



**Architectural Review Board Meeting Minutes
February 8, 2024
6:00 PM**

1) Call to Order

The meeting was Called to Order by Acting Chairperson Scott.

2) Roll Call of Members

Members present: Mr. Heyer, Mr. Hall, Ms. Strasser, Ms. Jones, Chairperson Scott

3) Approval of Minutes

Motion to approve all minutes with revisions by Mr. Hall, second by Mr. Heyer; all in favor.

The Board took a vote for renewal of the Chair and Vice Chair positions.

Motion to have Suzanne Toney continue as Chair and Pete Scott continue as Vice Chair by Ms. Strasser, second by Mr. Heyer; roll call: Heyer–Yes, Hall–Yes, Strasser–Yes, Jones–Yes, Scott–Yes.

4) Public Comment

There were no public comments.

5) Old Business

1. Tabled by the Applicant to the the March 14, 2024 ARB

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.

Motion to table BZAP - 23-23 and ARB - 23-36 to the March 14, 2024 ARB Meeting by Ms. Strasser, second by Mr. Hall; roll call: Hall–Yes, Heyer–Yes, Strasser–Yes, Jones–Yes, Chairperson Scott–Yes.

2. Tabled by the Applicant to the the March 14, 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. This application was tabled by the applicant at the January ARB meeting.

Motion to table BZAP - 23-23 and ARB - 23-36 to the March 14, 2024 ARB Meeting by Ms. Strasser, second by Mr. Hall; roll call: Hall–Yes, Heyer–Yes, Strasser–Yes, Jones–Yes, Chairperson Scott–Yes.

3. Application Number: BZAP-23-39 (ARB- 23-43)
Address: 126 S Parkview
Applicant: Jim Sorrell
Owner: James and Kristy Clear
Request: The applicant is seeking Architectural Review and a recommendation to BZAP for a Certificate of Appropriateness for an addition to the house and an attached trellis and garage. This application was approved at BZAP with the condition that the applicant return to ARB for final Design approval and issuance of a Certificate of Appropriateness.

Ms. Bokor explained this application was before the ARB last month and moved to the BZAP where it was approved for variances. Ms. Bokor said the applicant has done almost everything the Board has asked for and Board members have seen and accepted changes. The applicant has agreed to anything Board members still want added. Mr. Heyer requested the applicants work with the Design Consultant on final details.

Motion to approve BZAP-23-39 (ARB-23-43) and BZAP - 23-38 as Consent Agenda items by Mr. Hall, second by Ms. Strasser; roll call: Heyer–Yes, Hall–Yes, Strasser–Yes, Jones–Yes, Chairperson Scott–Yes.

4. 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. This application was approved at BZAP with the condition that the applicant return to ARB for final Design approval and issuance of a Certificate of Appropriateness.

Ms. Bokor explained this application was before the ARB last month and moved to the BZAP where it was approved for variances. Ms. Bokor said the applicant has done almost everything the Board

has asked for and Board members have seen and accepted changes. The applicant has agreed to anything Board members still want added. Mr. Heyer requested the applicants work with the Design Consultant on final details.

Motion to approve BZAP-23-39 (ARB-23-43) and BZAP - 23-38 as Consent Agenda items by Mr. Hall, second by Ms. Strasser; roll call: Heyer–Yes, Hall–Yes, Strasser–Yes, Jones–Yes, Chairperson Scott–Yes.

6) New Business

5. Application Number: BZAP-24-1
Address: 2741 E. Main
Applicant: Matthew Lones
Owner: Gallagher Rentals
Request: The applicant is seeking Architectural Review and a recommendation of a Certificate of Appropriateness to the Board of Zoning and Planning for modifications to the existing building, a patio expansion and new signage for new restaurant.

Matt Lones was sworn in. It was determined that the business owner who was unable to be in attendance would not be able to comment via phone.

Mr. Lones explained this will be the third location of the business and the business is very committed to the local community. The current building is the old Boston Market site and the applicant would like to refresh the building, including painting everything white with a dark gray band at the bottom and a red accent band on the canopy, three additional windows, an additional or enlarged patio, and landscaping. The business model is breakfast through lunch and business will cease in the afternoon; the patio is a key component during the warmer month. They would like to keep the railing and signage which are consistent with the existing two locations. Mr. Lones explained proposed artwork on the west side of the building.

Mr. Scott asked if the murals count as signage; Ms. Rose explained that she would consider that artwork and there are no fees for artistic improvements; she does not believe it will be frowned upon by the BZAP.

