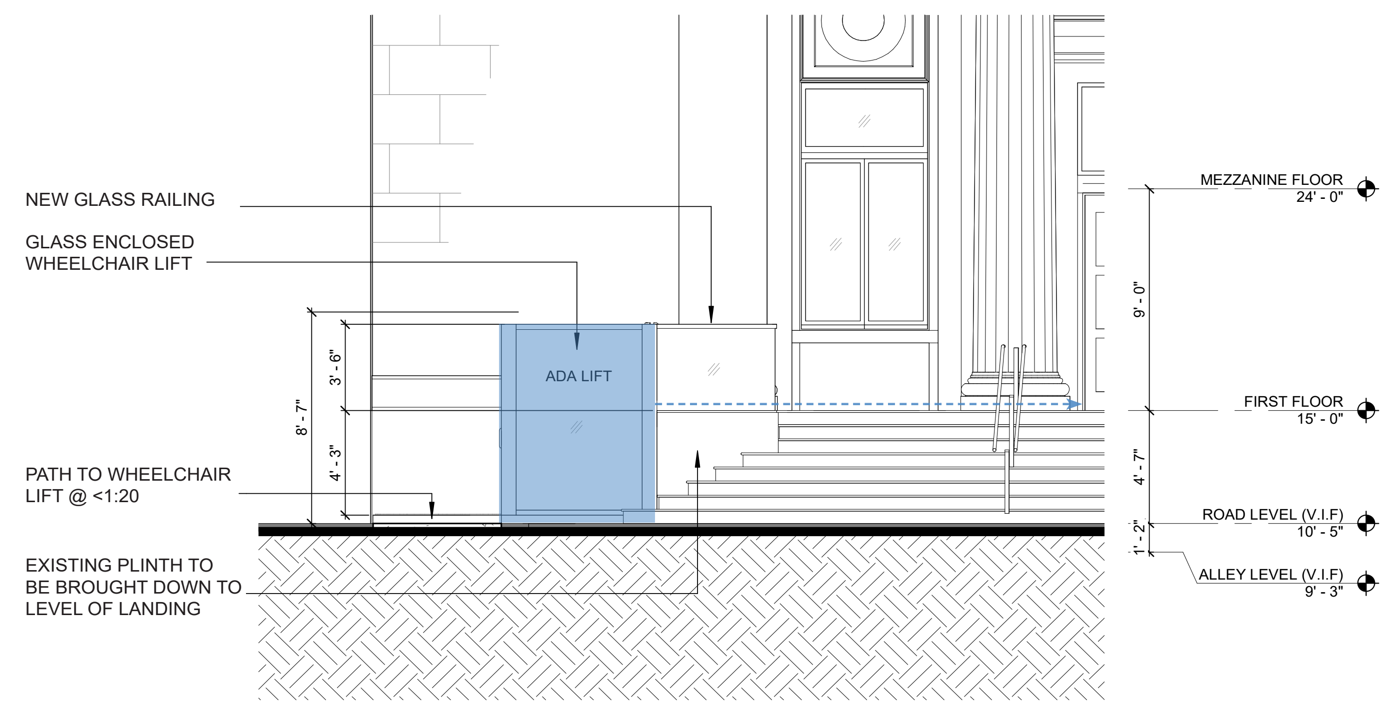
HISTORICAL IMAGE

C.

WHEELCHAIR LIFT

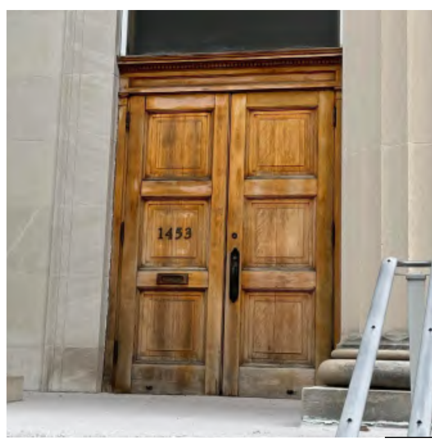


ENLARGED WHEELCHAIR LIFT PLAN



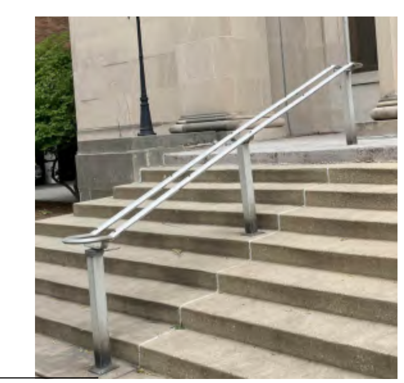
WHEELCHAIR LIFT ELEVATION

OTHER FACADE ELEMENTS


REFURBISH EXISTING DOOR AND HARDWARE


REPAIR AND REFINISH TOP LANDING

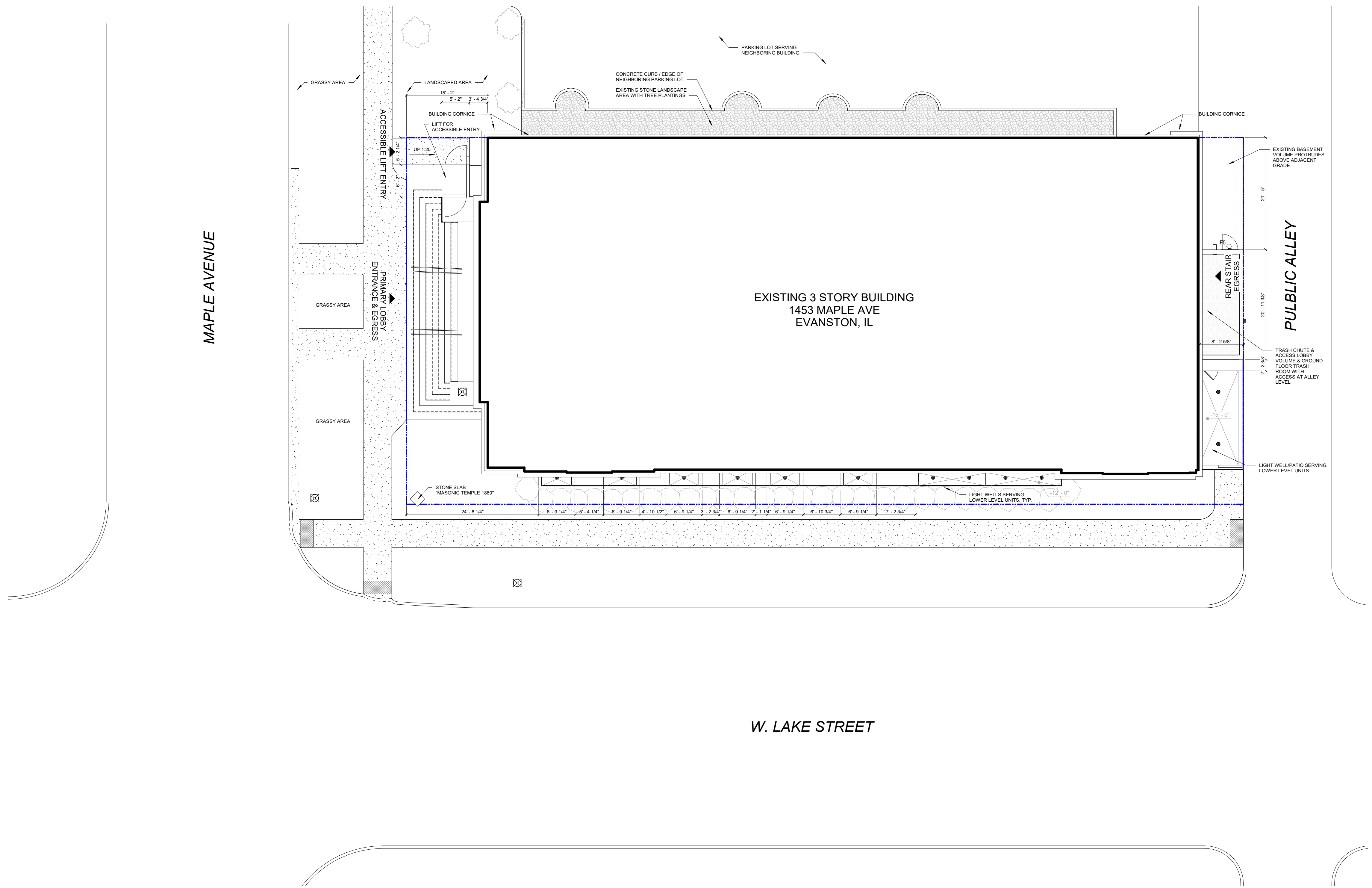

REFURBISH EXISTING LIGHTS


CLEAN EXISTING RAILINGS

C.

APPENDIX

C.



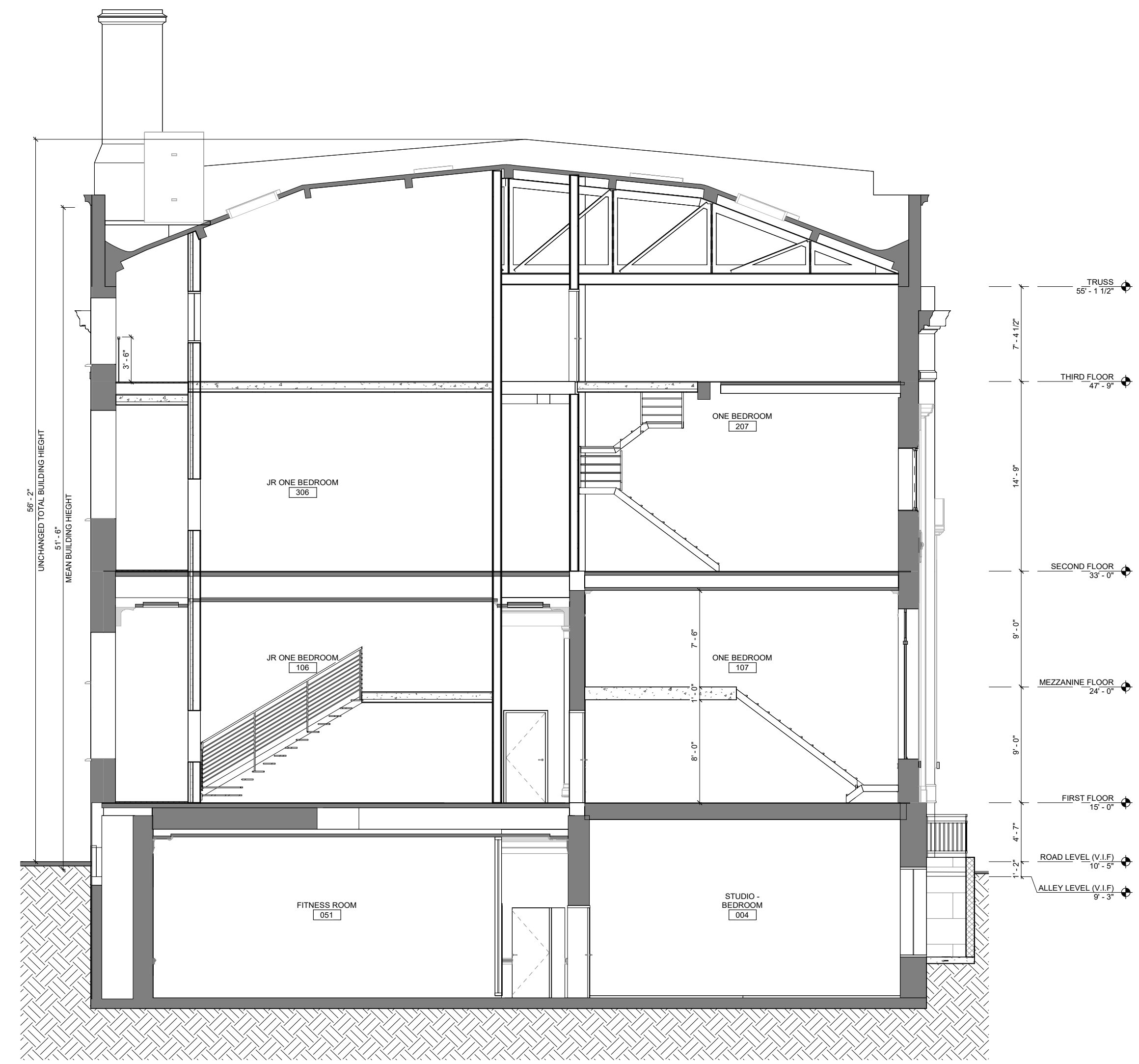
MASONIC TEMPLE

1453 Maple Ave, Evanston, IL 60201

THIS DRAWING SHOULD ONLY BE USED FOR CONCEPTUAL PURPOSES UNTIL VERIFICATION WITH THE LOCAL ZONING AND BUILDING DEPARTMENT IS COMPLETE.

SITE PLAN

MYEFSKI ARCHITECTS



1 A402 NORTH-SOUTH CROSS SECTION 1

SCALE: 3/16" = 1'-0"

MASONIC TEMPLE

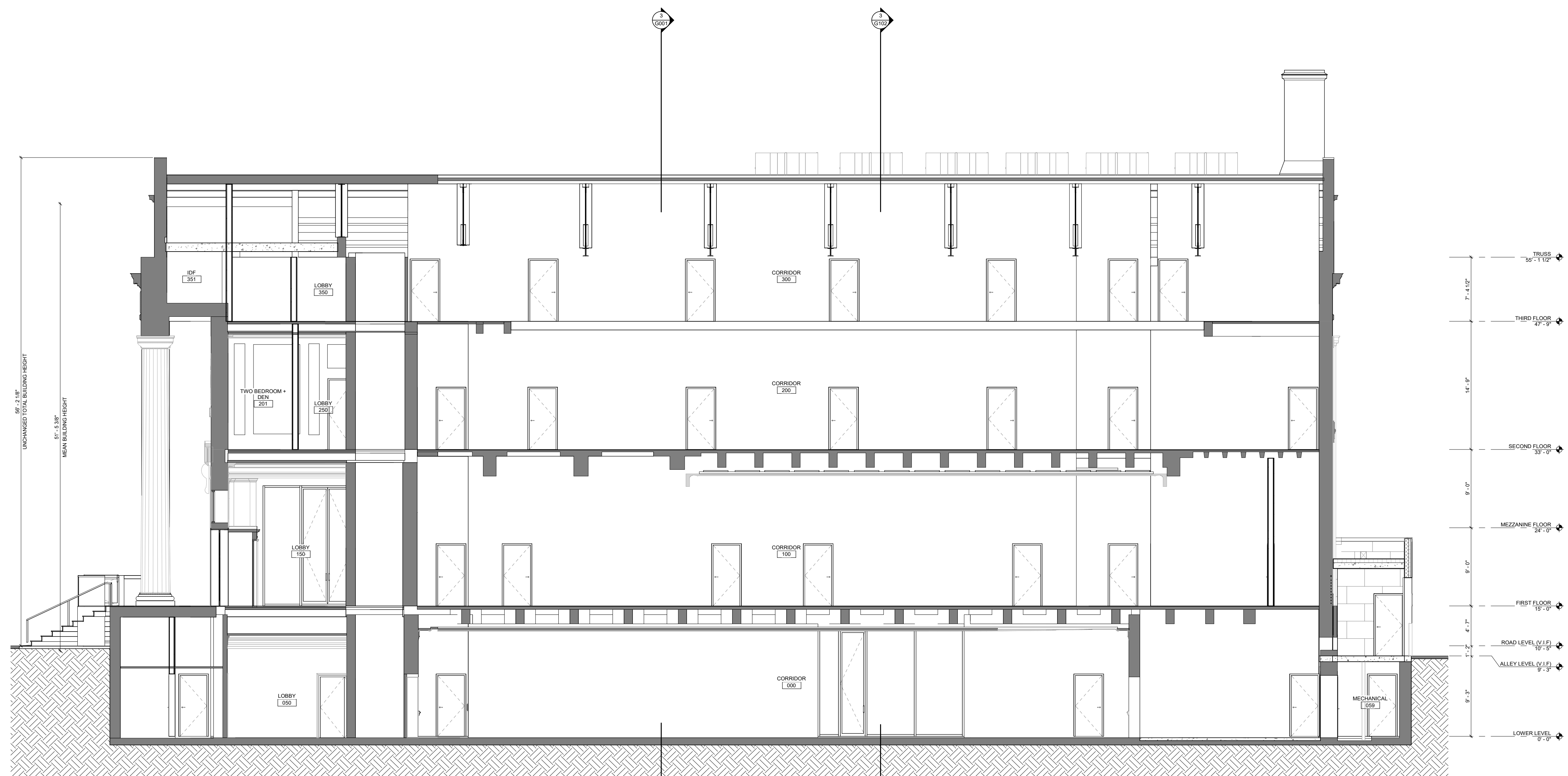
1453 Maple Ave, Evanston, IL 60201

THIS DRAWING SHOULD ONLY BE USED FOR CONCEPTUAL PURPOSES UNTIL VERIFICATION WITH THE LOCAL ZONING AND BUILDING DEPARTMENT IS COMPLETE.

PROPOSED SECTIONS

MYEFSKI ARCHITECTS

C.



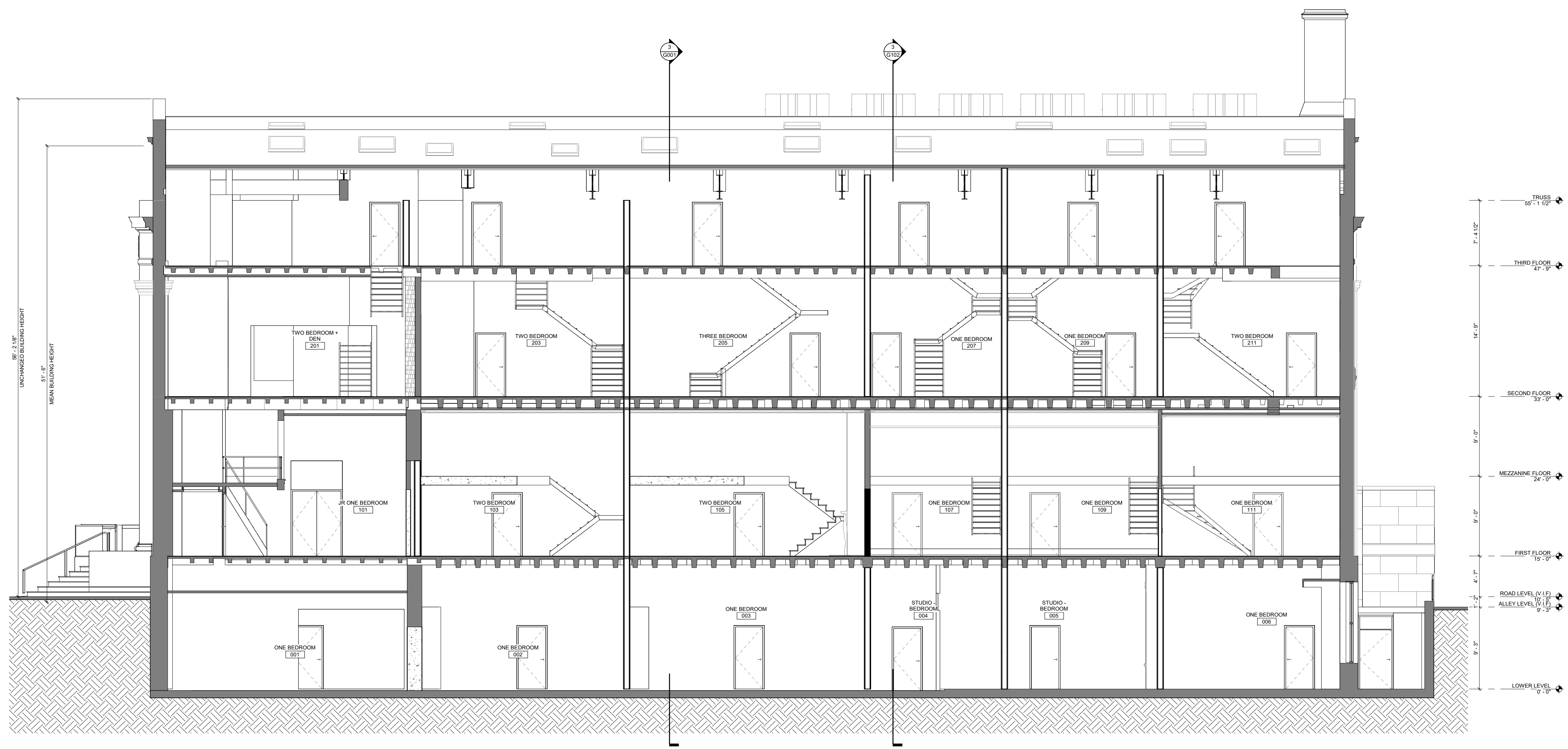
1
A400
WEST-EAST BUILDING SECTION 1
SCALE: 3/16" = 1'-0"
0 2' 4' 8'

MASONIC TEMPLE
1453 Maple Ave, Evanston, IL 60201
THIS DRAWING SHOULD ONLY BE USED FOR CONCEPTUAL PURPOSES UNTIL VERIFICATION WITH THE LOCAL ZONING AND BUILDING DEPARTMENT IS COMPLETE.

PROPOSED SECTIONS

MYEFSKI ARCHITECTS

C.



1 A401 WEST-EAST BUILDING SECTION 2
SCALE: 3/16" = 1'-0"

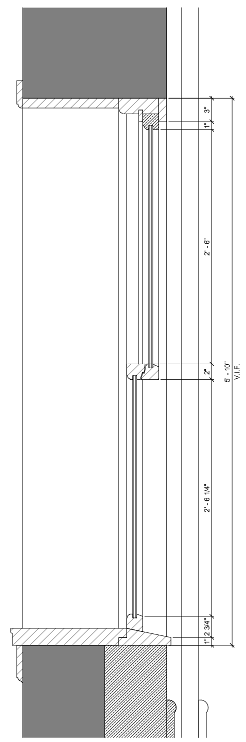
MASONIC TEMPLE
1453 Maple Ave, Evanston, IL 60201

THIS DRAWING SHOULD ONLY BE USED FOR CONCEPTUAL PURPOSES UNTIL VERIFICATION WITH THE LOCAL ZONING AND BUILDING DEPARTMENT IS COMPLETE.

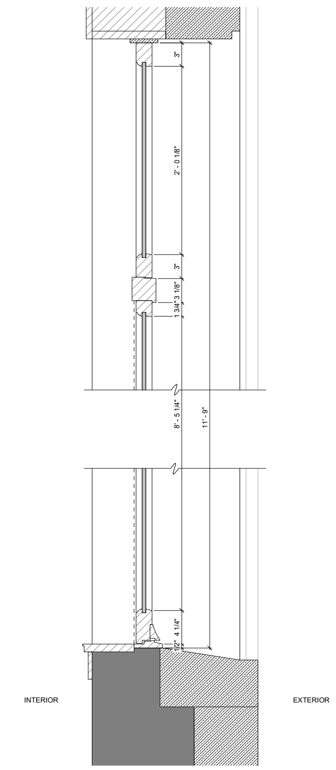
PROPOSED SECTIONS

MYEFSKI ARCHITECTS

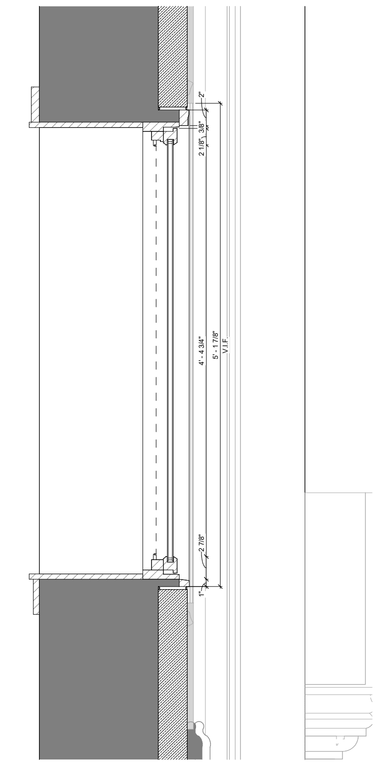
C.



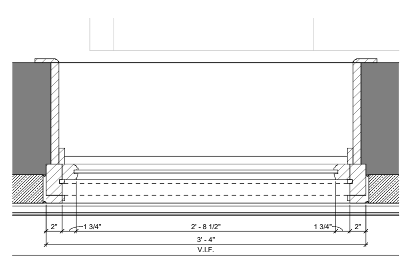
6 A600 TYPICAL DOUBLE HUNG WINDOW
SCALE: 1 1/2" = 1'-0"



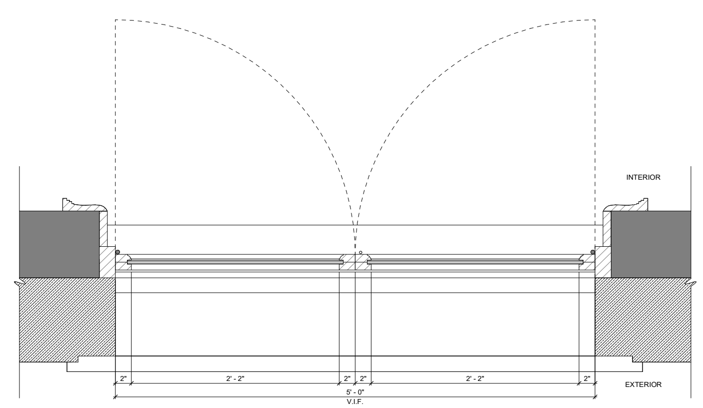
4 A600 EXISTING SOUTH REPLACEMENT WINDOW SECTION
SCALE: 1 1/2" = 1'-0"



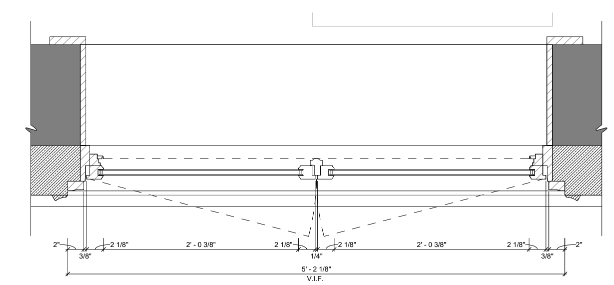
2 A600 SOUTH SECOND FLOOR WINDOWS IN EXISTING STONE RELIEFS
SCALE: 1 1/2" = 1'-0"



5 A600 TYPICAL DOUBLE-HUNG WINDOW PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



3 A600 TYPICAL FIRST FLOOR EXISTING SOUTH WINDOW DETAIL
SCALE: 1 1/2" = 1'-0"



1 A600 TYPICAL SECOND FLOOR NEW WINDOW DETAIL
SCALE: 1 1/2" = 1'-0"

MASONIC TEMPLE
1453 Maple Ave, Evanston, IL 60201

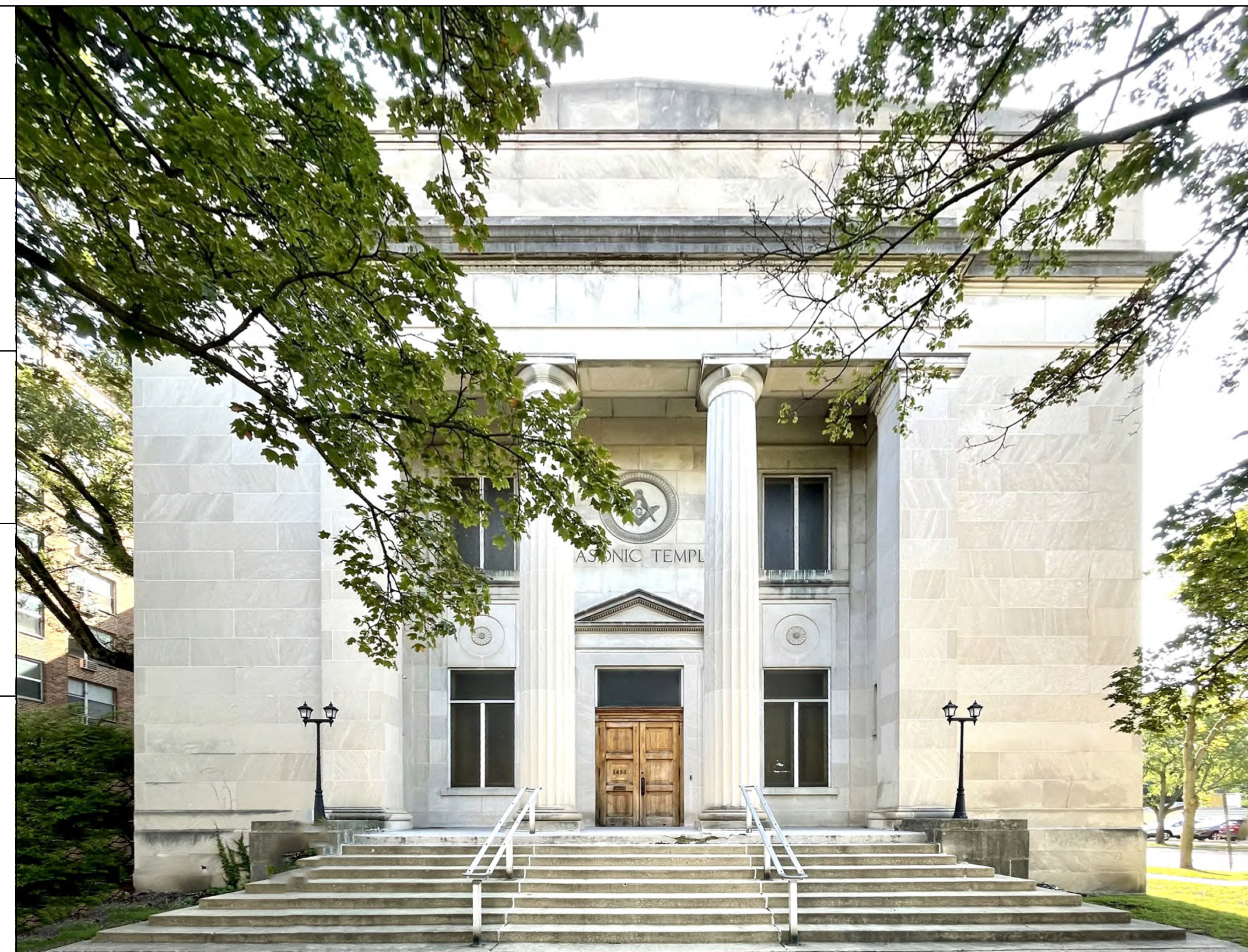
THIS DRAWING SHOULD ONLY BE USED FOR CONCEPTUAL PURPOSES UNTIL VERIFICATION WITH THE LOCAL ZONING AND BUILDING DEPARTMENT IS COMPLETE.

WINDOW DETAILS

MYEFSKI ARCHITECTS

R2 COMPANIES
MASONIC TEMPLE
1453 MAPLE AVE, EVANSTON, IL

OWNER	ARCHITECT
R2 COMPANIES 1200 N. NORTH BRANCH, 2ND FLOOR CHICAGO, IL 60642 T:312.226.9739	**MYEFSKI ARCHITECTS, INC.** 400 NORTH MICHIGAN AVE.,SUITE 400 CHICAGO, IL 60611 T: 312.763.2400 F: 312.763.2402
CIVIL ENGINEER	STRUCTURAL ENGINEER
IG CONSULTING, INC. 300 MARQUART DR., SUITE 101 WHEELING, IL 60090 T: 847.215.1133	**TGRWA STRUCTURAL ENGINEERS** 600 W. VAN BUREN ST., SUITE 900 CHICAGO, IL 60607 T: 312.341.0055
MEP ENGINEER	
RTM ASSOCIATES 200 W. MONROE, SUITE 1750 CHICAGO, IL 60606 T: 312.216.0501	



DRAWING SHEET LIST

1 - GENERAL

G000	COVER
G001	UNIT MIX & CODE ANALYSIS
G100	UNIT AREA TABULATIONS
G101	OCCUPANCY & EGRESS PLANS
G102	OCCUPANCY & EGRESS PLANS

3 - ARCHITECTURE

A000	SITE PLAN
A004	EXISTING ELEVATIONS
A005	EXISTING ELEVATIONS
A100	LOWER FLOOR PLAN
A101	FIRST FLOOR PLAN
A102	FIRST FLOOR MEZZANINE PLAN
A103	SECOND FLOOR PLAN
A104	THIRD FLOOR PLAN
A105	ROOF PLAN
A300	EXTERIOR ELEVATIONS
A301	EXTERIOR ELEVATIONS
A400	PROPOSED BUILDING SECTION
A401	PROPOSED BUILDING SECTION
A402	PROPOSED BUILDING SECTION
A600	ENLARGED DETAILS - HISTORIC
A601	ENLARGED DETAILS

PROJECT DESCRIPTION

ADAPTIVE RE-USE OF THE LANDMARK MASONIC TEMPLE TO MULTI-FAMILY RESIDENTIAL; CONSTRUCTION OF A SMALL TRASH ROOM ADDITION AT THE REAR OF THE BUILDING & A WHEELCHAIR ACCESSIBLE LIFT NEAR THE PRIMARY ENTRY TO PROVIDE ACCESSIBLE ENTRY; EXISTING WINDOWS REPLACE-IN-KIND; NEW WINDOW LOCATIONS ON NORTH, SOUTH (STREET FACING), & EAST (REAR) FACADES.

