



ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
REGULAR MEETING MINUTES
MARCH 20, 2018

1. CALL TO ORDER

Vice-Chairperson Ryan Hinricher called the meeting of the Architectural Review and Historic Preservation Board to order at 6:57 pm in the Commission Chambers of City Hall. A moment of silence was followed by the Pledge of Allegiance.

Quorum was declared present.

Present: Chairperson Tory Parish (arrived 7:05 pm), Vice-Chairperson Ryan Hinricher, and Board Members: Phillip Baker, Kay Cappleman, and Jessica Stone (arrived 6:56 pm)

Absent: Eric Rainville (excused)

Staff Present: Urban Designer Kelly Carson and Recording Secretary Kathleen Rathel

2. APPROVAL OF MINUTES

Motion by Kay Cappleman to approve the regular meeting minutes of February 20, 2018. Seconded by Phillip Baker and carried unanimously 4 – 0.

APPLICATION FOR CERTIFICATE OF APPROVAL

3. 54 E Plant Street – Ayon Realty

Urban Designer Carson stated the applicant requested this item be tabled to a date uncertain.

Motion by Jessica Stone to TABLE [54 E. Plant Street]. Seconded by Kay Cappleman and carried unanimously 4 – 0.

4. 219 W. Newell Street – Anthony W. Mendez

Urban Designer Carson presented a Certificate of Approval request for the demolition of an existing 972 square foot residential contributing structure and the construction of a new 1,396 square foot single-family residential structure with a front porch as well as the renovation of an existing 910 square foot detached garage on a property located at 219 W. Newell Street. The existing structure is a frame vernacular constructed in the 1920's with novelty and lap siding, a metal hip roof, and several window types. Numerous modifications were made over the years including a rear addition and a front porch enclosure. The existing structure is in a severe state of disrepair and an inspection report was included in the Staff Report. The proposed residential structure will be masonry vernacular with bungalow elements. Staff has reviewed the application and recommends approval of the demolition and new construction subject to the conditions outlined in the Staff Report. Staff also recommends the driveway be narrowed to be more consistent with

the surrounding properties and reconfigure the sidewalk to more directly connect to the street

Chairperson Parish arrived.

Board Member Cappleman inquired if the existing contributing building was associated with a family in the historic property survey. Ms. Carson stated it was associated with the Bekemeyer family. The owner, Anthony Mendez, affirmed the house has been in the family for several generations and finally ended with his mother-in-law who sold them the house. The original intent was to do a restoration but the amount of damage was too great.

Board Member Baker asked if it was possible to do a survey and photos of the house to document it for the Heritage Foundation as it is a contributing structure in the Historic District. Mr. Mendez agreed.

Vice-Chairperson Hinricher inquired if they were going to salvage anything from the house. Mr. Mendez said they were going to try to salvage the floor and bricks from the fireplace.

Motion by Jessica Stone to approve the demolition of a contributing structure [at 219 W. Newell St.]. Seconded by Tory Parish and carried unanimously 5 – 0.

A very detailed discussion continued with the architect, Mark Keller, and the Board regarding stucco, soffits, fascia style, window sizes, and stucco on front porch columns.

Board Member Cappleman had to leave at 8:04 pm for a prior engagement.

Motion by Tory Parish to approve [the new construction at 219 W Newell St.] with Staff Recommendations to include the following conditions:

- 1) Windows to contain exterior muntins - can be the snap-on variety.***
- 2) Add a 1 x 8 frieze board running under the soffit.***
- 3) Staff to review fascia details with any historic details.***
- 4) Staff to approve the smooth stucco on the front columns and porch beam to appear as if constructed of wood.***
- 5) Windows along the sides to match the size of the front windows.***
- 6) Window trim on the side windows to be consistent with the front windows.***
- 7) Exterior stucco to be of a rough texture.***

Seconded by Ryan Hinricher and carried unanimously 4 – 0.

ADJOURNMENT

Vice-Chairperson Hinricher adjourned the meeting at 8:16 pm.

ATTEST:

APPROVED:

/S/

/S/

Recording Secretary Kathleen Rathel

Chairperson Tory Parish