Mr. Lones answered Ms. Strasser's question and explained that the first set of windows is existing but there will be 3 additional windows. The current window is one large panel and the material and size will be matched; the front windows will not be touched. The client is leasing the building and the landlord does not want too many modifications to the building. Therefore, they will not change the window at the front of the building.

Ms. Jones said that in general, she believes this will be a nice improvement; she is familiar with another Katalina's location and she feels the current design is an upgrade.

The building is stucco eifs in the art deco style. Mr. Hall asked what color the coping cap will be; it will be painted red to match the red.

Mr. Heyer shared his excitement about this business. He mentioned the art gallery almost across the street and said lighting above the artwork on this building would create an effect highlighting the City's love of artwork. Mr. Lones described the three existing lights on the side of the building

and there was discussion about the light fixtures. Mr. Heyer asked if the artwork could be framed clearly, even with a neutral color. There was discussion of the artwork in relation to the canopy; Mr. Heyer recommended a neutral color. The stripes are projected out of the eaves.

Mr. Scott said he agrees with all that has been said. He discussed the bands and said he would like to see a different color. He said he also agrees with the art gateway and said it is great that this is moving forward. He also spoke to picking up the rhythm of the windows, as well as the change of the exterior light fixtures. He asked about lighting the patio; Mr. Lones explained the business is not open in the evenings. There has not been any discussion of graphics in the window bays. On the east interior wall, there will be areas for local artists to display their work. There had been no discussion about featuring art inside the windows facing outwards.

Mr. Loans confirmed Ms. Rose's question that the signage is hollow letters in a rust color; everything will match.

Ms. Strasser suggested this would be great to start a trend on Main Street of outside art featured at every building.

The Findings of Fact and decision of the Board for Application Number BZAP-24-1 for property located at 2741 E. Main Street: The Board recommends a Certificate of Appropriateness subject to the review and approval by the Board of Zoning and Planning with the following conditions that is for the modifications to the existing building, patio expansion, and new signage for this new restaurant:

- Proper light fixtures over the artwork
- Artwork to have a background color to compliment the building

The applicant understood the Findings of Fact.

Motion to approve the Findings of Fact by Mr. Heyer, second by Mr. Hall; roll call: Strasser–Yes, Jones–Yes, Hall–Yes, Heyer–Yes, Chairperson Scott–Yes.

6. Application Number: BZAP-24-3
Address: 690 Vernon
Applicant: Ryan Brothers' Landscaping- Ryan
Owner: Sharon Stanley
Request: The applicant is seeking Architectural Review and a recommendation of a Certificate of Appropriateness to the Board of Zoning and Planning for a new front porch, garage addition and variances from required setback

Sharon Stanley and Pat Ryan were sworn in.

Mr. Ryan explained Ms. Stanley has been wanting a front porch for about three years; this is the first time she has been able to make enhancements to the home in the 23 years she's been living there. Additionally, she would like to complete an expansion to the garage. A covered pergola seems like the best option to have a covered space to allow Ms. Stanley room to enjoy the outdoors. Mr. Ryan explained the design and said they have not decided on the materials for the project.

Ms. Bokor explained there are additional drawings that were recently added; Ms. Bokor stated she is working with Mr. Ryan to have a more refined drawing. She said this is a BZAP application but the project is before the ARB first to be talked through conceptually. She explained she recommends a remand back to the ARB.

Ms. Rose stated she is still doing background research on the property and explained the original structure. She said there is a variance required for the side yard setback and will be doing follow up work to better understand this.

Ms. Bokor restated her recommendation that along with Ms. Rose's research, to have a recommendation to the BZAP with a remand back for detailed drawings.

Mr. Hall stated he doesn't have any problems with the garage but regarding the front porch addition, is a little concerned about all the detailing in and around where the gable line is coming across and the shed roof is going into it. He also stated concerns about what the wrought iron element will look and feel like underneath, framing and details, and the intersection of the horizontal beam with the columns. He stated the concept is good but it would need to be determined how it will be worked out and whether or not the roof is the right shape.

Ms. Bokor said she thinks it would be helpful to do a roof plan.

A membrane roof was discussed.

Mr. Heyer asked if the intent of the south side railing was to ensure chairs won't fall off of the back. Ms. Stanley discussed her desire for a railing. Mr. Heyer suggested wrapping the step all around and not having a railing. Mr. Heyer said there are many opportunities for details on the posts and gave material suggestions.

Ms. Jones said she agreed with previous comments; she loves the roof and would like to see refined details.