APPLICABLE CODES

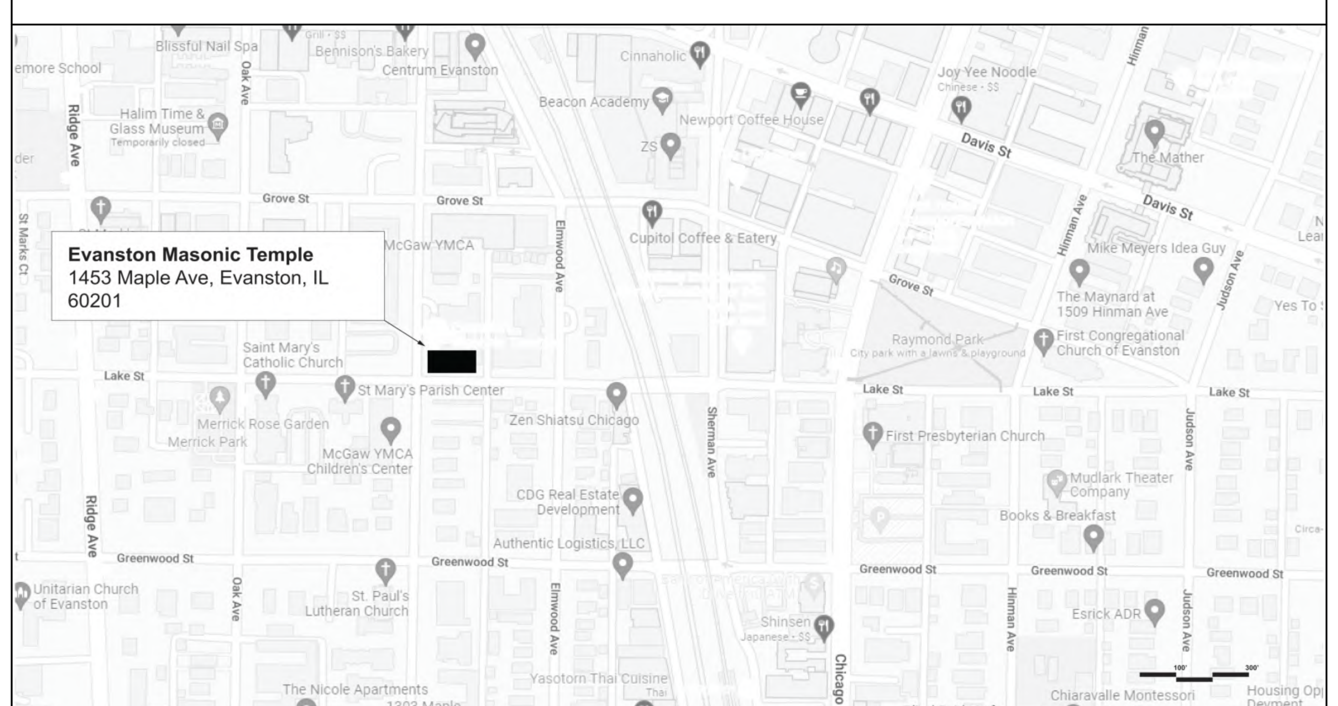
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FUEL GAS CODE
2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
2020 NATIONAL ELECTRICAL CODE - NFPA 70
ILLINOIS PLUMBING CODE / ILLINOIS ADMINISTRATIVE CODE TITLE 77 PART 890
ILLINOIS ENERGY CONSERVATION CODE / ILLINOIS ADMINISTRATIVE CODE TITLE 71 PART 600
ILLINOIS ACCESSIBILITY CODE / ILLINOIS ADMINISTRATIVE CODE TITLE 71 PART 400

CONSTRUCTION TYPE

TYPE II-B, SPRINKLERED THROUGHOUT W/ MIX OF NFPA 13R & NFPA 13 SPRINKLER SYSTEMS

OCCUPANCY CLASSIFICATION

TYPE R-2 RESIDENTIAL
TYPE A-3 ASSEMBLY (LIMITED TO AMENITY AREA ON LOWER LEVEL)



LOCATION MAP

LEGEND

TAGS

- ROOM #### — ROOM NAME / ROOM NUMBER
- X — REVISION NUMBER
- xxx X'-X" — ELEVATION MARK (SECTION / ELEVATION DWGS)
- X'-X" — ELEVATION MARK (FLOOR PLANS)
- X'-X" — CEILING HEIGHT (AFF)
- 1 A101 SIM — EXTERIOR ELEVATION TAG: DRAWING NUMBER, SHEET NUMBER
- X SHT — INTERIOR ELEVATION TAG: DRAWING NUMBER, SHEET NUMBER
- 1 A101 — DETAIL TAG: DRAWING NUMBER, SHEET NUMBER
- 1 A101 SIM — SECTION TAG: DRAWING NUMBER, SHEET NUMBER
- 1 — COLUMN LINE DESIGNATION
- 101 — DOOR TAG
- KEY NOTE TAG
- A — WALL TYPE TAG
- 1t — WINDOW OR STOREFRONT TAG
- 1i — EQUIPMENT TAG
- 1i — SIGNAGE TAG
- 7.00 — STEP DOWN HEIGHT
- ? ? — FLOOR MATERIAL TRANSITION
- ? — MATERIAL/FINISH TAG
- R1 — ROOF TYPE TAG
- F1 — FLOOR TYPE TAG

MAGNETIC NORTH (BOLD LINE)

SITE PLAN

- 100 — EXISTING GRADE CONTOUR
- 100 — PROPOSED GRADE CONTOUR
- +100.00 — EXISTING SPOT ELEVATION
- +**100.00** — PROPOSED SPOT ELEVATION

PLANS/SECTIONS

- OVERHEAD OR HIDDEN CONSTRUCTION
- BATT INSULATION OR SOUND ATTENUATION BLANKET
- RIGID INSULATION
- STONE
- BRICK
- CONCRETE BLOCK
- CONCRETE
- EARTH - UNDISTURBED
- EARTH - COMPACTED BACKFILL
- GRAVEL
- GYPSUM BOARD
- STEEL
- WOOD - DIMENSIONAL LUMBER

ABBREVIATIONS INDEX

TEXT	DESCRIPTION
#	
2WAY	2-WAY COMMUNICATION DEVICE
A	
A/C	AIR CONDITIONING
ABBREV.	ABBREVIATION
ADA	AMERICANS WITH DISABILITIES ACT
ADDL.	ADDITIONAL
ADJ.	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AHJ	AUTHORITIES HAVING JURISDICTION
ALT.	ALTERNATE
ALUM.	ALUMINUM
AOR	AREA OF REFUGE
APC	ACOUSTICAL PANEL CEILING
APRVD.	APPROVED
ARCH.	ARCHITECT, ARCHITECTURAL
ASHRAE	AMERICAN SOCIETY OF HEATING REFRIGERATING, & A/C ENGINEERS
ASSOC.	ASSOCIATED
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
B	
B.D.	BOARD
B.O.	BOTTOM OF
B.O.H.	BACK OF HOUSE
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
BRG.	BEARING
BS.	BAR SINK
BSMT.	BASEMENT
C	
C.I.	CAST IRON
C.J.	CONTROL JOINT
C.O.	CLEAN OUT
C.T.	CERAMIC TILE
CABT.	CABINET
CARP.	CARPENTER
CAT.	CATALOG
CBC	CHICAGO BUILDING CODE
CCD	CHICAGO CITY DATUM
CL	CENTERLINE
CLG.	CEILING
CLG. JST.	CEILING JOIST
CLO.	CLOSET
CLR.	CLEAR
CM	CENTIMETER
CMU	CONCRETE MASONRY UNIT
COMP	COMPACTED
CONC.	CONCRETE
CONFIG.	CONFIGURATION
CONT.	CONTINUOUS
COORD.	COORDINATE
CORR.	CORRIDOR
CPT	CARPET
CU	CUBIC
D	
D	DEEP, DEPTH
D.S.	DOWN SPOUT
DBL	DOUBLE
DEG.	DEGREE
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
E	
E.J.	EXPANSION JOINT
EA	EACH
EIFS	EXTERIOR INSULATION FINISH SYSTEM
ELEC	ELECTRICAL
ELEV.	ELEVATION
ENG.	ENGINEER
EPS	EXPANED POLYSTYRENE
EQ	EQUAL
EQUIP.	EQUIPMENT
ETC.	ETCETERA
EWC	ELECTRIC WATER COOLER
EXIST.	EXISTING
EXT.	EXTERIOR
F	
FAP	FIRE ALARM PANEL
FAR	FLOOR TO AREA RATIO
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FIN.	FINISH
FIX.	FIXTURE
FLR.	FLOOR
FLRG.	FLOORING
FLSHG.	FLASHING
FND.	FOUNDATION
FP.	FIREPLACE
FT	FOOT, FEET
FTG	FOOTING
G	
GA	GAUGE
GAL.	GALLON
GALV.	GALVANIZED
GC	GENERAL CONTRACTOR
GFI / GFCI	GROUND FAULT INTERRUPT
GL.	GLASS
GR.	GRADE
GRAN.	GRANULAR
GYP	GYPSUM
H	
H	HIGH
H.C.	HANDICAPPED
H.D. GALV.	HOT DIPPED GAVANIZED
H.P.	HIGH POINT
HB.	HOSE BIB
HD.	HEAD OR HAND DRYER
HDWD.	HARDWOOD
HDWR.	HARDWARE
HM	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
HUMID.	HUMIDIFIER
HVAC	HEATING VENTILATION A/C
I	
I.D.	INSIDE DIAMETER
I.L.O	IN LIEU OF
IAQ	INDOOR AIR QUALITY
IBC	INTERNATIONAL BUILDING CODE
IN	INCH
INFO	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
J	
JAN	JANITOR'S CLOSET
JBOX	JUNCTION BOX
JC	JANITOR'S CLOSET
JST.	JOIST
L	
L	LONG, LENGTH
L.H.	LEFT HAND
L.H.R.	LEFT HAND REVERSE
L.P.	LOW POINT
LAM.	LAMINATED
LAV.	LAVATORY
LB	POUND
LF	LINEAR/LINEAL FOOT/FEET
LOCN.	LOCATION
LVL	LAMINATED VENEER LUMBER
M	
M	METER
M.O.	MASONRY OPENING
MACH	MACHINE
MAS.	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH.	MECHANICAL
MED.	MEDIUM
MFR(S)	MANUFACTURER(S)
MFRD.	MANUFACTURED
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLWK.	MILLWORK
MM.	MILLIMETER
MS	MOP SINK
MTD.	MOUNTED
MTL.	METAL
MULL.	MULLION
N	
N.C.	NOISE CRITERIA
NEC	NATIONAL ELECTRICAL CODE
NIC	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
O	
O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OPNG.	OPENING
OPP	OPPOSITE
OZ	OUNCE
P	
P.LAM.	PLASTIC LAMINATE
PL.	PLATE
PLBG	PLUMBING
PLYWD.	PLYWOOD
PNT	PAINT
PNTD	PAINTED
POL.	POLISHED
POLY-ISO	POLY-ISOCYANURATE
PR	PAIR
PRE-FAB.	PRE-FABRICATED
PRE-FIN.	PRE-FINISHED
PRES. TRTD.	PRESSURE TREATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PORCELAIN TILE
PTD	PAPER TOWEL DISPENSER
PVC	POLYVINYL CHLORIDE
Q	
QLTY	QUALITY
QNTY	QUANTITY
R	
R.	RISER
R.C.	RESILIENT CHANNEL
R.H.	RIGHT HAND
R.H.R.	RIGHT HAND REVERSE
R.O.	ROUGH OPENING
RAD.	RADIUS
RCP	REFLECTED CEILING PLAN
RECIRC.	RECIRCULATIING
REINF.	REINFORCING
REQD.	REQUIRED
REQTS.	REQUIREMENTS
REV	REVISION
RM.	ROOM
S	
S4S	SMOOTH FOUR SIDES
S.C.	SOLID CORE
SCHED.	SCHEDULE
SD	SOAP DISPENSER
SF	SQUARE FOOT/FEET
SHT.	SHEET
SHT. MTL.	SHEET METAL
SHTG.	SHEATHING
SHWR.	SHOWER
SIM	SIMILAR
SMACNA	SHEET METAL & A/C CONTRACTOR'S NATIONAL ASSOCIATION
SND	SANITARY NAPKIN DISPOSAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STR	STRUCTURAL
SUBFLR.	SUBFLOOR
SUSP	SUSPENDED
SW	SWITCH
SYM	SYMMETRICAL
T	
T	TREAD
T&G	TOUNGE AND GROOVE
T'STAT	THERMOSTAT
T.O.	TOP OF
TBD	TO BE DETERMINED
TEL	TELEPHONE
TEMP.	TEMPERED, TEMPERATURE
THK.	THICK
TLT	TOILET
TP	TOILET PARTITION
TRANS.	TRANSPARENT
TTD	TOILET TISSUE DISPENSER
TYP	TYPICAL, UNO
U	
UL	UNDERWRITER'S LABORITORY
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
V	
V.I.F.	VERIFY IN FIELD
VAP. BAR.	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT.	VERTICAL
VTR	VENT THROUGH ROOF
VWC	VINYL WALL COVERING
W	
W	WIDE, WIDTH
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
WHPL	WHIRLPOOL
WRB	WEATHER RESISTIVE BARRIER
WT	WEIGHT
WWF	WELDED WIRE FABRIC
X	
XPS	EXTRUDED POLYSTYRENE
Y	
YD	YARD

APPROVALS

MYEFSKI ARCHITECTS

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

PRELIMINARY NOT FOR CONSTRUCTION

MASONIC TEMPLE

1453 MAPLE AVE, EVANSTON, IL

DRAWN BY	CM
CHECKED BY	MK
PROJECT ARCH	JM

NO	DATE	DESCRIPTION
	08.26.2022	MAJOR VARIATION APPLICATION SET
	09.21.2022	LPC SET

JOB NO 21035

DATE 09.26.2022

COVER

G000

CODE MATRIX - IBC 2021

CODE REQUIREMENTS

ITEM	ISSUE	CODE REFERENCE	REQUIREMENT	PROPOSED	COMMENTS
Chapter 3	USE AND OCCUPANCY CLASSIFICATION				
	Occupancy Classification	IBC 2021 303.4	Assembly A-3		General Amenity Space
	Occupancy Classification	IBC 2021 310.3	Residential R-2		Residential Units
Chapter 5	GENERAL BUILDING HEIGHTS AND AREAS				
	Allowable Building Height and Areas	IBC 2021 503			
	Height (Feet)	IBC 2021 Table 504.3	Type IIB: A-3 & R-2: S = 75' | R-2: S13R = 60'	51'-6" - complies	A-3 in Basement level only
	Height (Stories)	IBC 2021 Table 504.4	Type IIB - R-2: S = 5 Stories | R-2: S13R = 4 Stories	3 stories - complies	A-3 in Basement level only
	Mezzanines	IBC 2021 505.2.1	Type IIB: 1/2 room area	1/2 room area - complies	
	Area	IBC 2021 Table 506.2	Type IIB - A3 = 33,250 R-2: S = 56,000 per story R-2: S13R = 24,000 per story	Complies - See Egress plans for areas	A-3 in Basement level only
	Separation of Occupancies	IBC 2021 Table 508.4	A-3/R-2: 1 hr	1 hr	
	Incidental Use Areas	IBC 2021 Table 509	Boiler / Furnace rooms outside of dwelling units	0 hr when Sprinklered	
Chapter 6	TYPES OF CONSTRUCTION				
	Construction Classification	IBC 2021 Table 601			
	Structural Frame		IIB - 0	0	
	Bearing Walls - Exterior		IIB - 0	0	
	Bearing Walls - Interior		IIB - 0	0	
	Nonbearing Walls - Exterior		see 705.5 Fire Separation Distances		
	Nonbearing Walls - Interior		No requirement	Not rated	Not less than fire-resistance rating required by other sections of code
	Floor Construction		IIB - 0	0	
	Roof Construction		IIB - 0	0	
Chapter 7	FIRE RESISTANCE RATED CONSTRUCTION				
	Exterior Walls	IBC 2021 705			
	Fire Resistance Rating by Fire Separation Distance	IBC 2021 705.5	Rated for inside exposure per Tbl 601/602		
	x < 5 ft		1 hr	≥1 hr	
	5 ft ≤ x < 10 ft		1 hr	≥1 hr	
	10 ft ≤ x < 30 ft		0 hr	0 hr	
	x ≥ 30 ft		No requirement	Not rated	
	Maximum Area of Exterior Wall Openings	IBC 2021 705.8			
	0 to less than 3 ft		Not permitted	0%	
	3 to less than 5 ft		15%	N/A	
	5 to less than 10 ft		25%	<25% - see north elevation	
	10 to less than 15 ft		45%	N/A	
	15 to less than 20 ft		75%	N/A	
	20 to less than 25 ft		No limit	N/A	
	25 to less than 30 ft		No limit	N/A	
	30 ft or greater		No limit	N/A	
	Vertical Separation of Openings	IBC 2021 705.8.5	N/A	N/A	Does not apply to sprinklered buildings
	Vertical Exposure	IBC 2021 705.8.6	N/A	N/A	
	Parapets	IBC 2021 705.11	Required	Provided	
	Parapet Construction	IBC 2021 705.11.1	Same rating as supporting wall		Noncombustible faces for uppermost 18", including flashing/coping
	Fire Partitions	IBC 2021 708.3	1/2 hr (dwelling sep); 1/2 hr (corridor)	1/2 hr	
	Shaft Enclosures	IBC 2021 713			
	Fire Resistance rating	IBC 2021 713.4	2 hr (1 hr where connecting <4 stories)	2 hr	
	Refuse, Recycling and Laundry Chute Enclosures	IBC 2021 713.13.1	2 hr (1 hr where connecting <4 stories)	N/A	
	Refuse, Recycling and Laundry Chute Access Rooms	IBC 2021 713.13.3	1 hr fire barrier; 3/4 hr self-closing door		
	Elevator Hoistways	IBC 2021 713.14	2 hr (1 hr where connecting <4 stories)	2 hr	
	Opening Protectives Assembly	IBC 2021 Table 716.1(2)	Fire Door or Fire Shutter		Existing Elevator - Reguired for LULA?
	Fire Walls/Barriers > 1 hr (3 hour)		3 hour	N/A	
	Fire Walls/Barriers> 1 hr (2 hour)		1 1/2 hour		
	Shafts, Interior Exit Stairs (2 hr)		2 hour (per 510.2)		
	Horizontal Exit, Fire Wall (3 hr)		3 hour	N/A	
	Fire Walls/Barriers (1 hour)		1 hour		
	Shafts, Interior Exit Stairs (1 hr)		1 hour	N/A	
	Other Fire Barriers (1 hour)		3/4 hour		
	Fire Partitions, Corridor (1/2 hour)		1/3 hour	N/A	
	Other Fire Partitions (1 hour)		3/4 hour		
	Other Fire Partitions (1/2 hour)		1/3 hour	N/A	
	Exterior Walls (3 hour)		1 1/2 hour	N/A	
	Exterior Walls (2 hour)		1 1/2 hour		
	Exterior Walls (1 hour)		3/4 hour		
	Smoke Barriers (1 hour)		1/3 hour		
Chapter 8	INTERIOR FINISHES				
	Interior Wall/Ceiling Finish	IBC 2021 Table 803.13			
	Exit enclosures, sprinklered		A-3: B		
			R-2: C		
	Corridors, sprinklered		A-3: B		
			R-2: C		
	Rooms, sprinklered		C		
Chapter 9	FIRE PROTECTION SYSTEMS				
	Automatic Sprinkler Systems	IBC 2021 903.2.1.3	Group A-3: Required	Provided	
	Automatic Sprinkler Systems	IBC 2021 903.2.8	Group R-2: Required	Provided	
Chapter 10	MEANS OF EGRESS				
	Occupant Load	IBC 2021 Table 1004.5			Recalculate
	Egress Width				
	Stairways, sprinklered	IBC 2021 1005.3.1			Verify
	Other egress components	IBC 2021 1005.3.2			Verify
	Exit and Exit Access Doorways	IBC 2021 1006	FITNESS ROOM: 1	2	
	Common path of egress travel distance	IBC 2021 Table 1006.2.1	Group A-3: 75'		
			Group R-2: 125'		
	Number of Exits per Story	IBC 2021 Table 1006.3.3	2	2	VERIFY
	Separation of Horizontal Exits	IBC 2021 1007.1.1	155'-0" / 3 = 51' - 8"	133'	Verify
	Size of Doors	IBC 2021 1010.1	32"	33"	VERIFY
	Stairway Width	IBC 2021 1011.2	44"	48"	Verify
	Stairway Headroom	IBC 2021 1011.3	80"		Verify
	Riser Height and Tread Depth	IBC 2021 1011.5.2	risers: 4"-7" / treads: 11" min.	Complies	VERIFY UNITS AT 10"
	Ramps				
	Slope Slope	IBC 2021 1012.2	1:12		
	Vertical Rise	IBC 2021 1012.4	30" max.		
	Exit Access Travel Distance	IBC 2021 Table 1017.2	A-3/R-2: 250'		
	Corridors	IBC 2021 1020			
	Construction	IBC 2021 Table 1020.1	1/2 hour		
	Width	IBC 2021 Table 1020.2	General: 44"	60"	
			Within Dwelling Units: 36"	48"	
	Dead End Corridors	IBC 2021 1020.4	A-3: 20'		Verify
			R-2: 50'		Verify
Chapter 30	ELEVATORS AND CONVEYING SYSTEMS				
	Hoistway enclosures	IBC 2021 3002.1	2 hour		
	Opening Protectives	IBC 2021 3002.1.1	1 1/2 hour		

UNIT MATRIX

UNIT NUMBER	UNIT NAME	# BEDS	# BATHS	UNIT TYPE	△#
LOWER LEVEL					
001	ONE BEDROOM	1	1		
002	ONE BEDROOM	1	1		
003	ONE BEDROOM	1	1		
004	STUDIO - BEDROOM	1	1		
005	STUDIO - BEDROOM	1	1		
006	ONE BEDROOM	1	1		
6		6	6		
FIRST FLOOR					
101	JR ONE BEDROOM	1	1		
102	JR ONE BEDROOM	1	2		
103	TWO BEDROOM	2	2		
104	JR ONE BEDROOM	1	2		
105	TWO BEDROOM	2	2		
106	JR ONE BEDROOM	1	2		
107	ONE BEDROOM	1	1		
108	JR ONE BEDROOM	1	2		
109	ONE BEDROOM	1	1		
110	TWO BEDROOM	2	2		
111	ONE BEDROOM	1	1		
11		14	18		
SECOND FLOOR					
201	TWO BEDROOM + DEN	2	2		
203	TWO BEDROOM	2	2		
205	THREE BEDROOM	3	2		
207	ONE BEDROOM	1	2		
209	ONE BEDROOM	1	2		
210	ONE BEDROOM	1	1		
211	TWO BEDROOM	2	2		
7		12	13		
THIRD FLOOR					
301	JR ONE BEDROOM	1	1		
302	ONE BEDROOM	1	2		
304	ONE BEDROOM	1	2		
306	ONE BEDROOM	1	2		
308	ONE BEDROOM	1	2		
310	ONE BEDROOM	1	1		
6		6	10		
TOTAL UNITS: 30		38	47		

ZONING CODE DATA

CODE ENFORCEMENT (JURISDICTION)	CITY OF EVANSTON
ZONING DISTRICT	R6
MINIMUM LOT SIZE	5,000 SF
SITE AREA	10,964 SF
ALLOWABLE DENSITY	14 UNITS (10,964 SF / 400 SF/UNIT)
PROPOSED DENSITY	30 UNITS (variation to 24 units, including 3 IHO + 6 BONUS UNITS = 30 UNITS TOTAL)
MINIMUM LOT WIDTH	50 FT
EXISTING LOT WIDTH	70 FT
ALLOWABLE LOT COVERAGE	65% (50% + 15% ADDL W/ IHO UNITS)
PROPOSED LOT COVERAGE	77%
ALOWABLE MEAN BUILDING HEIGHT	85 FT
PROPOSED MEAN BUILDING HEIGHT	51'-6" SEE ELEVATIONS
ALLOWABLE IMPERVIOUS SURFACE	65%
PROPPOSED IMPERVIOUS SURFACE	EXISTING UNCHANGED
REQUIRED FRONT YARD	27 FT
REQUIRED SIDE YARD ABUTTING A STREET	15 FT
REQUIRED SIDE YARD	3 FT
REQUIRED REAR YARD	25 FT
SEE SITE PLAN FOR PROPOSED SETBACKS	ALL EXISTING TO REMAIN. REAR BULK ADDITION
LOADING REQUIRED	NO
LOADING PROVIDED	NO

***SEEKING VARIATION TO PARKING FROM .55 SPACES/BED TO .275 SPACES/BED**

PARKING TOTALS

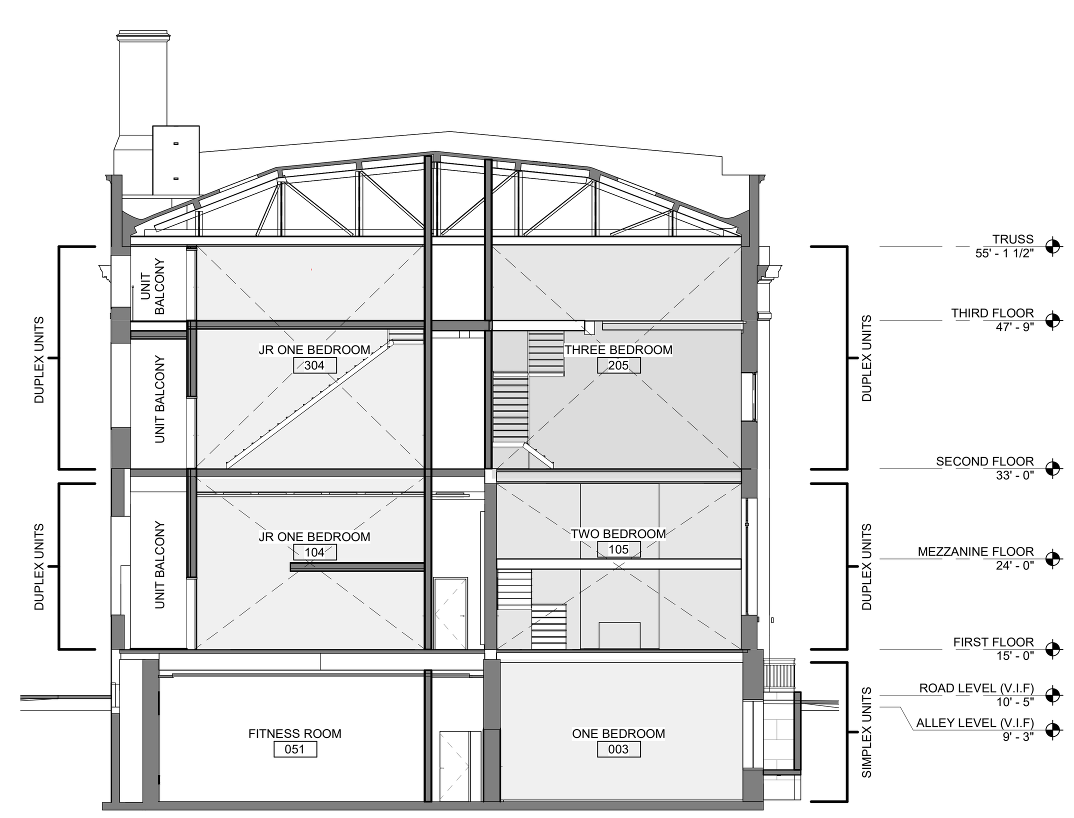
MARKET RATE UNITS

UNIT TYPE	SPACES REQUIRED	# OF UNITS	PARKING COUNT
1 BED UNITS	.275 / UNIT	21	5.775
2 BED UNITS	.55 / UNIT	5	2.75
3 + BED UNITS	.825 / UNIT	1	.825
SUBTOTAL:		27	9.35 = 10 SPACES

IHO / AFFORDABLE UNITS

UNIT TYPE	SPACES REQUIRED	# OF UNITS	PARKING COUNT
1 BED UNITS	0 / UNIT	2	0
2 BED UNITS	0 / UNIT	1	0
3+ BED UNITS	0 / UNIT	0	0
SUBTOTAL:		3	0 SPACES
TOTAL REQUIRED PARKING		30 UNITS	**10 SPACES**

PARKING TO BE LOCATED OFF-SITE WITHIN 1000' OF BUILDING SITE



3 G001 UNIT MIX BUILDING SECTION
SCALE: 3/32" = 1'-0"

UNIT SUMMARY

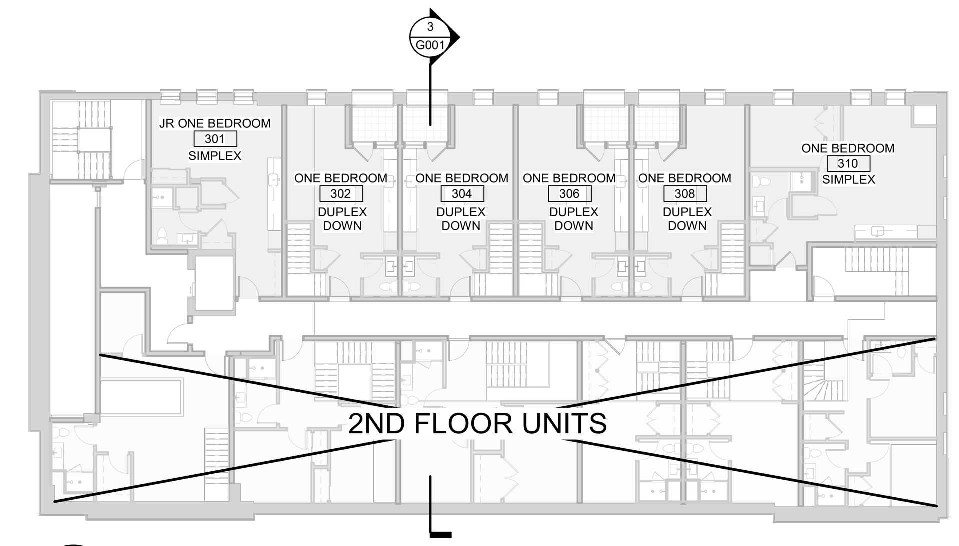
30 TOTAL UNITS

UNIT ACCESSIBILITY MIX SUMMARY

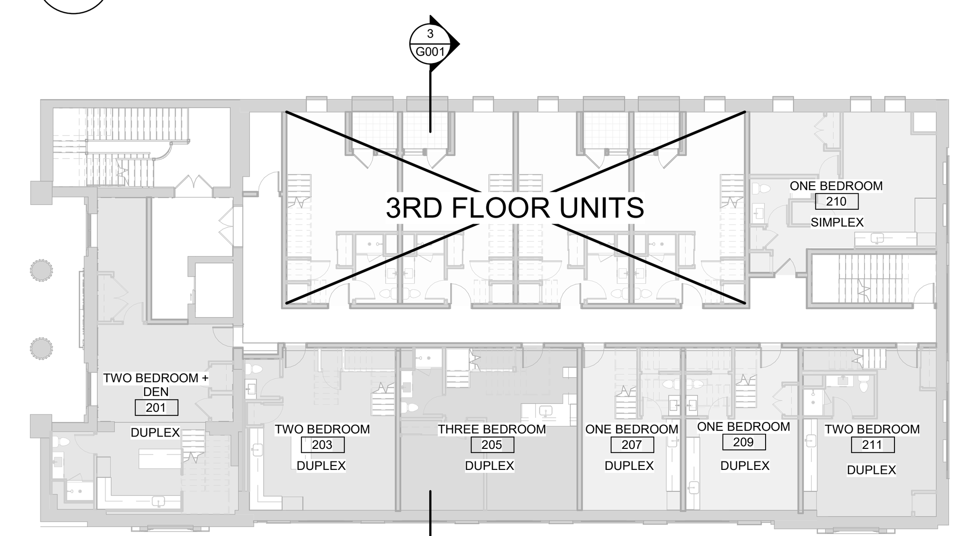
UNIT TYPE	REQUIRED	PROVIDED
MOBILITY FEATURE UNITS	5% OF TOTAL UNITS (.05 x 30 = 2 UNITS)	>6 UNITS
COMMUNICATION FEATURE UNITS	2% OF TOTAL UNITS (.02 x 30 = 1 UNITS)	1 UNITS
ADAPTABLE UNITS	20% OF TOTAL UNITS (.2 x 30 = 6 UNITS)	6 UNITS
TYPE A UNITS	2% OF TOTAL UNITS (.02 x 30 = 1 UNIT)	1 UNITS

UNIT TYPE TOTALS

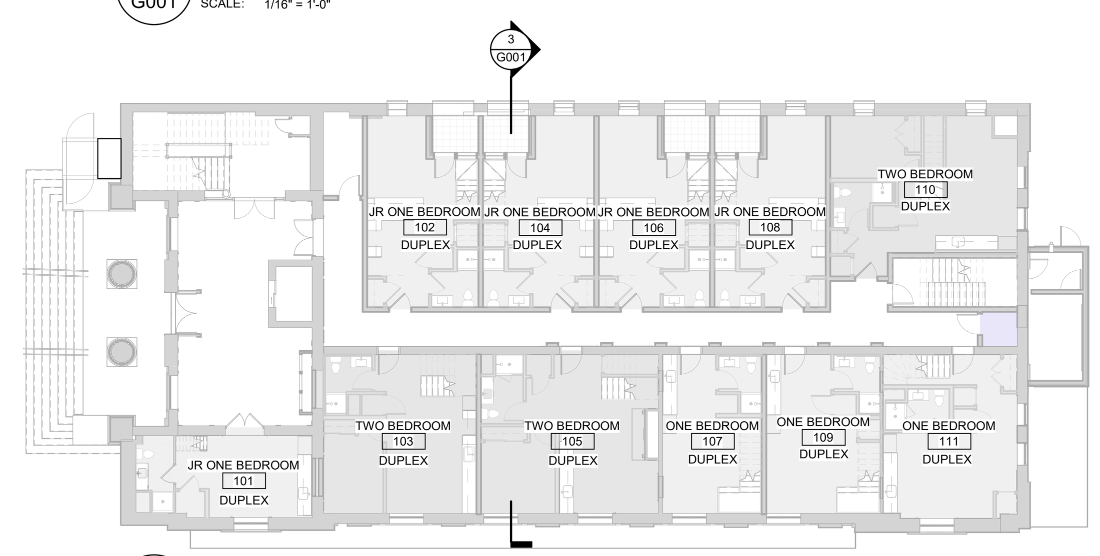
UNIT NAME	COUNT
JR ONE BEDROOM	6
ONE BEDROOM	15
STUDIO - BEDROOM	2
THREE BEDROOM	1
TWO BEDROOM	5
TWO BEDROOM + DEN	1
TOTAL UNITS:	30



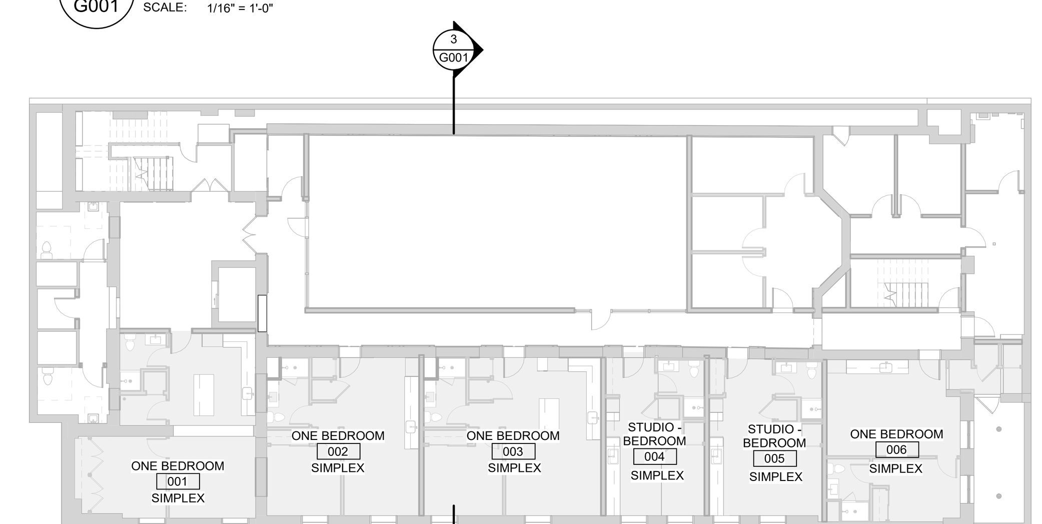
5 G001 THIRD FLOOR UNIT MIX PLAN
SCALE: 1/16" = 1'-0"



4 G001 SECOND FLOOR UNIT MIX PLAN
SCALE: 1/16" = 1'-0"



2 G001 FIRST FLOOR UNIT MIX PLAN
SCALE: 1/16" = 1'-0"



1 G001 LOWER LEVEL UNIT MIX PLAN
SCALE: 1/16" = 1'-0"

APPROVALS

MYEFSKI ARCHITECTS

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

CLIENT
R2 COMPANIES
1200 N. NORTH BRANCH, 2ND FLOOR
CHICAGO, IL 60642
CONTACT: GARY STOLTZ
PHONE: 312.226.9737 EMAIL: GSTOLTZ@R2.ME

ARCHITECT
MYEFSKI ARCHITECTS
400 NORTH MICHIGAN AVENUE, SUITE 400
CHICAGO, IL 60611
CONTACT: MIKE KARKOWSKI
PHONE: 312.763.2400 EMAIL: MKARKOWSKI@MYEFSKI.COM

MEP ENGINEER
RTM ASSOCIATES / RTM ENGINEERING CONSULTANTS
200 W MONROE, SUITE 1750
CHICAGO, IL 60606
CONTACT: DAVID PILUSKI
PHONE: 312.216.0501 EMAIL: DAVID.PILUSKI@RTMEC.COM

STRUCTURAL ENGINEER
TGRWA STRUCTURAL ENGINEERS
600 W. VAN BUREN ST, SUITE 900
CHICAGO, IL 60607
CONTACT: BRIAN SESTERHENN
PHONE: 312.878.7501 EMAIL: BSESTERHENN@TGRWA.COM

CIVIL ENGINEER
IG CONSULTING, INC.
300 MARQUART DR, SUITE 101
WHEELING, IL 60090
CONTACT: GERALD KOTOWSKI
PHONE: 847.215.1133 EMAIL: IGCONSULTING.NET

PRELIMINARY NOT FOR CONSTRUCTION

MASONIC TEMPLE

1453 MAPLE AVE,
EVANSTON, IL

DRAWN BY	AB
CHECKED BY	MK
PROJECT ARCH	JM

NO	DATE	DESCRIPTION
	08.26.2022	MAJOR VARIATION APPLICATION SET
	09.21.2022	LPC SET

JOB NO
21035

DATE
09.26.2022

UNIT MIX & CODE ANALYSIS

G001

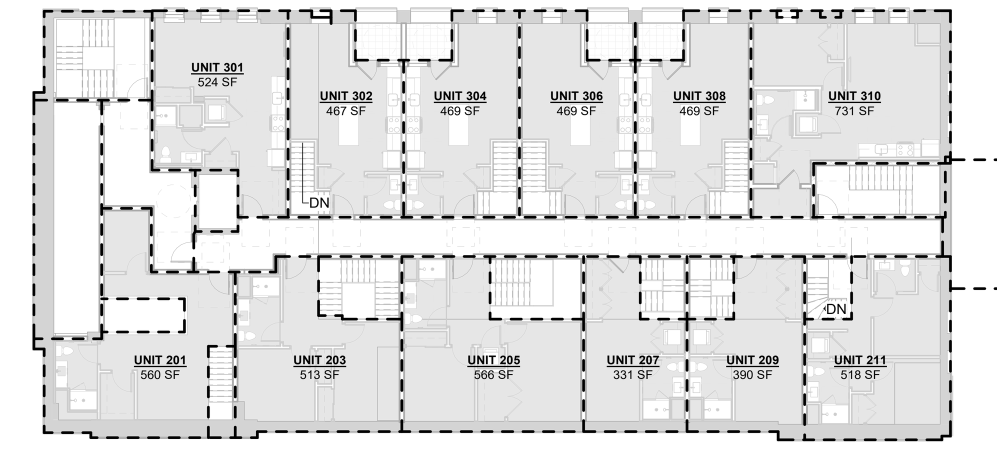
C.

