AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

The meeting was called to order at 7:10 pm with a quorum present.

2. ELECTION OF 2018 PRESERVATION COMMISSION OFFICERS AND ASSOCIATE MEMBERS

Action: The Commission elected Diane Williams, Chair; Ken Itle, Vice-Chair and Mark Simon, Secretary. Vote: 6-0.

3. OLD BUSINESS

A. 708 Forest Av. (LSHD) – Sebastian Koziura, applicant. Re-build back porch and deck. Tear down existing 3-car garage (detached) and build new 3-car garage (detached) Applicable standards: [Alteration 1-10]; [Construction - Garage 1-4, 7, 8, 10-13 and 16] and [Demolition 1-5].

Action: Approved 6-0 (Alteration, Construction and Demolition respectively).

B. 321 Hamilton St. (LSHD) – Stan Bernshteyn, applicant. Replace existing windows as necessary; rebuild front porch, repair facade exterior siding and stucco-like material. Construct a 10’x15’ deck in the back of the home. Install sliding door at rear of the home. Replace roof asphalt shingles repair or replace existing fence. Applicable standards: [Alteration 1-10] and [Demolition 1-5].

Action: Approved 6-0 (Alteration, and Demolition respectively).

C. 2301 Sherman Av. (NEHD) – Douglas Ruther, Applicant. New 20’x24’ single-story family room addition at rear of house, and a new 12.5’ x 24’ deck. Install on the existing house 3 new window openings in the kitchen and dining room. Demolish existing garage. Applicable standards: [Alteration 1-10]; [Construction 1, 3, 5, 7, 8, 10, 12, and 13-15]; and [Demolition 1-5].

Action: Approved 6-0 (Alteration, Construction, and Demolition respectively).
4. NEW BUSINESS

A. **555 Lincoln St. (L/NEHD) Advisory Review for City Project** – Anil Khatkhate, applicant. Overhead doors facing Milbourn St. will be replaced with steel overhead doors. New door design will have matching features of existing wood folding door. One wood folding door and one steel overhead door will be replaced. Applicable standards: [Alteration 1-10] and [Demolition 1-5].

**Action:** Motion recommending City Council approval passed 6-0 (Alteration, and Demolition respectively).

B. **1239 Asbury Av. (L/RHD)** – Michael Finnegan, applicant. Subdivide synagogue property from SFR and with a new 2-car parking pad. **Major Zoning Variations required:** 6-8-2-7 Maximum building lot coverage in the R1 District is 30%. House property - complies with 23.8% Synagogue property - existing 32.3% (variation granted) & 33.3% proposed. Major Variation required.

6-8-2-10 Maximum impervious surface coverage in the R1 District is 45%. House property - complies with 40.0%. Synagogue property - existing 63.8% (legal-nonconforming) & 65.6% proposed. Major Variation required.

6-8-2-8-B-3 15’ south interior side yard setback required for open parking for nonresidential use. 5’ south interior side yard setback (existing parking) proposed to new property line. Major Variation required. Applicable standards: [2-8-12 (B) 1. (a) – (e) and (B) 2.], and [Zoning Variance A, B, and C].

**Action:** Motion recommending City Council approval passed 6-0 (Subdivision), and Motion recommending Zoning Board of Appeals approval passed 6-0 (Zoning variations).

C. **1037 Hinman Av. (LSHD)** – Amy Mangold, applicant. Construction of new single family house and 2-car detached garage on vacant lot. Demolition of detached garage. Applicable standards: [Construction 1-13 and 16] and [Demolition 1-5].

**Action:** Approved 6-0 (Construction, and Demolition respectively).

5. **APPROVAL OF MEETING MINUTES of December 19, 2017.**

**Action:** Minutes approved as corrected 6-0.

6. **COMMITTEE REPORTS (Working Groups)**


Chair Williams informed the Commission that the Subcommittee concluded its review of the Preservation Ordinance and the Rules and Procedures on January 4, 2018. The
Law Department will prepare the draft documents for the Commission’s review at the February 13, 2018 meeting.

7. VOLUNTEER REPORTS
   A. Design Guidelines Volunteers – Update

8. STAFF REPORTS

9. DISCUSSION (No vote will be taken)

10. ADJOURNMENT

The meeting was adjourned at 9:10 pm.

Next Meeting: TUESDAY, February 13, 2018 at 7:00 P.M. (Subject to change)