EVANSTON PRESERVATION COMMISSION  
Tuesday, August 29, 2017, 7:00 P.M.  
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM  
With a quorum present, the meeting was called to order at 7:02 pm.

2. OLD BUSINESS

Action: At the request of the applicant a motion to remove this item from the Commission’s agenda passed. Vote: 6 – 0.

B. 2014 Orrington Av. (NEHD) – Dov Hillel Klein, applicant. Exterior remodeling for ADA accessibility; partial 3rd floor/attic addition to accommodate needed spaces; updated front and rear facades; new elevator for ADA accessibility. Requires Zoning Variations: 6-8-2-4 special use permit for a religious institution required due to increase in building/impact. 6-8-2-9-A Maximum height permitted is 35' to peak or 2.5 stories, whichever is less. Proposed height 35' to peak of roof (excluding rear parapet and elevator overrun). However, knee-wall exceeds 3' and therefore constitutes a full 3rd story. 6-18-3 Exterior knee-walls shall not exceed three (3) feet in height. 6-8-2-8-B-3 15' interior side yard setbacks required for non-residential structure. Propose 5.4' north interior side yard setback and 9.5' south interior side yard setback for additions, front porch, rear balcony. 6-4-1-9-A-3 Block average's front yard setback (to house facades, not porches) is 34' and existing setback is 27.3'. Proposed front yard setback 27.3' (extending higher than existing). 6-4-1-9-B Eaves may extend 10% into a setback or a minimum of 6". Front porch eave setback = 27.6'. Proposed front porch eave setback is 24.8'. Applicable standards: [Alteration] 1-10; [Construction] 1-16; [Demolition] 1-5; [Zoning Variation] A and C.  
Action: After the applicant’s presentation and hearing some neighbors’ concerns about the project; Commissioners discussed particularly the proposed large dormer on the front elevation as being out of scale, the excessive amount of glass on the second floor and attic, the mismatch style of the existing first floor and the proposed second floor with different roof lines. Commissioners suggested simplifying the design for it to be more compatible with residential context of the block, and yet still express the function and use of the Chabad House.  
A motion to continue the item to September 19, 2017 passed. Vote: 7 – 0.

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3. NEW BUSINESS

A. 1700 Asbury Av. (RHD) – Brock Hopma, applicant. Replace: existing asphalt roof with Brava Synthetic slate; existing asphalt turret with standing seam copper; aluminum ½ round gutters with ½ round copper gutters. Synthetic slate closely resembles real slate, but is less weight. Roof structure does not need to be reinforced. Applicable standards: [Alteration] 1-10.
Action: Approved 7 – 0.

Action: Approved, 7 – 0 respectively.

C. 1011 Forest Av. (LSHD) – DonnaLee Floeter, applicant. Construct a one-story addition and new wood deck with pergola at rear of existing 2 ½-story stucco single family residence. Relocate front door 3'-6" farther south along façade (at location of existing window). Door location to be filled in with window and stucco to match existing. Applicable standards: [Alteration] 1-10; [Construction] 1, 3, 5, 7, 8, 10, and 12-16; [Demolition] 1-5.
Action: The Commission discussed with the applicant the proposed rear addition’s roof line and fenestration as not being compatible with the style of the main house, and suggested to revise the roof line and the windows. The alterations to the front elevation (switching the location of the front door and window) were not an issue. A motion to continue the item to September 19, 2017 passed. Vote: 7 – 0.

4. APPROVAL OF MEETING MINUTES of June 20 and July 18, 2017.
Action: The June 20 and July 18, 2017 meeting minutes were approved as edited. Vote: 7 – 0.

5. COMMITTEE REPORTS (Working Groups)

A. Preservation Ordinance Review / Rules and Procedures Subcommittee
   - Update
   - Setting date and time for next meeting: The Subcommittee will meet on September 7, 2017 at 8 am to continue its review of the Rules and Procedures.

6. VOLUNTEER REPORTS

A. Design Guidelines Volunteers – Update: The volunteers submitted the PDF documents regarding information on historic preservation to City staff to upload them on the Commission’s webpage. Staff will post the documents as soon as possible.

7. STAFF REPORTS

A. 2017 Preservation & Design Awards – Staff reported that the awards reception and presentation was held on July 24, 2017. For 2018 the reception will be held
separately from City Council to improve the experience for the award recipients. The video of the award recipient projects was a success.

B. National Preservation Conference (NTHP) - Chicago, November 14-17, 2017 (update) – Carlos Ruiz is registered to attend the conference.

8. DISCUSSION (No vote will be taken)

A. Future Preservation Commission meetings in 2018 (Update)
   Starting in January 2018, the Commission meetings will be held on the second Tuesday of the month at City Council Chambers. The meetings will be video recorded.

9. ADJOURNMENT
   Action: The meeting was adjourned at 9:20 pm, on Tuesday, August 29, 2017.

Next Meeting: TUESDAY, September 19, 2017 at 7:00 P.M. (Subject to change)