



# City of Granite City

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## *Historical Architecture Review Committee*

### *Minutes*

*June 22, 2010*

#### **CALL TO ORDER**

Chairman Ron Laboray called the meeting of the HARC Commission to Order at 5:10 PM (waiting for completion of a quorum).

#### **ATTENDANCE / ROLL CALL**

Members Present were: Chairman Ron Laboray, Henry Gabriel, Kim King and Terry Pierce. Excused absences were Paula Hagnauer and Eric Hill. Also present were: Alderman Dan McDowell, Laura Andrews (Assistant City Attorney), Steve Willaredt (Zoning Administrator) and Jon Ferry (Economic Development).

#### **MINUTES**

A motion to approve the Minutes from the previous meeting, April 27, 2010, was made by Terry Pierce and seconded by Henry Gabriel. Voice vote. All ayes. Motion carried by unanimous consent.

#### **AGENDA**

A motion to approve the Agenda for this meeting was made by Terry Pierce and seconded by Kim King. Voice vote. All ayes. Motion carried by unanimous consent.

#### **CHAIR COMMENTS**

Ron Laboray welcomed everyone and thanked them for coming to the meeting and stated his intent is to provide open, free public forum, meetings. He does not wish for the community to be confused by allowing members of local government to be seated in the same area as the HARC Board, rather prefers they be seated in the public seating sector where their in-put, comments and suggestions are appreciated and welcomed.

#### **PETITIONER - Jennifer Flores / APO Art Gallery 1412 Niedringhaus Avenue**

Jennifer Flores introduced herself and presented a display board (visual) and distributed her portfolio which included a Statement of Purpose, plans for exterior Sign and Modifications to the building, and a Resume featuring her education, professional experience and achievements.

Ms. Flores was complimented by the Commission on a very nice presentation. The Petitioner referred the Board to the color photos of the exterior of the building. She stated her plans are to refurbish the façade. Her experience as an architectural consultant in Baltimore, Maryland as well as having equipment to do cast/relief and kilns on site will aide in repair work. She stated she will be happy to provide historic building restoration for businesses that wish to establish themselves in the area.

Signage is contracted to New Signs Fast. The exterior sign will be approximately 30 inches in size with use of orange and silver color on flat Hi-Pro Vinyl. When questioned about use of Sandwich Board style advertising, Jennifer replied the sidewalk is very wide in front of her building and she has not decided on whether or not to use them. Laura Andrews, Assistant City Attorney reminded her of Sign Ordinance regulations: (1) leave 4 ft. of sidewalk open for pedestrian traffic and (2) must be a temporary, moveable, apron sign no more than 5 ft. tall.

The Chair asked the petitioner to explain APO and was told the APO stands for “Art Park Ost” which is relative to her travel and study in Gottingen, Germany. The German word “Ost” translates to the English word “east”.

The design of the interior of her gallery will consist of areas to include: (a) a showroom with retail sales of merchandise: craftwork, paintings etc. by local artists, and (b) an area where the public can view the artists painting or crafting their art.

Ms. Flores stated she is buying the property Contract for Deed from the City and her plans for the second year of establishment will include teaching classes to children and young adults who are interested in the arts and need a place to enhance their ambition and further their careers.

Presently there are three studios rented and Ms. Flores is renovating two more studios that will be leased upon completion.

Henry Gabriel complimented Ms. Flores on her insight and stated her composition is excellent and her business plan is a wonderful idea.

**MOTION** to approve the Plan as presented was made by Terry Pierce and seconded by Kim King. Voice vote. All ayes. Motion carried by unanimous consent.

Note: Portfolio and Photographs available upon request.

#### **NEW BUSINESS**

No new business.

#### **OLD BUSINESS**

##### **1). Ralph Building – 1200 Niedringhaus**

Zoning Administrator, Steve Willaredt, reported Ted Meeker, owner of the Ralph Building, has replaced the frontage windows. Kim King questioned the areas that are still boarded up and was told the Niedringhaus side will remain boarded, to hide the furnace and mechanical room. He said the 19<sup>th</sup> Street side boarding could be removed. The Administrator reported he is not happy with the black paint that was used on the second floor window trim, the color is not what the HARC Board recommended. Additionally, the Zoning Administrator has an issue with the Heating and Cooling. His belief is the units are undersized and he will instruct the City’s (Commerical) Mechanical Inspector to perform calculations. He reported a new restaurant will most likely occupy space in the wedge portion of the building.

2). The Zoning Administrator reported (Tony) Aiello's Pizza may open a business at 1318 Niedringhaus Avenue.

No further Business. **MOTION** to adjourn was made by Terry Pierce and seconded by Henry Gabriel. Motion Carried by unanimous consent.

Respectfully Submitted,  
Barbara Hawkins  
Recording Secretary  
HARC

June 24, 2010

**Historical Architecture Review Committee  
Advisory Report  
June 22, 2010**

**MOTION** by Terry Pierce and seconded by Kim King to approve the Plans for establishment of APO Art Gallery presented by Jennifer Flores to be located at 1412 Niedringhaus Avenue.

**Voice Vote:**

|               |     |                    |     |
|---------------|-----|--------------------|-----|
| Henry Gabriel | Yes | Ron Laboray, Chair | Yes |
| Kim King      | Yes |                    |     |
| Terry Pierce  | Yes |                    |     |

**All ayes. Motion passed unanimous.**