

**VILLAGE OF GRAFTON**

**ARCHITECTURAL REVIEW BOARD MEETING MINUTES**

**MAY 28, 2009**

The Architectural Review Board meeting was called to order at 5:00 p.m. by Administrative Secretary II Deborah A Brown

Board members present: Thomas Richart, Tom Bartlein, Frank Lorbecki, and Mark Paschke arriving at 6:15 p.m.

Absent: Richard Rieck

Staff/Officials present: Director of Planning and Development Michael A. Rambousek, Building Inspector Tom Johnson, and Administrative Secretary II Deborah A. Brown

**APPOINTMENT OF CHAIR PRO-TEM**

Motion by Tom Bartlein, seconded by Frank Lorbecki, to appoint Thomas Richart as Chair Pro-tem due to the absence of Chair Richard Rieck. Approved unanimously.

**MINUTES**

Motion by Tom Bartlein, seconded by Frank Lorbecki, to approve the minutes of the May 7, 2009 Architectural Review Board Meeting as presented. Approved unanimously.

**HEAR PERSONS REQUESTING TO BE HEARD**

None

**RESIDENTIAL PLAN REVIEW**

Bryan Mentzel-1528 Arapaho Avenue, Residential Addition & Garage  
Deanna Mentzel, owner of the property at 1528 Arapaho Avenue was present.

A brief discussion took place on the on the placement of the addition and the garage. Board members asked Building Inspector Tom Johnson if he had any concerns with the addition and the garage.

Mr. Johnson replied that he did not have any concerns or objections to the addition or garage.

Motion by Tom Bartlein, seconded by Frank Lorbecki, to approve the architectural plans for an addition and garage for the residence at 1528 Arapaho Avenue. as presented. Approved unanimously

William Ryan Homes-1954 Shasta Avenue, New single family home

Sherry Landowski representing William Ryan Homes was present to review the architectural plans for the construction of a new single family residence at 1954 Shasta Avenue.

Ms. Landowski introduced herself and stated that this residential submittal was going to be placed on Lot 57, Falls Crossing Subdivision.

A brief discussion took place on the front façade elevation. The architectural plans meet all the residential development requirements of the Village.

Motion by Tom Bartlein, seconded by Frank Lorbecki, to approve the architectural plans for the construction of a single family residence to be located at 1954 Shasta Avenue, as submitted. Approved unanimously.

William Ryan Homes-1980 Shasta Avenue-New single family home

Sherry Landowski also reviewed the architectural plans for single family residence to be located at 1980 Shasta Avenue, for William Ryan Homes. Also present was the future home owner, Bruce Teplin.

Ms. Landowski explained that this home was to be located on Lot 60, Falls Crossing Subdivision and that they have submitted (2) front elevations types.

After reviewing A1-Elevation, the Board members denied that elevation due to the close proximity of similar homes. The alternate elevation plan was then discussed. It was the consensus by the Board members to increase the amount of clip of roof of Dutch hip on the alternative elevation for approval.

Motion by Mark Paschke, seconded by Frank Lorbecki to approve the architectural plans for the construction of a single family residence to be located at 1980 Shasta Avenue selecting the alternative elevation and subject to the condition of increasing the amount of clip of roof of Dutch hip. Approved unanimously.

At this time, Chair Richart asked the Board members if they would have any objections to moving agenda Item #6-Old Business to now be discussed due to Ms. Landowski's presence.

There were no objections.

Moved by Frank Lorbecki, seconded by Mark Paschke to move Item #6-Old Business forward to be discussed on the agenda at this time. Approved unanimously.

## **OLD BUSINESS**

At this time, Building Inspector-Tom Johnson and the Board members spoke to the representative from William Ryan Homes, Shelly Landowski regarding approved architectural plans and the change in the actual construction of some of the elevations.

Mr. Johnson submitted an example of the following two plans in Falls Crossing, 2350 Kiowa Drive (already built) and 2368 Kiowa Drive which is currently under construction. Both front elevations have problems with the windows being raised higher than what was indicated on the approved plans.

Board members expressed their concerns to Ms. Landowski that William Ryan Homes must be more detailed in following through with the original approved architectural plans. No deviation from the approved plans should be made without revisiting the Architectural Review Board.

Mr. Johnson also stated that this matter would be returning at the next meeting where action could be taken by the Board members. His concern was with the current construction site located at 2368 Kiowa Drive. He suggested that William Ryan take the proper steps in rectifying the front elevation in regards to the windows as soon as possible.

Ms. Landowski stated that she would take this matter back to William Ryan Homes and would be reviewed by their staff.

