

VILLAGE OF GRAFTON

ARCHITECTURAL REVIEW BOARD MINUTES

THURSDAY, JANUARY 9, 2014

The Architectural Review Board meeting was called to order by the Planning and Development Director, Jessica Wolff at 5:00 p.m.

APPOINTMENT OF CHAIR PRO-TEM

Motion by Mark Paschke, seconded by Frank Lorbecki to appoint Tom Richart as Chair Pro-tem until the arrival of Chair David Liss. Motion carried.

Board members present: Tom Richart, Frank Lorbecki, Mark Paschke, and Trustee David Liss (5:10 p.m.)

Board members excused: Tom Bartlein

Staff/Officials present: Jessica Wolff - Director of Planning and Development, Tom Johnson - Building Inspector, and Deborah A Brown - Administrative Secretary II

Others present: Gene Heinecke of PH Carpentry, Betsy Woody of Turtle Bay Properties, LLC, and Anna Burns of Brookwater Construction

MINUTES

Motion by Frank Lorbecki, seconded by Mark Paschke to approve the minutes of the November 7, 2013 Architectural Review Board meeting as presented. Motion carried.

PERSONS REQUESTING TO BE HEARD

None

RESIDENTIAL PLAN REVIEW

A. 702 Ninth Avenue-Front porch deck with roof

The plans were reviewed by the Board members. Present was Gene Heinecke, contractor for this project.

A short discussion took place on screening materials for below the porch and the columns. Also discussed was the overhead trim and color of the deck and materials to be used.

Motion by Mark Paschke, second by Frank Lorbecki to approve the architectural plans for a front porch deck with roof located at 702

Ninth Avenue as presented with the addition of trim on the top and bottom of columns. Motion carried.

COMMERCIAL PLAN REVIEW

A. Review and consideration of approval on façade improvements to buildings located at 601-609 Bridge Street.

Director of Planning and Development Jessica Wolff gave background on the façade improvement request by Turtle Bay Properties, LLC. She stated that the applicant, Betsey Woody of Turtle Bay Properties LLC, is presenting building elevations for renovation of the existing buildings at 601-609 Bridge Street. The subject property is a 0.284 acre lot located at the southeast corner of Sixth Avenue and Bridge Street. The western half of the building is occupied by a custom cabinet maker that will remain in the space. The applicant is proposing to open a kitchen appliance/equipment show room in the eastern half of the building which is currently vacant. The equipment will be for display only with none of the equipment hooked up for use.

Present was the applicant, Betsy Woody of Turtle Bay Properties, LLC and Anna Burns - Brookwater Construction.

Ms. Woody and Ms. Burns reviewed with the Board members the material samples and explained the color selection for both buildings. They also handed out a Demolition Plan which identified all the downspout locations.

A discussion took place on the window consistency, downspout locations, and the use of multiple materials.

Chair Liss commented that any type of façade improvement was welcomed on this property.

Mark Paschke was not opposed to the façade improvements but found the detailing to be challenging.

Tom Richart stated that he was comfortable with the building improvements.

Frank Lorbecki had no problem with the submittal.

Mrs. Woody asked that the window on the west elevation Page 2 (A-2) be taken out. Board members had no problem with that request and moved forward with the motion to approve.

Motion by Tom Richart, seconded by Frank Lorbecki to approve the architectural plans to approve building elevations for 601-609 Bridge Street as requested by Betsey Woody of Turtle Bay Properties LLC as presented and the elimination of one window on the west elevation marked as Page 2 A-2 as shown on the architectural submittal plan. Motion carried.

OLD/NEW BUSINESS

None

ADJOURN

Motion by Mark Paschke, seconded by Frank Lorbecki to adjourn at 5:38 p.m. Motion carried.