UNIT GROSS AREAS

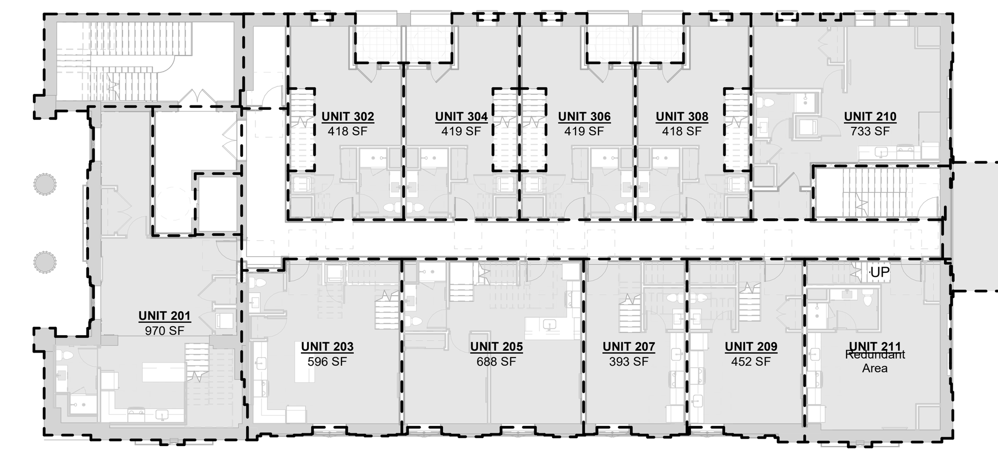
Unit Level	Floor Level	Gross Area
UNIT 001		
ENTRY	LOWER LEVEL	746 SF
		746 SF
UNIT 002		
ENTRY	LOWER LEVEL	629 SF
		629 SF
UNIT 003		
ENTRY	LOWER LEVEL	715 SF
		715 SF
UNIT 004		
ENTRY	LOWER LEVEL	403 SF
		403 SF
UNIT 005		
ENTRY	LOWER LEVEL	456 SF
		456 SF
UNIT 006		
ENTRY	LOWER LEVEL	651 SF
		651 SF
UNIT 101		
ENTRY	FIRST FLOOR	428 SF
LOFT	MEZZANINE FLOOR	201 SF
		629 SF
UNIT 102		
ENTRY	FIRST FLOOR	465 SF
LOFT	MEZZANINE FLOOR	211 SF
		676 SF
UNIT 103		
ENTRY	FIRST FLOOR	610 SF
LOFT	MEZZANINE FLOOR	313 SF
		923 SF
UNIT 104		
ENTRY	FIRST FLOOR	466 SF
LOFT	MEZZANINE FLOOR	211 SF
		677 SF
UNIT 105		
ENTRY	FIRST FLOOR	682 SF
LOFT	MEZZANINE FLOOR	354 SF
		1036 SF
UNIT 106		
ENTRY	FIRST FLOOR	467 SF
LOFT	MEZZANINE FLOOR	211 SF
		678 SF
UNIT 107		
ENTRY	FIRST FLOOR	389 SF
LOFT	MEZZANINE FLOOR	183 SF
		571 SF
UNIT 108		
ENTRY	FIRST FLOOR	467 SF
LOFT	MEZZANINE FLOOR	211 SF
		678 SF
UNIT 109		
ENTRY	FIRST FLOOR	448 SF
LOFT	MEZZANINE FLOOR	208 SF
		655 SF
UNIT 110		
ENTRY	FIRST FLOOR	669 SF
LOFT	MEZZANINE FLOOR	301 SF
		969 SF
UNIT 111		
ENTRY	FIRST FLOOR	571 SF
LOFT	MEZZANINE FLOOR	222 SF
		793 SF
UNIT 201		
ENTRY	SECOND FLOOR	970 SF
LOFT	THIRD FLOOR	560 SF
		1530 SF
UNIT 203		
ENTRY	SECOND FLOOR	596 SF
LOFT	THIRD FLOOR	513 SF
		1109 SF
UNIT 205		
ENTRY	SECOND FLOOR	688 SF
LOFT	THIRD FLOOR	566 SF
		1254 SF
UNIT 207		
ENTRY	SECOND FLOOR	393 SF
LOFT	THIRD FLOOR	331 SF
		724 SF
UNIT 209		
ENTRY	SECOND FLOOR	452 SF
LOFT	THIRD FLOOR	390 SF
		842 SF
UNIT 210		
ENTRY	SECOND FLOOR	733 SF
		733 SF
UNIT 211		
ENTRY	SECOND FLOOR	
LOFT	THIRD FLOOR	518 SF
		518 SF
UNIT 301		
ENTRY	THIRD FLOOR	524 SF
		524 SF
UNIT 302		
ENTRY	SECOND FLOOR	418 SF
LOFT	THIRD FLOOR	467 SF
		885 SF
UNIT 304		
ENTRY	SECOND FLOOR	419 SF
LOFT	THIRD FLOOR	469 SF
		888 SF
UNIT 306		
ENTRY	SECOND FLOOR	419 SF
LOFT	THIRD FLOOR	469 SF
		888 SF
UNIT 308		
ENTRY	SECOND FLOOR	418 SF
LOFT	THIRD FLOOR	469 SF
		888 SF
UNIT 310		
ENTRY	THIRD FLOOR	731 SF
		731 SF

UNIT NET AREAS

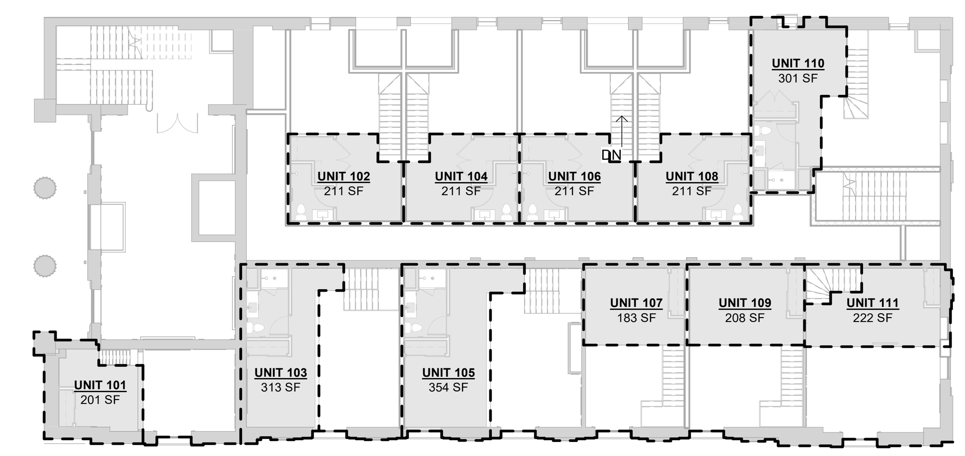
Name	Net Area
001	
ONE BEDROOM	620 SF
	620 SF
002	
ONE BEDROOM	517 SF
	517 SF
003	
ONE BEDROOM	603 SF
	603 SF
004	
STUDIO - BEDROOM	339 SF
	339 SF
005	
STUDIO - BEDROOM	382 SF
	382 SF
006	
ONE BEDROOM	527 SF
	527 SF
101	
JR ONE BEDROOM	316 SF
JR ONE BEDROOM	121 SF
	437 SF
102	
JR ONE BEDROOM	418 SF
ONE BEDROOM	197 SF
	616 SF
103	
TWO BEDROOM	539 SF
TWO BEDROOM	271 SF
	810 SF
104	
JR ONE BEDROOM	415 SF
ONE BEDROOM	197 SF
	612 SF
105	
TWO BEDROOM	601 SF
TWO BEDROOM	318 SF
	920 SF
106	
JR ONE BEDROOM	415 SF
ONE BEDROOM	197 SF
	612 SF
107	
ONE BEDROOM	344 SF
ONE BEDROOM	166 SF
	510 SF
108	
JR ONE BEDROOM	415 SF
ONE BEDROOM	197 SF
	612 SF
109	
ONE BEDROOM	395 SF
ONE BEDROOM	191 SF
	586 SF
110	
TWO BEDROOM	572 SF
TWO BEDROOM	269 SF
	841 SF
111	
ONE BEDROOM	478 SF
ONE BEDROOM	195 SF
	673 SF
201	
TWO BEDROOM + DEN	768 SF
TWO BEDROOM + DEN	461 SF
	1230 SF
203	
TWO BEDROOM	529 SF
TWO BEDROOM	453 SF
	982 SF
205	
THREE BEDROOM	627 SF
TWO BEDROOM	507 SF
	1134 SF
207	
ONE BEDROOM	350 SF
ONE BEDROOM	291 SF
	641 SF
209	
ONE BEDROOM	400 SF
ONE BEDROOM	343 SF
	743 SF
210	
ONE BEDROOM	571 SF
	571 SF
211	
TWO BEDROOM	488 SF
TWO BEDROOM	436 SF
	924 SF
301	
JR ONE BEDROOM	468 SF
	468 SF
302	
JR ONE BEDROOM	370 SF
ONE BEDROOM	414 SF
	784 SF
304	
JR ONE BEDROOM	370 SF
ONE BEDROOM	414 SF
	784 SF
306	
JR ONE BEDROOM	370 SF
ONE BEDROOM	414 SF
	784 SF
308	
JR ONE BEDROOM	370 SF
ONE BEDROOM	414 SF
	784 SF
310	
ONE BEDROOM	576 SF
	576 SF



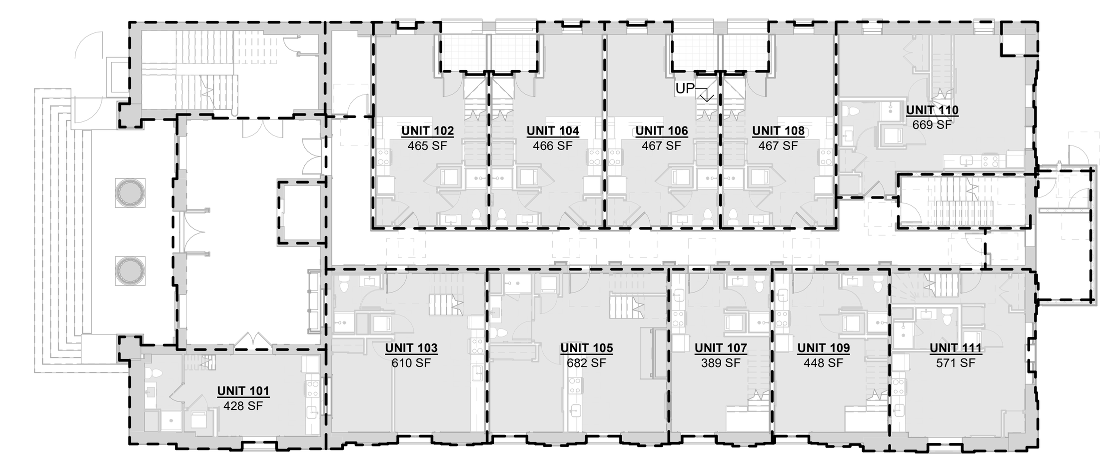
5 G100 THIRD FLOOR FLOOR AREA PLAN
SCALE: 1/16" = 1'-0"



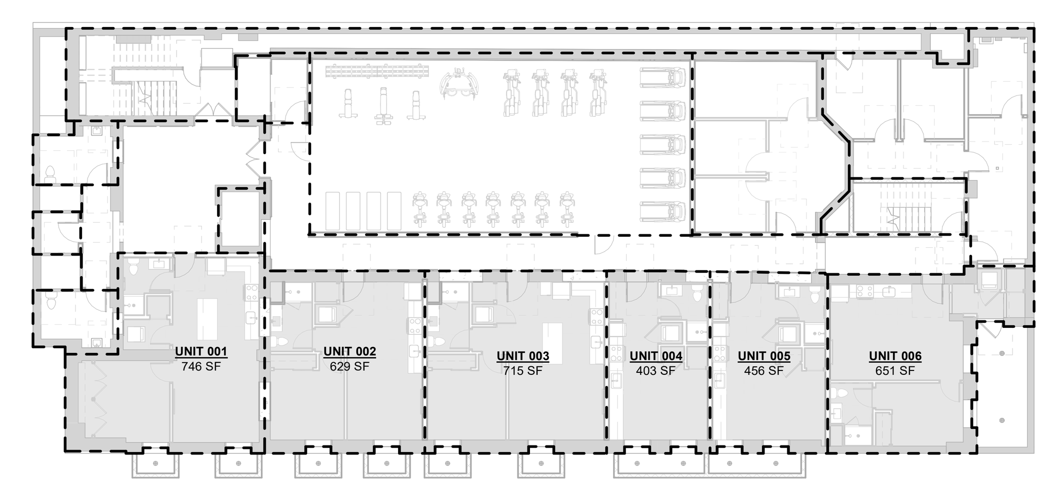
4 G100 SECOND FLOOR FLOOR AREA PLAN
SCALE: 1/16" = 1'-0"



3 G100 MEZZANINE FLOOR AREA PLAN
SCALE: 1/16" = 1'-0"



2 G100 FIRST FLOOR AREA PLAN
SCALE: 1/16" = 1'-0"



1 G100 LOWER LEVEL - AREA PLAN
SCALE: 1/16" = 1'-0"

APPROVALS

MYEFSKI ARCHITECTS

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

CLIENT
R2 COMPANIES
1200 N. NORTH BRANCH, 2ND FLOOR
CHICAGO, IL 60642
CONTACT: GARY STOLTZ
PHONE: 312.226.9737 EMAIL: GSTOLTZ@R2.ME

ARCHITECT
MYEFSKI ARCHITECTS
400 NORTH MICHIGAN AVENUE, SUITE 400
CHICAGO, IL 60611
CONTACT: MIKE KARKOWSKI
PHONE: 312.763.2400 EMAIL: MKARKOWSKI@MYEFSKI.COM

MEP ENGINEER
RTM ASSOCIATES / RTM ENGINEERING CONSULTANTS
200 W MONROE, SUITE 1750
CHICAGO, IL 60606
CONTACT: DAVID PILUSKI
PHONE: 312.216.0501 EMAIL: DAVID.PILUSKI@RTMEC.COM

STRUCTURAL ENGINEER
TGRWA STRUCTURAL ENGINEERS
600 W. VAN BUREN ST, SUITE 900
CHICAGO, IL 60607
CONTACT: BRIAN SESTERHENN
PHONE: 312.878.7501 EMAIL: BSESTERHENN@TGRWA.COM

CIVIL ENGINEER
IG CONSULTING, INC.
300 MARQUART DR, SUITE 101
WHEELING, IL 60090
CONTACT: GERALD KOTOWSKI
PHONE: 847.215.1133 EMAIL: IGCONSULTING.NET

PRELIMINARY NOT FOR CONSTRUCTION

MASONIC TEMPLE

1453 MAPLE AVE, EVANSTON, IL

DRAWN BY	CM
CHECKED BY	MK
PROJECT ARCH	JM

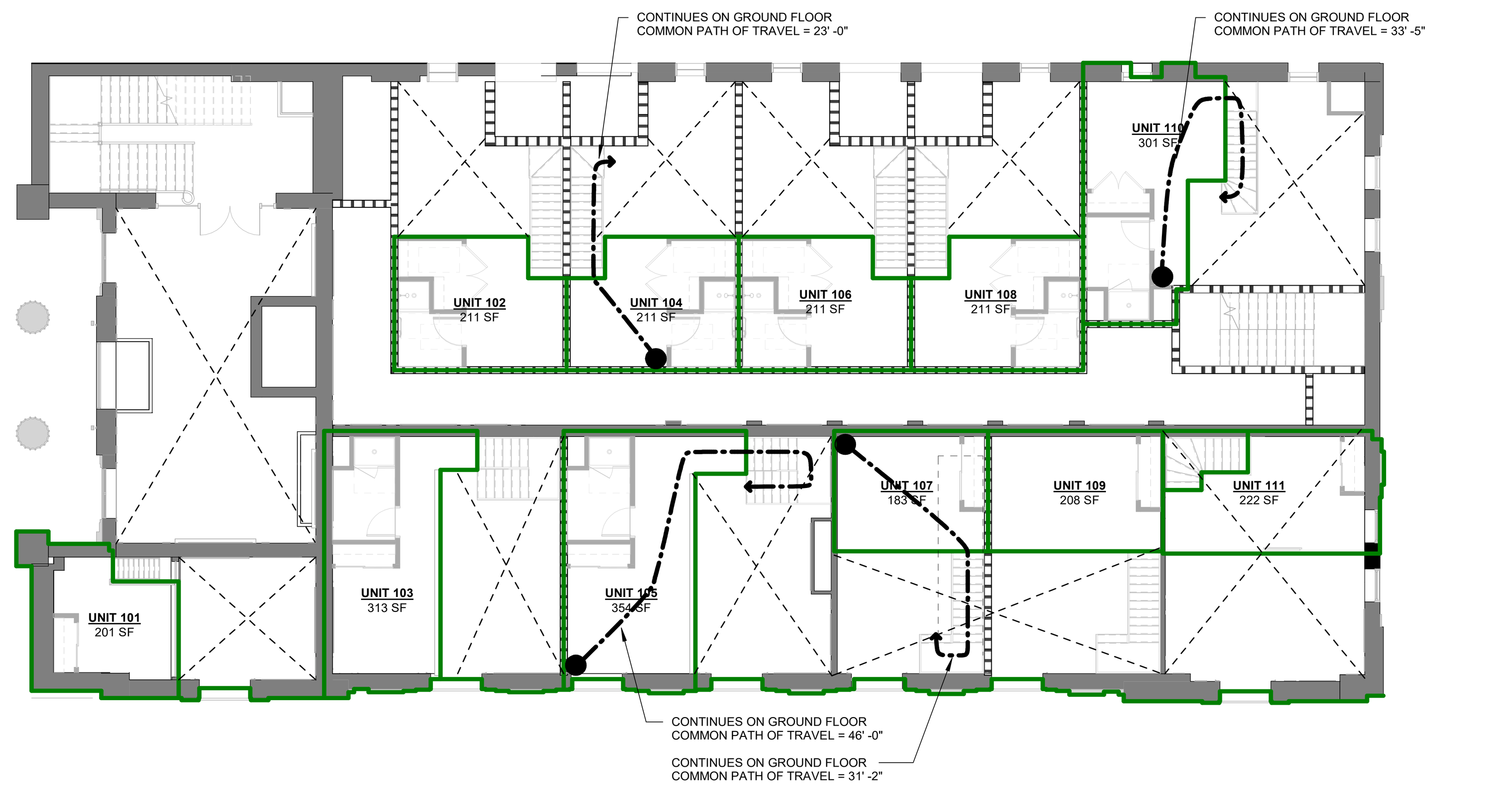
NO	DATE	DESCRIPTION
	08.26.2022	MAJOR VARIATION APPLICATION SET
	09.21.2022	LPC SET

JOB NO
21035

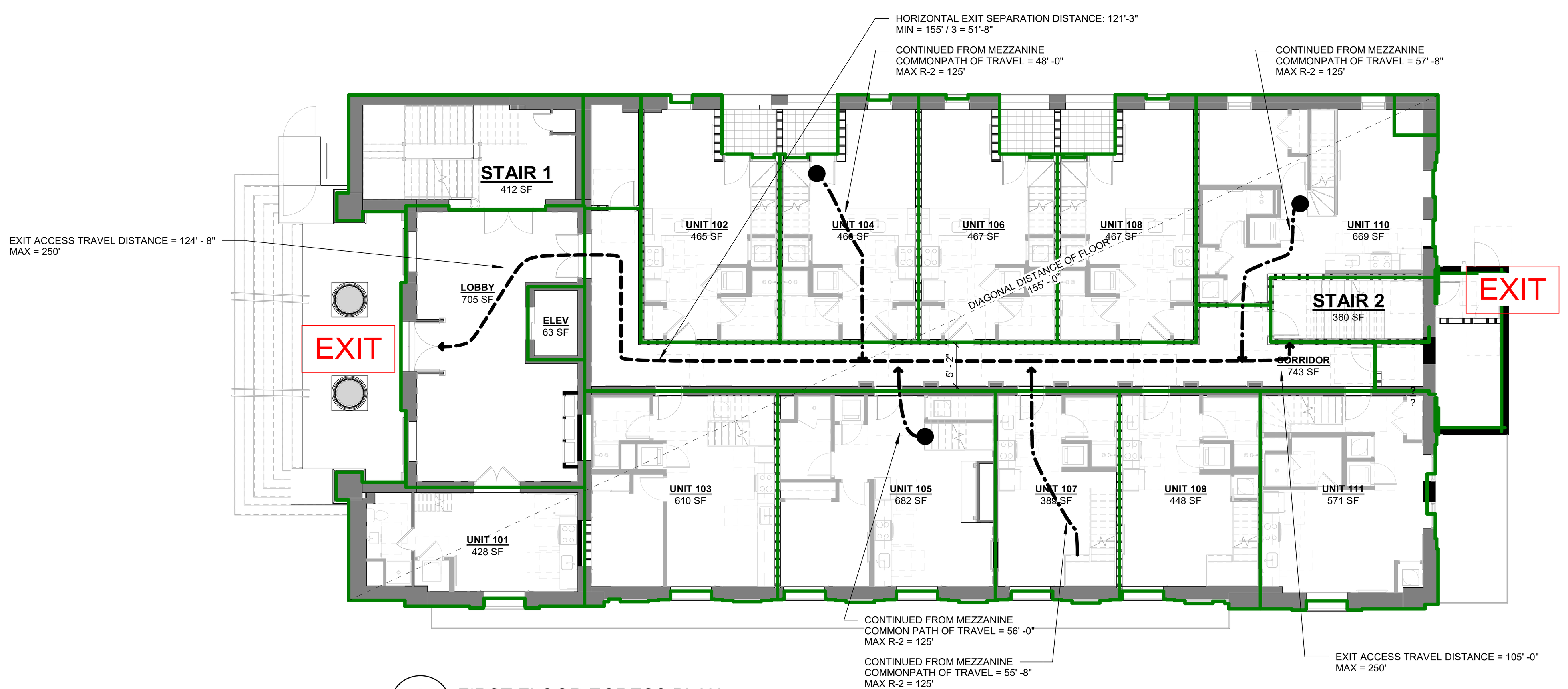
DATE
09.26.2022

UNIT AREA TABULATIONS

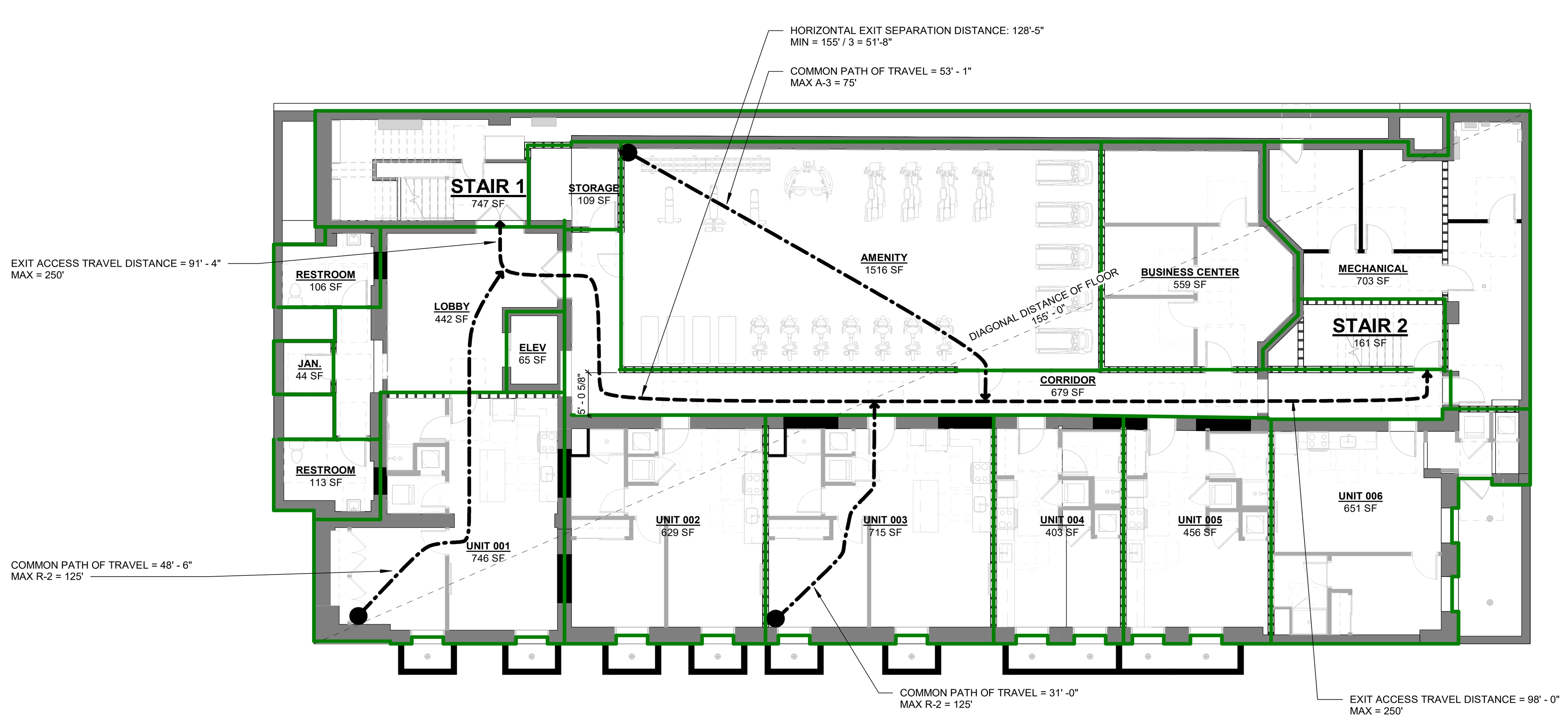
G100



3
G101
FIRST FLOOR MEZZANINE
SCALE: 3/32" = 1'-0"



2
G101
FIRST FLOOR EGRESS PLAN
SCALE: 3/32" = 1'-0"



1
G101
LOWER LEVEL EGRESS PLAN
SCALE: 3/32" = 1'-0"

OCCUPANT LOAD CALCULATION - BY AREA

LEVEL	REGION NAME	AREA	CLASSIFICATION	AREA PER OCCUPANT - AREA	GROSS OR NET - AREA	OCCUPANT LOAD
FIRST FLOOR: 17						43
MEZZANINE FLOOR	UNIT 101	201 SF	IBC - RESIDENTIAL	200 SF	GROSS	1
MEZZANINE FLOOR	UNIT 102	211 SF	IBC - RESIDENTIAL	200 SF	GROSS	2
MEZZANINE FLOOR	UNIT 103	313 SF	IBC - RESIDENTIAL	200 SF	GROSS	2
MEZZANINE FLOOR	UNIT 104	211 SF	IBC - RESIDENTIAL	200 SF	GROSS	2
MEZZANINE FLOOR	UNIT 105	354 SF	IBC - RESIDENTIAL	200 SF	GROSS	2
MEZZANINE FLOOR	UNIT 106	211 SF	IBC - RESIDENTIAL	200 SF	GROSS	2
MEZZANINE FLOOR	UNIT 107	183 SF	IBC - RESIDENTIAL	200 SF	GROSS	1
MEZZANINE FLOOR	UNIT 108	211 SF	IBC - RESIDENTIAL	200 SF	GROSS	2
MEZZANINE FLOOR	UNIT 109	208 SF	IBC - RESIDENTIAL	200 SF	GROSS	2
MEZZANINE FLOOR	UNIT 110	301 SF	IBC - RESIDENTIAL	200 SF	GROSS	2
MEZZANINE FLOOR	UNIT 111	222 SF	IBC - RESIDENTIAL	200 SF	GROSS	2

OCCUPANT LOAD CALCULATION - BY AREA

LEVEL	REGION NAME	AREA	CLASSIFICATION	AREA PER OCCUPANT - AREA	GROSS OR NET - AREA	OCCUPANT LOAD
FIRST FLOOR	CORRIDOR	743 SF	_NON-CONTRIBUTING	0 SF		
FIRST FLOOR	ELEV	63 SF	_NON-CONTRIBUTING	0 SF		
FIRST FLOOR	LOBBY	705 SF	IBC - BUSINESS	100 SF	GROSS	8
FIRST FLOOR	STAIR 1	412 SF	_NON-CONTRIBUTING	0 SF		
FIRST FLOOR	STAIR 2	360 SF	_NON-CONTRIBUTING	0 SF		
FIRST FLOOR	TRASH	Redundant Area	IBC - STORAGE/MECHANICAL	300 SF	GROSS	
FIRST FLOOR	UNIT 101	428 SF	IBC - RESIDENTIAL	200 SF	GROSS	3
FIRST FLOOR	UNIT 102	465 SF	IBC - RESIDENTIAL	200 SF	GROSS	3
FIRST FLOOR	UNIT 103	610 SF	IBC - RESIDENTIAL	200 SF	GROSS	4
FIRST FLOOR	UNIT 104	466 SF	IBC - RESIDENTIAL	200 SF	GROSS	3
FIRST FLOOR	UNIT 105	682 SF	IBC - RESIDENTIAL	200 SF	GROSS	4
FIRST FLOOR	UNIT 106	467 SF	IBC - RESIDENTIAL	200 SF	GROSS	3
FIRST FLOOR	UNIT 107	389 SF	IBC - RESIDENTIAL	200 SF	GROSS	2
FIRST FLOOR	UNIT 108	467 SF	IBC - RESIDENTIAL	200 SF	GROSS	3
FIRST FLOOR	UNIT 109	448 SF	IBC - RESIDENTIAL	200 SF	GROSS	3
FIRST FLOOR	UNIT 110	669 SF	IBC - RESIDENTIAL	200 SF	GROSS	4
FIRST FLOOR	UNIT 111	571 SF	IBC - RESIDENTIAL	200 SF	GROSS	3

OCCUPANT LOAD CALCULATION - BY AREA

LEVEL	REGION NAME	AREA	CLASSIFICATION	AREA PER OCCUPANT - AREA	GROSS OR NET - AREA	OCCUPANT LOAD
LOWER LEVEL	AMENITY	1516 SF	IBC - EXERCISE	50 SF	GROSS	31
LOWER LEVEL	BUSINESS CENTER	559 SF	IBC - BUSINESS	100 SF	GROSS	6
LOWER LEVEL	CORRIDOR	679 SF	_NON-CONTRIBUTING	0 SF		
LOWER LEVEL	ELEV	65 SF	_NON-CONTRIBUTING	0 SF		
LOWER LEVEL	JAN.	44 SF	IBC - STORAGE/MECHANICAL	300 SF	GROSS	1
LOWER LEVEL	LOBBY	442 SF	IBC - ASSEMBLY TABLES & CHAIRS	15 SF	NET	30
LOWER LEVEL	MECHANICAL	703 SF	IBC - STORAGE/MECHANICAL	300 SF	GROSS	3
LOWER LEVEL	RESTROOM	106 SF	_NON-CONTRIBUTING	0 SF		
LOWER LEVEL	RESTROOM	113 SF	_NON-CONTRIBUTING	0 SF		
LOWER LEVEL	STAIR 1	747 SF	_NON-CONTRIBUTING	0 SF		
LOWER LEVEL	STAIR 2	161 SF	_NON-CONTRIBUTING	0 SF		
LOWER LEVEL	STORAGE	109 SF	IBC - STORAGE/MECHANICAL	300 SF	GROSS	1
LOWER LEVEL	UNIT 001	746 SF	IBC - RESIDENTIAL	200 SF	GROSS	4
LOWER LEVEL	UNIT 002	629 SF	IBC - RESIDENTIAL	200 SF	GROSS	4
LOWER LEVEL	UNIT 003	715 SF	IBC - RESIDENTIAL	200 SF	GROSS	4
LOWER LEVEL	UNIT 004	403 SF	IBC - RESIDENTIAL	200 SF	GROSS	3
LOWER LEVEL	UNIT 005	456 SF	IBC - RESIDENTIAL	200 SF	GROSS	3
LOWER LEVEL	UNIT 006	651 SF	IBC - RESIDENTIAL	200 SF	GROSS	4
LOWER LEVEL: 18						94

EGRESS PLAN NOTES:

EXIT ACCESS

1. COMMON PATH OF TRAVEL SHALL NOT EXCEED 125 FEET FROM RESIDENTIAL OCCUPANCIES AND 75 FROM ASSEMBLY OCCUPANCIES.
2. DEAD-END CORRIDORS SHALL NOT EXCEED 50 FEET IN LENGTH.
3. EXIT ACCESS TRAVEL DISTANCE FOR TYPE A OCCUPANCIES SHALL BE 250 FOOT MAXIMUM.
4. EXIT ACCESS TRAVEL DISTANCE FOR TYPE R OCCUPANCIES SHALL BE 250 FOOT MAXIMUM FROM THE DWELLING UNIT ENTRANCE.
5. EXIT ACCESS TRAVEL DISTANCE WITHIN A DWELLING UNIT SHALL NOT EXCEED 125 FEET TO A CORRIDOR DOOR.
6. EXIT ACCESS TRAVEL DISTANCE FROM A DWELLING UNIT ENTRANCE DOOR TO THE NEAREST EXIT SHALL NOT EXCEED 200 FEET.

GENERAL REQUIREMENTS

1. MINIMUM 7'-6" HEADROOM SHALL BE PROVIDED IN ALL MEANS OF EGRESS CORRIDORS.
2. PROJECTIONS FROM THE CEILING SHALL RESTRICT HEAD HEIGHT TO NO LESS THAN 6'-8"
3. HEADROOM AT STAIRS AND STAIR LANDINGS TO BE NOT LESS THAN 6'-8" FROM A PLANE PARALLEL TO, AND TANGENT WITH, THE STAIR NOSING.
4. EGRESS STAIRS TO HAVE MAXIMUM 7 INCH AND MINIMUM 4 INCH HIGH RISERS AND 11 INCH MINIMUM TREAD DEPTH.
5. MAXIMUM 12 FEET HEIGHT BETWEEN STAIR LANDINGS.
6. DOOR WIDTHS INDICATED ARE FROM FACE OF DOOR LEAF AT 90 DEGREES TO FACE OF DOOR STOP FRAME. MEASUREMENTS SHALL BE TO THE NARROWEST POINT OF THE DOOR OPENING.
7. DOOR SWINGS SHALL NOT REDUCE THE MEANS OF EGRESS WIDTH TO LESS THAN ONE-HALF OF THE REQUIRED WIDTH OF CORRIDORS, PASSAGEWAYS OR LANDINGS.
8. WHEN FULLY OPEN, DOORS SHALL NOT PROJECT MORE THAN 7 INCHES INTO THE REQUIRED WIDTH OF CORRIDORS, PASSAGEWAYS OF LANDINGS UNLESS EQUIPPED WITH AN APPROVED SELF-CLOSING DEVICE. DOOR HARDWARE SHALL BE EXEMPT FROM THIS REQUIREMENT.
9. PROVIDE DISTRIBUTED ANTENNA SYSTEM (DAS) TO MEET THE CODE REQUIRED EMERGENCY RESPONDER RADIO COVERAGE (ERRC)

EXIT SEPARATION

MINIMUM EXIT SEPARATION = ONE-THIRD DISTANCE OF AREA / ROOM / FLOOR SEPARATION SHOWN AS THE DIAGONAL DISTANCE BETWEEN EXITS HOWEVER MEASUREMENT ALONG THE SHORTEST ROUTE OF A 1-HOUR FIRE RESISTANCE RATED CORRIDOR WOULD ALSO MEET CODE.

EXIT CAPACITY

STAIRWAY WIDTH SHALL BE NOT LESS THAN 0.2 INCHES PER PERSON
DOOR WIDTH SHALL BE NOT LESS THAN 0.15 INCHES PER PERSON

LEGEND

NOTE:
REFER TO FLOOR PLANS, WALL TYPES, AND FIRE-RATED DETAILS FOR INFORMATION ON CONSTRUCTION OF FIRE SEPARATIONS. REFER TO COVERSHEET FOR CODE DATA

1 HOUR FIRE-RATED WALL
2 HOUR FIRE-RATED WALL
3 HOUR FIRE-RATED WALL
4 HOUR FIRE-RATED WALL
SMOKE WALL
EXIT PATH
COMMON PATH OF TRAVEL
DEAD END CORRIDOR
A — OCCUPANCY CLASSIFICATION
AOR — AREA OF RESCUE ASSISTANCE - MUST BE DEMARCATED ON FLOOR
FE — FIRE EXTINGUISHER, WALL MOUNTED
FEC — FIRE EXTINGUISHER CABINET, SEMI-RECESSED WALL MOUNTED
EXIT SIGN. ARROWS INDICATE DIRECTION OF EGRESS ROUTE. FILLED REGION INDICATES ORIENTATION OF EXIT SIGN DISPLAY.
EXIT — EXIT DISCHARGE

APPROVALS

MYEFSKI ARCHITECTS

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

CLIENT
R2 COMPANIES
1200 N. NORTH BRANCH, 2ND FLOOR
CHICAGO, IL 60642
CONTACT: GARY STOLTZ
PHONE: 312.226.9737 EMAIL: GSTOLTZ@R2.ME

ARCHITECT
MYEFSKI ARCHITECTS
400 NORTH MICHIGAN AVENUE, SUITE 400
CHICAGO, IL 60611
CONTACT: MIKE KARKOWSKI
PHONE: 312.763.2400 EMAIL: MKARKOWSKI@MYEFSKI.COM

MEP ENGINEER
RTM ASSOCIATES / RTM ENGINEERING CONSULTANTS
200 W MONROE, SUITE 1750
CHICAGO, IL 60606
CONTACT: DAVID PILUSKI
PHONE: 312.216.0501 EMAIL: DAVID.PILUSKI@RTMEC.COM

STRUCTURAL ENGINEER
TGRWA STRUCTURAL ENGINEERS
600 W. VAN BUREN ST, SUITE 900
CHICAGO, IL 60607
CONTACT: BRIAN SESTERHENN
PHONE: 312.878.7501 EMAIL: BSESTERHENN@TGRWA.COM

CIVIL ENGINEER
IG CONSULTING, INC.
300 MARQUART DR, SUITE 101
WHEELING, IL 60090
CONTACT: GERALD KOTOWSKI
PHONE: 847.215.1133 EMAIL: IGCONSULTING.NET

PRELIMINARY
NOT FOR
CONSTRUCTION

MASONIC TEMPLE

1453 MAPLE AVE,
EVANSTON, IL

DRAWN BY	CM
CHECKED BY	MK
PROJECT ARCH	JM

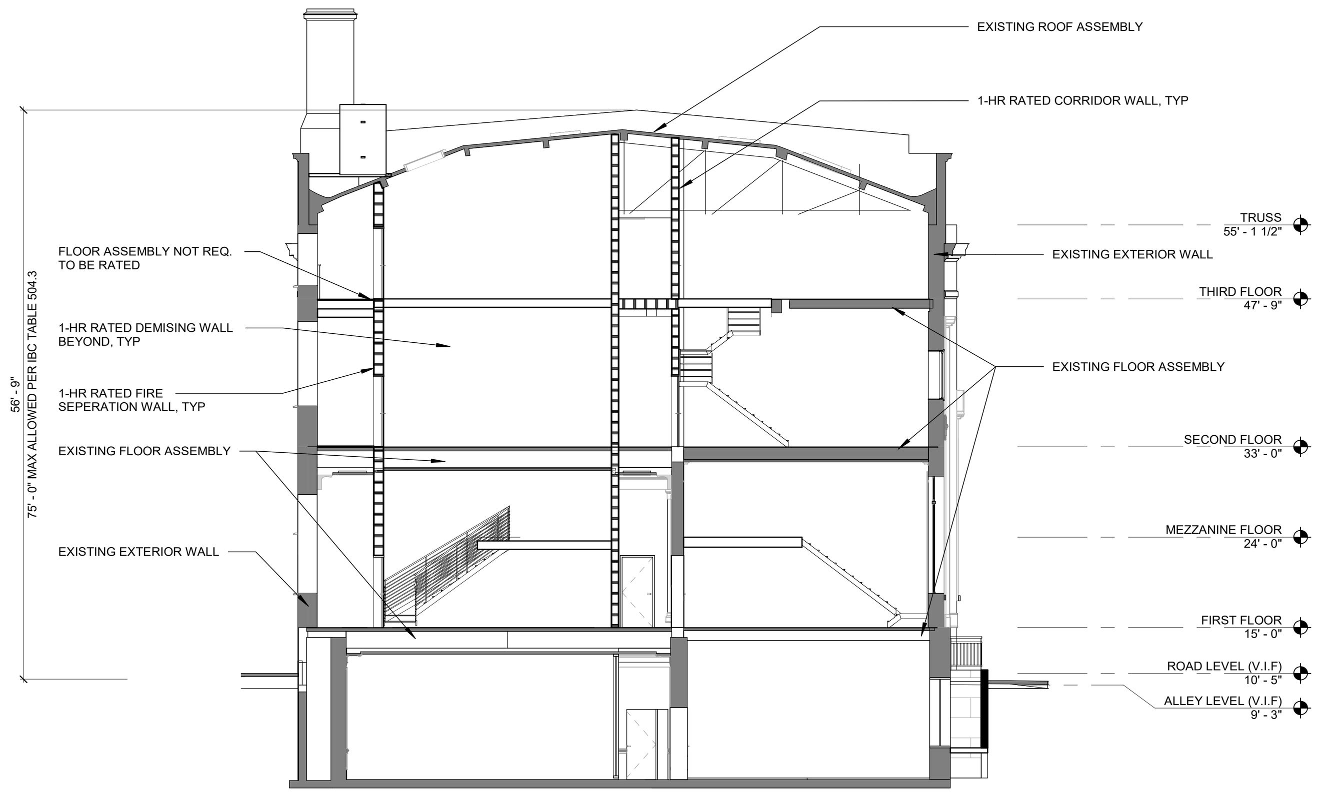
NO	DATE	DESCRIPTION
	08.26.2022	MAJOR VARIATION APPLICATION SET
	09.21.2022	LPC SET

