



Architectural Review Board Meeting Agenda

January 11, 2024

6:00 PM

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- 1) Call to Order
 - 2) Roll Call of Members
 - 3) Approval of Minutes
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 - 4) Public Comments
 - 5) Old Business
 - 1) ***Removed from the agenda***
Application Number: BZAP - 23-23
Address: 2200 E Main
Applicant: Ryan Pearson
Owner: Continental Real Estate Cos.
Request: The applicant is seeking design review and a recommendation to the Board of Zoning and Planning for a Certificate of Appropriateness for the redevelopment of the vacant Trinity Lutheran apartment structures at 2160, 2188, & 2186 E Main Street (Parcel No.: 020-000836, 020-000217 & 020-000350). This application was approved with conditions at the December 18, 2024 Board of Zoning and Planning Special Meeting. A condition of approval was the return of the applicant to the ARB to review changes that address the ARB conditions for the building design.
 - 6) New Business:
 - 2) ***Tabled by the Applicant to the February 8, 2024 ARB***
Application Number: ARB - 23-36
Address: 217 N. Stanwood
Applicant: Anthony Pollina
Owner: Kate Qualmann and Patricio Andrade
Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness for a new front porch, a 3-season room, and slate roof modifications.
 - 3) Application Number: ARB- 23-39
Address: 41 N Roosevelt
Applicant: Loftur Kristjansson

Owner: Loftur Kristjansson

Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness to replace the porch with mudroom and to make facade modifications.

Background: This application is before the Board for the first time and is a project that was found in progress without review.

Considerations:

- Siting: The siting of this building is appropriate in relation to the existing homes on the street and the lot.
- Massing: The massing is appropriate.
- Compatibility: All material, elements, windows, etc... of the new structure should be compatible with the existing structure..
- Adheres to Criteria of Architectural Appropriateness.

Staff Comments: Staff is comfortable with the Board conditioning the approval to work with staff on final design. The applicant will need to work with the building department to insure that the structure is structurally sound and that drawings are submitted for the record and approval. Additionally staff would request that a design and plan for the existing door removal be completed and approved.

Recommended Conditions (if Board moves to a vote):

- Applicant will submit design and construction documents and obtain required permits before construction continue.
- Design of the existing door replacement be reviewed by staff.
- Final Design to be reviewed and approved by the city's Design Consultant.

- 4) Application Number: ARB- 23-40
Address: 2376 Brentwood
Applicant: Pete Foster
Owner: Tracie Stamm

Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness for a new covered front porch and other modifications.

Background: This application is before the Board for the first time.

Considerations:

- Siting: The siting of this building is appropriate in relation to the existing homes on the street and the lot.
- Massing: The massing is appropriate.
- Compatibility: All material, elements, windows, etc... of the new structure should be compatible with the existing structure..
- Adheres to Criteria of Architectural Appropriateness.

Staff Comments:

The following is a list of the additional modifications as stated in the written application:

- new covered front porch on the south elevation of the home
- new french doors at the west end and the east end of the south elevation
- new second floor window on the south elevation above the front door.
- new wood shake siding to match existing

Recommended Conditions (if Board moves to a vote):

Staff supports approving this application as a consent agenda item.

5) Application Number: ARB- 23-41

Address: 213 N Remington

Applicant: Tom Pendery

Owner: Michelle Hogan

Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness for a 3rd floor dormer on the (rear) west side of house.

Background: This application is before the Board for the first time.

Considerations:

- Siting: The siting of this building is appropriate in relation to the existing homes on the street and the lot.
- Massing: The massing is appropriate.
- Compatibility: All material, elements, windows, etc... of the new structure should be compatible with the existing structure..
- Adheres to Criteria of Architectural Appropriateness.

Staff Comments:

Conceptually this dormer addition is appropriate. The window is undersized and does not match the others on the house and needs grids. If there is no possibility to add more windows on the dormer it should be detailed with panels or trim to reflect traditional detailing of a dormer. Ideally, the dormer should be slightly lower than the ridge line if there is enough head room

Recommended Conditions (if Board moves to a vote):

Staff supports approving this application with changes to the design details.

