



Design Review Board
Meeting Minutes
Thursday, February 10, 2022
via tele/videoconference

1. Call to order.

The meeting was called to order at 5:00 p.m.

Members present: Chair Scott Kraehnke, Wesley Brice, Bryan Koester, Lybra Loest, Daryl Melzer (arrived during item 3), Ryan O'Connor, Larry Pachefsky and Mike Skauge.

Others present: Eileen Wetzel, Mike Baumann, Matthew Jahns, Meg Minette, Susan Engler, Jeff Teplin, Annette Roehl, Joe Shea and Planning & Development Director Bart Griepentrog.

2. Approval of the January 27, 2022 meeting minutes.

Mr. Koester moved to approve the minutes, as drafted; seconded by Mr. Pachefsky. Vote 7-0.

3. Consideration of the application and plans on file for a window alteration at residential property 2029 E. Newton Avenue.

Eileen Wetzel presented this item. She noted that the exterior modifications related to a kitchen remodel, which has been identified as phase one of the project. She stated that a windowsill will need to be raised up to accommodate kitchen cabinets and a sink. She noted that the other window on the same elevation would not be modified until the second phase of the project when a new doorway and deck would be contemplated. The other two windows on the west elevation would be replaced, but their openings would not be changing. Elevations were shown that indicated that matching siding painted to replicate the existing blue color would be infilled below the modified window on the south elevation.

Mr. Koester questioned the current siding, which he was informed was vinyl. Ms. Wetzel noted that three rows would need to be filled in and that they have enough available to do so. Chair Kraehnke confirmed that the new sill will replicate the existing.

Mr. Koester moved to approve the plans, as submitted; seconded by Mr. Pachefsky. Vote 8-0.

4. Consideration of the application and plans on file for a two-story rear addition at residential property 4459 N. Frederick Avenue.

Mike Baumann of Joseph Douglas Homes and Remodeling was present to discuss this item. He noted that the existing rear yard deck would be removed to accommodate a two-story addition off of the current kitchen. He stated that brick would be utilized on the first floor of the addition

to match the home. He noted that the look of the addition would match the side elevations of the home.

Chair Kraehnke noted that the gambrels were currently clad in vinyl siding and asked if that would be replaced. Mr. Baumann stated that the existing siding would not be removed and confirmed that the second story of the addition would be clad in LP Smartside shakes. Mr. Baumann also confirmed that the proposed shutters would be added for decoration and that there were no other shutters on the house. He stated that the proposed trim and fascia board would be comprised of LP Smartside and match the dimensions on the existing house. Chair Kraehnke noted that a standing seam roof was proposed for the lower bump out of the addition. Chair Kraehnke questioned what material was proposed for the flat panels under the bay window and was informed that an LP flat panel siding would be utilized there as well. Chair Kraehnke also confirmed that the existing roof shingles would be matched. A detail of the proposed door was shown to confirm the sidelight.

Mr. Skauge questioned where new decking was proposed to be installed. Mr. Baumann noted that the deck would be located on the south side of the new addition.

Mr. Skauge moved to approve the plans, as submitted; seconded by Mr. O'Connor. Vote 8-0.

5. Consideration of the application and plans on file for a single-story rear addition at residential property 3537 N. Frederick Avenue.

Matthew Jahns, Meg Minette, Susan Engler and Jeff Teplin were present for this item. Mr. Jahns noted that a rear, single-story addition was being proposed to gain living space. He stated that the existing patio pavers would be saved and reused. The existing second story deck would be extended over the new addition. He noted that painted brick would be blended into the existing north wall on the addition. Siding would clad the proposed den addition with the same reveal as the second story aluminum siding but would be hardiboard or cement.

Chair Kraehnke confirmed that the lower roof extending from the current rear bump out would be removed to accommodate the addition. Mr. Jahns noted that the proposed addition is larger than that existing bump out. He also noted that the addition extends beyond the east elevation of the existing home by 4 ft. 10 inches and would still be well within the lot line and required setbacks. Mr. Jahns stated that letters of support from both neighboring properties were provided with the application.