JOB NO
21035

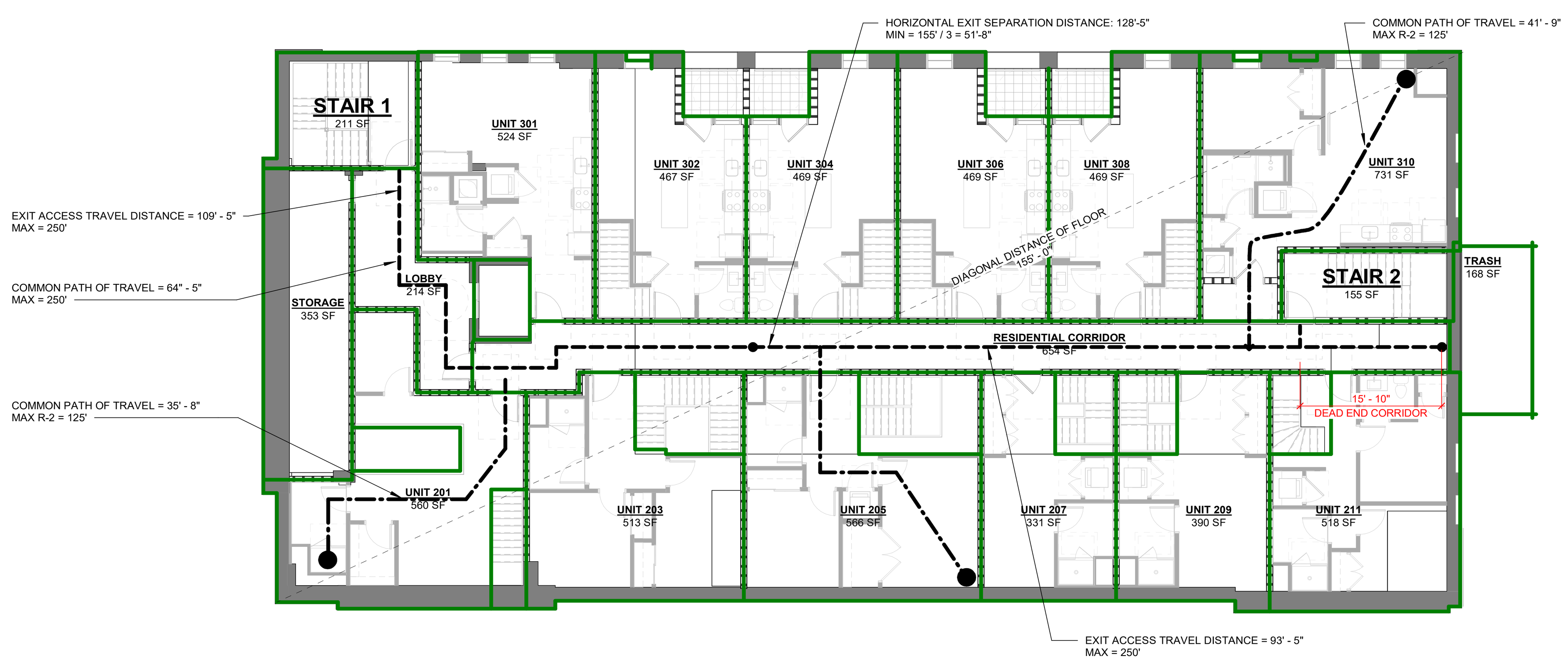
DATE
09.26.2022

OCCUPANCY & EGRESS PLANS

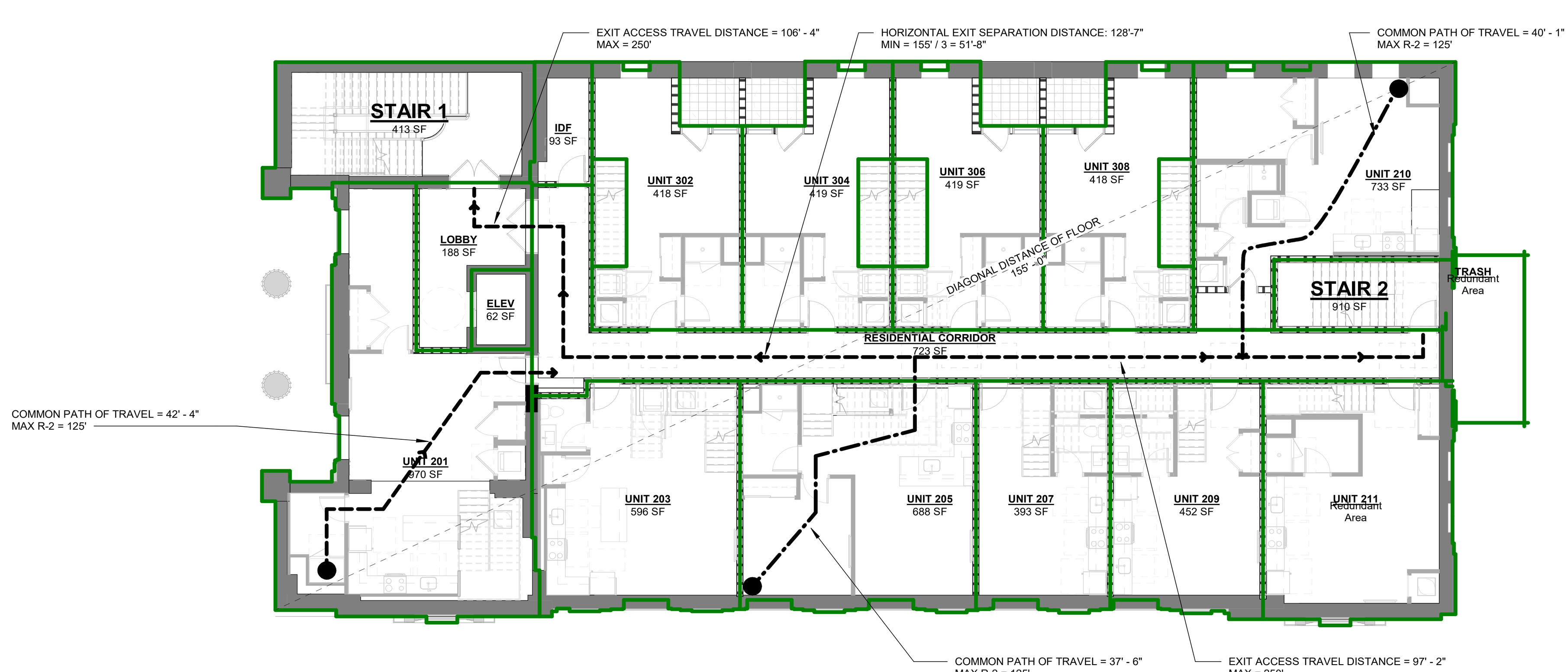
G101



3 G102 OCCUPANCY BUILDING SECTION
SCALE: 3/32" = 1'-0"



2 G102 THIRD FLOOR EGRESS PLAN
SCALE: 3/32" = 1'-0"



1 G102 SECOND FLOOR EGRESS PLAN
SCALE: 3/32" = 1'-0"

OCCUPANT LOAD CALCULATION - BY AREA

LEVEL	REGION NAME	AREA	CLASSIFICATION	AREA PER OCCUPANT - AREA	GROSS OR NET - AREA	OCCUPANT LOAD
SECOND FLOOR	UNIT 306	419 SF	IBC - RESIDENTIAL	200 SF	GROSS	3
SECOND FLOOR	UNIT 308	418 SF	IBC - RESIDENTIAL	200 SF	GROSS	3
SECOND FLOOR: 18						35
THIRD FLOOR	LOBBY	214 SF	IBC - RESIDENTIAL	200 SF	GROSS	2
THIRD FLOOR	RESIDENTIAL CORRIDOR	654 SF	_NON-CONTRIBUTING	0 SF		
THIRD FLOOR	STAIR 1	211 SF	_NON-CONTRIBUTING	0 SF		
THIRD FLOOR	STAIR 2	155 SF	_NON-CONTRIBUTING	0 SF		
THIRD FLOOR	STORAGE	353 SF	IBC - STORAGE/MECHANICAL	300 SF	GROSS	2
THIRD FLOOR	TRASH	168 SF	(none)			
THIRD FLOOR	UNIT 201	560 SF	IBC - RESIDENTIAL	200 SF	GROSS	3
THIRD FLOOR	UNIT 203	513 SF	IBC - RESIDENTIAL	200 SF	GROSS	3
THIRD FLOOR	UNIT 205	566 SF	IBC - RESIDENTIAL	200 SF	GROSS	3
THIRD FLOOR	UNIT 207	331 SF	IBC - RESIDENTIAL	200 SF	GROSS	2
THIRD FLOOR	UNIT 209	390 SF	IBC - RESIDENTIAL	200 SF	GROSS	2
THIRD FLOOR	UNIT 211	518 SF	IBC - RESIDENTIAL	200 SF	GROSS	3
THIRD FLOOR	UNIT 301	524 SF	IBC - RESIDENTIAL	200 SF	GROSS	3
THIRD FLOOR	UNIT 302	467 SF	IBC - RESIDENTIAL	200 SF	GROSS	3
THIRD FLOOR	UNIT 304	469 SF	IBC - RESIDENTIAL	200 SF	GROSS	3
THIRD FLOOR	UNIT 306	469 SF	IBC - RESIDENTIAL	200 SF	GROSS	3
THIRD FLOOR	UNIT 308	469 SF	IBC - RESIDENTIAL	200 SF	GROSS	3
THIRD FLOOR	UNIT 310	731 SF	IBC - RESIDENTIAL	200 SF	GROSS	4
THIRD FLOOR: 18						39
Grand total: 82						231

OCCUPANT LOAD CALCULATION - BY AREA

LEVEL	REGION NAME	AREA	CLASSIFICATION	AREA PER OCCUPANT - AREA	GROSS OR NET - AREA	OCCUPANT LOAD
MEZZANINE FLOOR: 11						20
SECOND FLOOR	ELEV	62 SF	_NON-CONTRIBUTING	0 SF		
SECOND FLOOR	IDF	93 SF	IBC - STORAGE/MECHANICAL	300 SF	GROSS	1
SECOND FLOOR	LOBBY	188 SF	IBC - RESIDENTIAL	200 SF	GROSS	1
SECOND FLOOR	RESIDENTIAL CORRIDOR	723 SF	_NON-CONTRIBUTING	0 SF		
SECOND FLOOR	STAIR 1	413 SF	_NON-CONTRIBUTING	0 SF		
SECOND FLOOR	STAIR 2	910 SF	_NON-CONTRIBUTING	0 SF		
SECOND FLOOR	TRASH	Redundant Area	IBC - STORAGE/MECHANICAL	300 SF	GROSS	
SECOND FLOOR	UNIT 201	970 SF	IBC - RESIDENTIAL	200 SF	GROSS	5
SECOND FLOOR	UNIT 203	596 SF	IBC - RESIDENTIAL	200 SF	GROSS	3
SECOND FLOOR	UNIT 205	688 SF	IBC - RESIDENTIAL	200 SF	GROSS	4
SECOND FLOOR	UNIT 207	393 SF	IBC - RESIDENTIAL	200 SF	GROSS	2
SECOND FLOOR	UNIT 209	452 SF	IBC - RESIDENTIAL	200 SF	GROSS	3
SECOND FLOOR	UNIT 210	733 SF	IBC - RESIDENTIAL	200 SF	GROSS	4
SECOND FLOOR	UNIT 211	Redundant Area	IBC - RESIDENTIAL	200 SF	GROSS	
SECOND FLOOR	UNIT 302	418 SF	IBC - RESIDENTIAL	200 SF	GROSS	3
SECOND FLOOR	UNIT 304	419 SF	IBC - RESIDENTIAL	200 SF	GROSS	3

EGRESS PLAN NOTES:

EXIT ACCESS

1. COMMON PATH OF TRAVEL SHALL NOT EXCEED 125 FEET FROM RESIDENTIAL OCCUPANCIES AND 75 FROM ASSEMBLY OCCUPANCIES.
2. DEAD-END CORRIDORS SHALL NOT EXCEED 50 FEET IN LENGTH.
3. EXIT ACCESS TRAVEL DISTANCE FOR TYPE A OCCUPANCIES SHALL BE 250 FOOT MAXIMUM.
4. EXIT ACCESS TRAVEL DISTANCE FOR TYPE R OCCUPANCIES SHALL BE 250 FOOT MAXIMUM FROM THE DWELLING UNIT ENTRANCE.
5. EXIT ACCESS TRAVEL DISTANCE WITHIN A DWELLING UNIT SHALL NOT EXCEED 125 FEET TO A CORRIDOR DOOR.
6. EXIT ACCESS TRAVEL DISTANCE FROM A DWELLING UNIT ENTRANCE DOOR TO THE NEAREST EXIT SHALL NOT EXCEED 200 FEET.

GENERAL REQUIREMENTS

1. MINIMUM 7'-6" HEADROOM SHALL BE PROVIDED IN ALL MEANS OF EGRESS CORRIDORS.
2. PROJECTIONS FROM THE CEILING SHALL RESTRICT HEAD HEIGHT TO NO LESS THAN 6'-8"
3. HEADROOM AT STAIRS AND STAIR LANDINGS TO BE NOT LESS THAN 6'-8" FROM A PLANE PARALLEL TO, AND TANGENT WITH, THE STAIR NOSING.
4. EGRESS STAIRS TO HAVE MAXIMUM 7 INCH AND MINIMUM 4 INCH HIGH RISERS AND 11 INCH MINIMUM TREAD DEPTH.
5. MAXIMUM 12 FEET HEIGHT BETWEEN STAIR LANDINGS.
6. DOOR WIDTHS INDICATED ARE FROM FACE OF DOOR LEAF AT 90 DEGREES TO FACE OF DOOR STOP FRAME. MEASUREMENTS SHALL BE TO THE NARROWEST POINT OF THE DOOR OPENING.
7. DOOR SWINGS SHALL NOT REDUCE THE MEANS OF EGRESS WIDTH TO LESS THAN ONE-HALF OF THE REQUIRED WIDTH OF CORRIDORS, PASSAGEWAYS OR LANDINGS.
8. WHEN FULLY OPEN, DOORS SHALL NOT PROJECT MORE THAN 7 INCHES INTO THE REQUIRED WIDTH OF CORRIDORS, PASSAGEWAYS OF LANDINGS UNLESS EQUIPPED WITH AN APPROVED SELF-CLOSING DEVICE. DOOR HARDWARE SHALL BE EXEMPT FROM THIS REQUIREMENT.
9. PROVIDE DISTRIBUTED ANTENNA SYSTEM (DAS) TO MEET THE CODE REQUIRED EMERGENCY RESPONDER RADIO COVERAGE (ERRC)

EXIT SEPARATION

MINIMUM EXIT SEPARATION = ONE-THIRD DISTANCE OF AREA / ROOM / FLOOR SEPARATION SHOWN AS THE DIAGONAL DISTANCE BETWEEN EXITS HOWEVER MEASUREMENT ALONG THE SHORTEST ROUTE OF A 1-HOUR FIRE RESISTANCE RATED CORRIDOR WOULD ALSO MEET CODE.

EXIT CAPACITY

STAIRWAY WIDTH SHALL BE NOT LESS THAN 0.2 INCHES PER PERSON
DOOR WIDTH SHALL BE NOT LESS THAN 0.15 INCHES PER PERSON

LEGEND

NOTE:
REFER TO FLOOR PLANS, WALL TYPES, AND FIRE-RATED DETAILS FOR INFORMATION ON CONSTRUCTION OF FIRE SEPARATIONS. REFER TO COVERSHEET FOR CODE DATA

- 1 HOUR FIRE-RATED WALL
- 2 HOUR FIRE-RATED WALL
- 3 HOUR FIRE-RATED WALL
- 4 HOUR FIRE-RATED WALL
- SMOKE WALL
- EXIT PATH
- COMMON PATH OF TRAVEL
- DEAD END CORRIDOR
- A — OCCUPANCY CLASSIFICATION
- AOR — AREA OF RESCUE ASSISTANCE - MUST BE DEMARCATED ON FLOOR
- FE — FIRE EXTINGUISHER, WALL MOUNTED
- FEC — FIRE EXTINGUISHER CABINET, SEMI-RECESSED WALL MOUNTED
- EXIT SIGN. ARROWS INDICATE DIRECTION OF EGRESS ROUTE. FILLED REGION INDICATES ORIENTATION OF EXIT SIGN DISPLAY.
- EXIT — EXIT DISCHARGE

APPROVALS

MYEFSKI ARCHITECTS

CLIENT
R2 COMPANIES
1200 N. NORTH BRANCH, 2ND FLOOR
CHICAGO, IL 60642
CONTACT: GARY STOLTZ
PHONE: 312.226.9737 EMAIL: GSTOLTZ@R2.ME

ARCHITECT
MYEFSKI ARCHITECTS
400 NORTH MICHIGAN AVENUE, SUITE 400
CHICAGO, IL 60611
CONTACT: MIKE KARKOWSKI
PHONE: 312.763.2400 EMAIL: MKARKOWSKI@MYEFSKI.COM

MEP ENGINEER
RTM ASSOCIATES / RTM ENGINEERING CONSULTANTS
200 W MONROE, SUITE 1750
CHICAGO, IL 60606
CONTACT: DAVID PILUSKI
PHONE: 312.216.0501 EMAIL: DAVID.PILUSKI@RTMEC.COM

STRUCTURAL ENGINEER
TGRWA STRUCTURAL ENGINEERS
600 W. VAN BUREN ST, SUITE 900
CHICAGO, IL 60607
CONTACT: BRIAN SESTERHENN
PHONE: 312.878.7501 EMAIL: BSESTERHENN@TGRWA.COM

CIVIL ENGINEER
IG CONSULTING, INC.
300 MARQUART DR, SUITE 101
WHEELING, IL 60090
CONTACT: GERALD KOTOWSKI
PHONE: 847.215.1133 EMAIL: IGCONSULTING.NET

PRELIMINARY NOT FOR CONSTRUCTION

MASONIC TEMPLE

1453 MAPLE AVE, EVANSTON, IL

DRAWN BY	CM
CHECKED BY	MK
PROJECT ARCH	JM

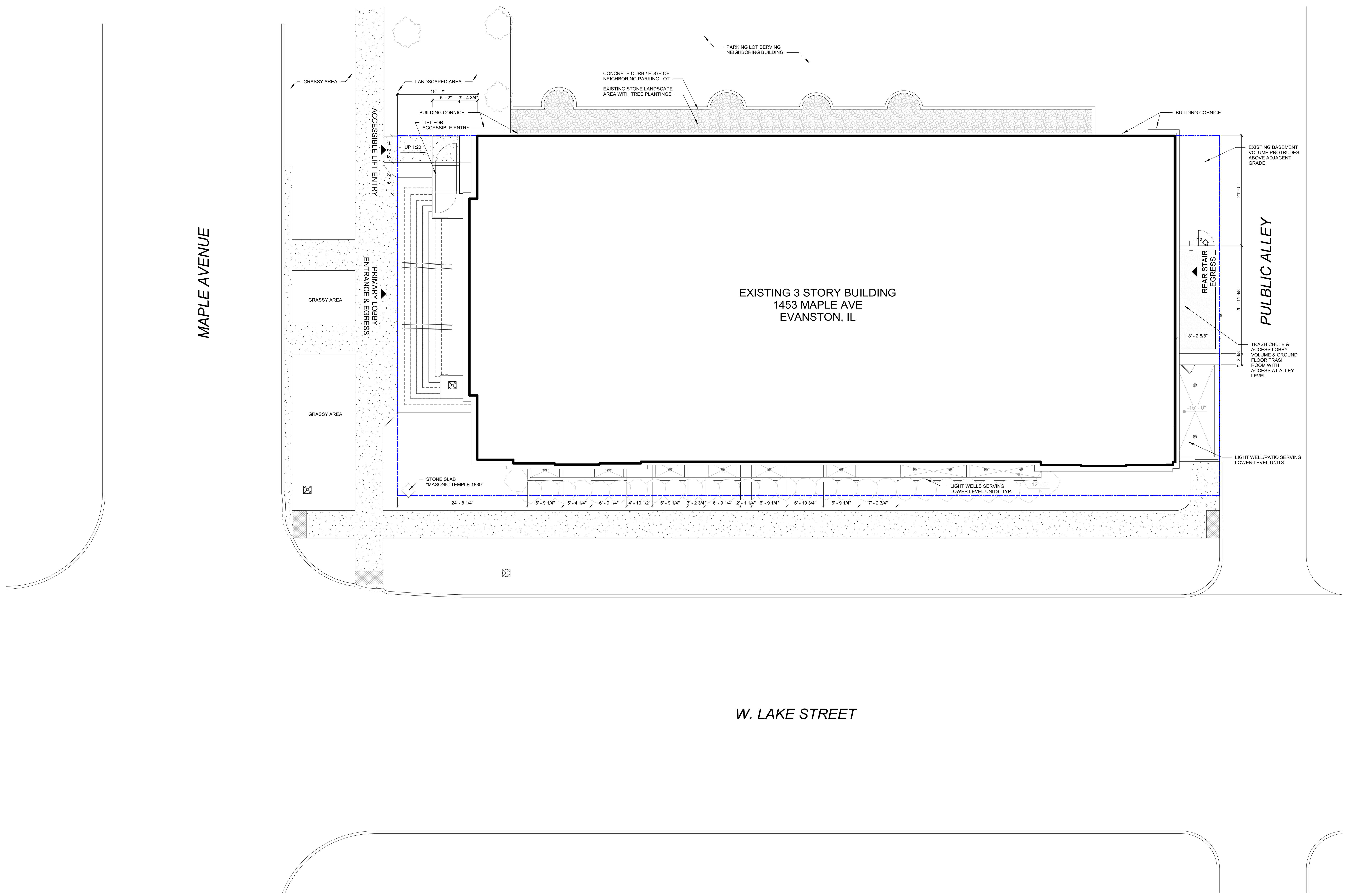
NO	DATE	DESCRIPTION
	08.26.2022	MAJOR VARIATION APPLICATION SET
	09.21.2022	LPC SET

JOB NO 21035

DATE 09.26.2022

OCCUPANCY & EGRESS PLANS

G102



1 A000 SITE PLAN
SCALE: 1/8" = 1'-0"

APPROVALS

MYEFSKI ARCHITECTS

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

CLIENT
R2 COMPANIES
1200 N. NORTH BRANCH, 2ND FLOOR
CHICAGO, IL 60642
CONTACT: GARY STOLTZ
PHONE: 312.226.9737 EMAIL: GSTOLTZ@R2.ME

ARCHITECT
MYEFSKI ARCHITECTS
400 NORTH MICHIGAN AVENUE, SUITE 400
CHICAGO, IL 60611
CONTACT: MIKE KARKOWSKI
PHONE: 312.763.2400 EMAIL: MKARKOWSKI@MYEFSKI.COM

MEP ENGINEER
RTM ASSOCIATES / RTM ENGINEERING CONSULTANTS
200 W MONROE, SUITE 1750
CHICAGO, IL 60606
CONTACT: DAVID PILUSKI
PHONE: 312.216.0501 EMAIL: DAVID.PILUSKI@RTMEC.COM

STRUCTURAL ENGINEER
TGRWA STRUCTURAL ENGINEERS
600 W. VAN BUREN ST, SUITE 900
CHICAGO, IL 60607
CONTACT: BRIAN SESTERHENN
PHONE: 312.878.7501 EMAIL: BSESTERHENN@TGRWA.COM

CIVIL ENGINEER
IG CONSULTING, INC.
300 MARQUART DR, SUITE 101
WHEELING, IL 60090
CONTACT: GERALD KOTOWSKI
PHONE: 847.215.1133 EMAIL: IGCONSULTING.NET

PRELIMINARY NOT FOR CONSTRUCTION

MASONIC TEMPLE

1453 MAPLE AVE,
EVANSTON, IL

DRAWN BY	AB
CHECKED BY	MK
PROJECT ARCH	JM

NO	DATE	DESCRIPTION
	08.26.2022	MAJOR VARIATION APPLICATION SET
	09.21.2022	LPC SET

JOB NO
21035
DATE
09.26.2022

SITE PLAN

A000

3
A004
EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

1
A004
EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

APPROVALS

MYEFSKI ARCHITECTS

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

CLIENT
R2 COMPANIES
1200 N. NORTH BRANCH, 2ND FLOOR
CHICAGO, IL 60642
CONTACT: GARY STOLTZ
PHONE: 312.226.9737 EMAIL: GSTOLTZ@R2.ME

ARCHITECT
MYEFSKI ARCHITECTS
400 NORTH MICHIGAN AVENUE, SUITE 400
CHICAGO, IL 60611
CONTACT: MIKE KARKOWSKI
PHONE: 312.763.2400 EMAIL: MKARKOWSKI@MYEFSKI.COM

MEP ENGINEER
RTM ASSOCIATES / RTM ENGINEERING CONSULTANTS
200 W MONROE, SUITE 1750
CHICAGO, IL 60606
CONTACT: DAVID PILUSKI
PHONE: 312.216.0501 EMAIL: DAVID.PILUSKI@RTMEC.COM

STRUCTURAL ENGINEER
TGRWA STRUCTURAL ENGINEERS
600 W. VAN BUREN ST, SUITE 900
CHICAGO, IL 60607
CONTACT: BRIAN SESTERHENN
PHONE: 312.878.7501 EMAIL: BSESTERHENN@TGRWA.COM

CIVIL ENGINEER
IG CONSULTING, INC.
300 MARQUART DR, SUITE 101
WHEELING, IL 60090
CONTACT: GERALD KOTOWSKI
PHONE: 847.215.1133 EMAIL: IGCONSULTING.NET

PRELIMINARY
NOT FOR
CONSTRUCTION

MASONIC TEMPLE

1453 MAPLE AVE,
EVANSTON, IL

DRAWN BY	CM
CHECKED BY	MK
PROJECT ARCH	JM

NO	DATE	DESCRIPTION
	09.21.2022	LPC SET

JOB NO
21035

DATE
09.26.2022

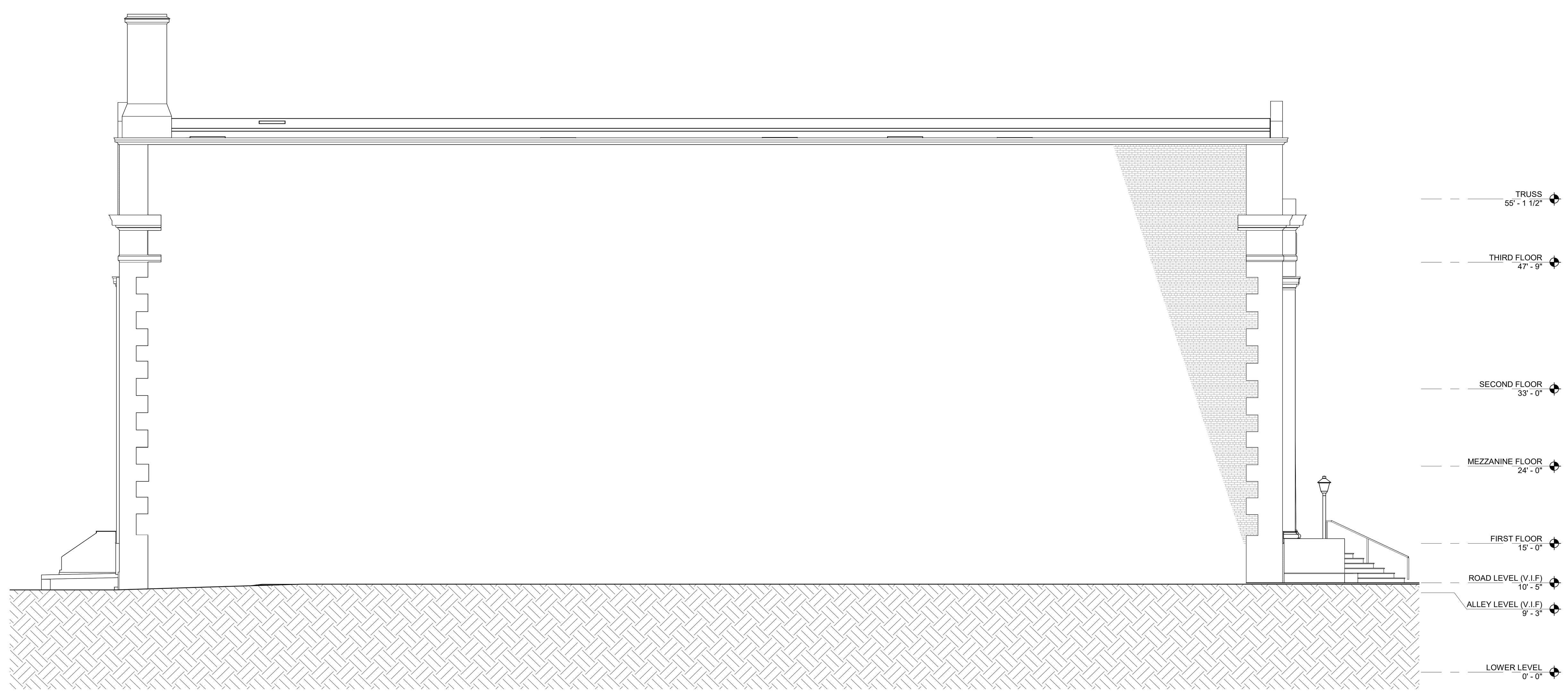
EXISTING ELEVATIONS

A004

1 / A005 EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



2 / A005 EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

APPROVALS

MYEFSKI ARCHITECTS

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

CLIENT
R2 COMPANIES
1200 N. NORTH BRANCH, 2ND FLOOR
CHICAGO, IL 60642
CONTACT: GARY STOLTZ
PHONE: 312.226.9737 EMAIL: GSTOLTZ@R2.ME

ARCHITECT
MYEFSKI ARCHITECTS
400 NORTH MICHIGAN AVENUE, SUITE 400
CHICAGO, IL 60611
CONTACT: MIKE KARKOWSKI
PHONE: 312.763.2400 EMAIL: MKARKOWSKI@MYEFSKI.COM

MEP ENGINEER
RTM ASSOCIATES / RTM ENGINEERING CONSULTANTS
200 W MONROE, SUITE 1750
CHICAGO, IL 60606
CONTACT: DAVID PILUSKI
PHONE: 312.216.0501 EMAIL: DAVID.PILUSKI@RTMEC.COM

STRUCTURAL ENGINEER
TGRWA STRUCTURAL ENGINEERS
600 W. VAN BUREN ST, SUITE 900
CHICAGO, IL 60607
CONTACT: BRIAN SESTERHENN
PHONE: 312.878.7501 EMAIL: BSESTERHENN@TGRWA.COM

CIVIL ENGINEER
IG CONSULTING, INC.
300 MARQUART DR, SUITE 101
WHEELING, IL 60090
CONTACT: GERALD KOTOWSKI
PHONE: 847.215.1133 EMAIL: IGCONSULTING.NET

PRELIMINARY NOT FOR CONSTRUCTION

MASONIC TEMPLE

1453 MAPLE AVE, EVANSTON, IL

DRAWN BY	CM
CHECKED BY	MK
PROJECT ARCH	JM

NO	DATE	DESCRIPTION
	09.21.2022	LPC SET

JOB NO 21035

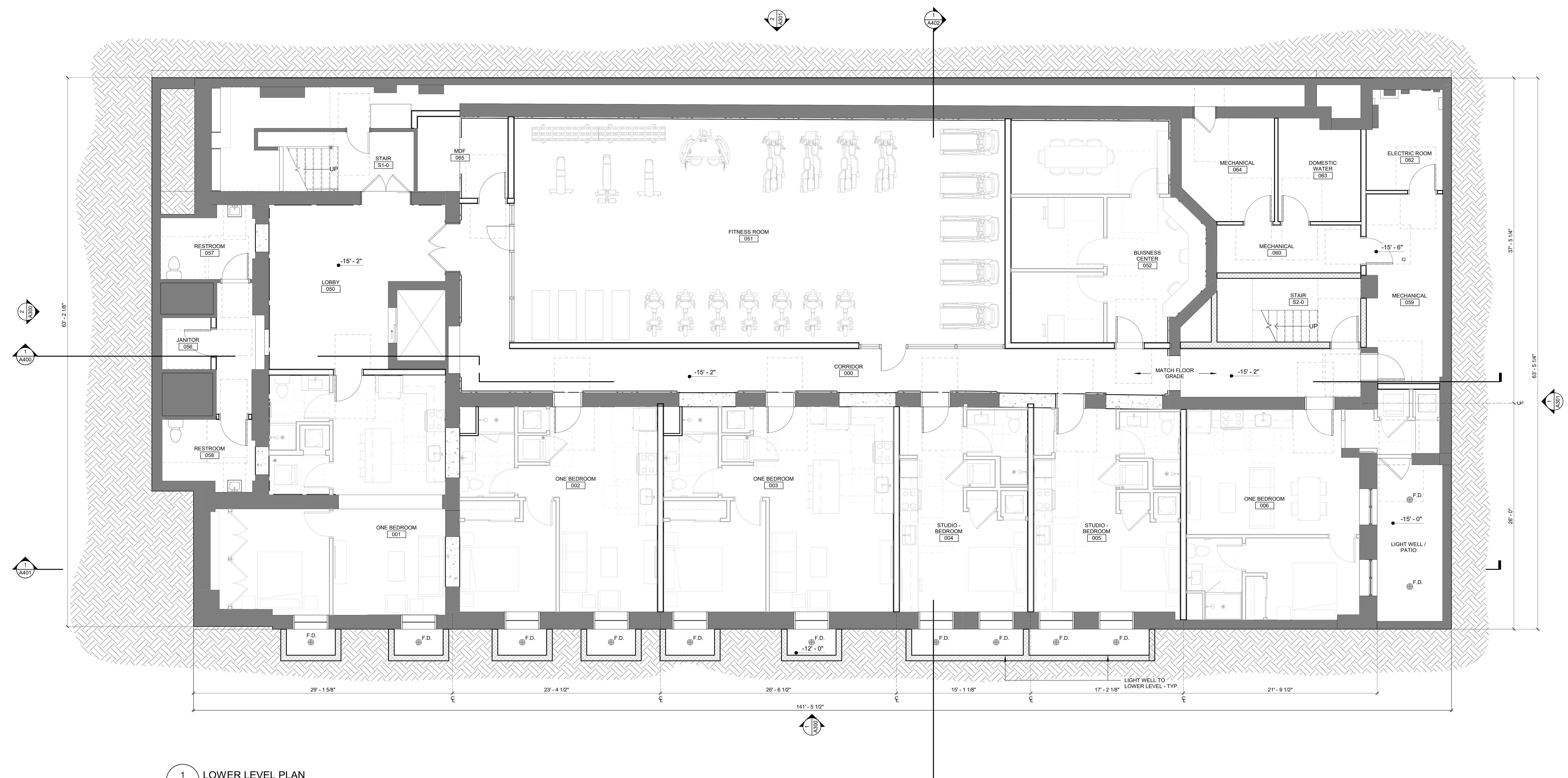
DATE 09.26.2022

EXISTING ELEVATIONS

A005

C.

APPROVALS



1 A100 **LOWER LEVEL PLAN**

SCALE: 3/16" = 1'-0"

PARTITION LEGEND

SYMBOL	DESCRIPTION
	EXISTING WALL AND DOOR TO REMAIN
	EXISTING WALL AND DOOR TO BE DEMOLISHED
	NEW WALL CONSTRUCTION AND DOOR
#	PARTITION TAG; SEE SHEET A800 FOR DETAILS
R.C.	DENOTES SIDE OF WALL TO PLACE RESILIENT CHANNEL

9/27/2022 5:33:37 PM

GENERAL FLOOR PLAN NOTES

1. CENTER DOORS OR INSTALL WITH 3" OFFSET FROM ADJACENT WALLS, AS SHOWN ON PLAN, UNLESS NOTED OTHERWISE.
2. PROVIDE WATERPROOFING AT FLOORS AND 12" UP WALLS AT ALL INTERIOR AREAS RECEIVING A FLOOR DRAIN - PARKING GARAGE EXCLUDED.
3. FINAL ROOM NUMBERS MAY BE SUBJECT TO CHANGE, CONTRACTOR TO VERIFY ROOM NUMBERS FOR ANY USE (PANELS, MAILBOXES, SIGNAGE, ETC.) WITH OWNER.
4. FIRE SUPPRESSION STANDPIPE SHALL BE PAINTED RED.
5. ALL BLOCKING INSTALLED TO BE NON-COMBUSTIBLE.
6. ALL PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS AND CEILINGS ARE TO BE FIRE CAULKED PER CODE PER APPROVED UL THROUGH-PENETRATE ASSEMBLIES.
7. COORDINATE FLOOR DRAIN LOCATIONS WITH PLUMBING DRAWINGS AND ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
8. ALL TOILETS SHALL BE INSTALLED WITH THE FLUSH HANDLES LOCATED ON THE WIDE-SIDE APPROACH TO THE WATER CLOSETS.
9. REFER TO MECHANICAL DRAWINGS FOR LOUVER & ACCESS PANEL LOCATIONS AND SIZES. NOTIFY ARCHITECT OF ANY DISCREPANCIES. FINAL COLOR SELECTION TO BE BY ARCHITECT.
10. PROVIDE ACOUSTICAL INSULATION AT ALL BEDROOM & BATHROOM WALLS.
11. ALL CORRIDOR WALLS TO HAVE RESILIENT CHANNEL (R.C.) FACING THE CORRIDOR SIDE OF THE WALL. FOR ALL OTHER WALLS REFER TO OVERALL PLANS WITH R.C. SIDE PLACEMENT IDENTIFIED.
12. SLOPE ROOFS AT MINIMUM 1/4" PER 1', TYPICAL
13. SLOPE BALCONIES 1/8" PER 1' AWAY FROM BUILDING, TYPICAL
14. REFER TO ENLARGED UNIT SHEETS FOR ADDITIONAL UNIT INFORMATION, TYPICAL
15. PROVIDE STEEL CORNER PROTECTION GUARDS AT INTERIOR EXPOSED CMU LOCATIONS.
16. ANY EXPOSED CONDUIT IN PUBLIC AREAS MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALL.
17. ALL DIMENSIONS TO NEW INTERIOR WALLS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE.
18. ALL DIMENSIONS TO NEW EXTERIOR WALLS ARE TO EXTERIOR FINISH FACE OR INTERIOR FACE OF FRAMING, UNLESS NOTED OTHERWISE.
19. ALL DIMENSIONS TO EXITSING WALLS ARE TO EXTERIOR FINISH FACE OR INTERIOR <u>EXISTING FINISH FACE</u>, UNLESS NOTED OTHERWISE.
20. ALL DIMENSIONS TO INTERIOR GLAZING SYSTEMS ARE TO FACE OF SYSTEM FRAMING, UNLESS NOTED OTHERWISE.

