

VILLAGE OF GRAFTON

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

DECEMBER 8, 2011

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

Board members present: Richard Rieck, Frank Lorbecki, Tom Bartlein, and Tom Richart

Absent: Mark Paschke

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

Others present: Paul Barribeau and Bob Lodel-Groth Design Group, Andy Reahy-Catalyst Construction, Mark Brueggemann-Saint Paul Lutheran School, and Patrick Clapham representing Lana Greenwood.

HEAR PERSONS REQUESTING TO BE HEARD

None.

MINUTES

Motion by Tom Richart, seconded by Frank Lorbecki, to approve the minutes of the November 10, 2011 Architectural Review Board meeting, as presented. Approved unanimously.

INSPECTION AND ASSESSMENT BENCHMARK REPORTS

Motion by Tom Bartlein, seconded by Frank Lorbecki, to approve the November 2011 Inspection and Assessment Benchmark reports as presented. Approved unanimously

RESIDENTIAL PLAN REVIEW

Review architectural plans for 1057 Seventh Avenue: new attached sunroom and garage SF home, owner-Lana Greenwood

Mr. Patrick Clapham reviewed a new building addition at 1057 Seventh Avenue, owned by Lana Greenwood. The project consists of a sunroom and garage addition.

Motion by Tom Bartlein, seconded by Tom Richart, to approve the architectural plans for a new attached sunroom and garage located at 1057 Seventh Avenue, owner - Lana Greenwood, as presented. Approved unanimously.

COMMERCIAL PLAN REVIEW

Review and consideration of architectural plans for a proposed building addition to be located at Saint Paul Lutheran School located at 701 Washington Street

Director of Planning and Development Michael Rambousek gave a brief background to the Architectural Review Board regarding the applicant, St. Paul Lutheran Church and

School located at 701 Washington Street. He stated that St. Paul is proposing a single story addition to the school section of the main church and school building.

Director Rambousek noted that the proposed 5,076 square feet addition will bring the total area of the church and school to 59,697 square feet and will be located at the northeast corner of the building and will be used as an expansion and remodeling of the gymnasium. He also noted that Mark Paschke could not attend this meeting but did speak with him regarding this project and Mr. Paschke was in agreement with the conditions that were suggested by the Planning Department and was in favor of this project.

Director Rambousek indicated that if approved, the construction of the building addition is scheduled to begin in March 2012 and is expected to be completed by the end of August 2012. He suggested that the architects, Paul Barribeau and Bob Lodel of Groth Design Group, provide an overview of the project because there appears to be modifications to the plans based upon the staff report.

Mr. Paul Barribeau gave a brief description of the materials and the project construction design. He noted that requested changes by the Planning and Development had recommended and have been addressed. He further stated that the walls of the addition will consist of insulated precast panels with a sandblasted finish. The north elevation joint lines throughout the elevation used to replicate the vertical lines on the north elevation of the school building section. The north elevation of the addition will also include two 8 inch horizontal accent bands located inline with key sections of the main church facade. The upper third of the north elevation will include three sets of translucently glazed windows with dark bronze framing that are styled to match the windows on the north elevation of the school building section. He further explained that the Planning and Development had recommended the introduction of a separate masonry material at the base of the addition such as a stone articulation that matches the existing building and that change has now been made to the plans. In addition, they have reduced in the size of the fascia to be more consistent with the fascia of the existing building pursuant to the Planning and Development Department request.

Mr. Barribeau stated that the only condition that they did not agree with was to have a parapet or pediment wall feature added to the center of the north elevation of the proposed addition. He explained that with the changes made to the north elevation having both the east and the west side of the building mirroring each other gave a complimentary look to the overall look of the building. With the matching materials, they felt like they achieved a unity for the whole building.

Mr. Barribeau thanked the Planning and Development Department for the recommendations.

Director Rambousek stated that based on the changes that have been made; he is fine leaving the parapet or pediment wall recommendation out of the revised plans.

The Architectural Review Board members were in agreement with the new changes that were made to the plans.

Motion by Tom Bartlein, seconded by Frank Lorbecki, to approve the architectural plans for a 5,076 square feet addition submitted by St. Paul Lutheran Church and School subject to the following conditions: 1) a reduction in the size of the fascia to be more consistent with the fascia of the existing building; 2) the addition of a stone veneer or an alternative articulation at the base of the proposed elevations; and, 3) all samples of materials must be reviewed and approved by the Director of Planning and Development. Approved unanimously

OLD BUSINESS

None.

NEW BUSINESS

The Architectural Review Board members held a brief discussion on the progress made on the Grafton Hotel.

ADJOURN

Motion made by Tom Bartlein, seconded by Frank Lorbecki, to adjourn the meeting at 5:23 p.m. Approved unanimously.