

Historical & Architectural Review Commission Minutes June 28, 2016

CALL TO ORDER

Chairperson, Terry Pierce, called the meeting to Order on Tuesday June 28, 2016 at 5:30 PM

ATTENDANCE / ROLL CALL

Members Present were: Terry Pierce, LaDonna Walden, Karen Raines and Ritch Alexander. Also present were: Zoning Administrator Steve Willaredt, Granite City's Building Inspector Ralph Walden, Asst. City Attorney Laura Andrews, Alderman Dan McDowell and Alderman Tim Elliott. Excused absence Paula Hagnauer and Kim King.

SWEAR-IN

The Chair asked the Petitioner and those wishing to speak this evening to stand and be sworn in.

MINUTES/AGENDA

A motion to approve the Minutes from the previous meeting held on (April 26, 2016) and this evening Agenda was made by Ritch Alexander and seconded by LaDonna Walden. Voice vote. All ayes. Motion carried.

**PETITIONER:(1) Joseph Colyer
2054 Edison
Request approval second phase for the Roof Top Garden, in a district zoned D-1 Arts and Entertainment sub-district.**

Joseph Colyer introduced himself and stated this is a continuance for the second phase for the rooftop garden. Mr. Colyer stated he brought in artist rendition sketch of what the garden rooftop would look like. Concerns that were brought up was visibility and security, surrounding the roof top with hedges or box hedges which grow 8 ft to 10 ft high would be privacy and the black rod iron fence would be for security. We want to put a roof top garden above the ball room located on the second floor flat roof. A place where the community can utilize and grow vegetables, there is a lot of flat space on top of this roof and will make the building more Geo Thermal. We want this area for an attracted feature so it might lure organization to use our facility.

Terry Pierce stated concerns from the last meeting were safety issues and noise to the surrounding neighbors.

Ritch Alexander stated concerns from the last meeting were privacy for neighbors across the alley.

Chairman asked if there was anyone in the audience that wanted to speak either for or against this petition.

Motion: by Karen Raines and seconded by LaDonna Walden to approve second phase for the Roof Top Garden in a district zoned D-1 Arts and Entertainment sub-district.

Roll Call vote:

Terry Pierce	No	LaDonna Walden	No
Karen Raines	Yes	Ritch Alexander	No

Motion failed. 1 aye and 3 nays

**PETITIONER:(2) Fort Gondo Inc-
Christopher Carl
1820 State St thru 1830 State St
Request approval for a 20 ft X 24 ft Green House and Nursery and
renovation at 1824 State St in a district zoned
D-2 Commercial sub-district**

Christopher Carl introduced himself and stated he would like to have a Nursery and Design Center. It will not be retail. At 1824 State Street would like to create access into 1822 State for kitchen and bathroom. Add exterior wall inside for the front area, which would be a Woodland indoor shade area with Atrium and the rear area would be workshop and office. The front facade would be restored to its original store front configuration. Plate glass in the doors and windows will be replaced by clear polycarbonate panels, while the transom windows are replaced by clear glass. The rear of building the existing masonry wall to be rebuilt. Approximately 2/3 of the wall will be demolished and replaced with framed wall featuring a large sliding door and brick facade.

A: Foundation and footings will require targeted demolition of existing concrete floor. Load bearing concrete foundation to be constructed and installed to carry the load of Masonry and door, atrium posts and beams and interior walls.

B: The atrium to be post and beam construction. The beams will be large enough to carry the weight of the roof and ceiling.

C: Existing roof requires significant demolition and repair of damaged rafters. New sheeting and rolled roofing will be installed.

At 1830 State Street will be a Greenhouse and Nursery. It will be constructed of a Hi Tunnel or Hoop house top and sides made would be hard plastic and the ends would be polycarbonate panels.

Terry Pierce's concerns were what would be visibility to State Street.

LaDonna Walden's concerns were will this be retail and are you going to get tax paid dollars to help pay for this project.

Ritch Alexander's concerns were will there be lighting to the atrium at night.

Administrator Steve Willaredt's concerns were depending on where the Greenhouse will be placed.