MYEFSKI ARCHITECTS

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

CLIENT
R2 COMPANIES
1200 N. NORTH BRANCH, 2ND FLOOR
CHICAGO, IL 60642
CONTACT: GARY STOLTZ
PHONE: 312.226.9737 EMAIL: GSTOLTZ@R2.ME

ARCHITECT
MYEFSKI ARCHITECTS
400 NORTH MICHIGAN AVENUE, SUITE 400
CHICAGO, IL 60611
CONTACT: MIKE KARKOWSKI
PHONE: 312.763.2400 EMAIL: MKARKOWSKI@MYEFSKI.COM

MEP ENGINEER
RTM ASSOCIATES / RTM ENGINEERING CONSULTANTS
200 W MONROE, SUITE 1750
CHICAGO, IL 60606
CONTACT: DAVID PILUSKI
PHONE: 312.216.0501 EMAIL: DAVID.PILUSKI@RTMEC.COM

STRUCTURAL ENGINEER
TGRWA STRUCTURAL ENGINEERS
600 W. VAN BUREN ST, SUITE 900
CHICAGO, IL 60607
CONTACT: BRIAN SESTERHENN
PHONE: 312.878.7501 EMAIL: BSESTERHENN@TGRWA.COM

CIVIL ENGINEER
IG CONSULTING, INC.
300 MARQUART DR, SUITE 101
WHEELING, IL 60090
CONTACT: GERALD KOTOWSKI
PHONE: 847.215.1133 EMAIL: IGCONSULTING.NET

PRELIMINARY NOT FOR CONSTRUCTION

MASONIC TEMPLE

1453 MAPLE AVE, EVANSTON, IL

DRAWN BY	CM
CHECKED BY	MK
PROJECT ARCH	JM

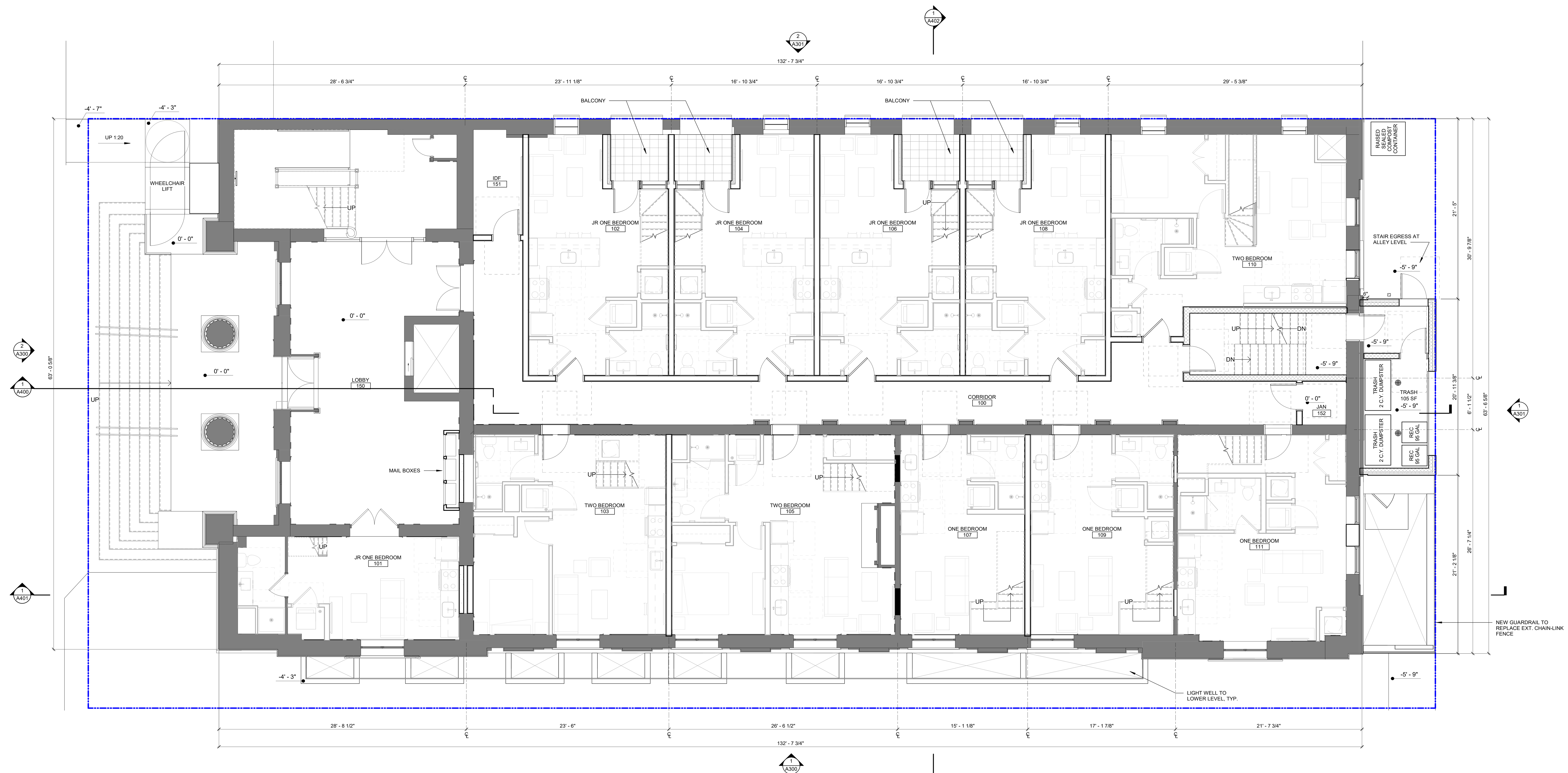
NO	DATE	DESCRIPTION
	08.26.2022	MAJOR VARIATION APPLICATION SET
	09.21.2022	LPC SET

JOB NO 21035

DATE 09.26.2022

LOWER FLOOR PLAN

A100



1 A101 FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

0 2' 4' 8'

PARTITION LEGEND

SYMBOL	DESCRIPTION
	EXISTING WALL AND DOOR TO REMAIN
	EXISTING WALL AND DOOR TO BE DEMOLISHED
	NEW WALL CONSTRUCTION AND DOOR
#	PARTITION TAG; SEE SHEET A800 FOR DETAILS
R.C.	DENOTES SIDE OF WALL TO PLACE RESILIENT CHANNEL

GENERAL FLOOR PLAN NOTES

1. CENTER DOORS OR INSTALL WITH 3" OFFSET FROM ADJACENT WALLS, AS SHOWN ON PLAN, UNLESS NOTED OTHERWISE.
2. PROVIDE WATERPROOFING AT FLOORS AND 12" UP WALLS AT ALL INTERIOR AREAS RECEIVING A FLOOR DRAIN - PARKING GARAGE EXCLUDED.
3. FINAL ROOM NUMBERS MAY BE SUBJECT TO CHANGE, CONTRACTOR TO VERIFY ROOM NUMBERS FOR ANY USE (PANELS, MAILBOXES, SIGNAGE, ETC.) WITH OWNER.
4. FIRE SUPPRESSION STANDPIPE SHALL BE PAINTED RED.
5. ALL BLOCKING INSTALLED TO BE NON-COMBUSTIBLE.
6. ALL PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS AND CEILINGS ARE TO BE FIRE CAULKED PER CODE PER APPROVED UL THROUGH-PENETRATE ASSEMBLIES.
7. COORDINATE FLOOR DRAIN LOCATIONS WITH PLUMBING DRAWINGS AND ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
8. ALL TOILETS SHALL BE INSTALLED WITH THE FLUSH HANDLES LOCATED ON THE WIDE-SIDE APPROACH TO THE WATER CLOSETS.
9. REFER TO MECHANICAL DRAWINGS FOR LOUVER & ACCESS PANEL LOCATIONS AND SIZES. NOTIFY ARCHITECT OF ANY DISCREPANCIES. FINAL COLOR SELECTION TO BE BY ARCHITECT.
10. PROVIDE ACOUSTICAL INSULATION AT ALL BEDROOM & BATHROOM WALLS.
11. ALL CORRIDOR WALLS TO HAVE RESILIENT CHANNEL (R.C.) FACING THE CORRIDOR SIDE OF THE WALL. FOR ALL OTHER WALLS REFER TO OVERALL PLANS WITH R.C. SIDE PLACEMENT IDENTIFIED.
12. SLOPE ROOFS AT MINIMUM 1/4" PER 1', TYPICAL
13. SLOPE BALCONIES 1/8" PER 1' AWAY FROM BUILDING, TYPICAL
14. REFER TO ENLARGED UNIT SHEETS FOR ADDITIONAL UNIT INFORMATION, TYPICAL
15. PROVIDE STEEL CORNER PROTECTION GUARDS AT INTERIOR EXPOSED CMU LOCATIONS.
16. ANY EXPOSED CONDUIT IN PUBLIC AREAS MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALL.
17. ALL DIMENSIONS TO NEW INTERIOR WALLS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE.
18. ALL DIMENSIONS TO NEW EXTERIOR WALLS ARE TO EXTERIOR FINISH FACE OR INTERIOR FACE OF FRAMING, UNLESS NOTED OTHERWISE.
19. ALL DIMENSIONS TO EXITSING WALLS ARE TO EXTERIOR FINISH FACE OR INTERIOR EXISTING FINISH FACE, UNLESS NOTED OTHERWISE.
20. ALL DIMENSIONS TO INTERIOR GLAZING SYSTEMS ARE TO FACE OF SYSTEM FRAMING, UNLESS NOTED OTHERWISE.

APPROVALS

MYEFSKI ARCHITECTS

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

CLIENT
R2 COMPANIES
1200 N. NORTH BRANCH, 2ND FLOOR
CHICAGO, IL 60642
CONTACT: GARY STOLTZ
PHONE: 312.226.9737 EMAIL: GSTOLTZ@R2.ME

ARCHITECT
MYEFSKI ARCHITECTS
400 NORTH MICHIGAN AVENUE, SUITE 400
CHICAGO, IL 60611
CONTACT: MIKE KARKOWSKI
PHONE: 312.763.2400 EMAIL: MKARKOWSKI@MYEFSKI.COM

MEP ENGINEER
RTM ASSOCIATES / RTM ENGINEERING CONSULTANTS
200 W MONROE, SUITE 1750
CHICAGO, IL 60606
CONTACT: DAVID PILUSKI
PHONE: 312.216.0501 EMAIL: DAVID.PILUSKI@RTMEC.COM

STRUCTURAL ENGINEER
TGRWA STRUCTURAL ENGINEERS
600 W. VAN BUREN ST, SUITE 900
CHICAGO, IL 60607
CONTACT: BRIAN SESTERHENN
PHONE: 312.878.7501 EMAIL: BSESTERHENN@TGRWA.COM

CIVIL ENGINEER
IG CONSULTING, INC.
300 MARQUART DR, SUITE 101
WHEELING, IL 60090
CONTACT: GERALD KOTOWSKI
PHONE: 847.215.1133 EMAIL: IGCONSULTING.NET

PRELIMINARY NOT FOR CONSTRUCTION

MASONIC TEMPLE

1453 MAPLE AVE, EVANSTON, IL

DRAWN BY	CM
CHECKED BY	MK
PROJECT ARCH	JM

NO	DATE	DESCRIPTION
	08.26.2022	MAJOR VARIATION APPLICATION SET
	09.21.2022	LPC SET

JOB NO 21035

DATE 09.26.2022

FIRST FLOOR PLAN

A101

9/27/2022 5:33:43 PM

1 A102 FIRST FLOOR MEZZANINE PLAN

SCALE: 3/16" = 1'-0"

0 2' 4' 8'

PARTITION LEGEND

SYMBOL	DESCRIPTION
#	EXISTING WALL AND DOOR TO REMAIN
#	EXISTING WALL AND DOOR TO BE DEMOLISHED
#	NEW WALL CONSTRUCTION AND DOOR
#	PARTITION TAG; SEE SHEET A800 FOR DETAILS
R.C.	DENOTES SIDE OF WALL TO PLACE RESILIENT CHANNEL

9/27/2022 5:33:49 PM

GENERAL FLOOR PLAN NOTES

1. CENTER DOORS OR INSTALL WITH 3" OFFSET FROM ADJACENT WALLS, AS SHOWN ON PLAN, UNLESS NOTED OTHERWISE.
2. PROVIDE WATERPROOFING AT FLOORS AND 12" UP WALLS AT ALL INTERIOR AREAS RECEIVING A FLOOR DRAIN - PARKING GARAGE EXCLUDED.
3. FINAL ROOM NUMBERS MAY BE SUBJECT TO CHANGE, CONTRACTOR TO VERIFY ROOM NUMBERS FOR ANY USE (PANELS, MAILBOXES, SIGNAGE, ETC.) WITH OWNER.
4. FIRE SUPPRESSION STANDPIPE SHALL BE PAINTED RED.
5. ALL BLOCKING INSTALLED TO BE NON-COMBUSTIBLE.
6. ALL PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS AND CEILINGS ARE TO BE FIRE CAULKED PER CODE PER APPROVED UL THROUGH-PENETRATE ASSEMBLIES.
7. COORDINATE FLOOR DRAIN LOCATIONS WITH PLUMBING DRAWINGS AND ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
8. ALL TOILETS SHALL BE INSTALLED WITH THE FLUSH HANDLES LOCATED ON THE WIDE-SIDE APPROACH TO THE WATER CLOSETS.
9. REFER TO MECHANICAL DRAWINGS FOR LOUVER & ACCESS PANEL LOCATIONS AND SIZES. NOTIFY ARCHITECT OF ANY DISCREPANCIES. FINAL COLOR SELECTION TO BE BY ARCHITECT.
10. PROVIDE ACOUSTICAL INSULATION AT ALL BEDROOM & BATHROOM WALLS.
11. ALL CORRIDOR WALLS TO HAVE RESILIENT CHANNEL (R.C.) FACING THE CORRIDOR SIDE OF THE WALL. FOR ALL OTHER WALLS REFER TO OVERALL PLANS WITH R.C. SIDE PLACEMENT IDENTIFIED.
12. SLOPE ROOFS AT MINIMUM 1/4" PER 1', TYPICAL
13. SLOPE BALCONIES 1/8" PER 1' AWAY FROM BUILDING, TYPICAL
14. REFER TO ENLARGED UNIT SHEETS FOR ADDITIONAL UNIT INFORMATION, TYPICAL
15. PROVIDE STEEL CORNER PROTECTION GUARDS AT INTERIOR EXPOSED CMU LOCATIONS.
16. ANY EXPOSED CONDUIT IN PUBLIC AREAS MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALL.
17. ALL DIMENSIONS TO NEW INTERIOR WALLS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE.
18. ALL DIMENSIONS TO NEW EXTERIOR WALLS ARE TO EXTERIOR FINISH FACE OR INTERIOR FACE OF FRAMING, UNLESS NOTED OTHERWISE.
19. ALL DIMENSIONS TO EXITSING WALLS ARE TO EXTERIOR FINISH FACE OR INTERIOR EXISTING FINISH FACE, UNLESS NOTED OTHERWISE.
20. ALL DIMENSIONS TO INTERIOR GLAZING SYSTEMS ARE TO FACE OF SYSTEM FRAMING, UNLESS NOTED OTHERWISE.

APPROVALS

MYEFSKI ARCHITECTS

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

CLIENT
R2 COMPANIES
1200 N. NORTH BRANCH, 2ND FLOOR
CHICAGO, IL 60642
CONTACT: GARY STOLTZ
PHONE: 312.226.9737 EMAIL: GSTOLTZ@R2.ME

ARCHITECT
MYEFSKI ARCHITECTS
400 NORTH MICHIGAN AVENUE, SUITE 400
CHICAGO, IL 60611
CONTACT: MIKE KARKOWSKI
PHONE: 312.763.2400 EMAIL: MKARKOWSKI@MYEFSKI.COM

MEP ENGINEER
RTM ASSOCIATES / RTM ENGINEERING CONSULTANTS
200 W MONROE, SUITE 1750
CHICAGO, IL 60606
CONTACT: DAVID PILUSKI
PHONE: 312.216.0501 EMAIL: DAVID.PILUSKI@RTMEC.COM

STRUCTURAL ENGINEER
TGRWA STRUCTURAL ENGINEERS
600 W. VAN BUREN ST, SUITE 900
CHICAGO, IL 60607
CONTACT: BRIAN SESTERHENN
PHONE: 312.878.7501 EMAIL: BSESTERHENN@TGRWA.COM

CIVIL ENGINEER
IG CONSULTING, INC.
300 MARQUART DR, SUITE 101
WHEELING, IL 60090
CONTACT: GERALD KOTOWSKI
PHONE: 847.215.1133 EMAIL: IGCONSULTING.NET

PRELIMINARY NOT FOR CONSTRUCTION

MASONIC TEMPLE

1453 MAPLE AVE, EVANSTON, IL

DRAWN BY	CM
CHECKED BY	MK
PROJECT ARCH	JM

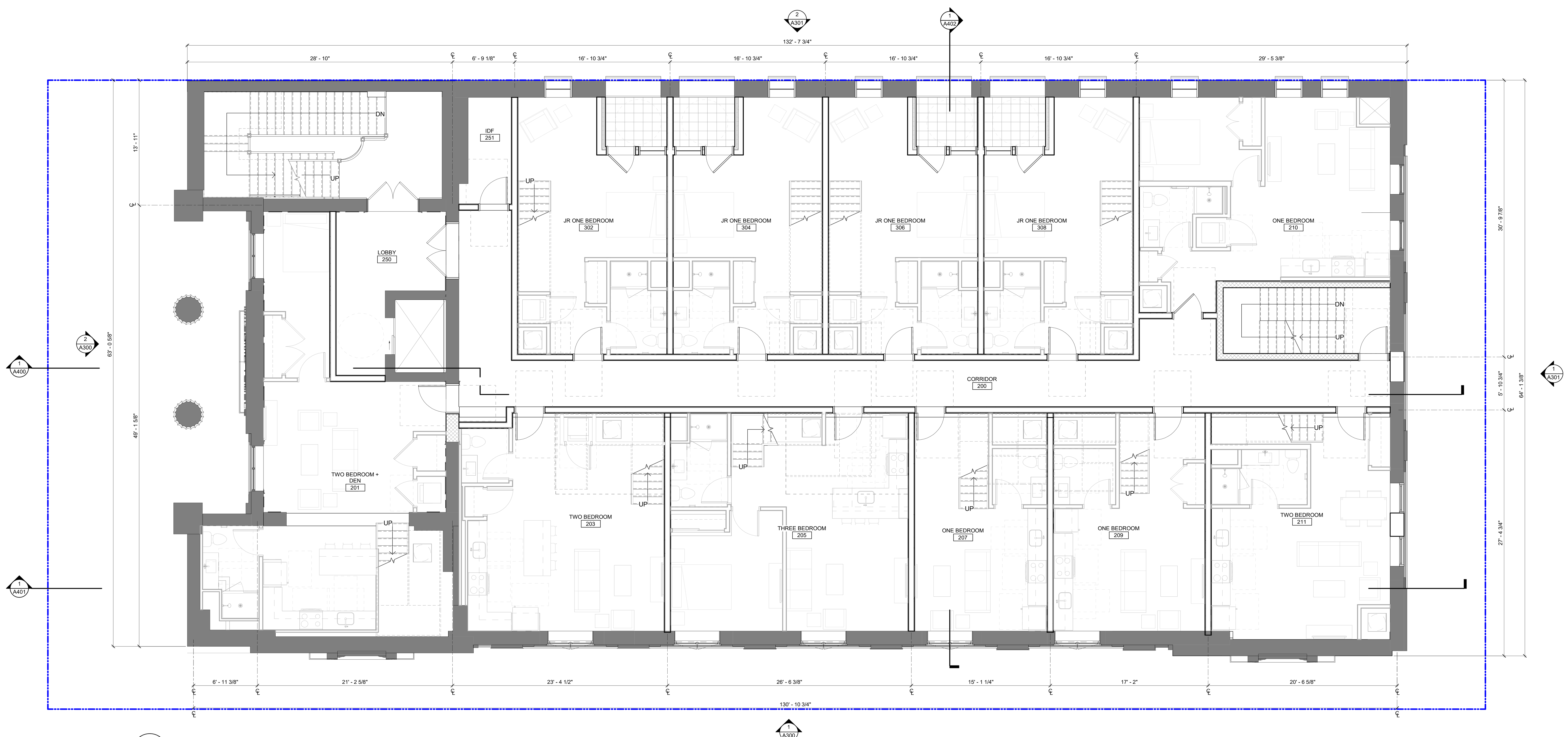
NO	DATE	DESCRIPTION
	08.26.2022	MAJOR VARIATION APPLICATION SET
	09.21.2022	LPC SET

JOB NO 21035

DATE 09.26.2022

FIRST FLOOR MEZZANINE PLAN

A102



1 A103 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

0 2' 4' 8'

PARTITION LEGEND

SYMBOL	DESCRIPTION
	EXISTING WALL AND DOOR TO REMAIN
	EXISTING WALL AND DOOR TO BE DEMOLISHED
	NEW WALL CONSTRUCTION AND DOOR
#	PARTITION TAG; SEE SHEET A800 FOR DETAILS
R.C.	DENOTES SIDE OF WALL TO PLACE RESILIENT CHANNEL

GENERAL FLOOR PLAN NOTES

1. CENTER DOORS OR INSTALL WITH 3" OFFSET FROM ADJACENT WALLS, AS SHOWN ON PLAN, UNLESS NOTED OTHERWISE.
2. PROVIDE WATERPROOFING AT FLOORS AND 12" UP WALLS AT ALL INTERIOR AREAS RECEIVING A FLOOR DRAIN - PARKING GARAGE EXCLUDED.
3. FINAL ROOM NUMBERS MAY BE SUBJECT TO CHANGE, CONTRACTOR TO VERIFY ROOM NUMBERS FOR ANY USE (PANELS, MAILBOXES, SIGNAGE, ETC.) WITH OWNER.
4. FIRE SUPPRESSION STANDPIPE SHALL BE PAINTED RED.
5. ALL BLOCKING INSTALLED TO BE NON-COMBUSTIBLE.
6. ALL PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS AND CEILINGS ARE TO BE FIRE CAULKED PER CODE PER APPROVED UL THROUGH-PENETRATE ASSEMBLIES.
7. COORDINATE FLOOR DRAIN LOCATIONS WITH PLUMBING DRAWINGS AND ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
8. ALL TOILETS SHALL BE INSTALLED WITH THE FLUSH HANDLES LOCATED ON THE WIDE-SIDE APPROACH TO THE WATER CLOSETS.
9. REFER TO MECHANICAL DRAWINGS FOR LOUVER & ACCESS PANEL LOCATIONS AND SIZES. NOTIFY ARCHITECT OF ANY DISCREPANCIES. FINAL COLOR SELECTION TO BE BY ARCHITECT.
10. PROVIDE ACOUSTICAL INSULATION AT ALL BEDROOM & BATHROOM WALLS.
11. ALL CORRIDOR WALLS TO HAVE RESILIENT CHANNEL (R.C.) FACING THE CORRIDOR SIDE OF THE WALL. FOR ALL OTHER WALLS REFER TO OVERALL PLANS WITH R.C. SIDE PLACEMENT IDENTIFIED.
12. SLOPE ROOFS AT MINIMUM 1/4" PER 1', TYPICAL
13. SLOPE BALCONIES 1/8" PER 1' AWAY FROM BUILDING, TYPICAL
14. REFER TO ENLARGED UNIT SHEETS FOR ADDITIONAL UNIT INFORMATION, TYPICAL
15. PROVIDE STEEL CORNER PROTECTION GUARDS AT INTERIOR EXPOSED CMU LOCATIONS.
16. ANY EXPOSED CONDUIT IN PUBLIC AREAS MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALL.
17. ALL DIMENSIONS TO NEW INTERIOR WALLS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE.
18. ALL DIMENSIONS TO NEW EXTERIOR WALLS ARE TO EXTERIOR FINISH FACE OR INTERIOR FACE OF FRAMING, UNLESS NOTED OTHERWISE.
19. ALL DIMENSIONS TO EXITSING WALLS ARE TO EXTERIOR FINISH FACE OR INTERIOR EXISTING FINISH FACE, UNLESS NOTED OTHERWISE.
20. ALL DIMENSIONS TO INTERIOR GLAZING SYSTEMS ARE TO FACE OF SYSTEM FRAMING, UNLESS NOTED OTHERWISE.

9/27/2022 5:34:00 PM

APPROVALS

MYEFSKI ARCHITECTS

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

CLIENT
R2 COMPANIES
1200 N. NORTH BRANCH, 2ND FLOOR
CHICAGO, IL 60642
CONTACT: GARY STOLTZ
PHONE: 312.226.9737 EMAIL: GSTOLTZ@R2.ME

ARCHITECT
MYEFSKI ARCHITECTS
400 NORTH MICHIGAN AVENUE, SUITE 400
CHICAGO, IL 60611
CONTACT: MIKE KARKOWSKI
PHONE: 312.763.2400 EMAIL: MKARKOWSKI@MYEFSKI.COM

MEP ENGINEER
RTM ASSOCIATES / RTM ENGINEERING CONSULTANTS
200 W MONROE, SUITE 1750
CHICAGO, IL 60606
CONTACT: DAVID PILUSKI
PHONE: 312.216.0501 EMAIL: DAVID.PILUSKI@RTMEC.COM

STRUCTURAL ENGINEER
TGRWA STRUCTURAL ENGINEERS
600 W. VAN BUREN ST, SUITE 900
CHICAGO, IL 60607
CONTACT: BRIAN SESTERHENN
PHONE: 312.878.7501 EMAIL: BSESTERHENN@TGRWA.COM

CIVIL ENGINEER
IG CONSULTING, INC.
300 MARQUART DR, SUITE 101
WHEELING, IL 60090
CONTACT: GERALD KOTOWSKI
PHONE: 847.215.1133 EMAIL: IGCONSULTING.NET

PRELIMINARY NOT FOR CONSTRUCTION

MASONIC TEMPLE

1453 MAPLE AVE,
EVANSTON, IL

DRAWN BY	CM
CHECKED BY	MK
PROJECT ARCH	JM

NO	DATE	DESCRIPTION
	08.26.2022	MAJOR VARIATION APPLICATION SET
	09.21.2022	LPC SET

JOB NO
21035

DATE
09.26.2022

SECOND FLOOR PLAN

A103

1 A104 THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

0 2' 4' 8'

PARTITION LEGEND

SYMBOL	DESCRIPTION
	EXISTING WALL AND DOOR TO REMAIN
	EXISTING WALL AND DOOR TO BE DEMOLISHED
	NEW WALL CONSTRUCTION AND DOOR
A	PARTITION TAG, SEE SHEET A800 FOR DETAILS
R.C.	DENOTES SIDE OF WALL TO PLACE RESILIENT CHANNEL

GENERAL FLOOR PLAN NOTES

1. CENTER DOORS OR INSTALL WITH 3" OFFSET FROM ADJACENT WALLS, AS SHOWN ON PLAN, UNLESS NOTED OTHERWISE.
2. PROVIDE WATERPROOFING AT FLOORS AND 12" UP WALLS AT ALL INTERIOR AREAS RECEIVING A FLOOR DRAIN - PARKING GARAGE EXCLUDED.
3. FINAL ROOM NUMBERS MAY BE SUBJECT TO CHANGE, CONTRACTOR TO VERIFY ROOM NUMBERS FOR ANY USE (PANELS, MAILBOXES, SIGNAGE, ETC.) WITH OWNER.
4. FIRE SUPPRESSION STANDPIPE SHALL BE PAINTED RED.
5. ALL BLOCKING INSTALLED TO BE NON-COMBUSTIBLE.
6. ALL PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS AND CEILINGS ARE TO BE FIRE CAULKED PER CODE PER APPROVED UL THROUGH-PENETRATE ASSEMBLIES.
7. COORDINATE FLOOR DRAIN LOCATIONS WITH PLUMBING DRAWINGS AND ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
8. ALL TOILETS SHALL BE INSTALLED WITH THE FLUSH HANDLES LOCATED ON THE WIDE-SIDE APPROACH TO THE WATER CLOSETS.
9. REFER TO MECHANICAL DRAWINGS FOR LOUVER & ACCESS PANEL LOCATIONS AND SIZES. NOTIFY ARCHITECT OF ANY DISCREPANCIES. FINAL COLOR SELECTION TO BE BY ARCHITECT.
10. PROVIDE ACOUSTICAL INSULATION AT ALL BEDROOM & BATHROOM WALLS.
11. ALL CORRIDOR WALLS TO HAVE RESILIENT CHANNEL (R.C.) FACING THE CORRIDOR SIDE OF THE WALL. FOR ALL OTHER WALLS REFER TO OVERALL PLANS WITH R.C. SIDE PLACEMENT IDENTIFIED.
12. SLOPE ROOFS AT MINIMUM 1/4" PER 1', TYPICAL
13. SLOPE BALCONIES 1/8" PER 1' AWAY FROM BUILDING, TYPICAL
14. REFER TO ENLARGED UNIT SHEETS FOR ADDITIONAL UNIT INFORMATION, TYPICAL
15. PROVIDE STEEL CORNER PROTECTION GUARDS AT INTERIOR EXPOSED CMU LOCATIONS.
16. ANY EXPOSED CONDUIT IN PUBLIC AREAS MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALL.
17. ALL DIMENSIONS TO NEW INTERIOR WALLS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE.
18. ALL DIMENSIONS TO NEW EXTERIOR WALLS ARE TO EXTERIOR FINISH FACE OR INTERIOR FACE OF FRAMING, UNLESS NOTED OTHERWISE.
19. ALL DIMENSIONS TO EXITSING WALLS ARE TO EXTERIOR FINISH FACE OR INTERIOR EXISTING FINISH FACE, UNLESS NOTED OTHERWISE.
20. ALL DIMENSIONS TO INTERIOR GLAZING SYSTEMS ARE TO FACE OF SYSTEM FRAMING, UNLESS NOTED OTHERWISE.

APPROVALS

MYEFSKI ARCHITECTS

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

CLIENT
R2 COMPANIES
1200 N. NORTH BRANCH, 2ND FLOOR
CHICAGO, IL 60642
CONTACT: GARY STOLTZ
PHONE: 312.226.9737 EMAIL: GSTOLTZ@R2.ME

ARCHITECT
MYEFSKI ARCHITECTS
400 NORTH MICHIGAN AVENUE, SUITE 400
CHICAGO, IL 60611
CONTACT: MIKE KARKOWSKI
PHONE: 312.763.2400 EMAIL: MKARKOWSKI@MYEFSKI.COM

MEP ENGINEER
RTM ASSOCIATES / RTM ENGINEERING CONSULTANTS
200 W MONROE, SUITE 1750
CHICAGO, IL 60606
CONTACT: DAVID PILUSKI
PHONE: 312.216.0501 EMAIL: DAVID.PILUSKI@RTMEC.COM

STRUCTURAL ENGINEER
TGRWA STRUCTURAL ENGINEERS
600 W. VAN BUREN ST, SUITE 900
CHICAGO, IL 60607
CONTACT: BRIAN SESTERHENN
PHONE: 312.878.7501 EMAIL: BSESTERHENN@TGRWA.COM

CIVIL ENGINEER
IG CONSULTING, INC.
300 MARQUART DR, SUITE 101
WHEELING, IL 60090
CONTACT: GERALD KOTOWSKI
PHONE: 847.215.1133 EMAIL: IGCONSULTING.NET

PRELIMINARY NOT FOR CONSTRUCTION

MASONIC TEMPLE

1453 MAPLE AVE, EVANSTON, IL

DRAWN BY	CM
CHECKED BY	MK
PROJECT ARCH	JM

NO	DATE	DESCRIPTION
	08.26.2022	MAJOR VARIATION APPLICATION SET
	09.21.2022	LPC SET

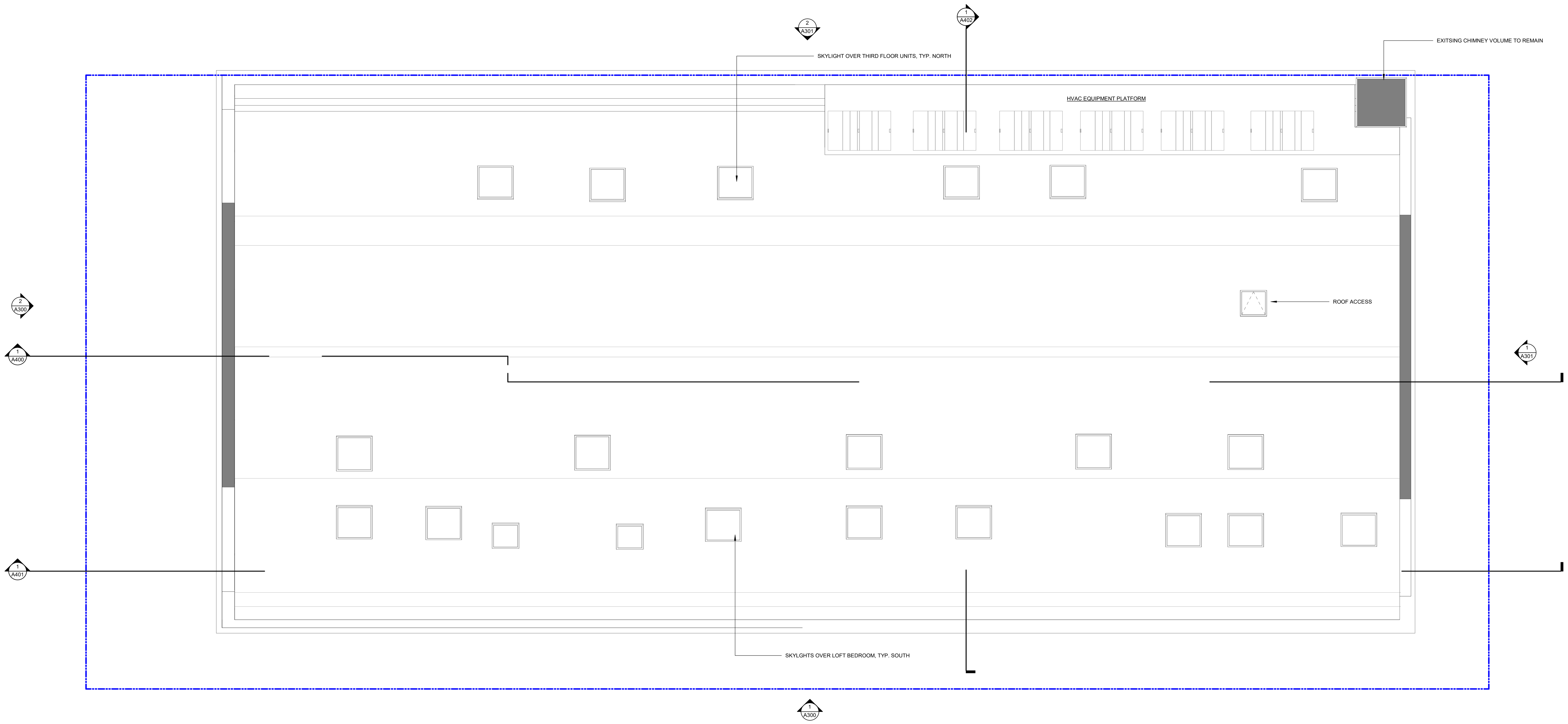
JOB NO 21035

DATE 09.26.2022

THIRD FLOOR PLAN

A104

C.



1 A105 ROOF PLAN
SCALE: 3/16" = 1'-0"
0 2' 4' 8'

PARTITION LEGEND

SYMBOL	DESCRIPTION
#	EXISTING WALL AND DOOR TO REMAIN
#	EXISTING WALL AND DOOR TO BE DEMOLISHED
#	NEW WALL CONSTRUCTION AND DOOR
#	PARTITION TAG; SEE SHEET A800 FOR DETAILS
R.C.	DENOTES SIDE OF WALL TO PLACE RESILIENT CHANNEL

GENERAL FLOOR PLAN NOTES

1. CENTER DOORS OR INSTALL WITH 3" OFFSET FROM ADJACENT WALLS, AS SHOWN ON PLAN, UNLESS NOTED OTHERWISE.
2. PROVIDE WATERPROOFING AT FLOORS AND 12" UP WALLS AT ALL INTERIOR AREAS RECEIVING A FLOOR DRAIN - PARKING GARAGE EXCLUDED.
3. FINAL ROOM NUMBERS MAY BE SUBJECT TO CHANGE, CONTRACTOR TO VERIFY ROOM NUMBERS FOR ANY USE (PANELS, MAILBOXES, SIGNAGE, ETC.) WITH OWNER.
4. FIRE SUPPRESSION STANDPIPE SHALL BE PAINTED RED.
5. ALL BLOCKING INSTALLED TO BE NON-COMBUSTIBLE.
6. ALL PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS AND CEILINGS ARE TO BE FIRE CAULKED PER CODE PER APPROVED UL THROUGH-PENETRATE ASSEMBLIES.
7. COORDINATE FLOOR DRAIN LOCATIONS WITH PLUMBING DRAWINGS AND ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
8. ALL TOILETS SHALL BE INSTALLED WITH THE FLUSH HANDLES LOCATED ON THE WIDE-SIDE APPROACH TO THE WATER CLOSETS.
9. REFER TO MECHANICAL DRAWINGS FOR LOUVER & ACCESS PANEL LOCATIONS AND SIZES. NOTIFY ARCHITECT OF ANY DISCREPANCIES. FINAL COLOR SELECTION TO BE BY ARCHITECT.
10. PROVIDE ACOUSTICAL INSULATION AT ALL BEDROOM & BATHROOM WALLS.
11. ALL CORRIDOR WALLS TO HAVE RESILIENT CHANNEL (R.C.) FACING THE CORRIDOR SIDE OF THE WALL. FOR ALL OTHER WALLS REFER TO OVERALL PLANS WITH R.C. SIDE PLACEMENT IDENTIFIED.
12. SLOPE ROOFS AT MINIMUM 1/4" PER 1', TYPICAL
13. SLOPE BALCONIES 1/8" PER 1' AWAY FROM BUILDING, TYPICAL
14. REFER TO ENLARGED UNIT SHEETS FOR ADDITIONAL UNIT INFORMATION, TYPICAL
15. PROVIDE STEEL CORNER PROTECTION GUARDS AT INTERIOR EXPOSED CMU LOCATIONS.
16. ANY EXPOSED CONDUIT IN PUBLIC AREAS MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALL.
17. ALL DIMENSIONS TO NEW INTERIOR WALLS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE.
18. ALL DIMENSIONS TO NEW EXTERIOR WALLS ARE TO EXTERIOR FINISH FACE OR INTERIOR FACE OF FRAMING, UNLESS NOTED OTHERWISE.
19. ALL DIMENSIONS TO EXITSING WALLS ARE TO EXTERIOR FINISH FACE OR INTERIOR EXISTING FINISH FACE, UNLESS NOTED OTHERWISE.
20. ALL DIMENSIONS TO INTERIOR GLAZING SYSTEMS ARE TO FACE OF SYSTEM FRAMING, UNLESS NOTED OTHERWISE.

