

MINUTES
ARCHITECTURAL REVIEW BOARD

Architectural Review Board, Monday, June 25, 2007 at 4:00 P.M. in the Dept. of City Development Conference Room, 807 Center Avenue. Chairperson Andy Hopp presided.

Present: Andy Hopp, Joe Clarke, Ald. Jim Gischia, Steve Hemsing and Scott Matula

Excused: Steve Jaeger and Dan Castro

Staff present: Steve Sokolowski

Others present: Jeff Rittenhouse and Kurt Zimmerman

Approval of minutes of June 11, 2007 meeting.

Scott Matula moved, Joe Clarke seconded to approve with the following corrections:

Ald. Jean Kittelson was in attendance and correct the spelling of EIFS.

The motion passed unanimously.

Construction of new garages at 1333 Broadway.

Jeff Rittenhouse was present and explained the project.

Mr. Rittenhouse is proposing to construct a 3-car garage and a 1-car garage for the use of the owners of the condominiums located at 1333 Broadway. The garages will be constructed of vinyl siding with an asphalt roof.

The Board discussed the location of the one car garage and its visibility to the street.

Scott Matula moved, Jim Gischia seconded to approve the three car garage as presented and hold the one car garage until a decision is made by the Plan Commission on the Conditional Use Permit application. If the Plan Commission approves the one car garage, the one car garage would need to be reviewed and approved by the Architectural Review Board prior to the issuance of a building permit. The motion passed unanimously.

New Police Station building on North 23rd Street.

Kurt Zimmerman, representing Zimmerman Architectural Studio was present and described the project to the Board.

Mr. Zimmerman described the components of the building. The new police station will be an arrangement of various form proportions. The court space at the front of the building will be a prominent form with clear channel glass, off white/buff decorative masonry walls and gray tinted glass aluminum windows. The main building will have a projecting canopy covered entry with high gray tinted glass enclosing walls. The interior entry lobby will have a high clerestory glass feature to the south sunlight. The enclosing walls of the main building will have a variety of medium and dark gray metal panel colors and profiles and decorative masonry below the various clear anodized aluminum window sill heights. At the farthest point away from the city street will be the police vehicle fleet garage. This will have dark gray horizontal rib metal panels.

Board discussed a concern that a secondary access was not provided mid-block on North 23rd Street.

Mr. Sokolowski stated that the Plan Commission is reviewing the site plan application for the police station at their June 26, 2007 meeting. The Police Station site plan has been submitted with one driveway and the Architectural Review Board should be reviewing the building based upon the submitted site plan.

The Board requested the architect to look at the northwest corner of the building and submit an alternative design for that corner. The architect stated they would look at the northwest corner and submit the change when they come back for final approval.

Following further discussion, Scott Matula moved, Jim Gischia seconded to approve the building in concept provided the Plan Commission approved a secondary access at the mid-point of the property along North 23rd Street. However, if the Plan Commission did not approve a secondary access, the Board wanted the applicant to adequately address their design concerns of the northwest corner of the facility. Also, final plans, materials and colors need to be reviewed and approved. The motion passed unanimously.

Remodeling of Sandee's, 1202 Michigan Avenue.

Scott Matula, architect for the project, described the remodeling plans.

Mr. Matula stated Sandee's is proposing to build an addition and remodel the building. The awning will be canvas. The entire building will be resided.

Joe Clarke moved, Jim Gischia seconded to approve footings and foundation and approve the project in concept with the condition the final colors and materials be submitted for review and approval. The motion passed 4-0 with Scott Matula abstaining from voting.

Being no further business, the meeting adjourned at 5:25 P.M.

Carol Rudie
Recording Secretary

