

VILLAGE OF GRAFTON

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

DECEMBER 10, 2009

The Architectural Review Board meeting was called to order at 5:04 p.m. by Secretary Tom Richart.

Board members present: Tom Bartlein, Mark Paschke, Tom Richart, and Frank Lorbecki

Absent: Richard Rieck

Staff/Officials present: Director of Planning and Development, Michael A. Rambousek, and Building Inspector Tom Johnson

ELECTION OF CHAIR PRO-TEMP

Motion by Frank Lorbecki, seconded by Tom Bartlein, to nominate Tom Richart as chair pro-temp for the December 10, 2009 Architectural Review Board meeting. Approved unanimously.

MINUTES

Tom Richart indicated that on page 2 of the November 12, 2009, minutes Chair Rychtik should be changed to Chair Rieck.

Motion by Tom Bartlein, seconded by Frank Lorbecki, to approve the minutes of the November 12, 2009 Architectural Review Board meeting, as corrected. Approved unanimously.

NOVEMBER 2009 BUILDING INSPECTOR'S REPORT

The Architectural Review Board members briefly reviewed the November 2009 Inspectors report.

Moved by Frank Lorbecki, seconded by Mark Paschke, to approve the November, 2009 Building Inspectors report, as presented. Approved unanimously.

HEAR PERSONS REQUESTING TO BE HEARD

None

COMMERCIAL PLAN REVIEW

Review and consideration of architectural plans for property located at 2615 Washington Street to be known as Water Street Brewery

The project was represented by the following attendees:

Eric Menders, Uihlein Wilson Architects

Steve Wellenstein, Uihlein Wilson Architects
R.C. Schmidt, R.C. Schmidt Construction
Matt Schmidt, R.C. Schmidt Construction

Prior to discussion Mark Paschke indicated that he is an architect employed at Uihlein Wilson and would refrain from discussion and abstain from voting on this matter.

Director of Planning and Development, Michael A. Rambousek presented background information on the proposed Water Street Brewery project. He stated that applicant R. C. Schmidt, has done a fine job with the building and he only has a few suggested changes.

Mr. Rambousek requested that the standing seam metal roof have more of a corrugated look so it matches the era of the building. Second, the downspouts and gutters should have an old fashioned look to them. Third, all wall signage should be individually channel mounted and those signs that have lighting should be backlit for a halo effect or illuminated from the exterior with gooseneck style lamps. Fourth, the flat windows on the west elevation should be changed to bay or oriel style windows to add some definition to that elevation. Finally, the designers should consider a gambrel roof for the center portion of the building instead of the proposed gable roof. He added that overall, this is a landmark project for this area of the Village and the Staff is very pleased with the project to date.

Chair Richart asked what an oriel window was.

Director Rambousek provided a picture and stated that the point of this modification was to add some definition to this elevation.

Tom Bartlein indicated that he thinks the windows should be flat on this elevation and the other members agreed.

Tom Bartlein also added that the gambrel roof may change the side elevations, but was willing to see it sketched out. However, if the roof changed at staff level or the Plan Commission it would need to come back to the Architectural Review Board for consideration.

The other members of the Architectural Review Board agreed with Mr. Bartlein's comments.

The Architectural Review Board agreed with all of the other items Director Rambousek mentioned as potential changes to the project plans.

Frank Lorbecki commented that this was a very nice project.

Motion by Tom Bartlien, seconded by Frank Lorbecki, to approve the architectural plans for property located at 2615 Washington Street, to be

known as Water Street Brewery, subject to the following conditions: the standing seam metal roof should have more of a corrugated look so it matches the era of the building; the downspouts and gutters should have an old fashioned look to them; all wall signage should be individually channel mounted and those signs that have lighting should be backlit for a halo effect or illuminated from the exterior with gooseneck style lamps; and, the proposed gable roof at the center portion of building can be sketched-out for the Plan Commission meeting, but will need to return to the Architectural Review Board for consideration if modified. Approved 3-0 (M. Paschke-abstain).

OLD BUSINESS

None.

NEW BUSINESS

Director Rambousek stated that stipends for the Architectural Review Board will be processed and sent to members prior to the end of 2009.

ADJOURN

Motion by Tom Bartlein, seconded by Mark Paschke, to adjourn the meeting at 5:25 p.m. Approved unanimously.