9/27/2022 5:34:04 PM

APPROVALS

MYEFSKI ARCHITECTS

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

CLIENT
R2 COMPANIES
1200 N. NORTH BRANCH, 2ND FLOOR
CHICAGO, IL 60642
CONTACT: GARY STOLTZ
PHONE: 312.226.9737 EMAIL: GSTOLTZ@R2.ME

ARCHITECT
MYEFSKI ARCHITECTS
400 NORTH MICHIGAN AVENUE, SUITE 400
CHICAGO, IL 60611
CONTACT: MIKE KARKOWSKI
PHONE: 312.763.2400 EMAIL: MKARKOWSKI@MYEFSKI.COM

MEP ENGINEER
RTM ASSOCIATES / RTM ENGINEERING CONSULTANTS
200 W MONROE, SUITE 1750
CHICAGO, IL 60606
CONTACT: DAVID PILUSKI
PHONE: 312.216.0501 EMAIL: DAVID.PILUSKI@RTMEC.COM

STRUCTURAL ENGINEER
TGRWA STRUCTURAL ENGINEERS
600 W. VAN BUREN ST, SUITE 900
CHICAGO, IL 60607
CONTACT: BRIAN SESTERHENN
PHONE: 312.878.7501 EMAIL: BSESTERHENN@TGRWA.COM

CIVIL ENGINEER
IG CONSULTING, INC.
300 MARQUART DR, SUITE 101
WHEELING, IL 60090
CONTACT: GERALD KOTOWSKI
PHONE: 847.215.1133 EMAIL: IGCONSULTING.NET

PRELIMINARY
NOT FOR
CONSTRUCTION

MASONIC TEMPLE

1453 MAPLE AVE,
EVANSTON, IL

DRAWN BY	CM
CHECKED BY	MK
PROJECT ARCH	JM

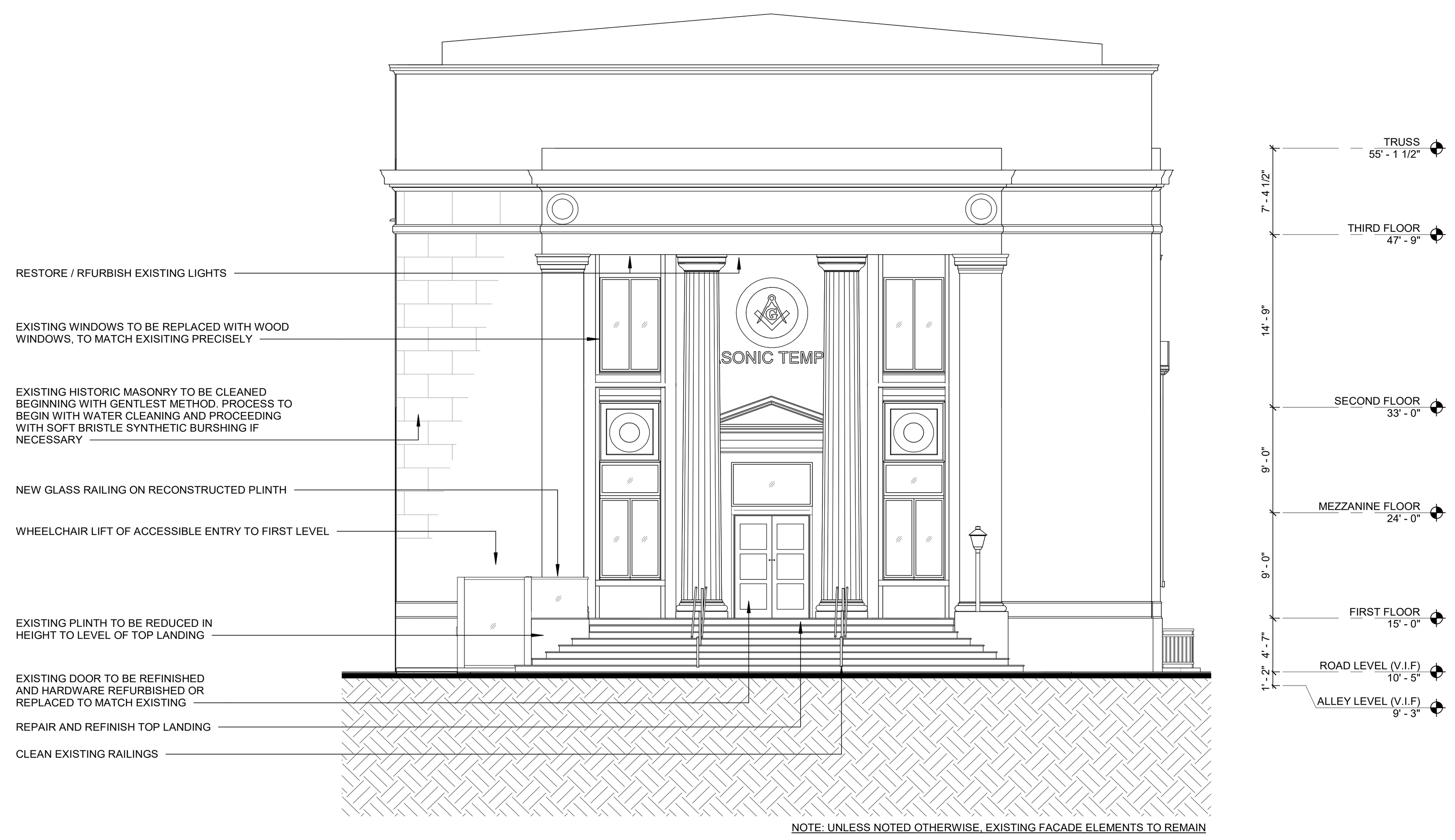
NO	DATE	DESCRIPTION
	08.26.2022	MAJOR VARIATION APPLICATION SET
	09.21.2022	LPC SET

JOB NO
21035

DATE
09.26.2022

ROOF PLAN

A105

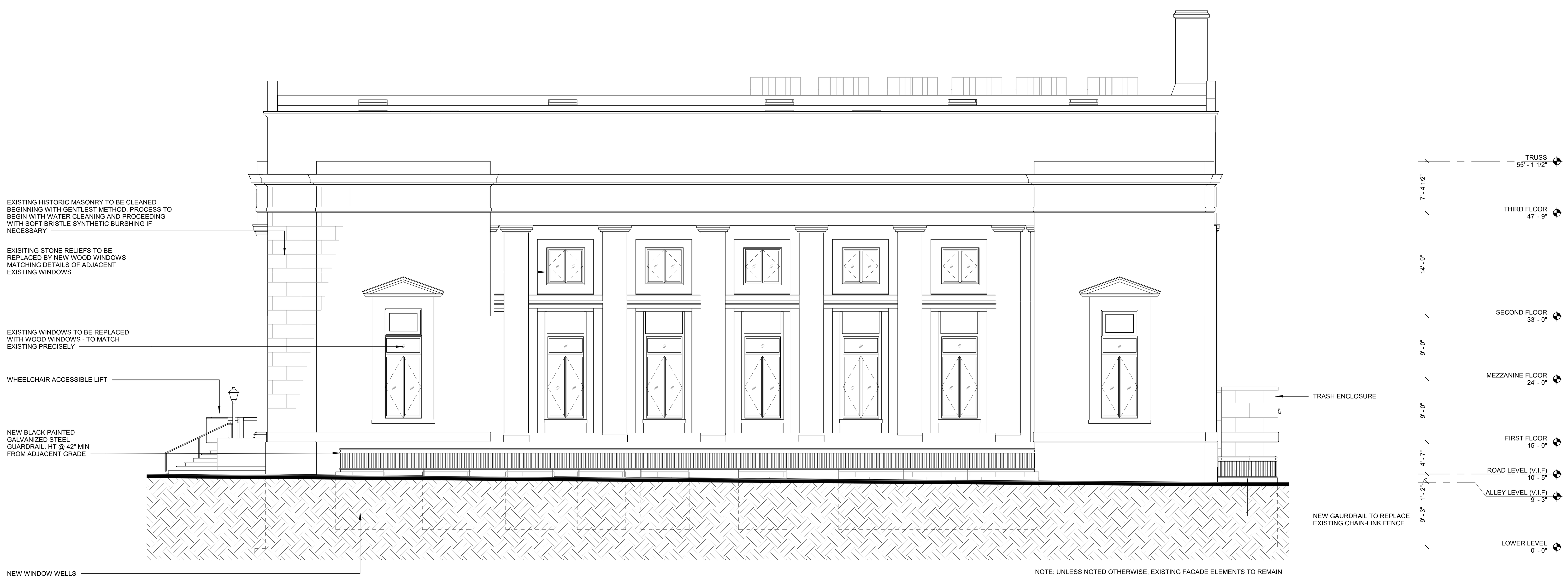


NOTE: UNLESS NOTED OTHERWISE, EXISTING FACADE ELEMENTS TO REMAIN

2 / A300 PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



NOTE: UNLESS NOTED OTHERWISE, EXISTING FACADE ELEMENTS TO REMAIN

1 / A300 PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

ARCHITECTURAL KEY NOTES

APPROVALS

MYEFSKI ARCHITECTS

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

CLIENT
R2 COMPANIES
1200 N. NORTH BRANCH, 2ND FLOOR
CHICAGO, IL 60642
CONTACT: GARY STOLTZ
PHONE: 312.226.9737 EMAIL: GSTOLTZ@R2.ME

ARCHITECT
MYEFSKI ARCHITECTS
400 NORTH MICHIGAN AVENUE, SUITE 400
CHICAGO, IL 60611
CONTACT: MIKE KARKOWSKI
PHONE: 312.763.2400 EMAIL: MKARKOWSKI@MYEFSKI.COM

MEP ENGINEER
RTM ASSOCIATES / RTM ENGINEERING CONSULTANTS
200 W MONROE, SUITE 1750
CHICAGO, IL 60606
CONTACT: DAVID PILUSKI
PHONE: 312.216.0501 EMAIL: DAVID.PILUSKI@RTMEC.COM

STRUCTURAL ENGINEER
TGRWA STRUCTURAL ENGINEERS
600 W. VAN BUREN ST, SUITE 900
CHICAGO, IL 60607
CONTACT: BRIAN SESTERHENN
PHONE: 312.878.7501 EMAIL: BSESTERHENN@TGRWA.COM

CIVIL ENGINEER
IG CONSULTING, INC.
300 MARQUART DR, SUITE 101
WHEELING, IL 60090
CONTACT: GERALD KOTOWSKI
PHONE: 847.215.1133 EMAIL: IGCONSULTING.NET

PRELIMINARY NOT FOR CONSTRUCTION

MASONIC TEMPLE

1453 MAPLE AVE,
EVANSTON, IL

DRAWN BY	CM
CHECKED BY	MK
PROJECT ARCH	JM

NO	DATE	DESCRIPTION
	08.26.2022	MAJOR VARIATION APPLICATION SET
	09.21.2022	LPC SET

JOB NO
21035

DATE
09.26.2022

EXTERIOR ELEVATIONS

A300

NOTE: UNLESS NOTED OTHERWISE, EXISTING FACADE ELEMENTS TO REMAIN

1 / A301 PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"

0 2' 4' 8'

NOTE: UNLESS NOTED OTHERWISE, EXISTING FACADE ELEMENTS TO REMAIN

2 / A301 PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"

0 2' 4' 8'

APPROVALS

MYEFSKI ARCHITECTS

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

CLIENT
R2 COMPANIES
1200 N. NORTH BRANCH, 2ND FLOOR
CHICAGO, IL 60642
CONTACT: GARY STOLTZ
PHONE: 312.226.9737 EMAIL: GSTOLTZ@R2.ME

ARCHITECT
MYEFSKI ARCHITECTS
400 NORTH MICHIGAN AVENUE, SUITE 400
CHICAGO, IL 60611
CONTACT: MIKE KARKOWSKI
PHONE: 312.763.2400 EMAIL: MKARKOWSKI@MYEFSKI.COM

MEP ENGINEER
RTM ASSOCIATES / RTM ENGINEERING CONSULTANTS
200 W MONROE, SUITE 1750
CHICAGO, IL 60606
CONTACT: DAVID PILUSKI
PHONE: 312.216.0501 EMAIL: DAVID.PILUSKI@RTMEC.COM

STRUCTURAL ENGINEER
TGRWA STRUCTURAL ENGINEERS
600 W. VAN BUREN ST, SUITE 900
CHICAGO, IL 60607
CONTACT: BRIAN SESTERHENN
PHONE: 312.878.7501 EMAIL: BSESTERHENN@TGRWA.COM

CIVIL ENGINEER
IG CONSULTING, INC.
300 MARQUART DR, SUITE 101
WHEELING, IL 60090
CONTACT: GERALD KOTOWSKI
PHONE: 847.215.1133 EMAIL: IGCONSULTING.NET

PRELIMINARY
NOT FOR
CONSTRUCTION

MASONIC TEMPLE

1453 MAPLE AVE,
EVANSTON, IL

DRAWN BY	CM
CHECKED BY	MK
PROJECT ARCH	JM

NO	DATE	DESCRIPTION
	08.26.2022	MAJOR VARIATION APPLICATION SET
	09.21.2022	LPC SET

JOB NO
21035

DATE
09.26.2022

EXTERIOR ELEVATIONS

A301

C.

APPROVALS

MYEFSKI ARCHITECTS

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

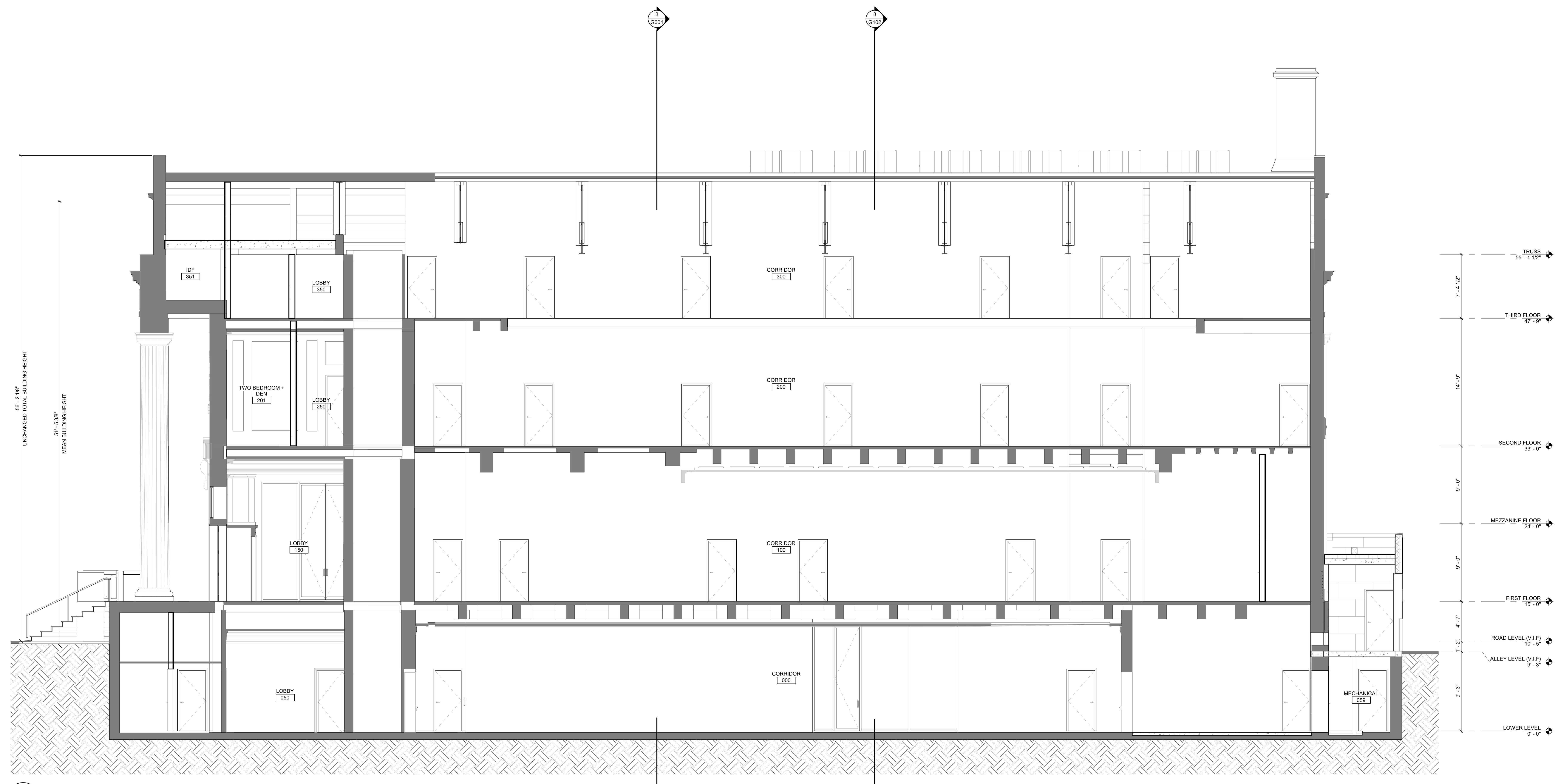
CLIENT
R2 COMPANIES
1200 N. NORTH BRANCH, 2ND FLOOR
CHICAGO, IL 60642
CONTACT: GARY STOLTZ
PHONE: 312.226.9737 EMAIL: GSTOLTZ@R2.ME

ARCHITECT
MYEFSKI ARCHITECTS
400 NORTH MICHIGAN AVENUE, SUITE 400
CHICAGO, IL 60611
CONTACT: MIKE KARKOWSKI
PHONE: 312.763.2400 EMAIL: MKARKOWSKI@MYEFSKI.COM

MEP ENGINEER
RTM ASSOCIATES / RTM ENGINEERING CONSULTANTS
200 W MONROE, SUITE 1750
CHICAGO, IL 60606
CONTACT: DAVID PILUSKI
PHONE: 312.216.0501 EMAIL: DAVID.PILUSKI@RTMEC.COM

STRUCTURAL ENGINEER
TGRWA STRUCTURAL ENGINEERS
600 W. VAN BUREN ST, SUITE 900
CHICAGO, IL 60607
CONTACT: BRIAN SESTERHENN
PHONE: 312.878.7501 EMAIL: BSESTERHENN@TGRWA.COM

CIVIL ENGINEER
IG CONSULTING, INC.
300 MARQUART DR, SUITE 101
WHEELING, IL 60090
CONTACT: GERALD KOTOWSKI
PHONE: 847.215.1133 EMAIL: IGCONSULTING.NET



1 A400 WEST-EAST BUILDING SECTION 1

SCALE: 3/16" = 1'-0"

0 2' 4' 8'

PRELIMINARY NOT FOR CONSTRUCTION

MASONIC TEMPLE

1453 MAPLE AVE,
EVANSTON, IL

DRAWN BY	CM
CHECKED BY	MK
PROJECT ARCH	JM

NO	DATE	DESCRIPTION
	08.26.2022	MAJOR VARIATION APPLICATION SET
	09.21.2022	LPC SET

JOB NO
21035

DATE
09.26.2022

PROPOSED BUILDING SECTION

A400

APPROVALS

MYEFSKI ARCHITECTS

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

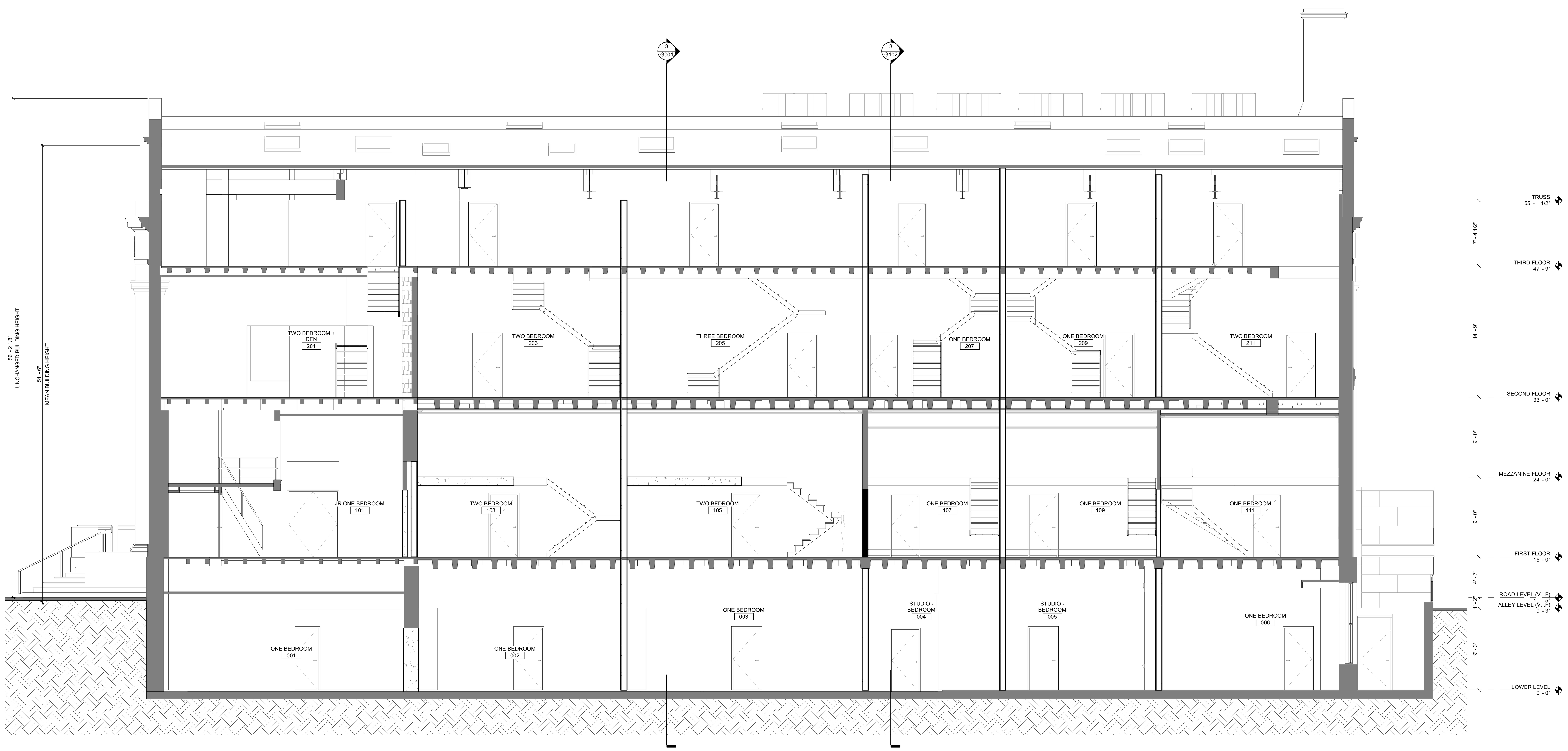
CLIENT
R2 COMPANIES
1200 N. NORTH BRANCH, 2ND FLOOR
CHICAGO, IL 60642
CONTACT: GARY STOLTZ
PHONE: 312.226.9737 EMAIL: GSTOLTZ@R2.ME

ARCHITECT
MYEFSKI ARCHITECTS
400 NORTH MICHIGAN AVENUE, SUITE 400
CHICAGO, IL 60611
CONTACT: MIKE KARKOWSKI
PHONE: 312.763.2400 EMAIL: MKARKOWSKI@MYEFSKI.COM

MEP ENGINEER
RTM ASSOCIATES / RTM ENGINEERING CONSULTANTS
200 W MONROE, SUITE 1750
CHICAGO, IL 60606
CONTACT: DAVID PILUSKI
PHONE: 312.216.0501 EMAIL: DAVID.PILUSKI@RTMEC.COM

STRUCTURAL ENGINEER
TGRWA STRUCTURAL ENGINEERS
600 W. VAN BUREN ST, SUITE 900
CHICAGO, IL 60607
CONTACT: BRIAN SESTERHENN
PHONE: 312.878.7501 EMAIL: BSESTERHENN@TGRWA.COM

CIVIL ENGINEER
IG CONSULTING, INC.
300 MARQUART DR, SUITE 101
WHEELING, IL 60090
CONTACT: GERALD KOTOWSKI
PHONE: 847.215.1133 EMAIL: IGCONSULTING.NET



1 A401 WEST-EAST BUILDING SECTION 2
SCALE: 3/16" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

MASONIC TEMPLE

1453 MAPLE AVE, EVANSTON, IL

DRAWN BY	CM
CHECKED BY	MK
PROJECT ARCH	JM

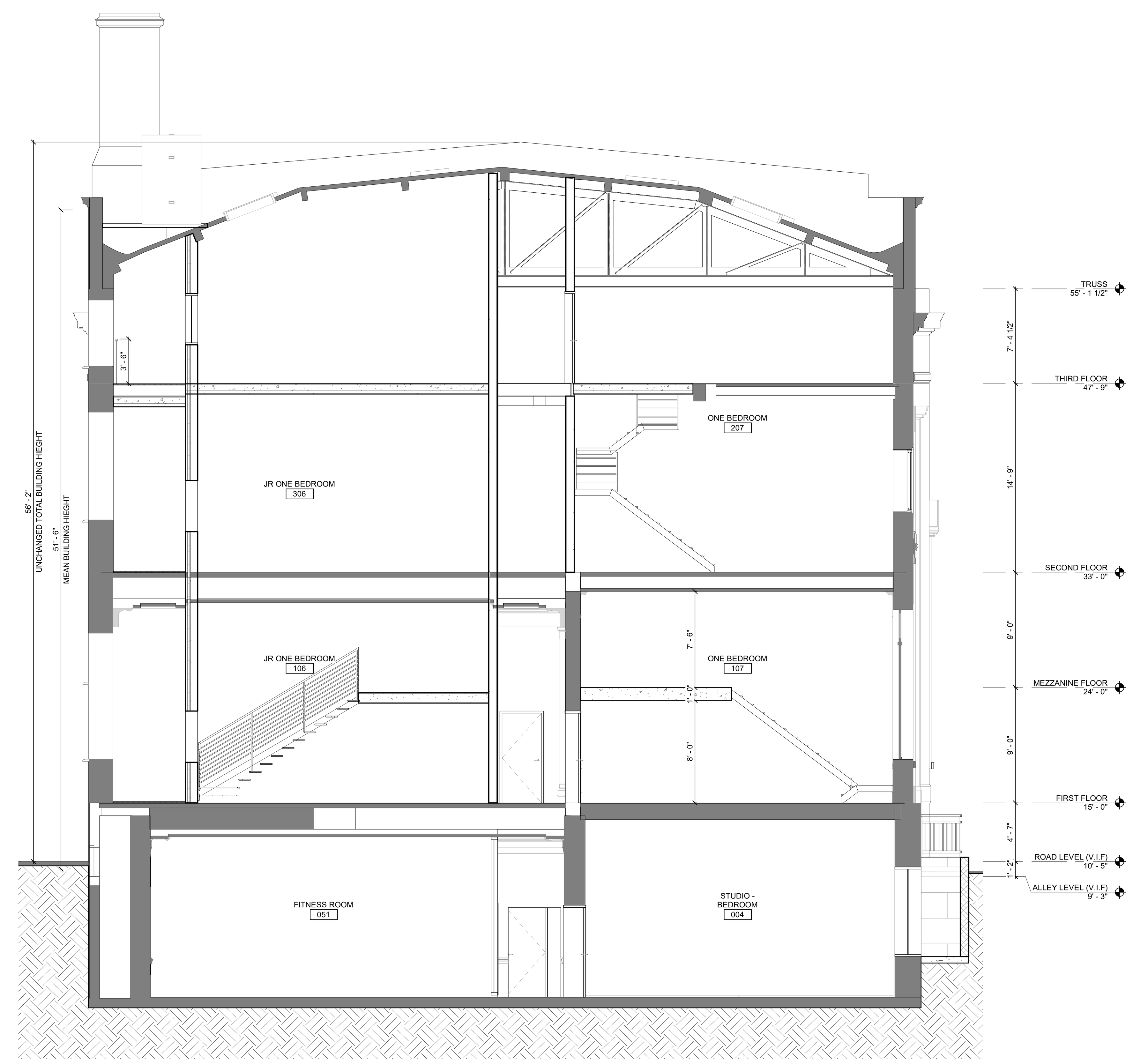
NO	DATE	DESCRIPTION
	08.26.2022	MAJOR VARIATION APPLICATION SET
	09.21.2022	LPC SET

JOB NO
21035

DATE
09.26.2022

PROPOSED BUILDING SECTION

A401



1
A402
NORTH-SOUTH CROSS SECTION 1
SCALE: 3/16" = 1'-0"
0 2' 4' 8'

APPROVALS

MYEFSKI ARCHITECTS

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

CLIENT
R2 COMPANIES
1200 N. NORTH BRANCH, 2ND FLOOR
CHICAGO, IL 60642
CONTACT: GARY STOLTZ
PHONE: 312.226.9737 EMAIL: GSTOLTZ@R2.ME

ARCHITECT
MYEFSKI ARCHITECTS
400 NORTH MICHIGAN AVENUE, SUITE 400
CHICAGO, IL 60611
CONTACT: MIKE KARKOWSKI
PHONE: 312.763.2400 EMAIL: MKARKOWSKI@MYEFSKI.COM

MEP ENGINEER
RTM ASSOCIATES / RTM ENGINEERING CONSULTANTS
200 W MONROE, SUITE 1750
CHICAGO, IL 60606
CONTACT: DAVID PILUSKI
PHONE: 312.216.0501 EMAIL: DAVID.PILUSKI@RTMEC.COM

STRUCTURAL ENGINEER
TGRWA STRUCTURAL ENGINEERS
600 W. VAN BUREN ST, SUITE 900
CHICAGO, IL 60607
CONTACT: BRIAN SESTERHENN
PHONE: 312.878.7501 EMAIL: BSESTERHENN@TGRWA.COM

CIVIL ENGINEER
IG CONSULTING, INC.
300 MARQUART DR, SUITE 101
WHEELING, IL 60090
CONTACT: GERALD KOTOWSKI
PHONE: 847.215.1133 EMAIL: IGCONSULTING.NET

PRELIMINARY
NOT FOR
CONSTRUCTION

MASONIC TEMPLE

1453 MAPLE AVE,
EVANSTON, IL

DRAWN BY	CM
CHECKED BY	MK
PROJECT ARCH	JM

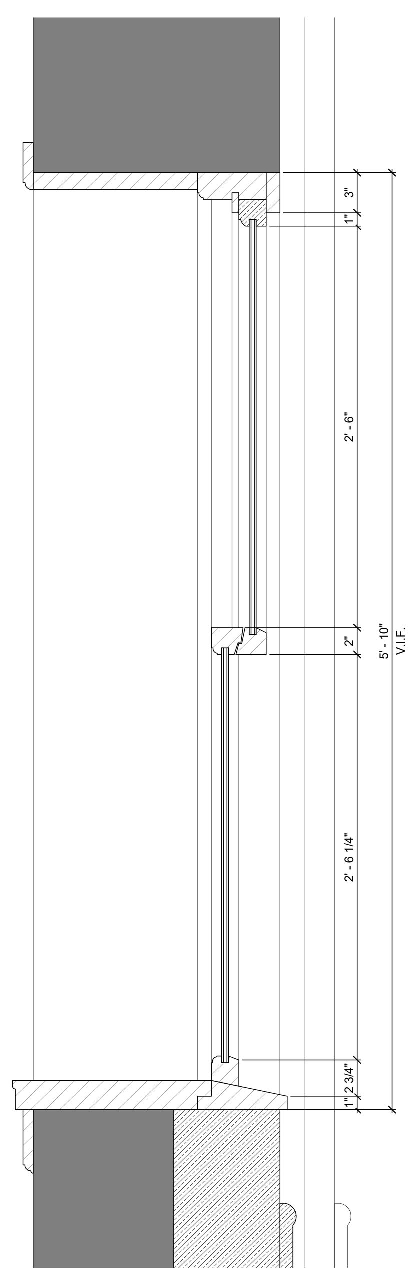
NO	DATE	DESCRIPTION
	08.26.2022	MAJOR VARIATION APPLICATION SET
	09.21.2022	LPC SET

JOB NO
21035

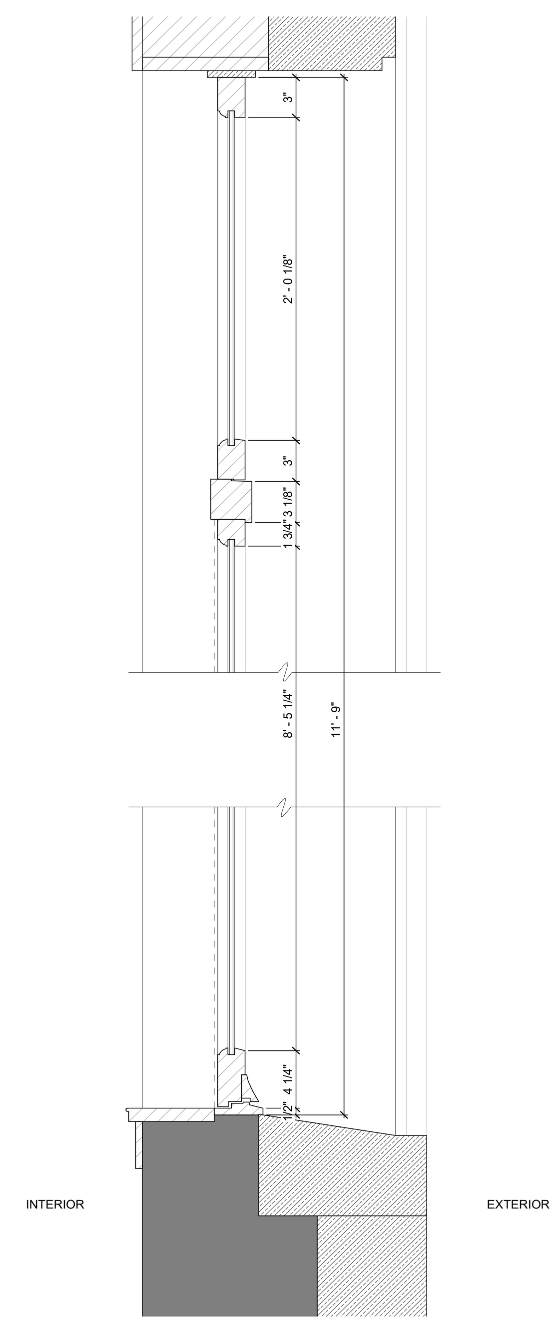
DATE
09.26.2022

PROPOSED BUILDING SECTION

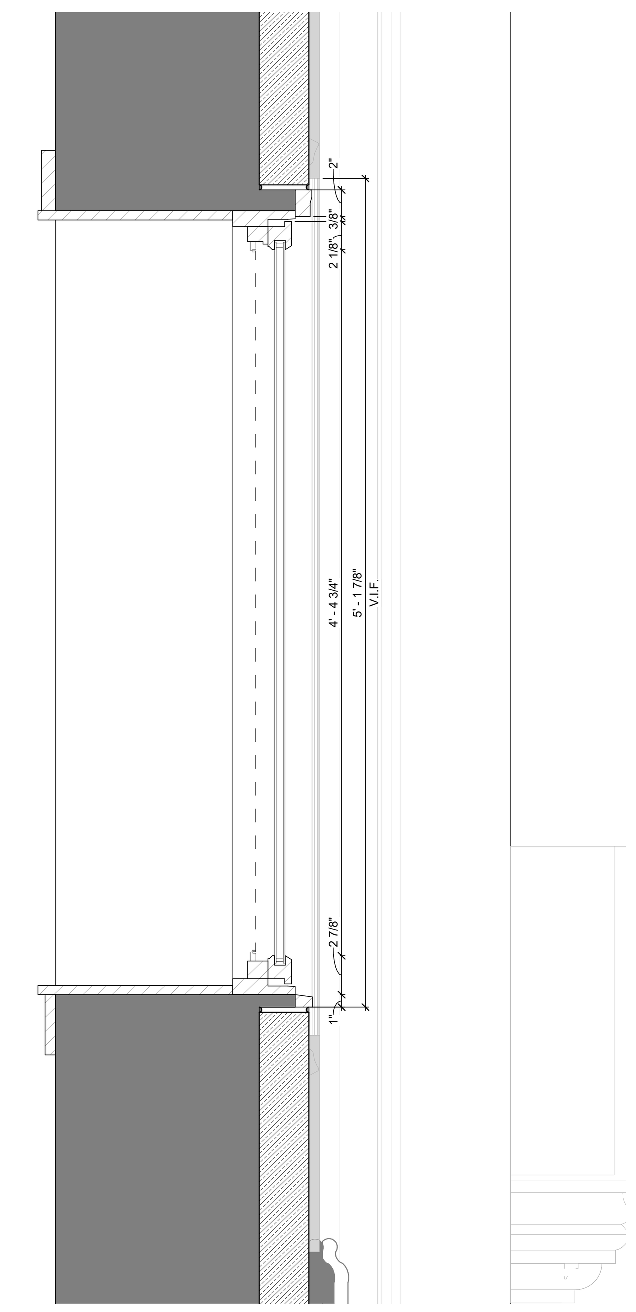
A402



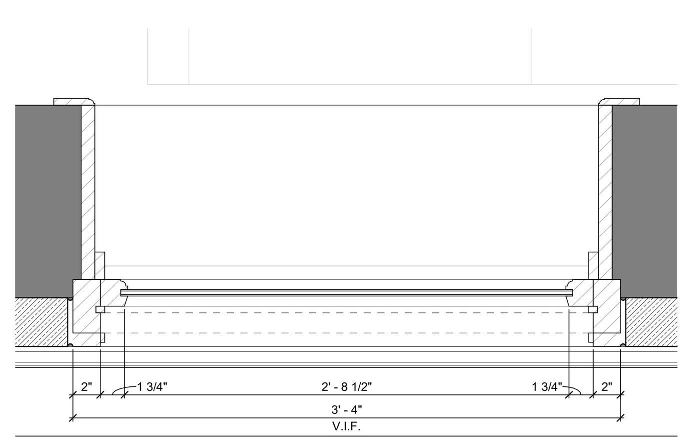
6 A600 TYPICAL DOUBLE HUNG WINDOW
SCALE: 1 1/2" = 1'-0"



