

**The Preservation Society
Design Review Committee
August 14, 2008**

DRC members attending: Jerome Bird, Adam Carballo, Andrea Drake, John Thompson, Ann Hagarty Boyce. Staff member and Secretary Denise Whitman also attended.

Regular Session

**6:15 pm 733 S. Broadway Max's on Broadway
Michael Metcalfe**

Mr Metcalfe is representing the owners of Max's on Broadway. This is a review for work to be done on several buildings 731-735 S. Broadway. The owner would like to replace the 2nd and 3rd floor windows with 2 over 2 Jeldwen wood window sash packs, leaving the existing wood window surrounds intact.

The paint color for the windows will be HC 81 Manchester tan

The owner would like to repaint the first floor wooden storefronts of 731-733 S. Broadway, the neighboring buildings that are leased by Max's on Broadway. The following paint colors will be used

731 S. Broadway
main color -HC 70
trim color - HC 16
door color- cottage red

733 S. Broadway
main color - black forest green
trim color - HC 16
door color- cottage red

The owner is also requesting to install 4 downward pointing goose neck lights (Angolite angled reflector type made by LSI architectural lighting) Four of these lights will be placed just above the first floor natural wood storefront cornice on Broadway and two of the lights will be placed above the Lancaster St. natural wood storefront cornice. The Design Review Committee members would like an elevation that shows the location of the lights.

The owner would like to install a Fypon Crown molding on the top of 735-737 S. Broadway. Denise Whitman will check with CHAP to see if Fypon is an allowable material. Paint for the molding is HC-79

DRC advised the owner to remove the billboard sign on the side of the building that is not allowed under both URP and CHAP regulations, and the Christmas tree base that is visible on the roof of the building.

Decision: Resubmit

6:40 1703 Aliceanna St. Tom Atkins

This is a second visit for this property which is a 2 1/2 story brick Greek Revival building with a first floor storefront. The formstone has been removed from the building and the brick has been cleaned and repointed. The owner installed brick window sills. The Design

Review Committee requested that the owner replace the sills with cast stone or wood. The owner would like to put a wood facade similar to his neighboring property.

Owner will need to revisit with paint colors.

The owner will be replacing the 2nd and 3rd floor windows. The window surround will be wood Baltimore Bullnose. The sashes will be installed with a sash kit and will be 6 over 6 wood true divided light sashes made by Crown Lumber

Decision: Resubmit

7:00

519 S. Dallas

Calvin Farrell

This property is a 2 story brick federal styled house with pent roof building with front and rear dormers. The owner would like to put a two story addition on the rear. The owner has already been to BMZA for the addition/ rear yard set back. The Design Review Committee members recommended leaving the roof line as existing and modifying the dormer to accommodate a door to the deck on top of the 2 story addition.

The front and rear roof lines will remain the same as are currently existing. The front dormer will remain as existing. The owner needs to provide cut sheets for windows and doors, and material specifications for roof and dormers. The Design Review Committee members recommended that the sills be cast concrete or wood and the steps should remain as existing or be cast concrete

The owner needs to provide a corrected set of plans showing the modified dormer, the deck, the railing, and the materials.

The owner wants to know about using a steel door with vinyl insert window. Denise Whitman will check with CHAP to see if this type of door is allowable.

Decision: Resubmit