



**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
MEETING MINUTES
NOVEMBER 18, 2025**

1. CALL TO ORDER

Acting Chairperson Phil Baker called the meeting of the Architectural Review and Historic Preservation Board to order at 6:30 pm in the Commission Chambers of City Hall. A moment of silence was followed by the Pledge of Allegiance.

Quorum was declared present.

Present: Vice-Chairperson Phil Baker; Board Members: Austin Arthur, Damon Brider, Amanda Daluga, Eric Rainville and Jessica Stone.

Absent: Chairperson Ryan Hinricher (excused).

Staff Present: Planning Director Kelly Carson, Senior Planner Yvonne Conatser and Recording Secretary Colene Rivera.

Applicants: Leon Gariepy of White Feather Holdings LLC, Stephanie Weed of White Feather Holdings LLC and Sara Farese of 361 N Boyd Street.

2. APPROVAL OF MINUTES

Motion by Board Member Stone to approve the meeting minutes of October 21, 2025. Seconded by Board Member Arthur, the motion carried unanimously 6 – 0.

APPLICATION FOR CERTIFICATE OF APPROVAL

- 3. 206 N Highland Avenue (Renovations and rear addition to existing single family structure)
White Feather Holdings LLC**

Senior Planner Conatser presented the request for 206 N Highland Avenue for renovation and an addition to rear of the existing single family structure. The property is approximately 0.24 acres in size and located along the west side of N Highland Avenue approximately 60 feet north from its intersection with W Newell Street. The property is developed with a contributing one-story, 1,738 square foot single-family residential dwelling (house) with an open front and side porch and detached garage structure. The buildings were constructed in 1925 in the Bungalow-Style architecture. The property is zoned R-2 (Residential District) and designated LR (Low Density Residential) on the City Future Land Use Map and subject to the Historic Downtown District Overlay.

The owners, Leon Gariepy and Stephanie Weed of White Feather Holdings LLC, are requesting approval to renovate the existing house and construct a new 139 square foot rear porch addition.

Board members inquired about removal of screen and framing from the front porch area, if the railing would continue around the entire porch, what details were being removed from the rear left side of house? City Staff and applicants responded with yes, screen and framing would be removed from front porch with an open porch surrounded by railing, extending rear left side of home for additional interior square footage and plan to add a rear porch addition. City staff confirmed all proposed changes meet code requirements for both R-2 Zoning and Historical District requirements. Applicants do not plan to alter the garage at this time other than minor repairs as needed.

This item was open to the public for comments. No comments from the public.

Motion by Board Member Rainville to approve the proposed modifications and additions to property at 206 N Highland Avenue as presented and with staff conditions. Seconded by Board Member Brider, the motion carried unanimously 6 – 0.

3. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:41 pm.

ATTEST:

/S/

Recording Secretary Colene Rivera

APPROVED:

/S/

Chairperson Ryan Hinricher