Ms. Rose and Mr. Ryan discussed parking spaces.

Ms. Strasser said she likes the scale and side of the porch.

Mr. Heyer gave suggestions for modeling the design.

Mr. Scott stated the gable and rake isn't accurately represented and he said the existing house has simple details and discussed refinement of the drawings. He said the standing seam metal roof needs to be a uniform slope and he discussed potential changes. He discussed awnings with Ms. Stanley.

Findings of Fact and decision of the Board for application number BZAP-24-3 for property located at 960 Vernon: Regarding a front porch addition and side bay for the existing detached garage, the Board recommends that the application move to BZAP with a remand back to ARB for final determination of the certificate of appropriateness.

The applicant understood the Findings of Fact.

Mr. Heyer recommended that the applicant look through the Design Guidelines.

Motion to approve the Finding of Facts by Mr. Heyer, second by Ms. Strasser; roll call: Strasser–Yes, Hall–Yes, Jones–Yes, Heyer–Yes, Chairperson Scott–Yes.

7) Other Business

7. Application Number: MA-23-295
Address: 2196 E Broad Street
Applicant: Amanda Hancock
Owner: Lana Abner
Request: The applicant is seeking Architectural Review and a Certificate of Appropriateness to replace 22 leaded glass windows with Provia Vinyl windows in bronze. Staff requests this to be reviewed by the Board.

Ms. Bookor explained that she can review this application but it is within her purview to bring this application to the Board. She said these are historic windows in a beautiful home.

Lana Abner and [REDACTED] were sworn in. She said some of the windows are broken and some of them are drafty. She said only 7 windows are diamond shaped. [REDACTED] explained that specifics of the desired replacement windows.

Ms. Strasser stated she is sympathetic to the expense of a like for like replacement but also that the windows on this particular home are architecturally very important and in her opinion, the homeowner takes on an obligation to preserve the architectural integrity of the property, even if this is difficult or expensive. She said she cannot vote to replace these windows with a standard window and gave another option. She suggested the applicant embrace the lead look.

Ms. Rose explained that Ms. Abner could appeal the decision of the ARB to the BZAP if she was unsatisfied with the vote.

Ms. Jones explained she is very sensitive to the cost but feels there is a historical appropriateness and context of the home to be conserved and said she feels she would have a difficult time approving the suggested replacement project as currently shown, but that other options should be revisited.

Mr. Hall said he is concerned that the windows do not work for the homeowner. He said to maintain the architecture of the house, they will get more value out of the house in the long run to invest upfront. He said he believes this is manufacturer-driven and that similar products may be available to help maintain the character of the house. He indicated there will be utility bill savings if the windows are replaced with a quality product.

Mr. Heyer reiterated what had already been said and suggested an incremental replacement with a nice window.

There was discussion about the historic nature of the home.

He discussed a designer helping design returns and said another option would be to nicely change the windows facing the street and the something different in the back.

The homeowner said the windows at the front of the house are hidden by trees and also the windows at the front are not in as bad shape as the ones in the back.

Mr. Heyer said that if she can make a diagram displaying the worst windows and bring it to Ms. Bokor, she can review it with them and then come back to the next ARB meeting, maybe the Board will be more amenable.

Ms. Bokor said they spoke about this but her feeling that putting a vinyl window here is a mistake.

There was discussion about how applications pertaining to historic materials such as leaded windows and slate roofs are brought before this Board, and the Board's commitment to maintaining historic preservation, as well as next steps for the homeowner to work with Ms. Bokor, as well as the individuality of cases that are brought before the Board for leaded windows. Ms. Bokor stated her goal is to aesthetically match as close to as possible what is on the screen.

Mr. Scott stated the windows on this home are exceptionally strong; the diamond windows are the appeal to the home; replacing those would be a travesty. He mentioned the Board tries to work hard with applicants for projects that they can do and afford so the home doesn't lose character and that the applicant can be excited about. He discussed vinyl options and grid patterns. His position is the diamond windows are the characters that need to be maintained.

Ms. Strasser talked about replacing some but not all of the windows at once and the investment and future profit that can be made by maintaining the architectural integrity.

Ms. Strasser explained potential next steps.

The applicant requested that this be Tabled.

Motion to Table to March 14, 2024 by Ms. Strasser, second by Mr. Heyer; roll call: Hall-Yes, Heyer-Yes, Jones-Yes, Strasser-Yes, Scott-Yes.

8) Adjourn

The meeting was adjourned.