



ITEM #2: For the ARCHITECTURAL COMMISSION on MONDAY, March 16, 2015 @ 7:00 P.M.

REQUEST: Consideration of a request for structural modifications (composite replacement railings) within the B-1 Historic District, submitted by Julie Neumann on behalf of Cigars & More.

HISTORY/STAFF REVIEW:

In August of 2014 staff explained a proposed amendment to the Zoning Code which would allow minor exterior changes to structures in the historic district subject to administrative review by staff. Administrative approval of minor modifications would be allowed if the materials/colors were consistent with the existing exterior of the structure. If modifications were found to be inconsistent with the existing structure or a "major" improvement referral to the AC for review would be required.

The goal of this proposal was to allow property owners to make timely and necessary minor repairs to structures quickly while maintaining the character and integrity of the structure thus improving the overall look of the downtown. This action was precipitated by the property maintenance inspections initiated by the Village in the downtown area.

The AC understood and were receptive to the concept, however had concerns with types of materials which would be used for replacement noting differences in quality and appearance of certain products. The concern is that "inappropriate" materials would be administratively approved. If a list of acceptable replaced materials were created and approved the AC had no issues with request and indicated an exact 1 for 1 replacement of materials should not need AC review even though a building permit may be required.

This request precipitated the code amendment.

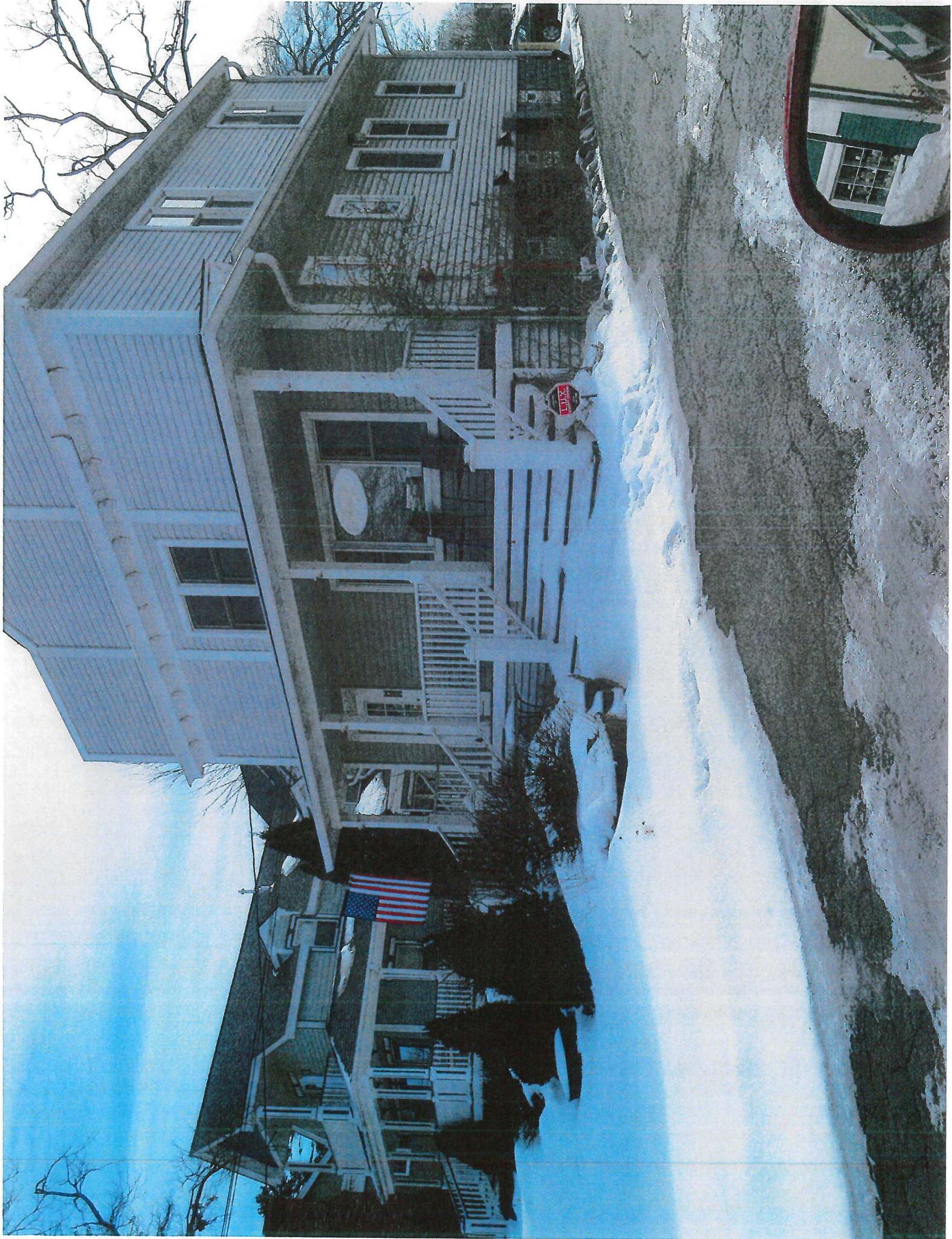
PROPOSAL

The petitioner proposes that the existing wooden railing on the structure be replaced with a similar composite material. Materials would be similar in size and color to the existing wooden railing on the structure which is in disrepair (see photos attached).

