

**Appearance Commission Meeting Minutes**  
**Date: June 14, 2023**

A motion was made by Commissioner Maschek to approve the minutes of the April 26, 2023 meeting and seconded by commissioner Naumiak. All members voted aye.

**Case 2023-016A – 9401 Ridgeway**

**Discussion and Interested Parties**

Commissioner Naumiak reads Staff comments into the record.  
Vince Weber with Normandy Remodeling is representing the homeowners.

Project involves adding a covered roof over the front door and garage door to balance larger covered porch on the south for sitting. It will add to enjoyment of the yard and a way to see neighbors in the front. The house brick will be stained, not painted. There will be stucco on the gable ends that will be painted as well as shutters and door trim.

Mr. Weber shows a board of the live colors and says the brick will be two toned white to get variation and contrast.

Commissioner Klein asks for clarification of the current house color. Mr. Weber says the house is now red.

Chairman DaMario asks about moisture trapping with respect to the material. Mr. Weber says that the product to change the brick color is not paint but rather a solution that is water based and soaks into the brick with a 25-year warranty.

Chairman DaMario asks Staff to see the rendering on the screen.

Commissioner Naumiak says the proposed design looks pretty.

Chairman DaMario says the design looks good.

## **Recommendation and Voting**

A motion was made to grant a Certificate of Appropriateness to approve as presented. The vote was unanimous.

**Motion: Maschek      Second: Pathak**

Ayes: 6

Nays: 0

Absent: 1

## **Case 2023-017A – 5134 Farwell**

### **Discussion and Interested Parties**

Commissioner Naumiak reads Staff comments into the record.

The homeowners are represented by Debra Wendling from Wendling Designs. The petitioner says that the existing horizontal siding can be changed to all vertical in accordance with Staff comments.

A covered porch is existing, but concrete is being added to enlarge. An addition is being added off the back.

The gable and the sides will be a cream white color. Skylights will be added as well.

Commissioner Naumiak likes the brick on the back addition.

Commissioner Maschek says that the addition looks nice.

### **Recommendation and Voting**

A motion was made to grant a Certificate of Appropriateness to approve with a condition to change the existing siding from horizontal to match the newly proposed vertical siding. The vote is unanimous.

Motion: Shah      Second: Naumiak

Ayes: 6

Nays: 0

Absent: 1

## **Case 2023-011A – 4225 Lyons St**

### **Discussion and Interested Parties**

Commissioner Naumiak reads Staff comments. The Commissioner states that the plan was first approved on December 8, 2021. The current proposal features material and window changes.

The homeowners show color of proposed siding and says that the existing façade has a design similar to that being proposed in between the 2<sup>nd</sup> floor windows.

Commissioner Maschek asks if the proposed material change is vinyl. The homeowner says that the material has a lifetime warranty.

Commissioner Maschek adds that horizontal vinyl siding is typically not permitted when visible from the street and that cementitious or hardy type siding is more typical.

The Commissioners pass the sample around to determine what kind of material the proposed is.

Chairman DaMario asks Staff if vinyl is permitted. Staff says that the code does not prohibit it but there has been more of a policy.

Commissioner Maschek and Chairman DaMario asks how the material will be secured.

The homeowners say the pieces are not rectangular and that the pieces lock in together.

Commissioners Naumiak and DaMario say the windows look fine but do not like the proposed design change.

Staff pulls up a Google street view.

Commissioner DaMario says that the material is not a good match. Commissioner Naumiak agrees. Commissioner DaMario says that the material is not stone and asks Chairman DaMario if there are any cementitious materials that mimic stone.

Commissioner Maschek says the variety of material will look lumpy together and adds that a horizontal cementitious material would look better.

Chairman DaMario and Commissioner Klein ponder the massing of the proposed material on the tower and whether the quantity should be reduced.

The homeowners' owners state that they tried to come as close as possible to match the proposed material with the existing and disagree that the house will look too busy. They add that there is no exact match for the color. They also add that the architect did not like the idea of stone because it may be too heavy for the foundation.

The homeowner states that he has consulted with the neighbors and that there are no objections to the design.

The homeowner owner says he really likes the material and adds that he likes the idea that maintenance will be limited with the selected material. He adds that other homes in the neighborhood have similar designs on 2nd floors.

The homeowner says that cost is the reason for the design change.

Commissioner Pathak asks about why the change has been proposed if the costs are similar.

