



ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
MEETING MINUTES
NOVEMBER 17, 2020

1. CALL TO ORDER

Chairperson Tory Parish called the meeting of the Architectural Review and Historic Preservation Board to order at 6:30 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, Vice-Chairperson Ryan Hinricher and Board Members: Kay Cappleman, Jared Czachorowski, Eric Rainville and Jessica Stone.

Staff Present: Community Development Director Steve Pash, Urban Designer Kelly Carson, and Recording Secretary Colene Rivera.

Applicants: Joel Kagan of Intelligent Design LTD and Diego Torres of Sightline 3-D via GoTo Webinar.

Attendees: in person: Adam Parish of 12542 Aldershot Lane; via GoTo Webinar: Noreen Coup.

2. APPROVAL OF MINUTES

***Motion by Kay Cappleman to approve the meeting minutes of September 17, 2019.
Seconded by Jessica Stone, the motion carried unanimously 6 – 0.***

APPLICATION FOR CERTIFICATE OF APPROVAL

3. 455 & 439 W Plant Street - Joel Kagan

Urban Designer Carson presented a proposed project to demolish the existing noncontributing structures on this property for the construction of a new 17,469 +/- square foot, four unit townhome two-story building on these two properties. The applicant is proposing each unit would have garage space for two cars as well as bicycle/golf carts. The ground level of the unit will be designed to promote neighborhood commercial uses such as a professional office, with residential space provided on the second floor. The building will feature masonry vernacular architecture, with a mix of brick and light-colored stucco exterior and a flat parapet roof. Each unit will have a balcony on the second floor that overlooks W. Plant Street.

The property is currently zoned PCD (Planned Commercial Development). Staff recommends approval of the request, subject to staff conditions.



Overall, the board had challenges with the general use and function of this proposed project. If the building was only for residential use, then board is recommending one style and design of the front elevation - particularly on the first floor. But if it were a commercial project, then they recommend the ground floor have more of a “storefront” look with residences on the 2nd floor to meet the historical look of the downtown area. They continued to comment on the exterior look with use of brick and stucco, and that it created a perceived impression visually of 8 units instead of only 4 units. The board suggested a more simplified look along the front with blend of brick and stucco rather than current design which gives a vertical “striped” look; extending the balcony along the front to perhaps 2/ 3rds across each unit rather than only ½ way across and extending the depth of the balconies so that they are each more functional; creating a deeper visual articulation along the front of building; adding tie backs or under bracket supports to the awnings as a visual interest and addressing the windows on the ends. The board continued to discuss and express concerns about the landscaping and buffer along the front. One board member expressed concern that if the massing on the front of building is made too simple, the building might look too massive for the area. City staff agreed. A board member inquired if the intent of this project is to be transitional from commercial downtown to residential further out? City staff replied that it is intended to be a live/work space with low traffic business uses such as an architect, accountant or an attorney office space, which is permitted for the properties that are part of the same PCD that are located along West Plant Street.

Board also inquired about buffering from the residential area along the back of property, turning radius for parking, and entrance to the parking garages on the drive lane and roof top patio visual and functional area concerns.

There were not any general public participants that wished to speak at this meeting either in person or via virtual attendance.

Motion by Tory Parish to table this item [455 & 439 W Plant St] and have applicant continue to work with city staff on items reviewed and discussed in this meeting. Seconded by Kay Cappleman the motion carried 5 – 1. [Board Member Czachorowski was against the tabling of the project]

4. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:47 pm.

ATTEST:

/S/

Recording Secretary Colene Rivera

APPROVED:

/S/

Chairperson Tory Parish