



**Architectural Review and Historic Preservation Board  
Regular Meeting Minutes  
April 19, 2016**

**1. CALL TO ORDER**

Chairman John Murphy 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 quorum was declared present and the Pledge of Allegiance was recited.

**Present:** Chairman John Murphy, Board Member Wendy Byrd Jung and introducing new Board Members: Ryan Hinricher, Tory Parish, Eric Rainville and Jessica Stone

**Absent:** Phillip Baker

**Staff Present:** Community Development Director Steve Pash, Economic Development Director Tanja Gerhartz, Planner II Kelly Carson, and Recording Secretary Kathleen Rathel

**2. APPROVAL OF MINUTES**

*Motion by Wendy Byrd Jung to approve the regular meeting minutes of August 18, 2015. Seconded by Eric Rainville the motion carried unanimously 6 – 0.*

**3. VOTE FOR CHAIR AND VICE-CHAIR**

Chairman Murphy will continue as Chairman until his seat is filled and opened the discussion to accept nominations for Vice-Chair.

*Motion by Ryan Hinricher to nominate Tory Parish as Vice-Chair. Chairman Murphy asked if there were any other nominations. Tory Parish accepted the nomination and the motion carried unanimously 6 – 0.*

**APPLICATIONS FOR CERTIFICATE OF APPROVAL**

**4. 183 S. Main Street – Oak Avenue Real Estate – TABLED to May 17, 2016**

**5. 129 W. Plant Street – DC Land Holdings II, LLC**

Planner Carson presented a request for approval for the property located at 129 W. Plant Street. The application is for a Mexican restaurant called ‘The Whole Enchilada’. The applicant has purchased the building and proposes to retrofit the building inside and out to include a roof-top deck. Ms. Carson played a Power Point slide show to go along with her presentation. She stated the building is a contributing structure built in 1925 and has a past use of industrial, which included a battery store, but more recently has been used commercially as the Encore Furniture store. The building features a painted brick façade, decorative stucco banding along a mission style parapet wall, and a boarded up garage door. The building also shares party walls with adjacent stores on the east and west. The rear of the building features a covered storage area, a shed, and some paved parking.

Planner Carson stated the proposed changes consisting of;

1. The applicant will maintain the existing facade with a re-engineered and renovated interior adding a second story roof top deck and eating area.

2. The paint on the front façade will be removed to expose the original brick.
3. Add two aluminum and glass garage doors onto the front to remain open during operating hours and a new entry door storefront system on the east side of the building.
4. A black metal canopy across the front façade and repaint the existing stucco band.
5. A decorative metal fence and gate will be added to the rear of the site
6. A metal staircase with wood guard rails will be added to the rear of the building.
7. The back of the building will be given a light stucco finish and painted similar to accents on the front of the building.
8. Proposals for the second floor deck include a partial canopy, a decorative guard rail, a chimney, and a corrugated metal bar structure.

Staff reviewed the application and worked closely with the applicant to suggest certain changes to make it more consistent with the Architectural Standards of the Historic Downtown District. In 2012, in response to an application, Staff recommended roll-up garage doors be included in the Architectural Guidelines manual and no new roll-up doors would be permitted unless they existed previously along the side street elevation. Staff had two concerns; 1) only one garage door opening would fall under the guidelines and 2) the garage door opening was not on a side street but directly on Plant Street. Other options discussed were a bi-fold door or Nana-doors (name brand that describes a folding or sliding glass door) but the roll-up doors were more consistent with the historic feel. Staff recommends approval subject to the conditions and recommendations listed in the Staff Report, approval of the two roll-up doors in this instance, and suggested revisiting the roll-up door policy to make it more comprehensive and specific.

There was much discussion on the allowance of two roll-up doors, the option of only using one, the pros and cons of roll-up doors in lieu of the folding glass doors, adding a kick plat to the bottom of the doors, and options for the façade. Suggestions were made to change the second story roof cover from slanted to flat, pull the cover back farther from the front so it is not as easily visible from Plant Street, buffer the bar location to make the street appeal more family friendly, and making the garage door openings slightly more narrow keeping in cadence with the parapets.

The applicant agreed to all the recommendations.

***Motion by Ryan Hinricher to approve to keep the roll-up garage doors but have the applicant continue to work with Staff to reduce the size of the doors, add kick plates, and keep the doors in cadence with the parapets.***

Board Member Parish asked if there were any legal precedence being set for roll-up doors. Planner Carson recommended revisiting the roll-up door issue and making specific regulations going forward as to what situations and what buildings the roll-up garage doors would be allowed on in the Historic Downtown. Staff can bring the issue back to discuss.

***Motion seconded by Jessica Stone the motion carried 4 – 2 with John Murphy and Wendy Byrd Jung voting against the roll-up door option.***

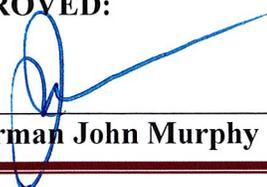
Planner Carson stated Staff will show the Board the elevations with the changes as a courtesy.

**ADJOURNMENT**

***Chairman John Murphy adjourned the meeting at 7:42 pm.***

ATTEST:

APPROVED:

Recording Secretary Kathleen Rathel

Chairman John Murphy