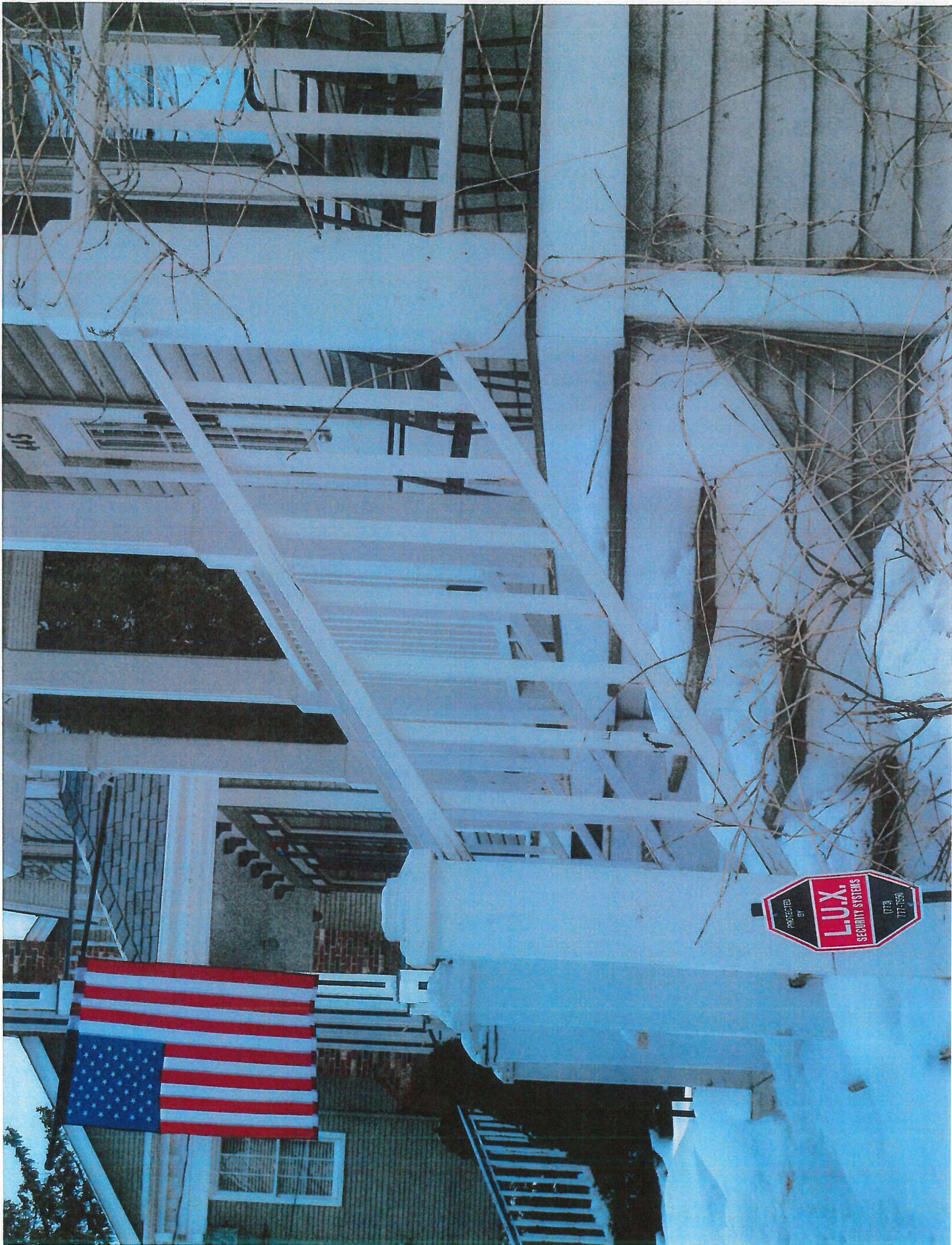
A material sample will be available at meeting time. Photo's of a spindle of the proposed material are attached for the consideration of the AC.

ARCHITECTURAL COMMISSION DECISION:

The AC should determine the appropriateness of the proposed material at this location (in relation to the building and in relation to the area as a whole. If deemed appropriate this material would then be placed on a list of "acceptable" materials which could then be administratively approved by staff in subsequent permit applications and requests.







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