The homeowner is worried that hardy board will require maintenance and that the propose design does not require substantial maintenance.

Chairman DaMario says that overall, there is too much mass. He concurs with Commissioner Maschek's suggestion to take the element above the front door and make a similar design on the west elevation.

Commissioner Maschek adds that he does not like the current proposal with exception to the windows. He adds that the color does not match and that there is a lot of the proposed material. He asks if there may be a different method of making the tower element stand out.

Commissioner Maschek asks how the material will work on the corners. The architect adds that there is a corner piece provided by the manufacturer in an "L" shape.

Commissioner Shah says that the proposed design looks bulky. She adds that less of the proposed vinyl material would be better.

Commissioner Klein says a real stone would be beautiful. The architect adds that he is concerned about placing real stone adjacent to the novikstone.

The case is paused and moved to the end as the homeowner consults with his architect on how to move forward.

The homeowner states that the project has taken too long and reiterates that he likes the proposed design as well as the maintenance free element of the

proposed material.

Chairman DaMario says the color, material, and massing are all items of concern, as well as the color of the proposed material not matching.

Commissioner Maschek does not like the idea of approving vinyl or plastic on the front façade of a house and is inconsistent with precedent.

Commissioner Naumiak says the material does not look real.

Commissioner Maschek adds that the window locations look great and can be approved. He adds that going back to the approved hardy board from a year and a half ago can be approved.

The owner is concerned about the maintenance costs associated with hardy board.

The homeowner says he will go back to the hardy board material that was originally approved in December 2021.

The architect says that the owner will go back to the hardy board and will ask for approval on the current window locations.

### **Recommendation and Voting**

A motion was made to grant a Certificate of Appropriateness to approve with conditions including going back to the previously approved hardy board siding material with the updated window placement on the north and west elevations. The vote is unanimous.

Motion: Naumiak

Second: Pathak

Ayes: 6

Nays: 0

Absent: 1

## **Case 2023-018A – 5238 Touhy Ave**

### **Discussion and Interested Parties**

Commissioner Naumiak reads Staff comments and that a special use permit will be required for the outdoor dining component.

The owners are Bond Touhy and are presenting the case for Qahwah House.

Chairman DaMario asks about the material of the proposed pergola. The petitioner says wood with concrete footings.

Commissioners Naumiak and Maschek likes the design.

Staff adds that the other components like egress, sidewalks, hours of operation, etc. will be reviewed under the special use process.

Commissioner Klein says that the posts appear skimpy. Chairman DaMario adds that the posts look too thick. Staff adds that the posts are standard 6x6.

### **Recommendation and Voting**

A motion was made to grant a Certificate of Appropriateness to approve as presented. The vote is unanimous.

Motion: Pathak                      Second: Naumiak

Ayes: 6

Nays: 0

Absent: 1

## **Case 2023-013A – 5220 Touhy Ave**

### **Discussion and Interested Parties**

Commissioner Naumiak reads Staff comments and adds that a special use permit will be required for the proposed drive thru.

The owners of Bond Touhy are present with representatives from Popeyes as well as the architect for Popeyes.

The petitioners ask for relief on the signage on the north wall. She adds that thin brick has been added to the design and eifs has been removed to address Staff comments.

The petitioner adds that branding is important to commercial tenants and that the sign on the north is hidden.

Chairman DaMario adds that the sign appears a little large and asks where this is new construction. Staff affirms the proposed would be new construction.

Commissioner Maschek adds that concerns about how lighting, signage, and other elements were considered when looking at the Dunkin Donuts project to the east.

The petitioner says that the sign will not be painted and is an acrylic sign.

Chairman DaMario asks if elevations will be changed if the drive thru special use is rejected.

The applicant stated that the project would likely not happen without the drive thru component.

Commissioner Maschek would like to see more landscaping between the restaurant and sidewalks for improved screening.

The petitioner adds that large mature trees along Touhy will remain and that additional landscaping can be added to accommodate.

The Commissioners discuss the sign on the north and view elevation. Staff states that the proposed sign is 12x9.

### **Recommendation and Voting**

A motion was made to grant a Certificate of Appropriateness to approve with conditions including a landscape screen between drive thru and Touhy sidewalk



and reducing the sign on the north by 10%. The vote is unanimous.

Motion: Maschek

Second: Naumiak

Ayes: 6

Nays: 0

Absent: 1