

MINUTES OF THE MEETING
APPEARANCE REVIEW COMMISSION

A meeting of the Appearance Review Commission was held Wednesday, December 16, 2015 at 8:00 a.m. at Alton City Hall.

MEMBERS PRESENT: Debbie Schuneman, Gen Gearing, Barbara Gearing, and Mike Doucleff

MEMBERS ABSENT: Dawn Hentrich, Margaret Hopkins and Mark Wuellner

OTHERS PRESENT: Rick Gipson, Tyler Crawford Nick Gibson and Dan Gibson for GC Properties, LLC, 327 Ridge, Sam Shaw (Building Code Inspector) and Debbie Beck, Secretary

The meeting was called to order at 8:00 a.m. with Debbie Schuneman presiding.

Mike Doucleff made a motion to accept the minutes as presented. Barbara Gearing seconded the motion. Motion passed.

NEW BUSINESS:

Rick Gipson for GC Properties, LLC took the floor to present the rehabilitation proposal for **327 Ridge St.** Gipson started out by introducing the other representatives who were present, Tyler Crawford, Nick Gibson and Dan Gibson. Greg Gibson, another member of GC Properties, was not present.

Gipson stated that they had purchased 327 Ridge St in 2010. He stated that they are going to redevelop the property with the lower level as a commercial property and the upper level as two apartments. He stated that the building had formerly housed a dry cleaners in the lower level with three one bedroom apartments upstairs. He stated that they are changing the upstairs to two two bedroom apartments. Gipson stated that the lower level has ten foot ceilings, with a lot of the metal ceiling still present. He stated that they were going to clean and patch the metal ceiling, to try to preserve it. The brick just needs tuckpointing. The replacement windows will be double hung and have bronze colored casements, to give them a historical look. The main doors to the lower level will be glass doors. The other two doors will be steel doors with glass windows. The colors will be consistent with the glass door. The awning will be gray and bronze stripe on vinyl. Gipson stated that they are proposing to put a brick wall at the southwest corner of the building, going south to the edge of the property, where they were going to put a courtyard for the tenant. There is concrete on that part of the property, they don't know if they will remove it, or just cover it with the decking. He stated that the deck for the second floor, which would cover the courtyard, would be made of pressure treated lumber, stained a natural color. The railing would be metal, and will match the awning. Gipson stated instead of spindles they would have either a wire mesh or metal tubes. The courtyard will have a camera and an outside light. The building has a flat roof and it will stay as a flat roof. Gipson stated that they would provide off street parking off 4th St. behind the building.

Barbara Gearing made a motion to approve the proposal as presented. Mike Doucleff seconded the motion. Motion passed.

OLD BUSINESS:

A question was asked of Sam Shaw with respect to the painting of the building at 601 E. Broadway. Shaw will contact the owner of the property. An observation was brought up with respect to 556 E. Broadway and the windows. It was stated that there looked to be too much of the window covered with signs and lights. However, this building was connected with 560 E. Broadway and had been approved by the Plan Commission for a Special Use Permit, which places it out of the responsibility of the Appearance Review Commission.

There being no further business, the meeting was adjourned at 8:40 a.m.

Respectfully submitted by,

Debbie J. Beck