

Design Review and Preservation Commission
June 16, 2021
Regular meeting, 6:00 pm

Commission members present: Peter vonGlahn, David Ross, Mike Freda, Toren Williams

Staff: Rose Tassone diNardo, Law; Pat Maley, John Kurth, Herb Inden, Planning

NB: delayed start until quorum was achieved at 6:35 pm. One commissioner had severe connectivity problems, and another had to be summoned to make the quorum.

Administrative Business

1. Reading of rules of procedure

Old Business:

Permit Referral DR-1679: Request to construct 600 sq ft one story addition with bedroom, bath, living area and kitchen and a 500 sq. ft. garage at the rear of the existing two-story original house and install new paved driveway. Forty Acres Neighborhood Conservation District. Resolution 11-21.

Toren Williams moved to raise case from the table (it had been tabled in April).

Paul Tinklepaugh made the presentation, summing that he had gotten the information that was missing from the original presentation.

Pat Maley narrated the Power Point slides and Paul Tinklepaugh filled in information gaps due to the illegible documents. Specifics were Anderson double hung windows; door is a steel door with louvers in between the glass – moved from the main house to the side of the new section; light sconces will match up to the architecture.

Toren questions the series of Andersen windows which Mr. Tinklepaugh did not call out.

Peter vonGlahn read from the digitally enlarged version of the drawing that it was series 100. Vinyl siding was defined. Front porch has a metal roof, and Mr. Tinklepaugh said he will continue that on the new section. The ceiling assembly will be coregulated metal panel to match porch roof.

Peter vonGlahn read and moved the prepared resolution, it was seconded by Toren Williams and approved unanimously.

DR 1686: 419 North Market Street. Request for revisions to the front façade. Market Street City Historic District. Resolution 18-21.

Presentation was made by Dave Dalby, architect for the project. The proposal called for the removal of the granulux from front and replacement with aluminum storefront to match facades along the street. The owner said that she wants it to match LaFia.

Planning's Slides were shown, starting with locator from Google earth. The front direct-on view showed the existing configuration and materials. The submitted drawings show the change in windows, and the ADA entrance that will be put into place for entry into retail section.

Planning's viewpoint was expressed that this was a win-win situation for the building.

Toren Williams stated that he was "good on this one."

Dave Ross agreed

Mike Freda also agreed and called it a nice presentation.

Peter vonGlahn had questions from the application –

about siding – the drawings show the storefront will match La Fia – the other work is structural, so it will be done in stucco.

The owner questions the stucco match – says the builder has been instructed to use the black aluminum.

Peter vonGlahn said "So it will be stucco?" and the architect said yes.

He was congratulated on a nice job and good on the drawing.

There were no Community comments.

The application was approved as submitted – the prepared resolution was read by Mike Freda and seconded by David Ross and approved unanimously.

DR- 1687: 2000 Riverview Avenue: Request to remove pitched pitched roof, build A frame roof with flat gable, install vinyl siding, cap fascia, and put in gutters and side porch. Rockford Park City Historic District. Resolution 19-21.

Architect Patrick McFadden, AIA, made the presentation– the effort was to remove the extended height from garage and bring the roof structure down to top of existing masonry walls tying it into the side of the house and cover an entrance with a pent roof. Intent is to minimize the obstruction and use materials like what is there. The architect

noted that he did not know where the vinyl siding on the building permit request had come from nor the other details that did not match his drawings.

Pat Maley narrated Planning's slides, lauding the architect's choices and drawings. It was noted that the garage is a small building, and the current geometry does not mesh with that of the main house.

Staff questions were based on what had been added after the architect had submitted his drawings (owners, contractor). Proposal is small work on small building, appropriate in planning's assessment.

Toren Williams asked where the contractor was planning to place the vinyl that is called out on the application form.

Sarah Davies – owner – believes that the siding was only to be on the front piece of the house - saying that they will not use it if it is not acceptable.

Peter vonGlahn calls it an incomplete application as presented and pointed out specific gaps like no site plan drawing, and no applicant supplied photos (Planning did those).

There was discussion about the unclarity between architect and contractor materials.

