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| **Members Present** |  | **Members Absent** |
| Michael Chiodini, Vice-Chairman |  | Mark Campbell, Chairman |
| Dick Gordon |  |  |
| Don Anderson |  |  |
| Adam Edelbrock  Chris Burton |  |  |
| Pat Jones (Alternate) |  |  |
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1. **Call of Meeting to Order and Approval of Minutes**

City Planner I Andi Campbell Yancey began the work session at 6:00 p.m.

**Dick Gordon made a motion to approve the May 17, 2021 and June 7, 2021 work session minutes. Seconded by Pat Jones. All ayes. Motion approved.**

1. **Sign Review - Old Business**

None

1. **Sign Review - New Business**

None

1. **Residential Review - Old Business**

None

1. **Residential Review - New Business**
2. Case 83-21R – 3 Norton Pl– R3  
   California Custom Decks, applicant  
   Detached Pavilion

Ms. Yancey introduced 83-21R, a detached pavilion. The board discussed the following items:

* Gutter location and column dimensions.
* Whether the rendering matches the elevations.
* The ceiling finish.

1. Case 84-21R – 445 N Taylor Ave – R3  
   Mike Lewis of Lewis Homes, applicant  
   One-Story Addition

Ms. Yancey introduced 84-21R, a one-story addition. The board discussed the following items:

* Whether the project was reviewed by the Landmarks Commission. Ms. Yancey stated that additions are not reviewed by the Landmarks Commission per the ordinance.
* The addition’s relationship to the existing dwelling. The board indicated that the renovation is too contemporary for the historic nature of the existing dwelling.
* The proposed standing seam roof.
* The oval windows.

1. Case 85-21R – 549 N Van Buren Ave – R4  
   Nathan Rauh of Naismith-Allen, Inc, applicant  
   Two-Story Addition

Ms. Yancey introduced 85-21R, a proposal for a two-story addition. Building Commissioner Jack Schenck informed the board members that Vice-Chair Michael Chiodini was having technical difficulties but would join the meeting as soon as he was able to do so. The board discussed the following items:

* The previous addition and how the proposed addition relates to the existing structure.
* Gables and roof pitches of the existing house and proposed addition.

1. Case 86-21R – 530 McLain Ln – R4  
   Tom McGraw, applicant  
   Second Story Addition

Ms. Yancey introduced 86-21R, a second story addition to the existing one-story house. The board discussed the following items:

* The columns should match across the front and should be 8x8.
* The rear window sizes should match to be consistent with the existing structure.
* Window trim and asphalt shingles should match the existing.

1. Case 87-21R – 420 Geyer Forest Dr – R3  
   Dan Kary of Lakeside Renovation and Design, applicant  
   Covered Patio and Deck Addition

Ms. Yancey introduced 87-21R, a rear covered patio and deck addition. Mr. Chiodini joined the work session. The board discussed the following items:

* The posts on the covered patio should match those of the existing home.
* The location of the fireplace and chimney.
* The area under the deck will need to be enclosed with lattice panels.

1. Case 88-21R – 328 W Argonne Dr – R4  
   Matt McWay, applicant  
   Screen Porch Addition

Ms. Yancey introduced 88-21R, a screened porch addition. The board discussed the following items:

* The distance between the garage and the proposed screened porch.
* The use of clay pots rather than aluminum cans on the chimney was discussed, and it was determined that the firebox is metal and the aluminum cans are required by building code.

1. Case 89-21R – 1007 Krauswood Dr – R3  
   Robert & Maureen Reed, applicant  
   Enclosing Existing Rear Deck

Ms. Yancey introduced 89-21R, a project covering and enclosing an existing rear deck. The board found there to be too little information on the drawings to fully understand what is being proposed. They discussed the bracket design, the sunburst detail, and the white vinyl.

1. Case 91-21R – 340 Gill Ave – R3  
   Kleeschulte Concrete & Land, applicant  
   Detached Pavilion

Ms. Yancey introduced 91-21R, a detached pavilion being added to an existing patio. The board discussed the following items:

* The Tudor style of the pavilion is not consistent with the style of the existing home.
* The vinyl on the pavilion should coordinate with the existing home.

1. Case 92-21R – 411 W Adams Ave – R4  
   Michael Blaes, AIA, applicant  
   New Single Family Home

Ms. Yancey introduced 92-21R, a single-family home. The board discussed the following items:

* The single column proposed on the back porch.
* Vertical siding should be used on the rear and side gables as it is in the front.
* The east elevation needs additional windows.

1. Case 93-21R – 400 Clark Ave – R3  
   Taylor Huston of Killeen Studio Architects, applicant  
   Attached Pool House Addition

Ms. Yancey introduced 93-21R, an attached pool house addition. The board discussed the following items:

* The pavilion and gable do not match the existing house.
* It was noted that windows are need on the east elevation.

1. Case 94-21R – 1513 Ann Ave – R3  
   Ray & Cynthia Cook, applicant  
   New Single Family Home

Ms. Yancey introduced 94-21R, a single-family home. The board discussed the following items:

* The garage projection.
* The need for cut sheets on the overhead doors proposed for the fitness room at the rear of the house.
* The proposed roof pitches and gables.
* Window panes need to match on all windows.
* The lot characteristics.

1. **Commercial Review - Old Business**

None

1. **Commercial Review - New Business**
2. Case 09-21C – 10725 Manchester Rd – B3  
   Steve Hollander of SJ Hollander Architect, applicant  
   Façade Update

Ms. Yancey introduced 09-21C, exterior modifications to the existing Lou Fusz Toyota. The board discussed this case is pretty straightforward update with the use of existing color scheme and the existing metal prototype.

The work session was adjourned at 6:58 p.m.

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|  | Mark Campbell, Chairman |
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|  | Michael Chiodini, Vice-chairman |

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