6) Application Number: BZAP- 23-43

Address: 126 S Parkview

Applicant: Jim Sorrell

Owner: James and Kristy Clear

Request: The applicant is seeking Architectural Review and a recommendation of a Certificate of Appropriateness to the Board of Zoning and Planning for an addition to the house and an attached trellis and garage.

Background: This application is before the Board for the first time.

Considerations:

- Siting: The siting of this building is appropriate in relation to the existing homes on the street and the lot.
- Massing: The massing is appropriate.
- Compatibility: All material, elements, windows, etc... of the new structure should be compatible with the existing structure..
- Adheres to Criteria of Architectural Appropriateness.

Staff Comments:

This project is before the ARB for a recommendation to BZAP. It is a complex addition with many architectural details that have been influenced by the existing primary structure. Many of these seem fine and appropriate and match the

existing home such as the mix of window sizes and types, the height of the garage, the trellis configuration... The complexity of this project merits a Board discussion.

Recommended Conditions (if Board moves to a vote):

Staff supports approving this application with any changes to the design details that may be conditioned by the ARB.

- 7) Application Number: BZAP- 23-35
Address: 524 N. Cassady
Applicant: Marianela Portal
Owner: 524-526 N CASSADY AVE LLC
Request: The applicant is seeking Architectural Review and a recommendation of a Certificate of Appropriateness to the Board of Zoning and Planning for a conditional use for classroom and party space rental and new signage.
Background: This application is before the Board for the first time. The City Zoning Officer has requested the ARB evaluate the design of the installed sign.
Staff Comments and Background deferred to Zoning Officer.
- 8) ***Consent Agenda Item***
Application Number: BZAP- 23-36
Address: 844 Montrose
Applicant: Jan Wolf
Owner: Jan Wolf
Request: The applicant is seeking Architectural Review and a recommendation of a Certificate of Appropriateness to the Board of Zoning and Planning to replace the garage which will require a variance from required setback.
Background: This application is before the Board for the first time.
Considerations:
- Siting: The siting of this building is appropriate in relation to the existing homes on the street and the lot.
 - Massing: The massing is appropriate.
 - Compatibility: All material, elements, windows, etc... of the new structure should be compatible with the existing structure.
 - Adheres to Criteria of Architectural Appropriateness.
- Staff Comments:**
This garage will replace an existing garage with the same footprint. Staff would recommend that a window be added to Elevation C.
Recommended Conditions (if Board moves to a vote):
Staff supports approving this application as a consent agenda item with the suggested changes.
- 9) Application Number: BZAP - 23-38
Address: 919 Euclaire
Applicant: Brenda Parker
Owner: Stephen Giebelhaus & Brittany Wirthman

Request: The applicant is seeking Architectural Review and a recommendation of a Certificate of Appropriateness to the Board of Zoning and Planning for an addition to the front of the house and a variance from the required side yard setback.

Background: This application is before the Board for the first time.

Considerations:

- Siting: The siting of this building is appropriate in relation to the existing homes on the street and the lot.
- Massing: The massing is appropriate.
- Compatibility: All material, elements, windows, etc. . . of the new structure should be compatible with the existing structure.
- Adheres to Criteria of Architectural Appropriateness.

Staff Comments:

Conceptually this addition to the front of the home is appropriate especially given the site placement of the house. However, the roof choice of the new entrance piece causes the window in the dormer to be undersized and does not match the others on the house and needs grids. The double gable dormer does not match the style of the main, gambrel roof and seems awkward in its placement relative to the dormers. Staff would like to see more study on the the design of the entrance piece. Additionally, there does not appear to be a reason not to put a window in the place where the door will be removed and would be a benefit to the facade and the interior plan to do so.

Recommended Conditions (if Board moves to a vote):

Staff supports approving this application with changes to the design details.

7) Other Business

8) Adjourn