Pat Maley noted that the application did not have the regular application from architect or contractor. Architect materials worked well internally, but the contractor 's materials seemed to have been "cobbled on" and made things unclear, producing confusion which in turn produced an incomplete application. Because of it the Commission had to make guesses on things they should not have to guess on.

Architect stated that he had the info Peter was requesting – and could provide. He further stated that in his mind that he never thought of vinyl siding for the project.

Toren – called for clarification on the vinyl siding – Patrick McFadden, the architect said he planned for stucco to make the building more aesthetically pleasing.

Peter Von Glahn noted that there were no materials specified on the drawing. Also missing were the standard DRPC cover sheet, the standard owner-agent form, a full written description, a summary of product literature, a site plan, and a materials schedule.

Toren Williams noted that a simple front elevation calling out all the materials would suffice to make the application acceptable. He called Vinyl siding "just foreign." (The Architect said it was not on his drawings).

Peter vonGlahn – moving the discussion forward with suggestion of a performance requirement on the resolution requiring an elevation of the garage front.

Ed O'Donnell asked if vinyl was the problem would a Hardie Plank be acceptable? This led to a discussion of how much stucco is on house, and how the gable end should match the rest of the structure which in turn led to an extensive side bar trying to clarify materials and their applications.

The design point was that trying to match stucco is difficult for that size building. Garage of 12'2" wide and 18'9.25" deep was challenging for alternate material selection.

Toren Williams again called for revised drawing delineating materials.

David Ross asked if they had not already discussed that Hardie Plank was acceptable.

Toren Williams responded that he was ok with revised drawing if all materials are acceptable.

David Ross repeated, "So can we approve it with performance caveat?"

Peter vonGlahn read a suggested caveat and Toren and David called it "perfect."

Peter von Glahn read/moved the resolution with the insertion of the new caveat as follows:

1. Applicant will supply a drawing of the street-facing elevation of the project specifying all the materials to be used in the project. This must be accepted by the Department of Planning before permits can be issued. Note that vinyl siding is not acceptable for this project.

The resolution was seconded by David Ross and approved unanimously.

Permit Referral DR – 1688: 710 Market Street. Request to place signage for new business "Lux Smoke". Market Street City Historic District. Resolution 20-21.

Presentation was made by Tom Tanzelli of the Trophy Shop (the fabricator for the sign). They propose to place a channel letter on raceway sign such as 8 other businesses within a few blocks range. They proposed to paint the façade like the adjacent business "Space Boy" (flat black).

Pat Maley narrated the slides of the project, noting that the banner is temporary – and there are "ribbon" product listings on the windows. (Unsure whether they were painted on cling-on).

Dave Ross said the proposed sign will look nicer than existing and Peter vonGlahn agreed.

Toren Williams asked about the ribbon verbiage. Pat defined but noted that it was not part of the proposal. She noted that the sign proposal was acceptable to Planning.

John Kurth gave commentary on the stucco in the background. All were content with the stucco treatment (painting).

Sarah Lamb representing BPG (as a neighbor) - noted that it looks like there is a trim of limestone, and asked for confirmation? John Kurth did not agree.

Peter vonGlahn noted that the area to be painted was only to be the stucco. He called for a performance requirement "that no unpainted material would be painted" to be added to the resolution. There was further discussion about moving the sign up, so it is not on top of the fascia trim.

Caveat was suggested to move the resolution along –

- Stucco painted a dark color to match raceway and the existing painted store system may be painted in a similar color to current one,
- no currently unpainted surface beyond the stucco will be painted.

Sara Lamb – Channel lettering is not usually installed over a raceway – it individually fed or on a backplate that you can run the electrical in. She further asked if the acrylic face was to be yellow and then will glow yellow at night? And was answered "Yes."

Peter read the resolution with the proposed caveat (above); it was seconded by David Ross and approved unanimously.

As an update on a previous case, Pat Maley showed slides where a driveway was filled with asphalt after bricks were taken up. The slide showed the cracks appearing in just 30 days of exposure – and a maintenance cycle was set up. She just wanted the commission to know of the material failure so they could have that as information for the next time an asphalt driveway was requested.

Pat also noted presumed upcoming demolition cases in July, or late summer.

David Ross moved to adjourn at 1 hour 20 minutes into the actual meeting, it was seconded by Mike Freda and approved unanimously.