

CITY OF EVANSTON

**EVANSTON PRESERVATION COMMISSION
REVIEW & TECHNICAL ASSISTANCE COMMITTEE
MEETING**

**Evanston Civic Center, Room 3650
2100 Ridge Avenue
Thursday, March 12, 2009
10:00 A.M.**

AGENDA

NOTE: Owners/Applicants are **not** required to attend this meeting. However, owners/applicants **are required** to attend the Preservation Commission meeting on **Tuesday, March 17, 2009**, when the R&TA will report to the Commission what standards for review apply to each project listed below. R&TA **does not** recommend **nor** makes decisions on the approval of Certificates of Appropriateness. The R&TA meeting is open to the public.

I. CALL THE MEETING TO ORDER

II. NEW BUSINESS

A. REVIEW AND TECHNICAL ASSISTANCE COMMITTEE (R&TA)

1. **1615 Sherman Avenue (L)** - Requesting for a special use permit to operate a convenience store with liquor sales and replacement of storefront awning [**Advisory review for special use and signage**].
2. **1232 Simpson Street (L)** - Raise the exterior walls and roof on the late 1800s rear addition with a ceiling height to match that of the original second floor (7'-3") to add a new bedroom on the second floor. Raise the ceiling on the first floor addition so that it matches that of the original first floor (7'-9"). The addition has a hipped roof on all four sides. Requires minor zoning variation (R4) for proposed 4.25' east side yard; required = 5' and existing pervious surface is 69%; maximum allowed = 55%. [**Construction/Zoning Variation**]
3. **2205 Sherman Avenue (C/NEHD)** - Remove rear porch and stairs. Construct 1-story mudroom and 2-story additions and deck with pergola at rear. Second story of addition has two dormers (north and south) and French balcony on the east elevation. [**Construction/Demolition**]
4. **915 Michigan Avenue (L)** - Alterations on all four elevations 1st and 2nd stories including removal and replacement in kind of some double hung windows; enclosure of 2nd story sun porch with new windows (new den) and retaining trim, removal of 2 DH windows on 2nd floor west elevation. Remove 1st-floor DH window and infill opening with siding, remove DH window and enlarge opening and install door and build stoop and stairs and remove chimney (north elevation). Remove 1st-floor DH window, enlarge opening and remove portion of wall and install French door. Remove door and infill opening with siding. Remove portion of wall and install new DH window (east elevation) [**Alteration/Construction**]
5. **808-816 Forest Avenue (L)** - Remove existing double hung wood windows with divided lights on the upper sash and replace with aluminum windows with divided lights on the upper sash [**Alteration**]
6. **2033 Sheridan Road (L)** - Restoration of double hung windows except for the following variations; 1) window air conditioners exist, where present these units will remain. Original window sash will be removed and stored. New partial sash will be fabricated to receive A/C unit. 2) Due to settlement, some window openings are out of square. In these cases, new sash will be fabricated to fit the distorted opening [**Alteration**]
7. **2338 Bryant Avenue (L)** - Demolish existing garage (as per City of Evanston letter dated 1/6/09 from Law Department. Construct two-car garage with (LP smart lap) exterior finish. Requires major zoning variation for proposed 0.5' setback from the north property line; required = 3', and for the proposed 2' setback from the south property line; required = 3'.

III. ADJOURNMENT

KEY: **L:** Evanston Landmark; **LSHD:** Lakeshore Historic District; **RHD:** Ridge Historic District; **NEHD:** Northeast Evanston Historic District; **ABTR:** Apartment Building Thematic Resource; **C:** Contributing structure to the respective Historic District; **S:** Significant structure to the respective Historic District; **DH:** double hung

Questions regarding this agenda can be directed to Carlos D. Ruiz, Preservation Coordinator, at (847) 866-2928. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizens needing mobility or communications access assistance should contact the Facilities Management Office at (847) 866-2916 (voice) or (847) 448-8052 (TTY).
