

**EAST SIDE ARCHITECTURAL REVIEW BOARD MEETING  
AUGUST 20<sup>TH</sup>, 2013  
MEETING MINUTES**

Present: Ald.Kovac, L. Keller, L. Fowler, J. Friederichs

Excused: J. Piwoni, L. Sbonik, M. Jarosz

Staff: J. Plaisted, A. Richards

Guests: Blair Williams on behalf of Joseph Property Development, Randy Wilhelm (J. Piwoni Architects & Associates), and Brett Benka (Department of City Development)

Meeting convened at 12:53 p.m.

**August 6<sup>th</sup> 2013 Meeting Minutes:** L. Keller moved to approve the minutes as drafted. L. Fowler seconded and the motion carried.

**Old Business**

- a) **Joseph Property Development (1800 E. North Ave)** Certificate of Appropriateness for construction design details, building materials and landscaping/lighting plans for a four-story new construction development featuring 39 apartments and first floor commercial space. *Applicant previously received approval for general massing scheme.*

Blair Williams and Randy Wilhelm presented updated renderings and gave an outline of the proposed construction/architectural details. The first floor will feature 4 x16 obsidian I-4 bricks from interstate brick. As presented previously, there will be a significant amount of glass windows for the commercial retail space (more than the 60% required glazing) to create a jewel box effect. On the upper floors the plan is to use factory pre-finished nichiha (fiber cement panels) grayish tan & smooth in appearance and certain architectural elements will be added using a warm brown prodema wood veneer, including a corner bay for the upper floors. For the garage doors a plastic sample was presented, to resemble frosted glass. The balconies might end up a frosted glass as well.

It was noted that the 'landmark' corner element was the prodema bay windows jutting out from the building but there is a code limit on corner projections so it would be limited to 2 feet protrusion. They would need a variance to do more than this.

L. Keller asked whether there were any design cues that influenced the architectural details and did the surrounding neighborhood buildings have any influence. B. Williams said there is a design emphasis on the horizontal aspects, to continue a visual line from the church next door on E. North Ave and along the Oakland Avenue side of the building as the building grade changes with the hill. There was not a detailed landscaping plan presented and no sign/awning system included in the presented materials.

Comments from ARB members included: the building overall is too flat-looking, especially when viewing the corner of the building on the Oakland Ave side and as such it is not keeping with the district design guidelines of creating visual interest & architectural depth at a landmark corner of

the district. Members discussed at length with the applicant the window recessions and current guidelines requiring a minimum of 5-inch deep window recessions.

L. Fowler made the motion to hold the item and have the applicant return to next meeting Sept. 3rd with an updated design that includes changing the corner design to break up the flat section on Oakland towards the corner, extending the proforma panel to better pronounce & extend the visual corner, some changes to the color scheme to break up the monolithic color scheme and to explore the 5-inch window recession rule within the guidelines and using glass instead of plastic on the garage doors. A landscaping and lighting plan should also be part of the next presentation. L. Keller seconded the motion and the motion carried with no objections.

B. Williams had outlined on a rendering a few suggested changes including color scheme and said he would take it back to the developer and architect.

Meeting adjourned at 2:12 p.m.