



**Architectural Review and Historic Preservation Board
Regular Meeting Minutes
APRIL 21, 2015**

1. CALL TO ORDER

Chairman John Murphy called the meeting of the Architectural Review and Historic Preservation Board to order at 6:33 pm in the Commission Chambers of City Hall. A quorum was declared present and the Pledge of Allegiance was recited.

Present: Chairman John Murphy, Vice-Chairman Tim Keating and Board Members: Phillip Baker, and Wendy Byrd Jung

Absent: Chris Lee (unexcused) and Michael Morrissey (excused)

Staff Present: Community Development Manager Steve Pash, Economic Development Director Tanja Gerhartz and Recording Secretary Kathleen Rathel

2. APPROVAL OF MINUTES

*Motion by Phillip Baker to approve the regular meeting minutes of January 27, 2015.
Seconded by Wendy Byrd Jung the motion carried unanimously 4 – 0.*

APPLICATIONS FOR CERTIFICATE OF APPROVAL

3. 360 W. Plant Street

Community Development Manager Pash presented a request for approval for the property located at 360 W. Plant Street. This project was also on the January 27, 2015 agenda with the Board recommending approval subject to some elevation conditions on the new 22,000 sq. ft. 3-story retail/office building. The applicant has revised the elevations and Staff recommends approval.

Board Member Michael Morrissey was not present but emailed his comments which were distributed to the Board members.

Jared Czachorowski, the applicant, was present and had reviewed the comments with Mr. Pash. The first item addressed the building theme and suggested a simpler façade treatment. Mr. Pash stated the building was designed to look like two separate structures with one side designed to represent an old fire station. The revision replaced two arched doors with a single door, revised the size of the third story windows, added outdoor balcony areas on the upper office levels, and alternated the parapets to break the building up and help hide roof equipment. The main level will house a restaurant with usable canopies and retail.

Discussion ensued about the remainder of the comments. The veneer is full brick, the arched windows are similar to other buildings in the downtown area, a signage area will include the year of construction with other signage being reviewed administratively, and the south elevation parapet was discussed as well as the storefront on the west elevation.

Motion by Tim Keating to approve the request as re-submitted to include a permanent year of construction sign. Seconded by Wendy Byrd Jung the motion carried unanimously 4 – 0.

4. 145 N. Highland Avenue

Community Development Manager Pash presented a request for the demolition of a non-contributing single family home and accessory structure on a 0.16 +/- acre lot located at 145 N. Highland Avenue. The house has received multiple complaints about its condition and Staff recommends approval of the demolition.

Board Member Baker questioned if there was a code requirement regarding the square footage of the replacement structure versus the square footage of the old structure. Mr. Pash stated no but the new structure must be compatible with the surrounding neighborhood and must meet all requirements of the Historic Downtown District area. Any new development proposal must be reviewed and approved by the ARHP Board before a permit can be issued.

Motion by Wendy Byrd Jung to approve the request as submitted. Seconded by Phillip Baker the motion carried unanimously 4 – 0.

ADJOURNMENT

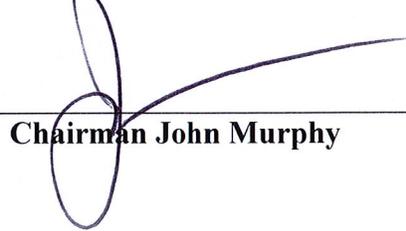
Chairman John Murphy adjourned the meeting at 7:00 pm.

ATTEST:



Recording Secretary Kathleen Rathel

APPROVED:



Chairman John Murphy