Motion: by Ritch Alexander and seconded by LaDonna Walden to approve the petition for the 20 ft X 24 ft Greenhouse and Nursery and renovation at 1824 State in a district zoned D-2 Commercial sub-district.

Roll Call vote:

Terry Pierce	Yes	LaDonna Walden	Yes
Karen Raines	Yes	Ritch Alexander	Yes

All ayes. Motion Carried

The Chair stated to the Petitioner, the HARC is a recommending body to the City Council and the Council will have the final determination at their next regularly scheduled meeting to be held July 5th, 2016.

NEW BUSINESS: TIF Recipients & Their Proposals

The seven (7) TIF Applications and their proposals for approval are available for viewing upon request.

**1). Brenda Whitaker-Novel Idea Bookstore & More
1400 Niedringhaus Avenue**

Brenda Whitaker stated the work is 90 percent completed and will be ready to open within 30 days. She is waiting for installation of signage and awnings. Installed new exterior windows and door. Painted entire facade, exterior lighting and overhang for front windows, new heating system and handicap accessible entrance.

MOTION to approved the TIF grant proposal as presented was made by Karen Raines and seconded by Ritch Alexander. Roll Call Vote. All ayes. Motion Carried by unanimous consent.

**2). Mike Dixon- Dixon Mechanical
1735 Grand Avenue**

Mike Dixon stated he wanted to utilize the building for a office for the storage facility. The remodeling will consist of ADA bathroom, 1 new commercial door, replace windows, removal and replace gutters, new siding on front of building, new sidewalk to building and remove fence.

MOTION to approved the TIF grant proposal as presented was made by LaDonna Walden and seconded by Karen Raines. Roll Call Vote. All ayes. Motion Carried by unanimous consent.

**3). Tanks Training Facility-Chris Janek
1906 State Street**

Chris Janek stated he is installing new double entry doors with side windows, hopefully this will make the building look more professional. Mr. Janek is rehabbing the entire building for a chiropractor or physical therapist to rent this space.

MOTION to approved the TIF grant proposal as presented was made by Ritch Alexander and seconded by Karen Raines. Roll Call Vote. All ayes. Motion Carried by unanimous consent.

**4). Whistle Stop Gallery-Joseph Langley
1938-40 State Street**

Joseph Langley stated at 1938 State Street Front- brick and limestone facade, framing, sheathing, wall, insulation and door ramp, 1938 State St Rear-rebuild wall (frame section) remove garage door and replace with man-door (exterior steel door unit) and small windows, 1940 State St. Rear- remove and replace 2 doors (door and frame). Exterior door will be a steel door unit. Rain drip cap units added over both doors.

MOTION to approved the TIF grant proposal as presented was made by Karen Raines and seconded by Ritch Alexander. Roll Call Vote. All ayes. Motion Carried by unanimous consent.

**5). GC Business Foundry-Joseph Colyer
2054 Edison Ave**

Joseph Colyer stated the building needs substantial amount of tuckpointing to ensure structural integrity and prevent further decline. Also needs to replace 3 exterior doors and paint exterior of building.

MOTION to approved the TIF grant proposal as presented was made by Ritch Alexander and seconded by Karen Raines. Roll Call Vote. All ayes. Motion Carried by unanimous consent.

**6). GC Fire Museum-Larry Zotti
1411 19th Street**

Larry Zotti stated he is replacing the roof, along with facade work to include tuck pointing and painting.

MOTION to approved the TIF grant proposal as presented was made by LaDonna Walden and seconded by Karen Raines. Roll Call Vote. All ayes. Motion Carried by unanimous consent.

**7). Dawson's Gym-Mike Dawson
1815-B Delmar Avenue**

Mike Dawson stated he is painting the entire building one color which will be white, adding security motion lights around entire building and installing new door.

MOTION to approved the TIF grant proposal as presented was made by Ritch Alexander and seconded by Karen Raines. Roll Call Vote. All ayes. Motion Carried by unanimous consent.

UNFINISHED BUSINESS

None voiced

Motion to Adjourn by LaDonna Walden seconded by Karen Raines. Motion carried.

