

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

November 9, 2010

PLEASE NOTE: THE TAPE RECORDER DID NOT WORK AT THIS MEETING. THEREFORE, MINUTES ARE TYPED FROM NOTES.

ROLL CALL: Leonard Bullinger/Vice President, Jason Krebsbach, Geris Hopfauf, Joe Lukach, Robert (Bob) Vayda, Richard Barta/Building Official and Kim Fettig/City Engineering.

MEMBERS ABSENT: Rick Zander/President and Steve Nardello/Fire Chief.

The meeting was called to order at 1:02 p.m.

FIRST ORDER OF BUSINESS: Preliminary proposals for storefront improvement projects by Ellen Huber, Mandan Development Director.

It was noted that Hopfauf Custom Builders is the contractor currently working on the following projects and will assist with any questions:

1. Julie Haibeck, Golden Comb, 118 E Main St.

This project entails the front and back side of the building. Discussion started with the awning. It will be very similar to the one installed at Ohm's Café with a size of approximately 7 or 8 x 25. Another smaller awning, 4 x 4, will be placed over the back door.

Rick Zander joins the meeting at 1:10 p.m.

Mrs. Haibeck would like to install a sign on top of the front awning. Sign location was discussed and Sign Pro will probably be the contractor/installer. Jason questioned the proposed sign and suggested a projection sign vs. an awning sign and asked her to also consider a wall mount sign.

Discussion followed regarding the mural on the east side of the building. Sections 11.3 and 18.4 were read from the sign policy. Jason also read from Ordinance 103 (4) regarding the harmony with neighboring properties.

Ellen suggested coming back to this proposal so the others in attendance could be heard.

2. Western Edge Development at 116 E Main St. F/K/A the Adult Book Store.

This project entails the front and back side of the building and Geris Hopfauf presented the proposed plans.

Geris noted the brick is in relatively good shape. However, some of the brick will be covered with dryvit due to condition and the framing around the windows and doors need to be removed and replaced. The fiber board currently above the main level openings will be replaced with glass. Their intentions are to restore it to its historical appearance.

Mr. Sullivan indicated that he had recently installed new ¼” plexi glass in the store front. Richard noted that the windows and doors on any of the exterior walls had to be of commercial grade and not residential. Mr. Sullivan indicated he replaced the plexi glass with exactly what he removed. The back side of the building would also be getting new windows. Mr. Sullivan then showed a sample of the trim that will be installed around the windows. There is a section that currently has a filler board in it and this area will be replaced with glass. An automatic door will be installed. Dryvit will be placed on the back side and Jason suggested keeping as much of the original brick as possible and not just cover them up.

Joe leaves the meeting at 2:15 p.m.

It was asked if the back stairway would be removed. It was noted that if any occupants reside on the second floor, it would have to be updated and it would have to stay for exit purposes.

Richard made a motion to approve the preliminary proposal for 116 E Main St as presented.

Leonard seconded.

Geris stated that she felt she should not vote. It was noted she could vote as long as she confirmed she has an interest in this project.

Upon roll call vote, the motion passes unanimously.

3. Jim Sullivan and Michelle Tait, 114 E Main St.

This project entails the front and back side of the building. Mr. Sullivan is the owner of the building and Ms. Tait will be leasing the lower level for a restaurant and gift area similar to the Cracker Barrel.

They are proposing new windows on the main floor and also the second floor. It was noted that plexi glass would not be acceptable for the windows on the west

side of this building due to fire wall regulations. Dryvit will be placed on some of the bricks due to condition.

Richard made a motion to approve the preliminary proposal for 116 E Main St. as presented with the condition that Richard will require a commercial grade glass since there is no fire wall protection on the property line.

Leonard seconded.

Geris confirmed that she has an interest in this project.

Upon roll call vote, the motion passes unanimously.

4. Jim Sullivan and Michelle Tait, 112 E Main St.

This property is currently vacant. They wish to establish some type of patio area for patrons. Their intentions are to set up a false façade on the front side, so that in the future, they could add on to the existing building. After a lengthy discussion of windows and doors and/or opening sizes and wall heights, it was suggested they consider a wall on the bottom portion that could be made into full height walls for future construction, but for now, could have some type of decorative wrought iron or material of similar type to create a full wall, but would still allow passers-by to see in. This would also follow through on the back side to keep vandals and vagrants out after hours. It was noted that commercial doors would again be required.

Jason made a motion to approve as presented with the condition that the lower sills and the window and door openings match the existing building at 114 E Main St. and the patio area knee walls be completed with wrought iron.

Richard seconded.

Geris confirmed that she has an interest in this project.

Upon roll call vote, the motion passes unanimously.

MINUTES: Approve the minutes from the November 2nd meeting.

Kim made a motion to approve as presented.

Leonard seconded.

Upon vote, the motion passes unanimously.

There being no further business, the meeting was adjourned at 2:58 p.m.

Approved by:

Date

Transcribed by:
Mary Fahlsing/Admin. Specialist