Chair Kraehnke questioned if the proposed lower roof featured two different pitches. Ms. Minette confirmed that it did and stated it was intentional to meet the corner of the house. Mr. Jahns noted that the proposed shingles would match the existing roof. Chair Kraehnke confirmed that the new windows would be double hung. Mr. Jahns stated that the proposed second story railing would be entirely new and constructed of composite materials. Mr. Melzer confirmed that the windows on the south elevation would be awning windows.

Director Griepentrog questioned the proposed condition of the exposed north elevation above the second story deck and was informed that the exposed area would be clad in siding and that updated elevations had been provided.

Mr. O'Connor stated that the addition would look nice and expressed appreciation for the inclusion of the 3D model within the plans.

Mr. Skauge questioned if there was a chimney on the fireplace and was informed that there was not one since the fireplace was directly vented. Mr. Skauge confirmed that the window trim, fascia and soffits would match the existing home.

Mr. Koester moved to approve the plans, as submitted; seconded by Mr. Skauge. Vote 8-0.

6. Further consideration of the application and plans on file for porch, window and (cross gable) roof alterations at residential property 4453-55 N. Murray Avenue.

Annette Roehl and Joe Shea were present to further discuss this item. Ms. Roehl noted that the plans had been updated from a dormer-style addition to a cross gable roof. She noted that the porch and window details on the south and north elevations remained the same from the previous submission. Examples of cross gable roofs and dormer additions from the surrounding area were shared. Ms. Roehl provided additional details of neighborhood and architectural context with respect to variety and precedent. Additional views of her 3D model were also presented.

Chair Kraehnke summarized the proposed changes to include the new second story porch deck and the cross gable addition. He questioned if the gable would be clad in shake as shown in the 3D model. Mr. Shea confirmed that cedar shingles would be utilized in the gable. Chair Kraehnke questioned if the front gable would remain siding. After discussion with Ms. Roehl, Mr. Shea confirmed that the horizontal siding would remain and also noted that a triangular sunburst would be added. It was noted that two new awning windows would be installed on the second story south façade and that horizontal siding would be patched below them. A small window would also be added to the north façade and the glass block bathroom window would be replaced with a double hung unit.

Chair Kraehnke stated that the proposed cross gable looked better than the formerly proposed dormers; although he was not sure that he necessarily liked it. He noted that as long as the shake proposed within the gable was separated by the roof as shown on the plan that it would look good. He preferred the uniform appearance of horizontal siding on the front, since there was no separation. He stated that the new front porch was a huge improvement.

Mr. Pachefsky questioned the height difference between the new roofline of the cross gable addition and the existing roof ridge. It was noted that the plans showed a distance of 3'8". He stated that it still looked too massive from the front.

Mr. O'Connor stated that he is always a proponent of showing things in the way that you experience them and expressed appreciation for the provided human perspectives. He did not believe that one would notice this addition to be as massive as it appears in the 2D elevation. He believed the proposal was a smart solution.

Mr. Melzer stated that the modifications appeared to be an improvement, particularly on the street facing side. He stated that the edge of the roof between the cross gable and the dormer was critical.

Mr. Brice questioned the construction of the porch and confirmed that the existing ceiling above the first-floor porch would be maintained, and a new roof would be installed below the new decking.

Mr. Koester stated that he was still concerned with the proposed massing.

Mr. O'Connor moved to approve the plans, with cedar shake in the cross gable, horizontal siding on the front elevation and all patched siding to match the existing; seconded by Mr. Melzer. Mr. Koester reiterated his concern with the addition exceeding the primary roof ridge. Vote 6-2. (Mr. Koester and Mr. Pachefsky voting nay.)

7. Adjournment

Mr. Melzer moved to adjourn the meeting at 5:59 p.m.; seconded by Mr. Pachefsky. Vote 8-0.

Recorded by,

A handwritten signature in blue ink that reads "Bart Griepentrog". The signature is written in a cursive style.

Bart Griepentrog, AICP
Planning & Development Director