## **COMMERCIAL PLAN REVIEW**

### REVIEW AND CONSIDERATION OF ARCHITECTURAL MODIFICATION FOR PREVIOUSLY APPROVED SENIOR HOUSING COMPLEX TO BE LOCATED AT ST. PAUL LUTHERAN CHURCH AND SCHOOL AT APPROXIMATELY 803 TO 901 WASHINGTON STREET

Architectural Review Board members reviewed architectural modifications for the senior housing complex to be located on the St. Paul Lutheran Church and School property on Washington Street

Director Rambousek stated that, on November 25, 2009, the Plan Commission approved final plans for a PUD – Planned Unit Development for an elderly housing facility proposed for the eastern portion of St. Paul Church property. The Architectural Review Board then approved the architectural plans at the December 10, 2008, meeting.

Mr. Rambousek further stated that St. Paul has now submitted a revised architectural plan for Architectural Review Board review. The proposed number of units is being reduced from the approved 48 units to 40 total units. Therefore, this item will require Plan Commission approval for a minor amendment to the approved PUD - Plan Unit Development.

Director Rambousek stated that the major changes to the architecture of the building have to do with the details. For example, the parapet walls, arbors, awnings, detailed windows, tall stone columns, pre-cast limestone block, and false balconies have been removed. The applicant has indicated that this has been done for maintenance purposes and in the case of the arbor removal, to better accommodate the elderly tenants. In addition, a larger portico has been added on the east side of the building. He indicated that there is now more horizontal undulation to the new building, but it is not broken-up vertically like it once was.

In general, Director Rambousek stated that more masonry stone has been used throughout the building with precast banding and cement board siding on the third level of the building. Although, some columns have been removed, those that remain have a longer taper and are smooth.

Mr. Rambousek further stated that the purpose of the previous building details that have now been removed was to individualize sections of the building to reduce its horizontal mass of the building on Washington Street (STH 60) and help the building synergize with the other residential uses and building in that area. Therefore, it is suggested that the architect enhance this new architectural version with new design elements that help to make the building more vertical than linear and provide more architectural interest. The primary roofline should also incur some slight adjustment to help break up the length of the building and the gables that have been added at the front of the building that are perpendicular to the primary roofline should create more protrusions in the front wall so the gable appear to actually serve a purpose. In addition, accent pieces should be added in some locations in the masonry and since the arbors are removed at the third level it is suggested that a few return at grade level.

Director Rambousek requested that the St. Paul representatives further review in detail the new modifications.

Representing St. Paul Lutheran Church and School were Phil Steinke, Robert Meier, and Architect Chuck Western.

Mr. Steinke explained that the changes that have been submitted have been changes based on their congregation comments. Their preference was to have more 2 bedroom units. The change has resulted in a decrease in the number of units from 48 to 40; however, the overall size of the original plan has not changed. Mr. Steinke also added that the comments resulted in covered porches rather than balconies as originally submitted. He stated that the new addition to the architecture plan was that they added a drive-up canopy for future residents for bad weather conditions.

Project Architect Chuck Western explained some of the detail changes in materials and architecture. He explained that they have kept for the most part all the materials and colors the same. The exception was the hardi-plank siding selection now being proposed. The old material was dryvit which was no longer going to be used. He also explained that he changed the roof line a bit to add some dimension to the roof line.

Mr. Richart stated that he liked the previous version because it better related to the homes in the area, but he could understand the need from some of the changes. He would like the architect to return some of the details and also work on enhancing the west elevation of the building that is visible from STH 60.

A discussion took place on the small west side elevation that Mr. Richart referred to and also that the new siding should be the same color as the old material. It was the consensus that it should be #103 Natural White and all other colors should stay the same including the accents color-Patina Green. Discussion took place to possibly add (2) trellises on the north elevation as well as on the small west elevation. The Board members also would like to see some of the square accent stone used on the main entrance area but felt that all these changes could be worked out between the developer, Director of Planning and Development Michael Rambousek, and the architect.

Moved by Mark Paschke, seconded by Tom Bartlein, to approve the modifications to the architectural plans subject to the following conditions: 1) the hardi-plank siding should be Natural White #103 in color; 2) square accent stone should be added in some locations of the north elevation; 3) the small west elevation and north elevation shall be enhanced with the use of trellises; 4) the use of accent color of Patina Green throughout the building; and, 5) all final changes be worked out with the Director of Planning and Development. Approved unanimously.

## **NEW BUSINESS**

None

## **ADJOURN**

Motion by Mark Paschke, seconded by Tom Bartlein, to adjourn the Architectural Review Board meeting at 6:18 p.m. Approved unanimously.