

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

May 14, 2013

The meeting was called to order at 1:08 p.m.

ROLL CALL: Robert (Bob) Vayda/President, Steph Smith, Jason Krebsbach, Steve Nardello/Fire Chief, Leonard Bullinger, & Kim Fettig/City Engineering.

MEMBERS ABSENT: Jerome Gangl, Doug Lalim/City Assessor & Building Official, Rick Zander.

GUEST: Ellen Huber, Business Development & Communications Director.

FIRST ORDER OF BUSINESS: Proposal by Wayne Walker of Indigo Signworks to remove and replace wall mount sign at 1310 E. Main St., Suite B, for Edward Jones. The sign looks basically identical to the one there and it is just an updated logo for Edward Jones. The size of the original sign is slightly smaller than the proposed sign.

Jason motioned to approve.

Kim seconded.

Upon roll call vote, the motion passes unanimously.

SECOND ORDER OF BUSINESS: Don Engbrecht & Marie of RJR Maintenance & Management were here to preview a storefront improvement project located at 422 West Main Street. Ellen Huber also was assisting in presenting this project.

Ellen Huber stated Don owns the two-story building at the corner of Main Street and 4th Avenue NW and was pleased we have this as a storefront improvement project application. For those of us that are new to the MARC; storefront improvement program is a program that the City has had around since late 2006 in which we provide up to \$10,000 in matching funds for improvements to street facing and sides of buildings. The actual funding decision is through the Growth Fund Committee that will review the funding request and makes recommendation to the City Commission and then the Commission has the final authority in approving or denying funding for the project. We have found through this process that it is helpful to have the applications previewed by MARC to determine if there are going to be any required changes to the project or requested changes that could affect the cost of the project. We want to make sure that if the applicant is asked to do something different than what they have indicated in their application that they have the chance to explore those costs or make that decision of taking their request on for formal consideration of funding and that is why they are here today.

We have had some discussion on this project previously by Robert Fackler. Robert had previously indicated he had been to MARC meeting within the last six to nine months and

asked generally if the MARC was agreeable to this building being refaced with dryvit due to the deteriorating condition of the brick.

Jason does remember them coming before us before. Robert Vayda asked Ellen if this comes under the Renaissance. Ellen mentioned she did recommend to Don and Marie that they apply for Renaissance Zone because of the magnitude of the costs of the project, the roof repair which was also recurring at the same time and because of the level of investment that is being considered here that it would be eligible for the Renaissance program. At this point, Ellen does not have a Renaissance Zone application but may go with one afterwards which is through a whole different committee.

Ellen indicated the purpose they are here today is to talk about the planned improvements to the street facing, sides of the building and to see if we have any requested changes. We don't have a pictorial showing what it is going to look like afterwards and there wasn't anything like that included with the application but what has been indicated is that the idea would be is to try to maintain the building as much as possible and thought we would be interested in knowing whether the raised elements of the building that gives it its detail and character that it would be maintained and wanting more information on that so Ellen has asked them to bring colors.

Marie has indicated they are interested in having the majority of the building in a bone white color. The accent color for the raised elements such as the pilasters, which are the vertical elements, the top of the building; which is the cornice and then horizontal intermediate between the floors would be the frieze. Both Robert and Marie were here before and what Jason remembers that was discussed at that time was they had talked about the condition of the brick which is poor. Jason knows exactly what kind of brick this is and it has been painted and by painting it in essence is what they did is kind of sealed its fate because then it allows the water to get trapped in the pores of the brick and then it just further deteriorates. He believes the plan was to use the dryvit or efface would be the generic term to basically cover up the building to encase the brick and provide some protection to the brick doesn't deteriorate further. Jason indicated he remembers our recommendations at the time as what Ellen eluded to would be to the degree possible would be to try to preserve those architectural elements and the façade and in one of the pictures in the packet here is of the old Cloverdale building which was just across the street. There is a lot of history there and I always try to encourage people whenever possible to try to preserve some of the architectural elements in the building, even if we have to change them or cover them up so that to the degree that you could veneer over the top of those elements on the building elevation and preserve those lines that would be appreciated. It sounds like based on the application the plan is to replace the windows. The windows at some point were in-filled with a panel and wondering if they were going to take that panel out and replace it with a full size window that fills the original opening and they indicated yes. The other thing that we may have talked about at the time, Jason would like to suggest on these older buildings downtown, at some point in the past and probably because of the poor performance of the old window systems, they took out what was originally a storefront window system and framed in these old openings and put these smaller windows in place probably for energy efficiency concerns for the time. I think windows have gotten a lot better. One of the things he would like to look at is to restore this old storefront to the degree possible with some modern storefront

windows that would really open up the front of the building up onto the street so instead of having these punched openings in the front of the building, you would have the full height glass. Typically when you go in newer buildings they might use an aluminum storefront system or aluminum framing members and they may have an opaque portion at the bottom and the glass would go all the way to the top of the windows. At some point, he would assume based on the old pictures of downtown Mandan, there may have been a fabric awning on this building in lieu of this framed monolithic awning with the wood shakes on the top. Jason asked Marie if they are looking at doing anything with the canopy structure and Marie stated they would leave it in place but the windows could be replaced. Jason stated the dollar amounts are outrageous and certainly now more so than the recent past. Jason asked if the existing tenant is going to stay in the building; and they indicated they were. Ellen mentioned there are actually three commercial spaces within the building. The apartments in the building are all occupied. Marie indicated they will be replacing the roof with a membrane roof. The only thing they did not put into their bids was the electric doors figured for the tax people. Ellen said to secure bids and include them to commit to putting those automatic openers in or if some reason they are deemed to be or financially infeasible then she would need the building official to concur with that and recommend a waiver. We have only had one waiver since that ordinance was put into place. Steve indicated it was a city ordinance because it was initiated by a citizen advocate for those with disabilities. The problem this building is going to have is with a 6 inch rise on the stoop, even if you were to take that stoop out and put a ramp in, you would never meet the requirements for the ramp. The distinction according to Ellen is the local ordinance only requires an automatic door not accessibility. Even though there is a step up; this particular ordinance only pertains with an automatic door.

Jason motioned to include all items as presented with recommendation to color selection, accent colors for metal part of roof, full windows for upper floor and all punched openings to replace with full size windows. He also requested that they get another price done for full windows except for the ones already replaced on the Avenue side for the three punched windows.

Leonard seconded.

Upon roll call vote, the motion passes unanimously.

THIRD ORDER OF BUSINESS: Jim Helmers of Eye Care Professionals located at 113 3rd Ave. NW would like to discuss the shakes on his building. He had come before MARC a while back and it was recommended at that time that he paint or stain the shakes on his building. However, he would like to discuss this again, as he feels his weathered shakes match the brick really well and would like MARC to reconsider that recommendation.

MARC members thought the shakes looked fine as they are now.

Leonard motioned to leave the shakes as they are now.

Jason seconded.

Upon roll call vote, the motion passes unanimously.

There being no further business, the meeting was adjourned at 1:30 p.m.

Approved by:

Date

Transcribed by:

Rachel Hastings/Admin. Assistant