

**Design Review and Historic Preservation Board
Minutes
February 13, 2020**

PRESENT

Dirk Schneider, Chairman; Bonnie Salem, John Mitchell, David Wigg, Leticia Fornataro

ALSO PRESENT

Allen Reitz, Assistant Building Inspector; Susan Donnelly, Secretary to the Board; Robert Koegel, Town Attorney

ABSENT

Kathleen Cristman, Paul Whitbeck

Dirk Schneider opened the meeting at 6:45 pm.

HISTORIC PRESERVATION DISCUSSION

The Board reviewed details of the upcoming reception in May for inventoried homeowners. Bonnie Salem reviewed the list of invitees. Dirk Schneider has a speaker interested in attending.

RESIDENTIAL APPLICATION FOR REVIEW

- **44 Parker Drive**

The Applicant is requesting design review for the renovation of an existing home. The renovation will include closing the breezeway between the garage and main house, replacing patio screens with windows and adding a new front door.

The homeowners Jesse and Nicole Newman were present. They have recently purchased a Don Hershey designed home and are looking to renovate. They appreciate and want to preserve the original design and style of the home while renovating to enlarge the kitchen area into the present breezeway to create more living space. No work on the rear elevation will take place. The owners want to close in the breezeway and formalize the entry with a contemporary flush panel front door. The former breezeway will be glassed in with long windows. All windows will be replaced in the style of the former windows in the home.

Bonnie Salem made note of the fact that this is an inventoried home. She suggested that proposed changes should be judged against the criteria for a Certificate of Appropriateness. Specifically, will the renovation remove the original design? Leticia Fornataro and Dirk Schneider commented that the proposed changes are respectful and appropriate to the original design.

Mr. Newman that the red cedar siding from the breezeway will be salvaged to match the exterior of siding on the home. Thin trim will be placed around the window to maintain the feel of the original design.

Dirk Schneider moved to approve the renovation to include closing in the breezeway and screened porch with windows and new walls as submitted. Leticia Fornataro seconded.

All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOME

- **6 Rockdale Meadows**

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2313 sq. ft. and will be located in the Coventry Ridge Subdivision.

Steve Maynard was present to discuss the application with the Board.

This is a ranch style home in the patio section of the development.

The design elements will include slate colored vinyl siding with cultured stone, white trim and black roofing.

The Board expressed concern about the massing on the left elevation and asked if a window could be added in the bathroom or garage.

Mr. Maynard stated that he would talk to his clients about adding a window in the garage.

Bonnie Salem moved to approve the application as submitted with the recommendation that the addition of a window in the left elevation in the garage area be added.

Dirk Schneider seconded.

All Ayes.

- **7 Stable View**

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 1796 sq. ft. and will be located in the Country Pointe Subdivision.

Lou Massey of Mascot Builders was present to discuss the application with the Board.

The Board noted that the fireplace has a 2 ft. fireplace bump out that has a hanging appearance and that brackets be added to give the appearance of support. Mr. Massey acknowledged that this is something they can do.

John Mitchell moved to accept the application as submitted with the condition of brackets being added to simulate the appearance of support for the fireplace design.

David Wigg seconded.

All Ayes.

COMMERCIAL APPLICATION FOR REVIEW

- **3349 Monroe Avenue – Five Below**

The Applicant is requesting design review for the addition of two business identification signs and a façade change. The main sign will be 75.5 sq. ft. and identify the business "Five Below" with 36" internally illuminated channel letters on a blue background. The walkway sign will be 4 sq. ft. and will match the main sign but will not be illuminated.

Patty Ransco of Art Parts Sign was present. It was noted that part of the application includes alterations to the front of the building including a color change.

Leticia Fornataro moved to accept the application as submitted.

Dirk Schneider seconded.

All Ayes.

INFORMAL REVIEW – DEMOLITION AND NEW BUILD – RETURNING

- **123 Sunset Boulevard**

The Applicant is returning for an informal review for the demolition of an existing home and the construction of a new two story home. The home will be approximately 4435 sq. ft. and will replace the current home at the above address.

The architect, Jon Schick, was in attendance.

Mr. Schick that the design had changed from the original submittal to include a change in square footage to give the neighbor more space. The large two-story gable is replaced by a 3-dormer front elevation design.

The Board members comments were as follows:

Dirk Schneider expressed that the architect had listened to the comments concerning massing and he was happy to see the design of the home move forward so as not to encroach in the neighbor's back yard.

John Mitchell also reiterated that the Board's concerns were heard and indicated that the new design could work. Mr. Mitchell stated that the size of the structure is "a bit of a push" but that he could support this design dependent on the materials which are chosen if they are of a simplistic nature.

Bonnie Salem commented that although she approves of the simple design she still feels that the home is 2 ½ times larger than other surrounding homes. She is concerned about setting a precedent where homes are introduced that do not fit the character of the existing neighborhood. She feels that this home still encroaches on the neighbors' homes and is not consistent with this neighborhood. She expressed that this is not the right house for this site.

Leticia Fornataro felt the design was an improvement on what was previously presented.

Dave Wigg expressed that he can support the basic design but reserves judgement on approval until materials are presented.

INFORMAL REVIEW – DEMOLITION

- **359 Kilbourn Road**

The Applicant has applied for a demolition permit to allow the demolition of a single family dwelling. This property is Zoned Residential Neighborhood (RN). The demolition permit is to be issued on or after March 13, 2020. The structure is over 50 years old. This demolition has been advertised and a sign has been posted.

No representative was present to discuss this application with the Board.

Allen Reitz reviewed the application with the Board. This is an application to demolish a home which has fallen into disrepair. This demolition is not an action that the Board can block, however the Board feels this demolition will not have a negative impact on the neighborhood. Mr. Reitz reviewed the elements of the previous design that the owner would like to preserve namely the large chimney and the curved porch area. The new home will fit into the footprint of the previous one.

The Board commented that some detailing on the east elevation to break up the long flat plane is recommended.

OTHER

Allen Reitz announced that the farmstead on 132 East Street is currently for sale and discussed inquires that have been made regarding the zoning restrictions on this property.

REVIEW OF 1/23/2020 MINUTES

Bonnie Salem moved to approve the minutes of the 1/23/20 meeting with one change. Dirk Schneider seconded.

All Ayes.

The meeting adjourned at 8:37 pm.

Respectfully submitted,

Susan Donnelly
Secretary to the Board