



**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
REGULAR MEETING MINUTES
AUGUST 16, 2016**

1. CALL TO ORDER

Vice-Chair Tory Parish called the meeting of the Architectural Review and Historic Preservation Board to order at 6:34 pm in the Commission Chambers of City Hall. A quorum was declared present and the Pledge of Allegiance was recited.

Present: Vice-Chair Tory Parish and Board Members: Ryan Hinricher, Eric Rainville, Jessica Stone (arrived at 6:42 pm), and new Board Member Lisa Bennett

Absent: Phillip Baker (excused)

Staff Present: Community Development Director Steve Pash, Urban Designer Kelly Carson, and Recording Secretary Kathleen Rathel

2. APPROVAL OF MINUTES

Motion by Eric Rainville to approve the regular meeting minutes of July 19, 2016 and seconded by Ryan Hinricher. The motion carried unanimously 5 – 0.

3. NOMINATE OFFICER POSITION(S)

Urban Designer Carson stated Staff recommends this item be tabled until Commission appoints a new board member to fill the vacant position left by John Murphy.

Board unanimously voted to Table this item until the next Board Meeting 5 – 0.

APPLICATIONS FOR CERTIFICATE OF APPROVAL

4. 462 W. Plant Street – F & J Developers, LLC

Urban Designer Carson presented a request for a Certificate of Approval for the property located at 462 W. Plant Street. The property is located at the corner of W. Plant Street and N. Park Avenue and currently contains a vacant non-contributing framed vernacular building which was originally a residence but was most recently used for professional offices. Most of the adjacent properties are residential with the exception of 446 W. Plant Street and the ballfields to the south. The applicant proposes to demolish the existing structure and construct five new townhome buildings with a total of 24 dwelling units. The buildings will consist of a seven-unit building on W. Plant Street and one four-unit and one six-unit building on N. Park Avenue. The interior of the property will contain a three-unit and a four-unit building around a central courtyard. The buildings will be both two-story and three-story with a maximum height of 35 feet. The majority of the facades would be natural red or painted brick with flat roofs containing decorative parapets. The two story units will have a metal gambrel roof with lap sided dormers and the rear elevations will have a stucco façade and a two-car garage door. The seven-unit building on Plant Street will be designed with the option to be converted into live-work offices. Staff has reviewed the application and recommends approval with conditions: 1) Staff will continue to work with the applicant on

the minor details of the buildings, 2) Paint color to be approved administratively, and 3) apply for all proper permits, site plan approvals, and PUD zoning.

(Board Member Stone arrived at 6:42 pm)

Discussion ensued regarding the building massing. Ms. Carson explained Staff worked extensively with the applicant to make sure the buildings had variations. Vice-Chair Parish addressed several items; the end building view from the south and west with the possibility of adding additional windows and/or wrapping the brick around to help break up the back of the building, the roofing, the courtyard, and the balcony supports. General discussion ensued on these items with comments from the developer, Franco Scala.

Motion by Ryan Hinricher to approve the request with Staff conditions and modifications to wrap the brick 22 feet along the rear elevation and turned on the inside corner of the first westerly unit on the Plant Street elevation and Staff approving a paint scheme. Seconded by Eric Rainville the motion carried unanimously 5 – 0.

5. 183 S. Main Street – Investor Nation / WBRE Investments Inc.

Board Member Hinricher recused himself from voting as he is the applicant.

Urban Designer Carson presented a request for a Certificate of Approval for the property located at 183 S. Main Street. The property is located at the corner of Smith Street and Main Street. The site currently contains a parking lot being used for municipal overflow during the parking garage construction. The property originally contained a non-contributing structure that was demolished for the parking lot and the surrounding properties are mostly residential. The applicant proposes a new 26,144 square foot two-story commercial building on the property to contain both office and neighborhood retail uses. The building architecture is intended to evoke a converted schoolhouse in style, will be 42 feet in height with a smooth stucco façade and barrel tile roof. The main entry will have a two-story parapet wall with decorative arch while the first floor will feature large storefront windows with kick plates, hard awnings and transom windows. Staff has reviewed the application and recommends approval subject to colors being approved administratively, plans must be submitted for site plan review, and apply for proper building permits.

General discussion ensued on the canopies being consistent with downtown, punched openings, storefront kick plates, the different space openings, and available parking. Michael Morrissey, the architect, was present to answer questions. Board Member Rainville would like to make sure the City ensures the punched openings are concise and consistent on the building. Ms. Carson stated the ARHP Board would have a say if the aesthetics of the building change dramatically.

Motion by Eric Rainville to approve the request with the condition that the City work closely with the applicant on the storefronts and elevations. Seconded by Jessica Stone the motion carried unanimously 5 – 0.

ADJOURNMENT

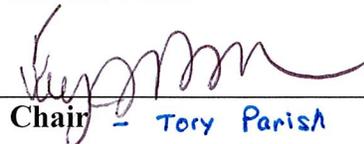
Vice-Chair Tory Parish adjourned the meeting at 7:15 pm.

ATTEST:



Recording Secretary Kathleen Rathel

APPROVED:



Chair – Tory Parish