

## VILLAGE OF GRAFTON

### ARCHITECTURAL REVIEW BOARD MEETING MINUTES

November 12, 2009

The Architectural Review Board meeting was called to order at 5:00 p.m. by Chair Richard Rieck.

Board members present: Thomas Richart, Richard Rieck, Tom Bartlein, Mark Paschke, and Frank Lorbecki.

Staff/Officials present: Director of Planning and Development Michael Rambousek and Assessment Technician Cindy Geiger.

#### MINUTES

Motion by Thomas Richart, seconded by Tom Bartlein, to approve the minutes of the October 8, 2009 Architectural Review Board Meeting, as presented. Approved unanimously.

#### **Approval of October Building Inspector's Report**

The Architectural Review Board members reviewed the October Building Inspector's report at this time.

Motion by Tom Bartlein, seconded by Frank Lorbecki to approve the October, Building Inspector's Report, as presented. Approved unanimously.

#### HEAR PERSONS REQUESTING TO BE HEARD

None

#### RESIDENTIAL PLAN REVIEW

##### **Mastercraft Builders- 944 Shady Lane, New Single Family Home**

No one from Mastercraft Builders was in attendance to present the architectural plans for the new single family home located at 944 Shady Lane and known as Lot 2, Shady Hollow Phase I.

Chair Richard Rieck indicated that the plans were satisfactory and the rest of the board agreed.

Motion by Tom Bartlein, seconded by Frank Lorbecki, to approve the architectural plans for a new single family home to be located at 944 Shady Lane. Approved unanimously.

**Deshur Homes- 2065 Wichita Lane, New Single Family Home**

No one from Deshur Homes was in attendance to present the architectural plans for a new single family home located at 2065 Wichita Lane and known as Lot 62, Blackhawk Valley Phase III.

Chair Richard Rieck indicated that the plans were satisfactory and the rest of the board agreed.

Motion by Frank Lorbecki, seconded by Tom Bartlein, to approve the architectural plans for a new single family home to be located at 2065 Wichita Lane. Approved unanimously.

**COMMERCIAL PLAN REVIEW**

**Review and consideration of a new roof at Rychtik Welding and Manufacturing, Inc. located at 818 Beech Street**

Director of Planning and Development, Michael A. Rambousek, provided background on the proposed roof at Rychtik Welding and Manufacturing (Rychtik). The roof surface proposed to be modified from a flat to a shed roof. Brian Rychtik of Rychtik is proposing to modify the existing flat roof to a shed style roof which will tie into an adjacent shed roof that is pitched in the opposite direction. These two shed roofs will then create a slight peak at their point of abutment. In addition, because the new roof will now be pitched to the right (as one faces the building), the roof will now drain to leaders located on the east side of the building that lead to the east parking lot. Currently, the existing flat roof drains via roof leader to the front of the property and this creates dangerous water flow ice build-up issues on the pavement and sidewalks at the front of the property. The proposal will also require a slight modification to the front building facade. Therefore, this project will require review by the Architectural Review Board. There are no other modifications to the building or to the site so this proposal does not require Plan Commission approval. The south elevation (front facade) of the building will need to be modified slightly with the addition of taller blue corrugated metal panels. The existing office addition at the front of the building is comprised of concrete block. Behind this addition exists the corrugate metal panels of the primary building and it is in this location where the panels will need to be extended in height to reach to new roofline created by the shed roof modification.

Chair Rychtik asked Mr. Rychtik if he had anything to add to the explanation.

Mr. Rychtik indicated that he did not have anything to add.

Motion by Thomas Richart, seconded by Tom Bartlein, to approve the architectural plans for the building modification at 818 Beech Street subject to the following conditions: the proposed facade materials match in color and style and the location of roof leaders on the east side of the building is subject to the final review of the Planning and Development Staff. Approved unanimously.

**Review and consideration of architectural plans for the “Grafton Hotel” building located at 1340 Beech Street**

Director of Planning and Development, Michael A. Rambousek provided background on the proposed plans for the “Grafton Hotel” by explaining the details of each building elevations and materials.

He further stated that the architect has done a remarkable job restoring this important and historic building but he has some minor concerns regarding the architectural design. First, it is extremely important that the top edges of the renaissance block and the original rock face block (which does not have modern Concrete Masonry Unit (CMU) dimensions) match perfectly. Second, the double hung windows that are located within the maroon cement board siding of the new addition should receive a similar keystone accent treatment to that of the original section of the building. Obviously, a masonry brick could not be used, so in needs to be done with wood or molding. Third, the cement board siding should be replaced with a wood based OSB product that is stronger, more durable, has a longer warranty, and most important looks exactly the same. Fourth, the original building has a horizontal delineating line that is located underneath the lintels of the second floor windows. This line should be carried through the addition and that is the location where the material change from cream brick to cement board siding should occur. Finally, the entrance on the south side of the building is too understated. It needs to be larger in scale and the columns need to match the other entrance columns throughout the building which 5 are fluted. The standing seam metal roof should also be replaced with an asphalt shingled roof.

Jim Read, a co-developer of the project, indicated that they were comfortable with Mr. Rambousek’s recommendations except for the second and fourth items.

Paul Rushing, the other co-developer of the project, stated that they need to keep the addition portion of the building looking dissimilar from the original building. This will help the building qualify for historic credits and most importantly, honor the original building in its own setting. Therefore, they are against the second recommendation for this very reason. He indicated that their position would be the same on the fourth recommendation.

Mr. Paschke stated that he is curious to see how the building would look with the fourth modification suggested by Mr. Rambousek.

Mr. Rushing said they would be happy to look at that issue, but does not agree with it.

Mr. Paschke added that part of the problem, and this is why he understands Mr. Rambousek concern, is that the windows at the south end of the west elevation do not aligned with one another, they are not on the same plane. He felt this makes the building elevation look disorganized.

Mr. Rushing stated that they could adjust the windows to make that section of the building appear better.

Tom Bartlein stated that he agreed with Mr. Rambousek that the canopy area in the rear (south elevation) needs work.

Mr. Read stated that they could address that issue and also match the canopy roof with the roof of the turret.

Richard Reick commented that he likes the two different combined buildings and thinks that they complement each other well. He added that he is very concerned about parking and that issue will need to be addressed at the Plan Commission.

Frank Lorbecki said he was glad someone took on this project.

Mr. Paschke added that for him, as a Plan Commission too, parking will be a major aspect of this project he will be examining.

Tom Richart stated he liked the plans, although he said the south side entrance could be a porch. He also commented that there may be an alternative to adding to many windows, so you don't lose the character of the building.

Motion by Thomas Richart, seconded by Tom Bartlein, to approve the architectural plans for the building located at 1340 Wisconsin Avenue subject to the following conditions: 1) the top edges of the renaissance block and the original rock face block match; 2) an alternative product should be used instead of cement board siding; 3) the windows at the south end of the west elevation will be better aligned with one another, and 4) the south building entrance needs to be enhanced and the roof material of the canopy should match that of the turret. Approved unanimously.

#### **OLD/NEW BUSINESS**

None

#### **ADJOURN**

Motion by Thomas Richart, seconded by Tom Bartlein, to adjourn the meeting at 6:30 p.m. Approved unanimously.