Respectfully submitted,
Bonnie Dickerson
Secretary, HARC

**Historical & Architecture Review Commission
Advisory Report, Meeting held on June 28, 2016**

**PETITIONER (1): Joseph Colyer
2054 Edison
Establish Granite City Business Foundry
D-1 Arts and Entertainment Sub-District**

Motion: by Karen Raines and seconded by LaDonna Walden to approve second phase for the Roof Top Garden in a district zoned D-1 Arts and Entertainment sub-district.

Roll Call vote:

Terry Pierce	No	LaDonna Walden	No
Karen Raines	Yes	Ritch Alexander	No

Motion failed. 1 aye and 3 nays

**PETITIONER (2): Fort Gondo Inc
Christopher Carl
1820 thru 1830 State St
Request approval for a 20 ft X 24 ft Green House and Nursery and
renovation at 1824 State St in a district zoned
D-2 Commercial sub-district**

Motion: by Ritch Alexander and seconded by LaDonna Walden to approve the petition for the 20 ft X 24 ft Greenhouse and Nursery and renovation at 1824 State in a district zoned D-2 Commercial sub-district.

Roll Call vote:

Terry Pierce	Yes	LaDonna Walden	Yes
Karen Raines	Yes	Ritch Alexander	Yes

All ayes. Motion carried by unanimous consent.

City of Granite City Downtown TIF Grant Program- 7 Recipients

1). Brenda Whitaker-Novel Idea Bookstore & More
1400 Niedringhaus Avenue

Proposal to install new exterior windows, door, facade work painting, exterior lighting, overhang for front windows, new heating system, handicap accessible entrance, signage and awnings.

Roll Call vote:

Terry Pierce	Yes	LaDonna Walden	Yes
Karen Raines	Yes	Ritch Alexander	Yes

All ayes. Motion carried by unanimous consent.

2). Mike Dixon- Dixon Mechanical
1735 Grand Avenue

Proposal to install ADA bathroom, 1 entry door, new windows, new gutters, new siding on front of building and new sidewalk to building.

Roll Call vote:

Terry Pierce	Yes	LaDonna Walden	Yes
Karen Raines	Yes	Ritch Alexander	Yes

All ayes. Motion carried by unanimous consent.

3). Tanks Training Facility-Chris Janek
1906 State Street

Proposal to install new double entry doors with side windows.

Roll Call vote:

Terry Pierce	Yes	LaDonna Walden	Yes
Karen Raines	Yes	Ritch Alexander	Yes

All ayes. Motion carried by unanimous consent.

4). Whistle Stop Gallery-Joseph Langley
1938-40 State Street

Proposal at 1938 State Street Front-for facade work brick and limestone and door ramp, 1938 State Street Rear-rebuild wall, install man-door (exterior steel door unit) and small windows, 1940 State Street Rear-install 2 exterior door units and rain drip cap units.

Roll Call vote:

Terry Pierce	Yes	LaDonna Walden	Yes
Karen Raines	Yes	Ritch Alexander	Yes

All ayes. Motion carried by unanimous consent.

**5). GC Business Foundry-Joseph Colyer
2054 Edison Ave**

Proposal for facade work tuck pointing, painting and install 3 exterior doors.

Roll Call vote:

Terry Pierce	Yes	LaDonna Walden	Yes
Karen Raines	Yes	Ritch Alexander	Yes

All ayes. Motion carried by unanimous consent.

**6). GC Fire Museum-Larry Zotti
1411 19th Street**

Proposal to replace roof, facade work to include tuck pointing and painting.

Roll Call vote:

Terry Pierce	Yes	LaDonna Walden	Yes
Karen Raines	Yes	Ritch Alexander	Yes

All ayes. Motion carried by unanimous consent.

**7). Dawson’s Gym-Mike Dawson
1815-B Delmar Avenue**

Proposal to install new door , security motion lights and facade work exterior painting.

Roll Call vote:

Terry Pierce	Yes	LaDonna Walden	Yes
Karen Raines	Yes	Ritch Alexander	Yes

All ayes. Motion carried by unanimous consent.

end of Advisory Report

end of Advisory Report