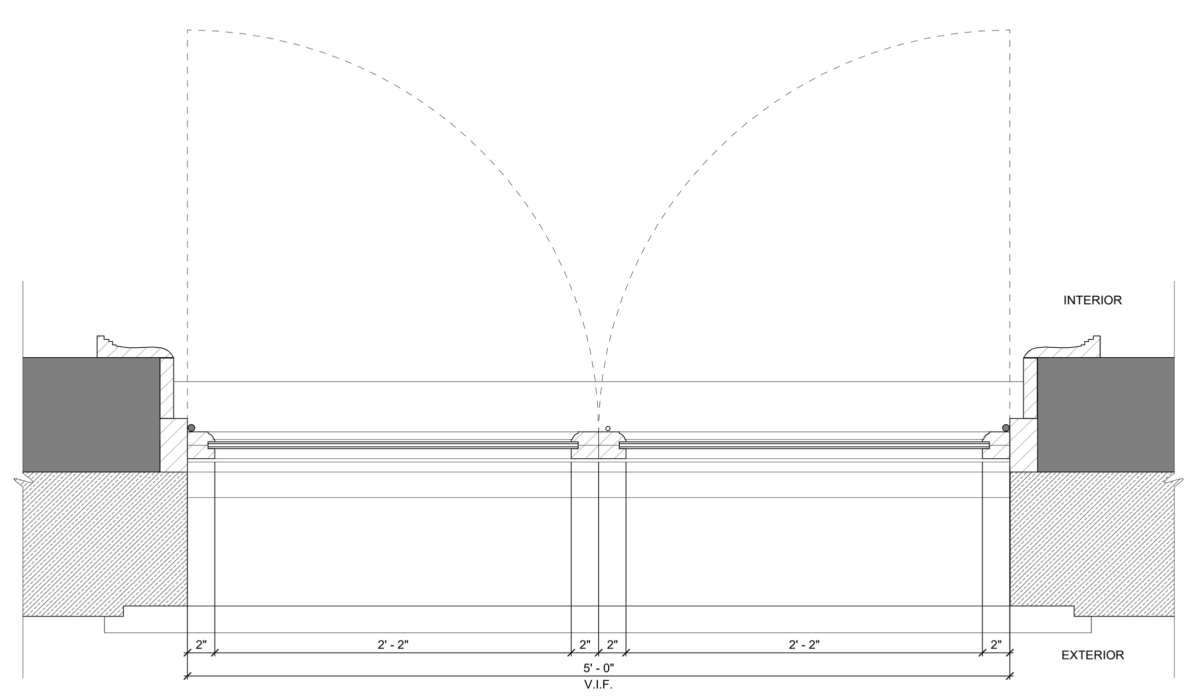
4 A600 EXISTING SOUTH REPLACEMENT WINDOW SECTION
SCALE: 1 1/2" = 1'-0"



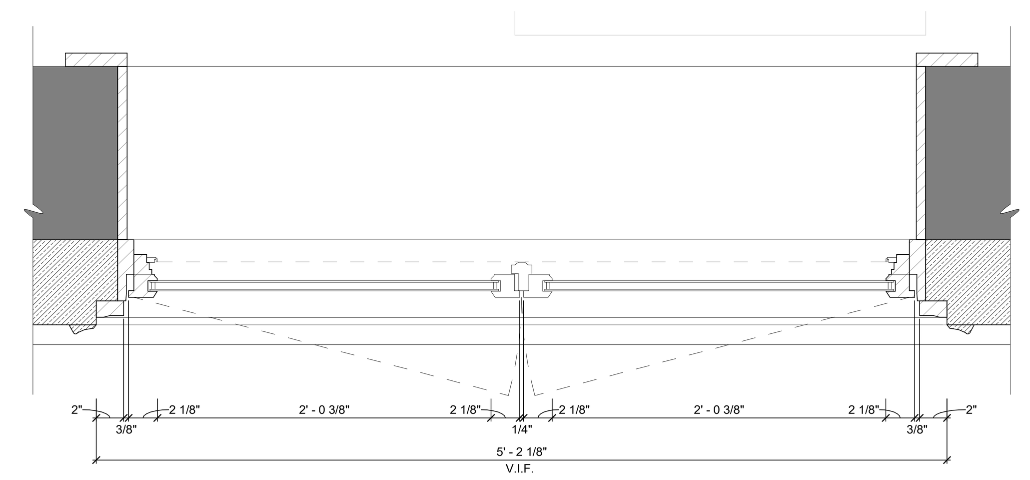
2 A600 SOUTH SECOND FLOOR WINDOWS IN EXISTING STONE RELIEFS
SCALE: 1 1/2" = 1'-0"



5 A600 TYPICAL DOUBLE-HUNG WINDOW PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



3 A600 TYPICAL FIRST FLOOR EXISTING SOUTH WINDOW DETAIL
SCALE: 1 1/2" = 1'-0"



1 A600 TYPICAL SECOND FLOOR NEW WINDOW DETAIL
SCALE: 1 1/2" = 1'-0"

APPROVALS

MYEFSKI ARCHITECTS

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

CLIENT
R2 COMPANIES
1200 N. NORTH BRANCH, 2ND FLOOR
CHICAGO, IL 60642
CONTACT: GARY STOLTZ
PHONE: 312.226.9737 EMAIL: GSTOLTZ@R2.ME

ARCHITECT
MYEFSKI ARCHITECTS
400 NORTH MICHIGAN AVENUE, SUITE 400
CHICAGO, IL 60611
CONTACT: MIKE KARKOWSKI
PHONE: 312.763.2400 EMAIL: MKARKOWSKI@MYEFSKI.COM

MEP ENGINEER
RTM ASSOCIATES / RTM ENGINEERING CONSULTANTS
200 W MONROE, SUITE 1750
CHICAGO, IL 60606
CONTACT: DAVID PILUSKI
PHONE: 312.216.0501 EMAIL: DAVID.PILUSKI@RTMEC.COM

STRUCTURAL ENGINEER
TGRWA STRUCTURAL ENGINEERS
600 W. VAN BUREN ST, SUITE 900
CHICAGO, IL 60607
CONTACT: BRIAN SESTERHENN
PHONE: 312.878.7501 EMAIL: BSESTERHENN@TGRWA.COM

CIVIL ENGINEER
IG CONSULTING, INC.
300 MARQUART DR, SUITE 101
WHEELING, IL 60090
CONTACT: GERALD KOTOWSKI
PHONE: 847.215.1133 EMAIL: IGCONSULTING.NET

PRELIMINARY NOT FOR CONSTRUCTION

MASONIC TEMPLE

1453 MAPLE AVE, EVANSTON, IL

DRAWN BY	CM
CHECKED BY	MK
PROJECT ARCH	JM

NO	DATE	DESCRIPTION

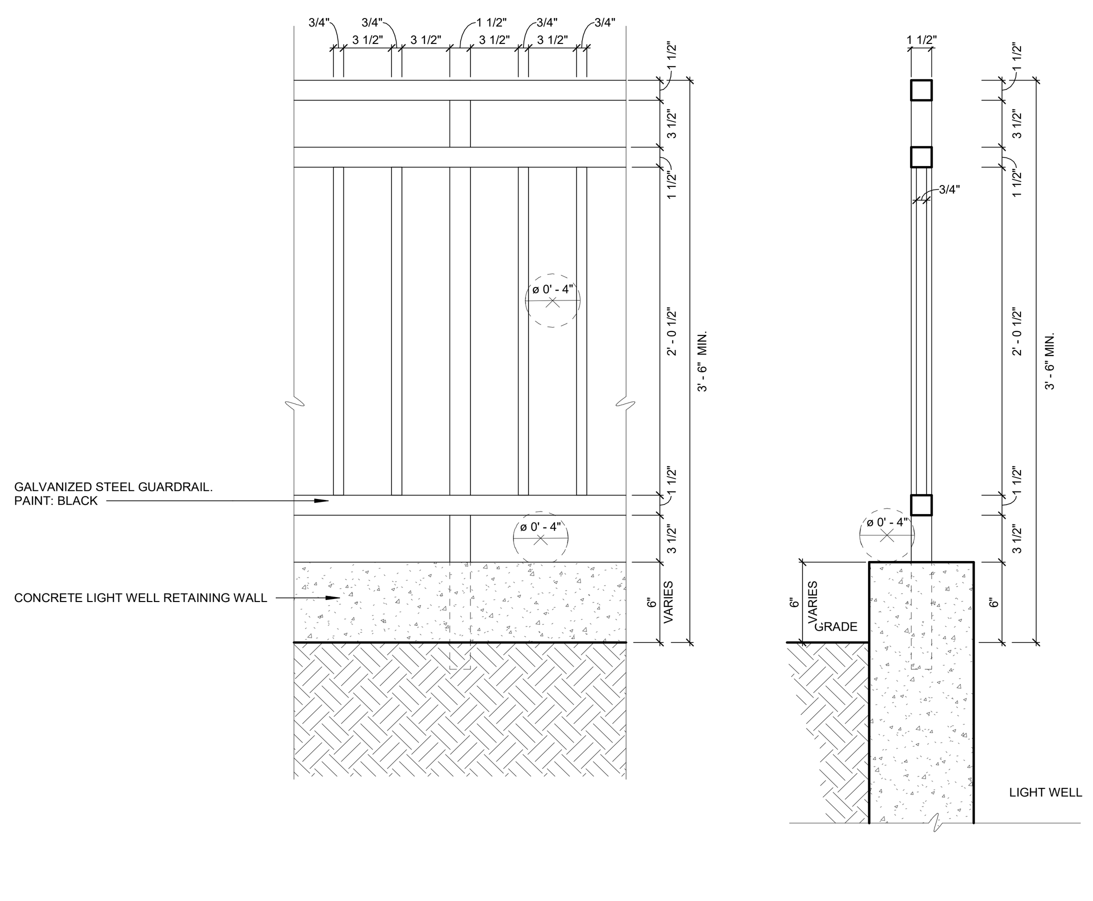
JOB NO 21035

DATE 09.26.2022

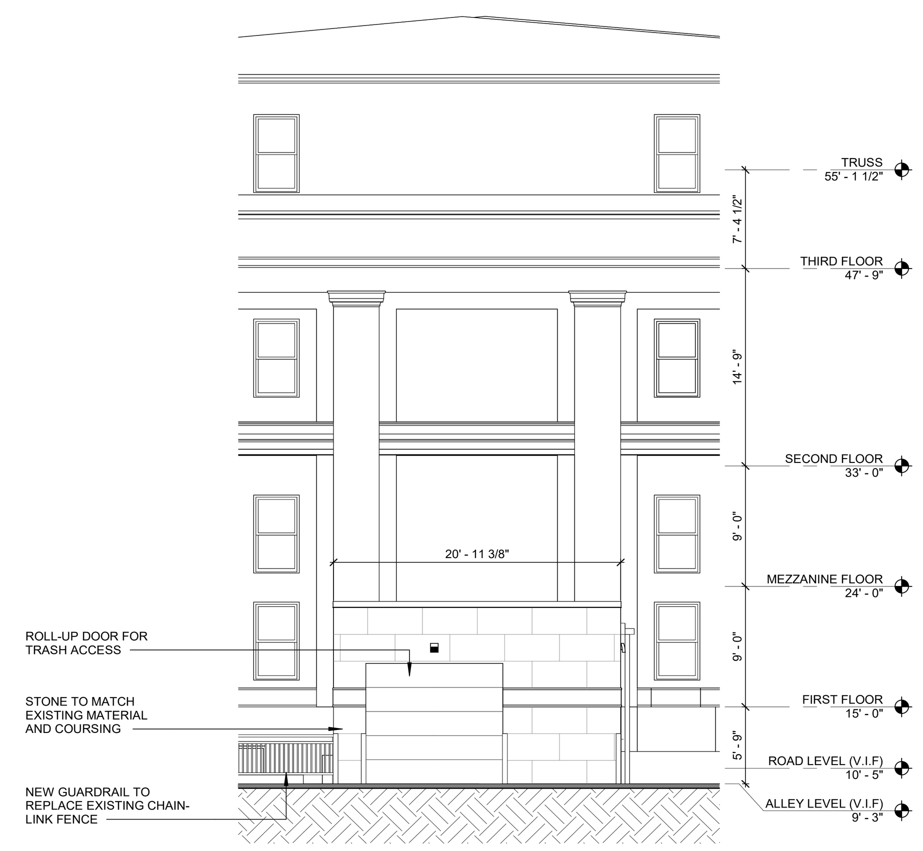
ENLARGED DETAILS - HISTORIC

A600

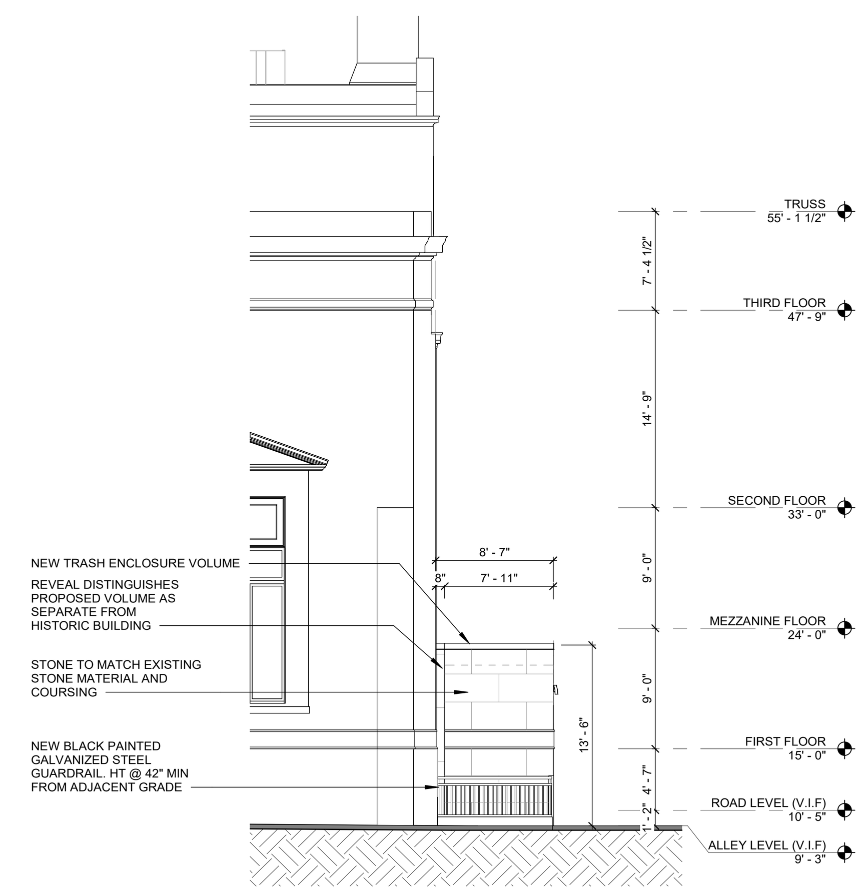
c.



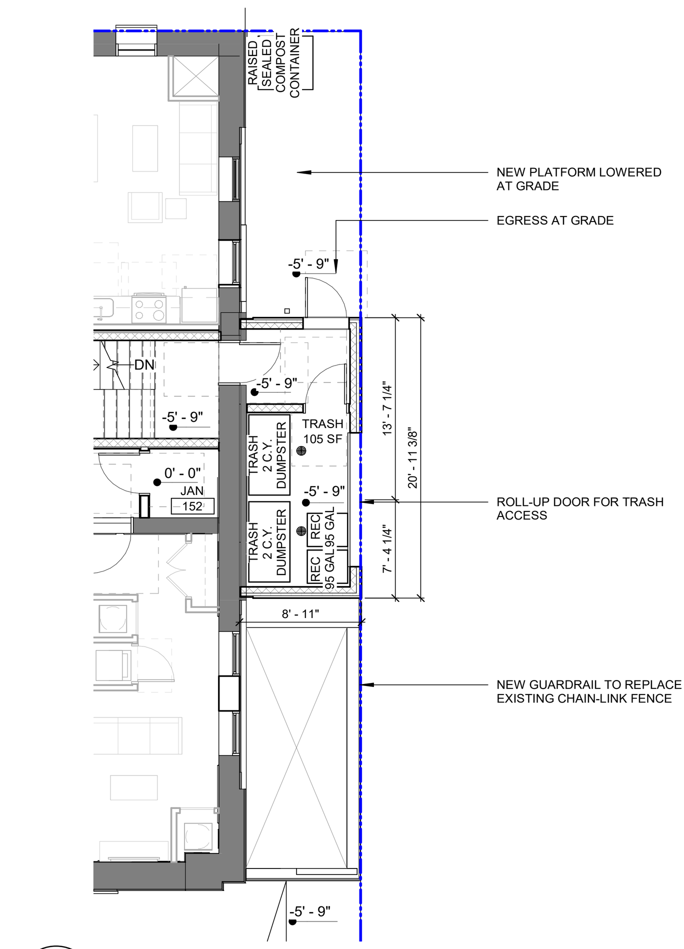
7 EXTERIOR GAURDRAIL - DETAILS
A601 SCALE: 1 1/2" = 1'-0"



6 TRASH ENCLOSURE - EAST ELEVATION
A601 SCALE: 1/8" = 1'-0"

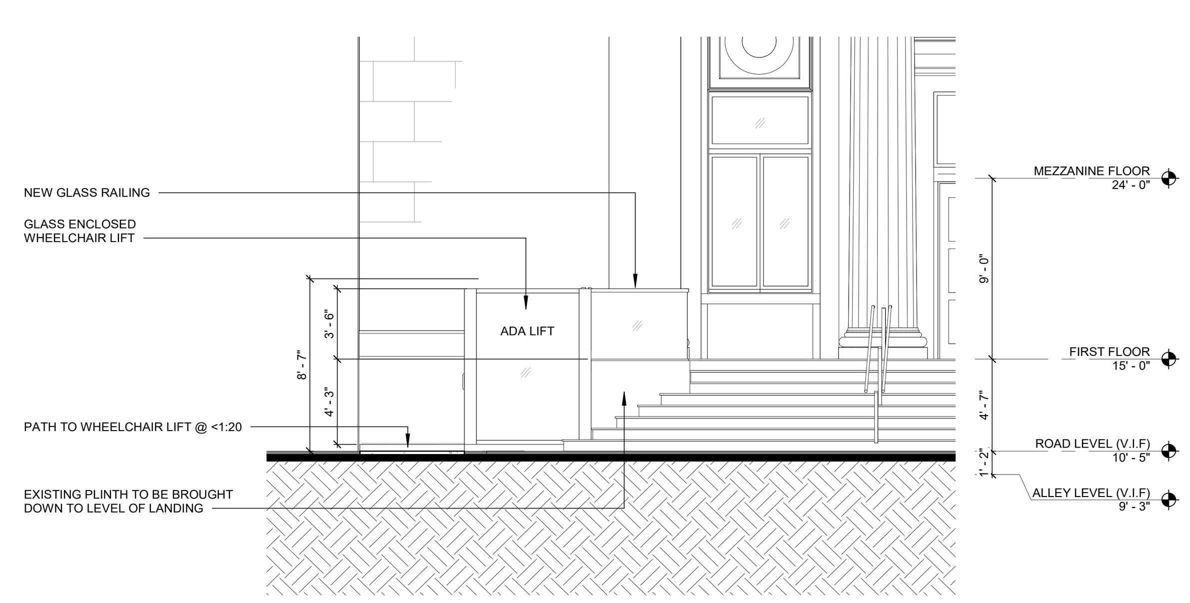


4 TRASH ENCLOSURE - SOUTH ELEVATION
A601 SCALE: 1/8" = 1'-0"

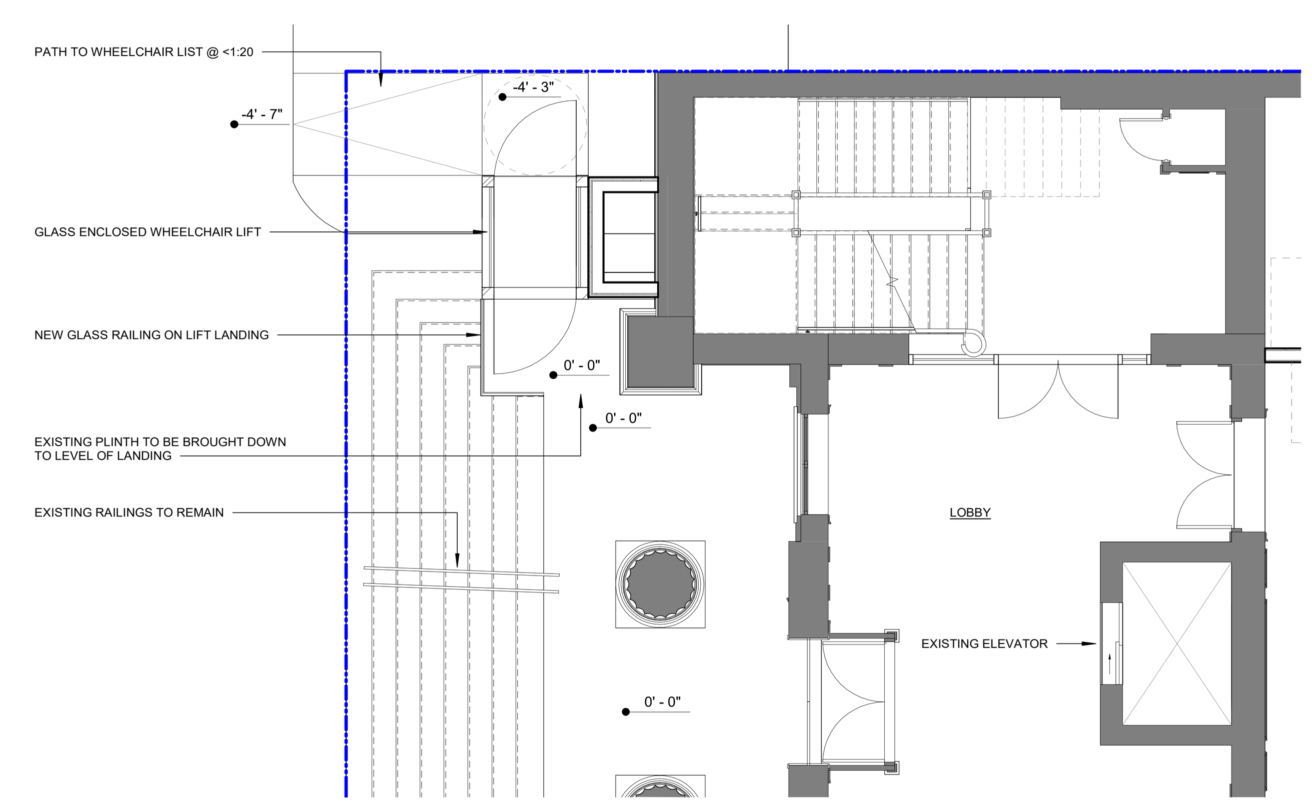


2 ENLARGED TRASH ROOM PLAN
A601 SCALE: 1/8" = 1'-0"

5 ENLARGED SOUTH ELEVATION
A601 SCALE: 1/8" = 1'-0"



3 ADA LIFT ELEVATION
A601 SCALE: 3/16" = 1'-0"



1 ENLARGED ADA LIFT PLAN
A601 SCALE: 3/16" = 1'-0"

APPROVALS

MYEFSKI ARCHITECTS

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

CLIENT
R2 COMPANIES
1200 N. NORTH BRANCH, 2ND FLOOR
CHICAGO, IL 60642
CONTACT: GARY STOLTZ
PHONE: 312.226.9737 EMAIL: GSTOLTZ@R2.ME

ARCHITECT
MYEFSKI ARCHITECTS
400 NORTH MICHIGAN AVENUE, SUITE 400
CHICAGO, IL 60611
CONTACT: MIKE KARKOWSKI
PHONE: 312.763.2400 EMAIL: MKARKOWSKI@MYEFSKI.COM

MEP ENGINEER
RTM ASSOCIATES / RTM ENGINEERING CONSULTANTS
200 W MONROE, SUITE 1750
CHICAGO, IL 60606
CONTACT: DAVID PILUSKI
PHONE: 312.216.0501 EMAIL: DAVID.PILUSKI@RTMEC.COM

STRUCTURAL ENGINEER
TGRWA STRUCTURAL ENGINEERS
600 W. VAN BUREN ST, SUITE 900
CHICAGO, IL 60607
CONTACT: BRIAN SESTERHENN
PHONE: 312.878.7501 EMAIL: BSESTERHENN@TGRWA.COM

CIVIL ENGINEER
IG CONSULTING, INC.
300 MARQUART DR, SUITE 101
WHEELING, IL 60090
CONTACT: GERALD KOTOWSKI
PHONE: 847.215.1133 EMAIL: IGCONSULTING.NET

PRELIMINARY NOT FOR CONSTRUCTION

MASONIC TEMPLE
1453 MAPLE AVE, EVANSTON, IL

DRAWN BY	CM
CHECKED BY	MK
PROJECT ARCH	JM

NO	DATE	DESCRIPTION
	09.21.2022	LPC SET

JOB NO 21035
DATE 09.26.2022

ENLARGED DETAILS

A601

1449-53 Maple, Masonic Temple   Holabird and Roche   1926

A5 A9

Designed by an important Chicago architectural firm, this large limestone faced block has pilasters and tabernacle windows along the side facade and a distyle in antis porch on the front facade. The order is the Doric with tall shafts and bases indicating a Roman origin while the entablature and parapet carry a pitched block above the porch to refer to the Greek orders. The entablature projects slightly over the porch and carries wreaths in the frieze to mark the antae. The building has excellent integrity, and it is listed in the State survey.

City of EVANSTON

1449 - 1453 MAPLE AVENUE, MASONIC TEMPLE

BEGINNING STREET NUMBER	1453
END STREET NUMBER	
STREET # SUFFIX	
STREET NAME	Maple Avenue
PIN	11-18-316-013-0000

PHOTO ID: 11-18-316-013-0000.jpg

LOCAL

WITHIN LOCAL DISTRICT? No

LOCAL DIST CONTRIB / NON-CONTRIB?

LOCAL LANDMARK? Yes

YEAR 1978

LOCAL LANDMARK ELIGIBLE?

CRITERIA

A5: Exemplify the work of a nationally or internationally known architect, or major local architect or master builder; A9: Be selected for inclusion on the 1972 Illinois Historic Structures Survey.

NATIONAL REGISTER

NR DISTRICT CONTRIB / NON-CONTRIB

WITHIN DISTRICT? No NR LANDMARK? No YEAR

NR ELIGIBLE? Yes CRITERIA ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY Institutional CONDITION Excellent

INTEGRITY Excellent CURRENT USE Institutional

HISTORIC USE Institutional - Masonic Temple

SECONDARY STRUCTURE NR SECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION Classical Revival

DETAILS

Large front stone Doric entry columns topped by frieze and peaked parapet, flat coursed stone facades, punched side openings with pediments, pedimented stone entry flanked by pedimented stone windows, carved wreaths in frieze, carved Masonic logo at entrance as well as building name.

CONSTRUCTION YEAR 1926 OTHER YEAR

DATE SOURCE Building Permit WALL MATERIAL (CURRENT) Stone

WALL MATERIAL 2 (CURRENT) PLAN Rectangular

NO OF STORIES 2 ROOF TYPE Flat

ROOF MATERIAL Undetermined FOUNDATION Stone PORCH

WINDOW MATERIAL Metal WINDOW MATERIAL 2 Storm Windows

WINDOW TYPE Double Casement with Transom

WINDOW CONFIGURATION 1/1 SIGNIFICANCE

HISTORIC FEATURES

Large front stone Doric entry columns topped by frieze and peaked parapet, flat coursed stone facades, punched side openings with pediments, pedimented stone entry flanked by pedimented stone windows.

ALTERATIONS

HISTORIC INFORMATION

OLD ADDRESS (CITY DIR.YEAR) BUILDING MOVED?

MOVED FROM ORIGINAL OWNER OR/O Masonic Temple Assoc.

ORIGINAL ARCHITECT AR Holabird & Roche

ARCHITECT SOURCE Building permit at Evanston History Center

BUILDER BL N.P. Severin & Co SURVEYOR Susan Turner, AIA

SURVEYOR ORGANIZATION The Lakota Group

SURVEY DATE July 21, 2015 SURVEY AREA

509

PERMIT/HISTORIC INFORMATION

PERMIT MOVING INFORMATION

CURRENT ADDRESS 1453 Maple Avenue **OLD ADDRESS** **DATE OF CONSTRUCTION** 1926 **MOVING PERMIT #** **DATE MOVED**

ORIGINAL PERMIT INFORMATION

BUILDING PERMIT # BP#14919 **DATE** 1926.03.18

BUILDING PERMIT DESCRIPTION 4-sty BR & ST BLDG 64'X156'6"X56'

COST $250,000 **ORIGINAL OWNER OCCUPIED?** Yes

EXTERIOR ALTERATION PERMITS

BP#37367, 1965.03.09, 3-sty elevator and shaft, $22,000, OR/O Masonic Temple Assoc., CON Otto A. Schulz.

OTHER PERMIT INFORMATION

BP#97-37791, 1997.10.20, Re-RF, OR/O Masonic Temple Assoc., CON D&W Roofing.

COA INFO **HISTORIC INFO**

OTHER SOURCES

Evanston History Center; Microfiche at Building & Inspection Services Department, City of Evanston; Online permits at https://permits. cityofevanston.org/CitizenAccess/.

HISTORIC INFO COMPILER **VOLUNTEER** J. Steidl

C.

C.


69
70


MASONIC TEM


MASONIC TEM
1453


GRAINGER


1 53
Carrier
WeatherMaker


1 53

DRAFT

MEETING MINUTES

PRESERVATION COMMISSION
Tuesday September 13, 2022
7:00 P.M.

Members Present: Mark Simon, John Jacobs, Beth Bodan, Amanda Ziehm Suzi Reinhold, Carl Klein, Sarah M. Dreller,

Members Absent: Jamie Morris, Stuart Cohen, Aleca Sullivan

Staff Present: Cade W. Sterling; Carlos D. Ruiz

Presiding Member: Suzi Reinhold, Chair

Notes Taken by: Cade W. Sterling

Agenda

New Business

A. **1247 Ridge Avenue – Ridge Historic District – 22PRES-0165**

Omar Gutierrez, architect, submits for a Certificate of Appropriateness to demolish an existing wood frame deck and stone retaining wall at the homes rear volume and construct a single-story frame addition and concrete retaining wall in the same footprint.
Applicable Standards: Demolition [1-5]; Alteration [1-10];
Construction [1-5; 7-8; and, 10-15]

- Commissioner Dreller recused herself from questioning, deliberation, and the final vote due to a conflict of interest with the case.
- Tom Giella, homeowner, provided a brief overview of the project and the desire to add habitable space while also resolving points of perennial water infiltration causing damage to the interior of the home.
- City staff asked Mr. Giella to elaborate on the materials used for the addition and how they relate to the homes existing materiality.
- The proposed materials match the predominant materials on the home including aluminum clad wood windows, wood clapboard siding of same exposure to existing, and flat roofing membrane.
- Commissioners asked the applicant about the proposed window configuration, double-hung with transom, and why it was chosen

vs a taller double-hung.

- The applicant said the choice was made to mimic the existing window configuration at the small rear addition the new addition would replace, as well as the existing window configuration of the existing sunroom on the home.
- Commissioners asked if the applicant would consider altering the window to match the simple double-hung configuration on the homes south elevation since it is most closely visually related to those. The applicant agreed to consider this change.
- Commissioners discussed the proposed parapet including its height and how the solid space it creates could be broken down or minimized.
- Commissioners discussed the potential to reduce the height of the parapet wall to reduce the solid area, as well as continue the existing frieze band on the home at its existing datum around the new addition. The applicant agreed to explore this with his architect and agreed it was a worthwhile change.
- Commissioners further discussed an alternative which would remove the parapet wall altogether in favor of a low sloping roof, but acknowledged the pitch may be too shallow to adequately shed water.
- Commissioners debated a motion to either require modification of the window configuration or make it a non-binding recommendation, ultimately determining it should be left to the homeowner and architect to decide since both configurations are present on the home.
- Commissioners debated the reduction of the parapet wall or low sloped roof vs simple extending the frieze band around the existing addition to reduce and break down the large solid area above the windows. Ultimately Commissioners determined that two alternatives would be proposed and further discussed with the applicants architect and reviewed by staff administratively.
- A motion to approve with conditions was carried on a 6-0 vote with one abstention (Dreller). Conditions include an administrative review of the following alternatives in order to comply with Standards for Construction #3 (pattern of fenestration) and #4 (rhythm of solids to voids in a façade).
    - Removing the proposed parapet wall altogether in favor of a low sloped roof, with gutter and frieze/fascia detail mimicking the condition at the homes front-facade sunroom addition. The frieze/fascia detail would follow the same datum that is already established on south volume of the home.
    - If removing the proposed parapet is problematic for some structural reason not understood at the meeting, they recommend simply continuing the frieze detail above the proposed fenestration to break down the mass or solid

cladding above.

- The Commission further issued a non-binding recommendation to explore incorporation of a double-hung window without transom to better mimic the existing conditions and pattern of fenestration on the home.

3. APPROVAL OF MEETING MINUTES

A. **Minutes of July 12, 2022**

- A motion to approve the minutes as presented was carried on a vote of 6-0 with one abstention (Dreller).

4. DISCUSSION

A. **Preserve 2040 - Preservation Commission Long-Range Work Plan**

Staff proposes review and discussion of the Preserve 2040 Work Plan. The document intends to be the Commissions principle policy document which outlines specific goals, policies, and strategies to guide and support preservation activities in the City across the next 20 years. The previous plan was developed in 1980 and has seen its associated initiatives and goals realized.

- City staff provided a presentation on the Preserve 2040 plan which covered the planning process to date, planning objectives, vision, mission, and value statements, plan organization, priority initiatives, and background on implementation.
- Commissioners provided initial feedback on the document including general comments on short and long-term initiatives, the relationship to prior planning documents, and general plan organization.
- Commissioners asked for a clearer picture of the proposed implementation for the initiatives, specifically which are actionable and which are supportive in nature.
- Staff provided direction on the timeline for receiving feedback, noting the document was a lot to digest in a weekend and it was anticipated that 2-3 months of review and comment would likely take place prior to adoption of the document.
- Commissioners who sat on the Long-Range Plan Subcommittee addressed some comments as well as the vision to diversify the program beyond resource management, activate partner organizations, and provide robust incentive and education and advocacy frameworks.

B. **Downtown Heritage Resource Survey**

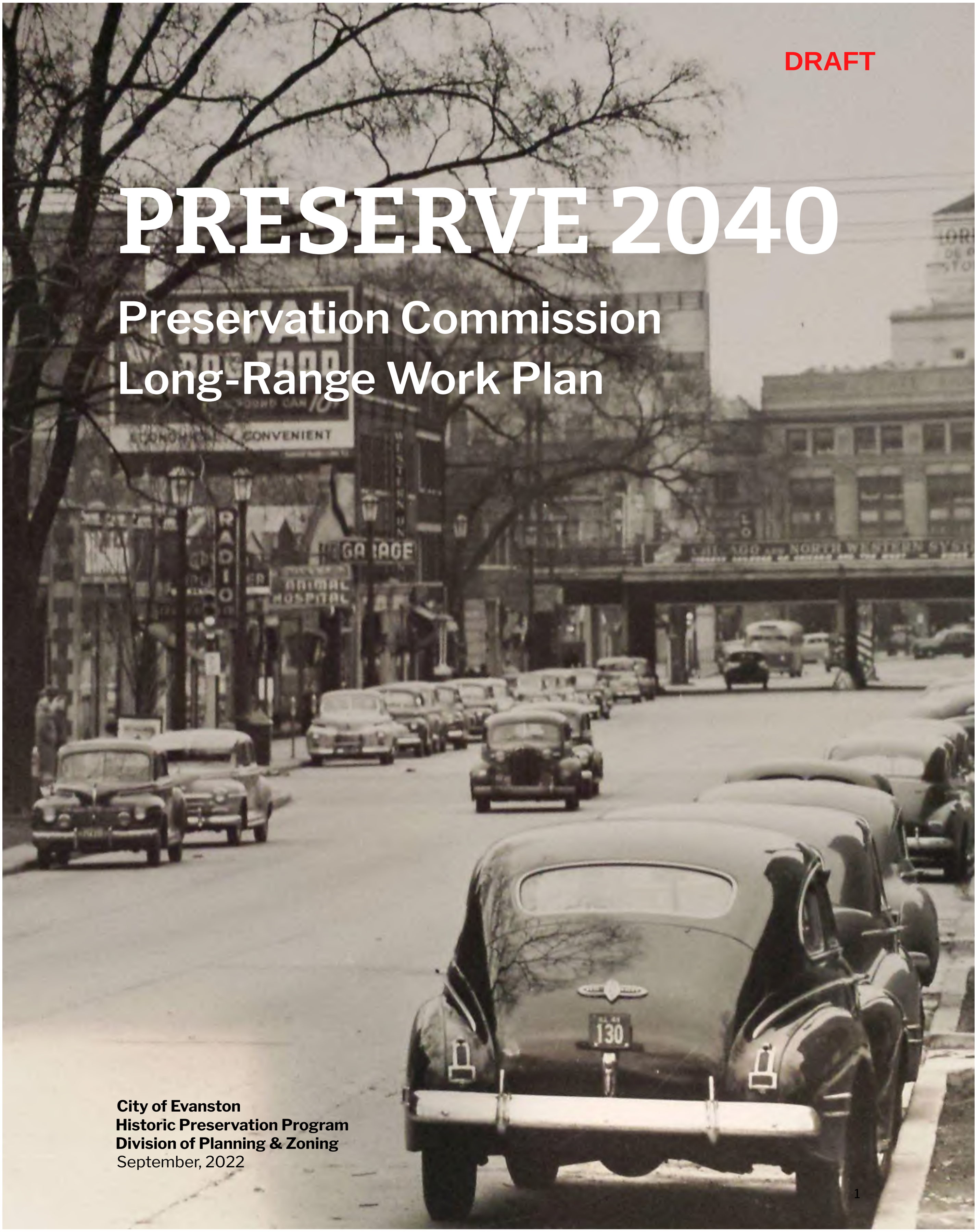
- Staff provided an update on the Downtown Heritage Resource Survey to date, and outlined next steps.
- Two of the three surveys were completed and the third was

scheduled. Once the surveys are completed, staff will digitize the paper forms, insert the photos, and write the report for review by the Commission. Staff anticipates this to be completed by December or January.

