



Design Review Board Meeting Minutes Thursday, January 12, 2023

1. Call to order.

The meeting was called to order at 5:01 p.m.

Members present: Chair Scott Kraehnke, Wesley Brice (arrived during item 3), Ryan O'Connor, Larry Pachefsky and Chris Schorse.

Others present: Carlos Dorger, Stu Hueber, and Planning & Development Director Bart Griepentrog

2. Approval of the December 15, 2022 meeting minutes.

Mr. Pachefsky moved to approve the minutes, as drafted; seconded by Mr. Schorse. Vote 4-0.

3. Consideration of the application and plans on file for window modifications to a previously approved addition at residential property 2206 E. Kensington Blvd.

Carlos Dorger was present to discuss this item. He noted that the addition had been previously approved, but that the homeowner would like to add two windows on the east elevation. Those windows would be located within the kitchen.

Mr. Schorse questioned why the two new windows were smaller than the other windows on the house. Mr. Dorger stated that the windows were sized to accommodate cabinets, a hood and the height of the counter. Chair Kraehnke questioned what happened to the exhaust vent. Mr. Dorger noted that a new exhaust vent would be added, centered between the proposed windows. Mr. O'Connor questioned how the location of the battens was determined. He noted that the previously approved version had battens adjacent to windows and the remaining space divided in half. He pointed out that the revised east elevation no longer followed that rule on the first floor. Mr. Dorger stated that he did not have an issue with centering the battens.

Chair Kraehnke said that it would not have been his first choice to utilize smaller windows but said that it was helped out by the fact that there was a pair and that they would be located on both sides of the new exhaust vent to provide some sort of meaning to them. Mr. Schorse questioned if the trim on the new windows would match the addition or the existing house. Mr. Dorger said they would be beige to match the existing house.

Mr. Schorse moved to approve the plans, with the modification of centering the batten on the first floor between the new window and the patio doors; seconded by Mr. O'Connor. Vote 4-1 (Mr. Pachefsky voting no).

4. Consideration of the application and plans on file for a rear first floor addition with second floor bump out above it at residential property 4135 N. Newhall Street.

Stu Huebner was present to discuss this item. He noted that he was the homeowner, not the architect. He noted that the small addition would accommodate more space in the kitchen and the upstairs bedroom.

Mr. O'Connor questioned the lack of detail in the west elevation. He believed elements were not shown and described it as more of a diagrammatic plan. Mr. Schorse did not believe the rooflines were accurately shown. Mr. O'Connor stated it was important to see all of the details to understand how the addition intersects with the existing house. He questioned if the addition would have any eave details to match the existing house. He stated that it was possible that the intention was to match the house but did not believe it was drawn that way. Mr. Huebner stated that he wanted the addition to match the house. Chair Kraehnke and Mr. Schorse agreed that was their hope as well. Chair Kraehnke stated that it was necessary to have revised drawings presented to confirm the details.

Other than the missing overhangs, Chair Kraehnke stated that the general massing was acceptable. Mr. Schorse questioned if the desired overhang was on all sides. Chair Kraehnke stated that the gable end featured more of a trim board than an overhang. He stated that the addition should match the detail of the existing house.

Mr. Pachefsky questioned with the second-floor dormer was smaller. Mr. Huebner pointed out that it was only extending one room upstairs and that the width lined up with the current wall. Chair Kraehnke noted that the window in the existing bathroom was not shown and stated that including that detail would help to explain why the upstairs addition is narrower.

Mr. Huebner confirmed that the desired overhangs would be located on the north and south sides of the addition. Chair Kraehnke also noted that the section pages need to match the proposed elevations.

The item was deferred to a future meeting upon the submission of revised plans addressing the requested details.

5. Future Agenda Items.

No future agenda items were discussed.

6. Adjournment.

Mr. O'Connor moved to adjourn the meeting at 5:30 p.m.; seconded by Mr. Schorse. Vote 5-0.
Recorded by,



Bart Griepentrog, AICP
Planning & Development Director