C. **Legacy Business Pilot Program**

- Staff provided an update on the City's Legacy Business Pilot Program being developed in partnership with a subset of the Preservation Commission, the City's Planning and Zoning Division, Economic Development Division, and Councilmembers Wynne and Kelly.
- To date, staff and Commissioners Reinhold and Klein had helped to create a framework for the program including writing the purpose and goal statements as well as eligibility criteria.
- 31 local businesses were identified and contacted to serve as a steering committee for creation of the programs incentive framework as well as to determine appropriate program administration.
- Commissioners asked how these businesses were determined. Staff noted that they were selected due to their diversity in age, use or product/service provided, as well as diversity in ownership and location.
- Commissioners asked about future involvement by the Preservation Commission. Staff noted that the program was largely an economic development tool and that the incentive framework and bulk of the administration would likely be handled by the Economic Development Division and Economic Development Committee. However, it seemed appropriate for the Commission, a subcommittee, or Preservation Planning Staff to review the proposed nominations, write each statement of significance, and also determine what character defining features exist that should be retained due to their association with the businesses identity and traditions.
- Further updates will be provided to the Commission at its regularly scheduled meetings. The Legacy Business working group is currently scheduled to meet bi-weekly on Thursday afternoons.

Adjournment:
The meeting was adjourned at 9:35pm



DRAFT

PRESERVE 2040

Preservation Commission Long-Range Work Plan

City of Evanston
Historic Preservation Program
Division of Planning & Zoning
September, 2022

This page intentionally left blank

Acknowledgments

Evanston Preservation Commission

Susan Reinhold, Chair
Stuart Cohen, Vice-Chair
Beth Bodan, Secretary
Sarah M. Dreller
John Jacobs
Carl Klein
Jamie Morris
Mark Simon, Chair Emeritus
Amanda Ziehm
Aleca Sullivan

Special Acknowledgments

Mary McWilliams, Associate Commissioner
Dino Robinson, Shorefront Legacy Center
Eden Juron Pearlman, Evanston History Center
Lori Osborne. Frances Willard House Museum and Archives
Emily Guthrie, Evanston Preservation League
Paul Janicki, Evanston Preservation League
Sarah Chodera, Resident

City of Evanston

Sarah Flax, Interim Director of Community Development
Elizabeth Williams, Planning Manager
Cade W. Sterling, Planner
Carlos D. Ruiz, Planner

Why plan?

The long-range work plan shall be viewed as the Commissions principal policy document regarding the identification, documentation and stewardship of Evanston's significant heritage resources -- buildings, sites, structures, people, stories and objects -- and a guide for the oversight and administration of the community's historic preservation program, principally facilitated through the City's Planning & Zoning Division with support from the Preservation Commission as well as other partner organizations.

Evanston's historic resources are vitally important and define Evanston's built character and identity. However, additional resources neither landmarked nor within districts but contributing to Evanston's heritage and vibrancy are consistently under threat from improper alterations, neglect, and demolition. To preserve these resources while accommodating the City's growth, economic development, and revitalization, a clear, forward-thinking understanding of Evanston's preservation priorities needs to be established. This document outlines specific goals, policies, and strategies for the Preservation Commission to follow to achieve short and long-term community heritage preservation goals across the next 20 years.

Utilization

The Preservation Commission, and Evanston's preservation partners and advocates, will utilize this long-term work plan to guide future preservation efforts outside of resource management and binding design review activities. This plan should also be used to monitor and create accountable benchmarks for the implementation of short and long-term preservation initiatives, advocate for adjusting municipal preservation policy when needed and warranted, and integrate preservation policies and strategies into other plans and studies the City may undertake in the future.

Key Objectives

1. **Educate:** Review previous preservation-based education and advocacy efforts and propose an engaging and ongoing program of outreach, education and advocacy efforts that builds community awareness and stewardship.
2. **Prioritize**: Determine future survey and documentation priorities in order to safeguard Evanston's evolving cultural identity and values embodied in its built environment..
3. **Include:** Consider historic and cultural contexts and their associated heritage resources. Include and prioritize Evanston's settlement by different ethnic and racial groups.
4. **Review:** Assess the effectiveness of the Preservation Ordinance as well as Commission operations and administration, and the viability of partner organizations by evaluating the type and frequency of poor outcomes and capacity for implementation.
5. **Align:** Explore opportunities for developing and integrating preservation-based policies and initiatives within the City's Climate Action and Resilience Plan, Affordable Housing Program, and Economic Development goals.
6. **Incentivize:** Determine the barriers to implementing effective preservation programs and explore the creation of incentives for both residents and developers.
7. **Engage:** Create new organizational approaches to facilitating preservation - approaches that build local capacity and involve private and community stakeholder participation.
8. **Organize:** Create an action-oriented work plan that prioritizes specific initiatives, identifies potential partners, as well as funding sources if applicable.

Mission

To enhance the quality of life for all Evanston residents and visitors through the ongoing work and benefits of historic preservation.

Vision

A vision is an aspirational statement regarding the future state of preservation in Evanston. Based on the feedback provided by subcommittee members and members of the broader preservation community, the following draft vision statement was created.

"In 2040 Evanston, Illinois is one of Midwestern America's most vibrant places - a city known for its **rich historic, cultural, architectural, and environmental legacy.**

The Evanston Preservation Commission and community at-large has fostered that legacy through **careful planning and stewardship** of Evanston's historic, cultural, architectural, and environmental resources, by **engaging a diverse group of residents, local stakeholders, and policy makers** on the benefits of historic preservation.

In turn, these efforts have **enhanced sustainability and accessibility,** identified endangered resources - and registered new resources especially those not previously acknowledged as significant; **celebrated and stabilized neighborhood character;** solidified **preservation as an economic development tool;** and promoted the increased appreciation of Evanston's **diverse cultural heritage.**

The Evanston Preservation Commission, City of Evanston, School Districts, Northwestern University, and other private-sector and nonprofit organizations **maintain ongoing partnerships** through meaningful advocacy efforts, preservation planning initiatives and **expanded educational resources and financial incentives.**"

Values

Value statements are intended to describe the Preservation Commission and municipal preservation programs core beliefs and act as broad guiding principles.

1. Evanston's cultural and architectural resources are tangible links to its current and past identities. Future Landmark and District designations keep pace with evolving preservation trends and aspirations for future identities.
2. Preservation embodies inherent sustainability and is essential to climate resilience.
3. A Preservation Commission membership that reflects Evanston's demographics supports a more representative, equitable, diverse, and inclusive program.
4. Enhancing public-private partnerships and capacities promotes broad community involvement, advocacy, and educational outreach.
5. Effective municipal leadership supports positive preservation outcomes.
6. An effective, well-managed, and well-staffed municipal preservation program facilitates positive community outcomes.
7. A commitment to equity, diversity, and inclusion within municipal preservation programming facilitates positive community outcomes.
8. Preservation promotes Evanston as a residential city of choice in the Chicago Region.
9. Preservation contributes to vibrant, human-scaled environments.
10. Preservation is a revitalization and economic development tool for small businesses and neighborhood business districts.
11. Evanston's historic resources are integral to community identity and placemaking and bind its residents to their physical environments.
12. Effective community partnerships and ongoing technical assistance advance a preservation advocacy ethic in Evanston.
13. Annual reporting of performance trends and benchmarks promotes transparency and trust with the public the Commission serves.


EQUAL
TREATMENT
OUR CHILDRE
SHOULD ENJOY
FULL
FREEDOMS
EQUAL
OPPORTUNITIES
WON'T
ACCEPT
RACISM AT
HOME

Plan Organization

A successful preservation program, and this work plan, is organized around four key elements.

1. Survey and Documentation;
2. Program Administration and Resource Management;
3. Community Revitalization, and;
4. Education and Advocacy

Survey and Documentation

Survey and documentation efforts require in-field assessment and background research into the historical, cultural, and architectural significance of Evanston's buildings, sites, structures, and objects as well as their eligibility as Landmarks or as part of a Local District. These efforts include preparation of survey reports, Local District and Landmark nominations, undertaking local history projects, and creating interpretive exhibits. Maintaining an active program in survey and documentation forms the foundation for effective community preservation planning. Effective survey and documentation provides the basis for identifying and understanding the community's historic resources, what resources are high value and significant as well as what resources are threatened.

Goal #1: Identify and Preserve Resources Significant to Evanston's Identity, Heritage, and Vibrancy.

Policy 1.1: Support initiatives that continue to identify and document Evanston's heritage resources.

Initiative 1.1: Re-Survey the Ridge Historic District

Initiative 1.2: Re-Survey the Northeast Historic District

Initiative 1.3: Prioritize new areas in Evanston for survey and documentation.

Initiative 1.4: Conduct a citywide reconnaissance survey of Evanston's historic downtown and neighborhood business district resources.

Initiative 1.5: Conduct a cultural landscape survey of Evanston including its park system.

Initiative 1.6: Conduct a citywide survey of Evanston's mid-century, international style, brutalist, and other contemporary resources.

Initiative 1.7: Document and include the built resources that identify and embody historic, social, and cultural periods and events, and the groups and people who have contributed to Evanston's unique character and identity. Prioritize resources associated with identity groups not adequately represented currently.

Initiative 1.8: Integrate survey and documentation efforts as part of future City planning efforts.

Policy 1.2: Support designation of significant resources as Landmarks and Historic Districts as recommended through survey and documentation activities

Initiative 1.9: Advocate for designation of the Oakton National Register District as a Local Historic or Conservation District

Initiative 1.10: Nominate Evanston's historic downtown resources and other business district resources to the National Register as a multi-property thematic resource listing..

Initiative 1.11: Prepare an annual list of endangered resources in Evanston.

Initiative 1.12: Advocate for expansion of the boundaries of the Northeast Historic District to overlay its National Register Counterpart

Initiative 1.13: Prepare Neighborhood Conservation District Plans and support neighborhood planning efforts in areas where residents have expressed interest in enhancing and stabilizing neighborhood character, identity, and affordability.

A.

Program Administration and Resource Management

Program Administration includes the operations and management of the preservation program at the City level, principally the mechanisms for designating Landmarks and Local Districts as well as conducting resource management or design review over those resources already registered both administratively and by the Preservation Commission. The regulatory frameworks are primarily outlined in the Preservation Ordinance but also the Commission's Rules and Procedures, Design Guidelines, and the Comprehensive General Plan.

Goal #2: Enhance the ability to protect and promote significant heritage and cultural resources through updated ordinances and additional preservation-based tools.

Policy 2.1: Maintain an up-to-date Preservation Ordinance which reflects nationwide best practices.

Initiative 2.1: Review and update the Historic Preservation Ordinance and consider the following changes:

1. Include designation criteria and design review procedures for future cultural resource designations.
2. Require identification of character-defining features in a resource's statement of significance.
3. Eliminate criteria for integrity when reviewing nominations as cultural resource designations.
4. Include a section on procedures for establishing Neighborhood or Commercial Conservation Districts.
5. Include standards for the Commission when providing recommendations on proposed zoning relief.
6. Amend the standards for new construction to include retention of landscape features which contribute to a Landmark or Districts setting.

7. Advocate for appeals of the Commission's decisions to be determined in Circuit Court rather than by City Council to align with other Boards and Commissions.
8. Permit former members of the Commission to serve additional terms after a period of absence and permit future members that work in the City but lack residency..
9. Incorporate a more expansive purpose statement in line with current preservation best-practices and trends.
10. Require rescission of Landmark designation prior to proposed demolition.
11. Require testimony by a representative of the Commission or the Commissions Administrative Officer for all matters sent before the Planning and Development Committee and/or City Council.
12. Incorporate a demolition delay provision for identified but non-registered resources.

Initiative 2.2: Prepare and formally adopt a set of design guidelines or guiding principles for facilitating binding design review activities.

Policy 2.2: Adopt new preservation tools and incentives.

Initiative 2.3: Work with the Building and Inspection Services Division to create a framework for permit fee waivers if recommended by the Commission.

Initiative 2.4: Work with the Planning and Zoning Division to amend the zoning code to include an adaptive use section for more flexible use of historic properties. Study the potential for additional permitted uses, relaxed parking requirements, and increased density for proposed residential uses to help offset rehabilitation costs.

Initiative 2.5: Explore implementation of form-based zoning overlays in areas of significant redevelopment potential adjacent to historic districts or where high concentrations of Landmarks exist

Initiative 2.6: Advocate for creation of and donation into a preservation-based fund as a public benefit for Planned Developments.

Initiative 2.7: Reinstate incentive programs for maintaining the character defining features of commercial historic or legacy buildings and businesses.

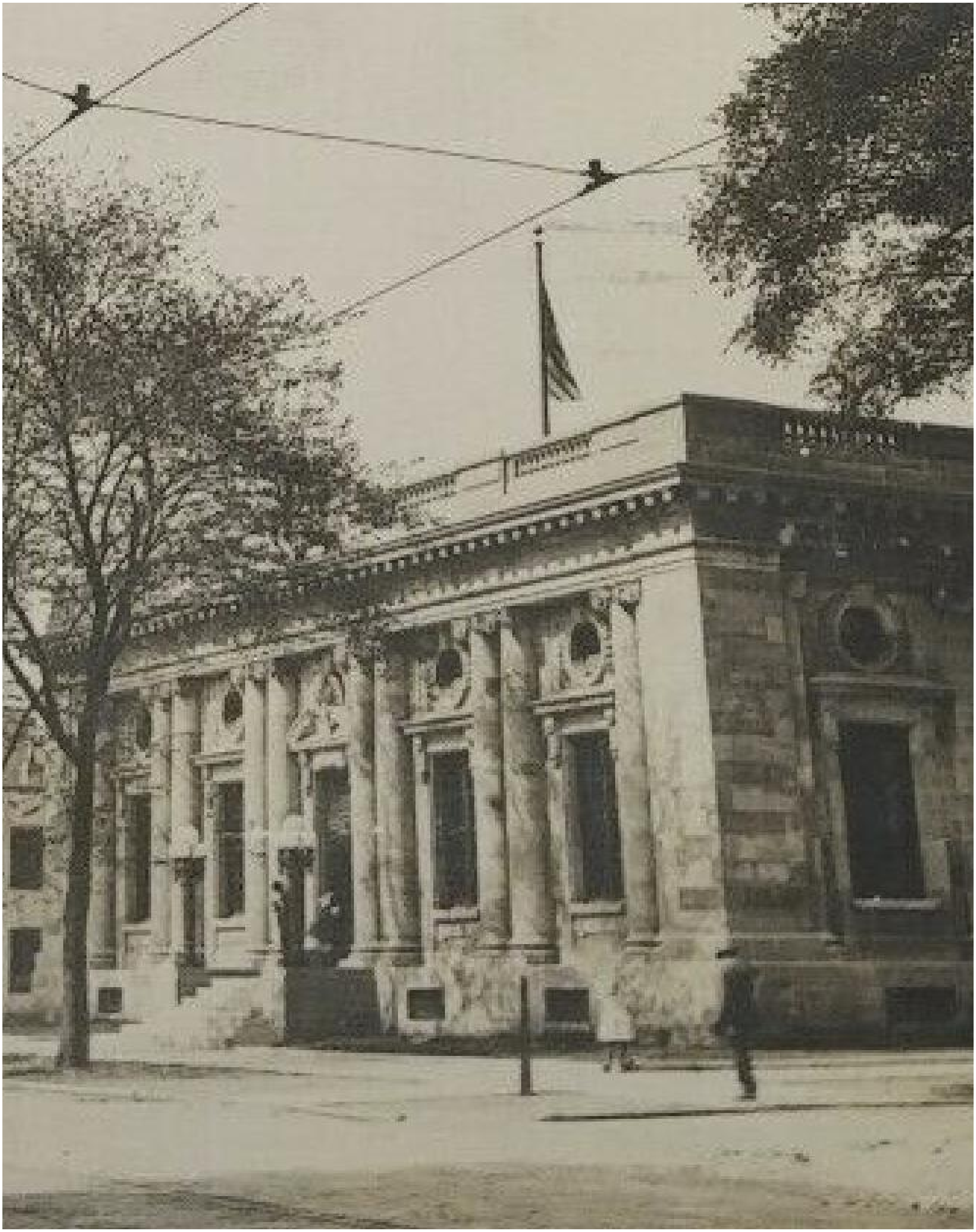
Initiative 2.8: Work with the Economic Development Division to enact a legacy or heritage business program.

Initiative 2.9: Establish a Neighborhood Conservation District Program

Initiative 2.10: Organize a Preservation Consortium or Preservation Advisory Sub-Committee to support and help implement aspects of this plan. Consider including members from the City's Parks and Recreation Department, Public Works Agency, Evanston History Center, Preservation League of Evanston, Mitchell Museum, Shorefront Legacy Center, Design Evanston, Frances Willard House Museum, Landmarks Illinois, Northwestern University, and Districts 65 and 202.

Initiative 2.11: Benchmark Commission accomplishments and performance trends in an annual public report given to the Planning and Development Committee.

Initiative 2.12: Actively recruit and solicit potential candidates for future Commissioners with a focus on building a membership reflective of Evanstons diverse demographics.



Community Revitalization

Preservation in Evanston should extend to more than its registered Landmarks and Local Districts. For example, historic buildings provide affordable housing and lower rent structures for local and start-up businesses, maintain housing opportunities for working and young families, and can help revitalize business districts and stabilize older neighborhoods threatened by development pressure. Additionally, historic buildings contain significant embodied energy and help to achieve the City's Climate Action and Resilience goals. At the local level, community development and revitalization initiatives should integrate preservation policies and initiatives that work to attract investment, generate jobs, enhance sustainability, and maintain affordable rent and ownership structures. Some initiatives may include preservation based economic development, neighborhood planning, and incentive programs to attract investor interest in adaptive use projects or facade rehabilitation.

Goal #3: Encourage adaptive use and rehabilitation projects which spur preservation-based economic development and retain vibrant and contextual built fabric.

Policy 3.1: Support planning and development that advance preservation and community revitalization priorities.

Initiative 3.1: Explore creation of a downtown revolving loan or venture fund.

Initiative 3.2: Collaborate with Evanston Special Service Areas, Chamber of Commerce, and broader business community to identify and advance preservation priorities.

Initiative 3.3: Collaborate with the Economic Development Division to assist in marketing and buyer recruitment for historic commercial, industrial, and institutional properties.

Initiative 3.4: Target Community Development Block Grant (CDBG) funds in areas of newly created Neighborhood Conservation Districts.

Policy 3.2: Coordinate and expand heritage tourism activities and programming.

Initiative 3.5: Support the creation of a heritage tourism advisory group.

Policy 3.3: Integrate and expand preservation priorities which align with Climate Action and Resilience goals

Initiative 3.6: Advocate for adoption of a citywide deconstruction ordinance.

Initiative 3.7: Utilize incentives for historic property owners for salvaging materials that contain significant embodied energy or high craftsmanship.

Initiative 3.8: Conduct annual reconnaissance surveys of historic properties to identify materials and finishes in poor condition before replacement is necessary and provide technical assistance for their proper repair.

Initiative 3.9: Compile and publish a list of restoration professionals who perform work in Evanston

Initiative 3.10: Invite professionals to speak on the appropriateness of various composite and synthetic materials which accurately mimic historic building materials that are either non-sustainable or cost prohibitive.

Initiative 3.11: Support the retention of significant landscape features which offer citywide environmental and cultural benefits.

DAVIS ST. FROM CHICAGO. ST., EVANSTON, ILL.

Education and Advocacy

Proactive educational and advocacy efforts are critical to maintaining stakeholder participation and support for heritage preservation. Evanston's community stakeholders, homeowners, merchants, and investors and developers need to understand the tools and resources available to participate in our preservation program and help rehabilitate, adapt, and protect the City's historic resources. Elected leaders need to understand the role preservation plays in maintaining Evanston's vibrancy and sense of place, in neighborhood stabilization, and the economic impact and rate of return on its investments and participation in City-supported preservation initiatives as well as heritage tourism activities. Often education and advocacy is most effective as part of an established and nurtured institutional framework between the Commission, neighborhood leaders, preservation thought leaders (architects, planners, designers) the City, and partner organizations such as the Preservation League, and Evanston History Center.

Goal #4: Advocate for the power of preservation and its ability to sustain and enhance a high quality of life for all Evanston residents.

Policy 4.1: Create new educational tools that inform design professionals, contractors, developers, residents, and civic leaders on the benefits of preserving and adapting historic structures.

Initiative 4.1: Reinstate a quarterly preservation and design oriented newsletter and make it available online and on social media.

Initiative 4.2: Prepare educational publications and videos such as those describing incentive programs, proper routine and seasonal maintenance and other treatment procedures, nomination and designation procedures, and the overall benefit of preservation to the Evanston community.

Initiative 4.3: Support an annual endangered properties list

Initiative 4.4: Prepare a preservation training publication and offer one-on-one orientations for elected officials.

Initiative 4.5: Support the creation of a network of current Landmark owners and a welcome program for new homeowners.

Initiative 4.6: Develop a pipeline for bringing youth into the local preservation community - such as inviting groups of ETHS students to Commission meetings, an internship program for regional college students, and teacher professional development and curriculum opportunities with District 65 and ETHS.

Initiative 4.7: Compile and publish a list of restoration professionals who perform work in Evanston.

Policy 4.2: Continue to disseminate and publicize educational content utilizing the internet and other digital platforms

Initiative 4.8: Expand outreach to the City's various social media platforms to reach a wider audience. Connect with various Evanston based social media influencers

Initiative 4.9: Continue to digitize and make available early publications of the Commission.

Initiative 4.10: Update existing heritage tourism publications, such as the early Commissions self-guided walking tours, and make them available online.

Policy 4.3: Conduct annual fundraising events, educational programs, and training opportunities

Initiative 4.11: Support partner organizations in the creation of preservation oriented lectures and/or workshops.

Initiative 4.12: Provide annual preservation-based training for local realtors and financial professionals and consider a certification program.

Initiative 4.13: Facilitate additional regular historic district guided and app-based walking tours

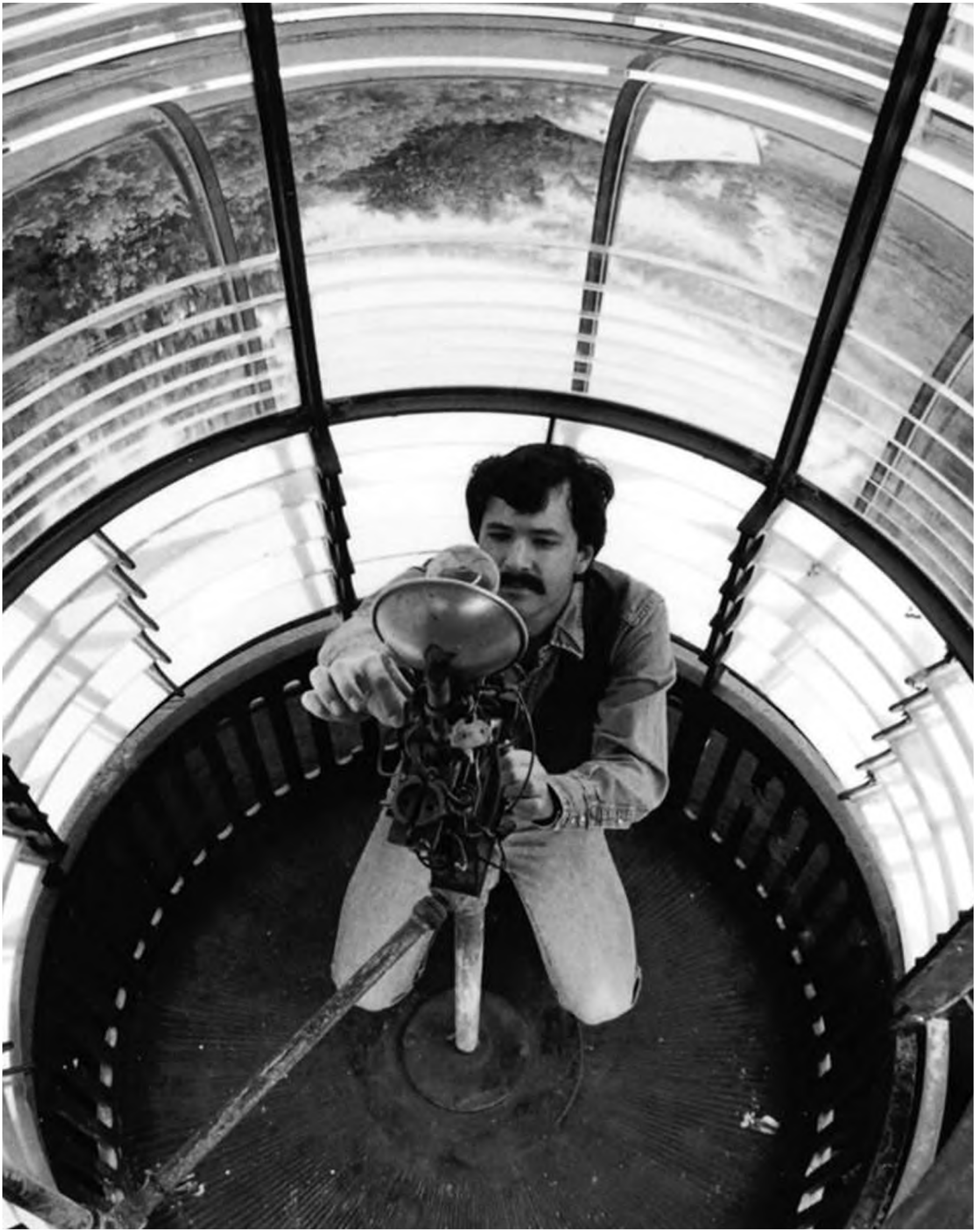
Initiative 4.14: Establish an annual program of brief guest lectures at the start of monthly Commission meetings.

Initiative 4.15: Stop the annual Design Awards Program, and support a new Awards Program administered by a larger consortium of preservation, cultural, social, and design oriented partner organizations to reach a wider audience, expand categories for consideration, and elevate publicity and visibility of the event.

Initiative 4.16: Create new fundraising events and opportunities to promote preservation and heritage tourism priorities and activities.

Initiative 4.17: Support ongoing oral history projects.

Initiative 4.18: Create and promote a citywide Century Home program for homes that may not meet the eligibility criteria but are 100 years or older.



Implementation

Survey and Documentation

Goal #1: Identify and Preserve Resources Significant to Evanston's Identity, Heritage, and Vibrancy.

Policy 1.1: Support initiatives that continue to identify and document Evanston's heritage resources.

Initiative	Priority/ Timeline	Responsible Party	Potential Partners	Relevant Powers and Duties	Achieves Objectives
HPC: Historic Preservation Commission; **COE:** City of Evanston; **CON**: Consultant; **POR**: Partner Organizations; **VOL**: Volunteers					
1.1: Re-Survey the Ridge Historic District	Medium 1-3 Yrs	CON; COE	HPC; VOL	1; 3	2
1.2: Re-Survey the Northeast Historic District	Medium 3-5 Yrs	CON; COE	HPC; VOL	1; 3	2
1.3: Prioritize new areas in Evanston for surveys.	High Ongoing	CON; COE	HPC; POR	1	2; 3
1.4: Conduct a city-wide survey of Evanston's downtown and neighborhood business district resources.	High 1-3 Yrs	COE; HPC	VOL	1	2; 3; 5
1.5: Conduct a cultural landscape survey of Evanston.	Low 10+ Yrs	CON; COE	HPC; VOL	1	2; 3
1.6: Conduct a citywide survey of Evanston's mid-century, international style, brutalist, and other contemporary resources	Medium 3-5 Yrs	COE; HPC	VOL; POR	1	2
1.7: Document and include the built resources that embody historic, social, and cultural periods and events, and the groups and people who have contributed to Evanston's unique character and identity.	Pressing Ongoing	HPC; POR	VOL; COE; CON	1	2; 3

1.8: Integrate preservation survey and documentation as part of future City planning efforts.	High Ongoing	COE	HPC; CON	22; 30	2; 3; 7

Policy 1.2: Support designation of significant resources as Landmarks and Historic Districts as recommended through survey and documentation activities

Initiative	**Priority/ Timeline**	**Responsible Party**	**Potential Partners**	**Relevant Powers and Duties**	**Relevant Objectives**
HPC: Historic Preservation Commission; **COE:** City of Evanston; **CON**: Consultant; **POR**: Partner Organizations; **VOL**: Volunteers					
1.9: Advocate for designation of the Oakton National Register District as a Local Historic or Neighborhood Conservation District	High 3-5 Yrs	COE; POR	HPC	2; 6; 8; 30	2
1.10: Nominate Evanston's historic downtown resources and other business district resources to the National Register as a multi-property thematic resource listing. Provide access to tax credits for income producing properties.	High 5-10 Yrs	POR	HPC; COE	2; 5	2; 5
1.11: Prepare an annual list of endangered resources in Evanston.	Medium Ongoing	POR; VOL	HPC	26; 30	2
1.12: Advocate for expansion of the boundaries of the Northeast Historic District to overlay its National Register Counterpart	Low; 10+ Yrs	HPC; POR	COE	2; 6; 8; 30	2
1.13: Prepare Neighborhood Conservation District plans and support neighborhood planning efforts in areas where residents have expressed interest in enhancing and stabilizing neighborhood character, identity, and affordability.	Medium 5-10 Yrs	CON; COE	HPC; POR; VOL	6. 30	3; 5; 7; 8


Varsity
"THE GAZEBO"
GLENN FORD
"DOG OF FLANDERS"
NEXT FRI. "TOBY TYLER"
Varsity
TINTING SHOE REPAIRING

Program Administration and Resource Management

Goal #2: Enhance the ability to protect and promote significant heritage and cultural resources through updated ordinances and additional preservation-based tools.

Policy 2.1: Maintain an up-to-date Preservation Ordinance which reflects nationwide best practices.

Initiative	Priority/ Timeline	Responsible Party	Potential Partners	Relevant Powers and Duties	Relevant Objectives
HPC: Historic Preservation Commission; **COE:** City of Evanston; **CON**: Consultant; **POR**: Partner Organizations; **VOL**: Volunteers					
2.1: Review and update the Historic Preservation Ordinance	High 1-3 Yrs	HPC; COE	POR; CON	30	4; 6
2.2: Prepare and formally adopt a set of design guidelines or guiding principles for facilitating binding design review activities.	Low 10+ Yrs	CON	COE; HPC	5; 14; 30	5; 6

Policy 2.2: Adopt new preservation tools and incentives.

Initiative	Priority/ Timeline	Responsible Party	Potential Partners	Relevant Powers and Duties	Relevant Objectives
2.3: Work with the Building and Inspection Services Division to create a framework for permit fee waivers if recommended by the Commission.	High 1-3 Yrs	COE	HPC	30	7; 8
2.4: Work with the Planning and Zoning Division to amend the zoning code to include a section for the adaptive use	Medium 3-5 Yrs	COE	CON; HPC	23; 30	5; 6; 7; 8

of historic properties. Study the potential for additional permitted uses, relaxed parking requirements, and increased density for proposed residential uses to help offset rehabilitation costs.					
2.5: Explore implementation of form-based overlays in areas of significant redevelopment potential adjacent to historic districts or where high concentrations of Landmarks exist	Low 10+ Yrs	COE	HPC; CON	23; 30	5
2.6: Advocate for creation of and donation into a preservation-based fund as a public benefit for Planned Developments.	Medium 3-5 Yrs	HPC; COE	POR	18; 30	4; 6
2.7: Reinstate incentive programs for maintaining the character defining features of commercial historic or legacy buildings and businesses	High 1-3 Yrs	COE	HPC	30	5; 6
2.8: Work with the Economic Development Division to enact a legacy or heritage business program.	Pressing 1-3 Yrs	COE	HPC; POR	30	5; 6
2.9: Establish a Neighborhood Conservation District Program	High 3-5 Yrs	COE	HPC; POR	30	3; 5; 7
2.10: Organize a Preservation Consortium or Preservation Advisory Sub-Committee	Pressing Ongoing	COE	POR	30	7; 8
2.11: Benchmark Commission accomplishments and performance trends in an annual public report	Pressing Ongoing	COE	HPC	30	4; 6
2.12: Actively recruit future Commissioners with a focus on building a membership reflective of Evanstons diverse demographics.	High Ongoing	COE	HPC	30	3; 7

A.

Community Revitalization

Goal #3: Encourage adaptive use and rehabilitation projects which spur preservation-based economic development and retain vibrant and contextual built fabric.

Policy 3.1: Support planning and development that advance preservation and community revitalization priorities.

Initiative	Priority/ Timeline	Responsible Party	Potential Partners	Relevant Powers and Duties	Relevant Objectives
HPC: Historic Preservation Commission; **COE:** City of Evanston; **CON**: Consultant; **POR**: Partner Organizations; **VOL**: Volunteers					
3.1: Explore creation of a downtown revolving loan or venture fund.	High 3-5 Yrs	COE	HPC; POR	30	5; 6; 7; 8
3.2: Collaborate with Evanston Special Service Areas, Chamber of Commerce, and broader business community to identify and advance preservation priorities.	High Ongoing	COE	POR; HPC	30	5; 8
3.3: Collaborate with the Economic Development Division to assist in marketing and buyer recruitment for historic commercial, industrial, and institutional properties.	Medium Ongoing	COE	HPC; POR	30	5; 7
3.4: Target Community Development Block Grant (CDBG) funds in areas of newly created Neighborhood Conservation Districts.	High 3-5 Yrs	COE	HPC	30	5

Policy 3.2: Coordinate and expand heritage tourism activities and programming.

Initiative	Priority/ Timeline	Responsible Party	Potential Partners	Relevant Powers and Duties	Relevant Objectives
HPC: Historic Preservation Commission; **COE:** City of Evanston; **CON**: Consultant; **POR**: Partner Organizations; **VOL**: Volunteers					
3.5: Support the creation of a heritage tourism advisory group.	Low 5-10 Yrs	POR; VOL	HPC; COE	8; 30	1; 5; 7; 8

Policy 3.3: Integrate and expand preservation priorities which align with Climate Action and Resilience goals

Initiative	Priority/ Timeline	Responsible Party	Potential Partners	Relevant Powers and Duties	Relevant Objectives
3.6: Advocate for adoption of a citywide deconstruction ordinance.	Pressing 1-3 Yrs	HPC; COE	POR	30	5
3.7: Utilize incentives for historic property owners for salvaging materials that contain significant embodied energy or high craftsmanship.	Pressing 1-3 Yrs	HPC; COE	POR	8; 9; 30	5
3.8: Conduct annual reconnaissance of historic properties to identify materials and finishes in poor condition before replacement is necessary and provide technical assistance for their proper repair.	Medium Ongoing	COE	N/A	8; 30	1; 5
3.9: Invite professionals to speak on the appropriateness of various composite and synthetic materials which accurately mimic historic building materials that are non-sustainable.	High Ongoing	COE; HPC	POR; VOL	8; 14	1; 5; 6
3.10: Support the retention of significant landscape features which offer citywide environmental benefits	High Ongoing	HPC	COE; POR	14; 30	5

Education and Advocacy

Goal #4: Advocate for the power of preservation and its ability to sustain and enhance a high quality of life for all Evanston residents.

Policy 4.1: Create new educational tools that inform design professionals, contractors, developers, residents, and civic leaders on the benefits of preserving and adapting historic structures.

Initiative	Priority/ Timeline	Responsible Party	Potential Partners	Relevant Powers and Duties	Relevant Objectives
HPC: Historic Preservation Commission; **COE:** City of Evanston; **CON**: Consultant; **POR**: Partner Organizations; **VOL**: Volunteers					
4.1: Reinstate a quarterly preservation and design oriented newsletter and make it available on social media.	Pressing 1-3 Yrs	COE	HPC; POR; VOL	8	1
4.2: Prepare educational publications and videos such as those describing incentive programs, proper routine and seasonal maintenance and other treatment procedures, nomination and designation procedures, and the overall benefit of preservation to the Evanston community.	Medium Ongoing 5-10 Yrs	COE; HPC	VOL; POR	8	1
4.3: Support an annual endangered properties list	Low Ongoing	POR	HPC	8; 30	1; 3
4.4: Prepare a preservation training publication and one-on-one orientation for elected officials.	Pressing 1-3 Yrs	COE	HPC	8	1
4.5: Support the creation of a network of current Landmark owners and a welcome program for new homeowners.	Medium 3-5 Yrs	POR; VOL	HPC; COE	8; 30	1; 7; 8

4.6: Develop a pipeline for bringing youth into the local preservation community - such as inviting groups of ETHS students to Commission meetings, an internship program for regional college students, and teacher professional development and curriculum opportunities with District 65 and ETHS.	Medium 5-10 Yrs	COE; EPC	POR	8; 30	1; 7; 8
4.7: Compile and publish a list of restoration professionals who perform work in Evanston.	Pressing 1-3 Yrs	COE	HPC	8;30	1; 5; 7; 8

Policy 4.2: Continue to disseminate and publicize educational content utilizing the internet and other digital platforms

Initiative	Priority/ Timeline	Responsible Party	Potential Partners	Relevant Powers and Duties	Relevant Objectives
HPC: Historic Preservation Commission; **COE:** City of Evanston; **CON**: Consultant; **POR**: Partner Organizations; **VOL**: Volunteers					
4.8: Expand outreach to the City's various social media platforms to reach a wider audience. Connect with various Evanston based social media influencers	Medium 3-5 Yrs	COE	POR; VOL	8; 30	1; 7; 8
4.9: Continue to digitize and make available early publications of the Commission.	Medium Ongoing	COE	N/A	8	1
4.10: Update existing heritage tourism publications and make them available online.	Medium 5-10 Yrs	COE	HPC; POR	8	1

Policy 4.3: Conduct annual fundraising events, educational programs, and training opportunities

Initiative	Priority/ Timeline	Responsible Party	Potential Partners	Relevant Powers and Duties	Relevant Objectives
HPC: Historic Preservation Commission; **COE:** City of Evanston; **CON**: Consultant; **POR**: Partner Organizations; **VOL**: Volunteers					
4.11: Support partner organizations in the creation of preservation oriented lectures and/or workshops	Medium 5-10 Yrs	POR; VOL	EPC; COE	8	1; 7; 8
4.12: Continue annual training for local realtors, insurance, and financial professionals and consider a certification program.	Medium Ongoing	POR; COE	HPC	8	1; 7; 8
4.13: Establish brief guest lectures at monthly Commission meetings	High Ongoing	COE; POR	HPC	8; 30	1
4.14: Support additional regular historic district guided and app-based walking tours	Low 5-10 Yrs	POR;	HPC	8	1; 5; 7; 8
4.15: Stop the annual Design Awards Program, and support a new Design Awards Program, administered by a larger consortium of preservation and design partner organizations to reach a wider audience, expand categories for consideration, and elevates publicity of the event.	Low 1-3 Yrs	POR; COE	HPC	8	7; 8
4.16: Create new fundraising events and opportunities to promote preservation and heritage tourism priorities and activities.	Low 10+ Yrs	POR	HPC	8	1; 7; 8
4.17: Support ongoing oral history projects	Medium Ongoing	POR;	HPC	8; 30	1; 3; 7; 8
4.18: Create and promote a citywide Century Home program	Medium 5-10 Yrs	COE	HPC	30