

MINUTES
ARCHITECTURAL REVIEW BOARD

Architectural Review Board, Monday, May 8, 2006 at 4:00 P.M. in the Dept. of City Development conference room, 807 Center Avenue. Chairperson Andy Hopp presided.

Present: Andy Hopp, Joe Clarke, Steve Hemsing, Jean Kittelson, Steve Jaeger and Scott Matula

Excused: Dan Castro

Also present: Ed Wackowski, Bob Lodel, David Biebel, Gerry Jochman, Toby Watson, Andy Chappa, Steve Anderson, Jack Shephard and Erik Jensen

Election of vice-chairperson.

Scott Matula volunteered to be vice-chairperson and was elected by unanimous ballot.

Approval of minutes of April 24, 2006 meeting.

Jean Kittelson moved, Steve Jaeger seconded to approve the minutes of the April 24, 2006 meeting. The motion passed unanimously.

Revised plans for St. Dominic's addition, 2133 N. 22nd St.

Bob Lodel, David Biebel and Gerry Jochman were present to discuss this matter with the Board.

The Architectural Review Board approved the St. Dominic's addition architectural drawings on January 23, 2006. However, the plans had to be changed to reduce project costs to stay within the allotted budget.

Bob Lodel, the architect for the project explained the revisions to the plans for the proposed addition:

- Removal of the lower roofed Cloister and Vestibule from the east façade and the substitution of EIFS in lieu of face brick at the clerestory windows above the main east-west entrance corridor.
- The mechanical duct and louver enclosure has been removed from the upper north wall of the Parish Activity Center. Two (2) EIFS clad duct and louver enclosures have now been incorporated into the north façade of the clerestory window area above the east-west entrance corridor.
- Other revisions include the elimination of the upper windows on the east and west Parish Activity Center walls and the conversion of the south wall of the Parish Activity Center from the utility size face brick with concrete block backup up to 12 inch single wythe split face concrete block.

- Aside for the EIFS at the clerestory windows and split face block on the south wall of the Parish Activity Center, the rest of the addition will still be clad in face brick that matches both the school and church in color and texture. The lower walls that connect directly to the church and school will remain the same modular size brick.
- The upper east, north and west Parish Activity Center walls that have no direct connection to the existing buildings will remain utility size face brick and retain the arched soldier coursing and offset pier projections.
- Metal coping, fascia, gutter and downspout colors will still be selected to compliment the patina of the corresponding copper items on the church.
- The remaining lower asphalt shingled roof on the west façade will be a matching color to the shingled roofs on the church.
- All remaining aluminum windows and entrances will be matching aluminum color found on the church.

Discussion took place regarding the brick on the east elevation.

Jean Kittelson moved, Scott Matula seconded to approve subject to the resubmittal of the revised detail of the horizontal brick on the east elevation. The motion passed 5-0 with Joe Clarke abstaining.

Addition to office building, 2808 Kohler Memorial Drive.

Toby Watson and Andy Chappa were present to discuss this matter with the Board.

Toby Watson explained the addition will match the existing building. The foundation will be stained and landscaped.

Joe Clarke moved, Scott Matula seconded to approve the project as presented with the condition that the foundation be finished and stained and landscaping be planted in front of the foundation. The motion passed unanimously.

Morning Star condominium project.

Steve Anderson and Jack Shephard were present to discuss this matter with the Board.

Jack Shephard, the architect, explained the project will consist of 3 buildings for a total of 80 units. Some of the unique features of this proposed development are enclosed parking, a hospitality center, a landscaped courtyard and an outdoor pool.

Following review of the plans and colored renderings, Andy Hopp moved, Scott Matula seconded to approve as presented. The motion passed 5-0 with Steve Hemsing abstaining.

New construction (South Pier District), The Islander Building.

Erik Jensen, the applicant, explained the project to the Board.

The shanty will have two tenants. One retail space will be 1,475 square feet and the other will be 1,350 square feet. Half of the building is 1.5 stories and half of the building is 1-story. The Design Guidelines require shanties a minimum of 1.5 to 2.5 stories.

The proposed building is proposed to be developed within the South Pier and must meet the South Pier Design Guidelines for the Shanty area. The Architectural Review Board should be aware that the proposed Islander Shanty does not meet the following South Pier Design Guidelines:

- Half of the building is 1.5 stories and half of the building is 1-story – the guidelines require shanties to be a minimum of 1.5 to 2.5 stories.

Staff believes that the applicant should be required to construct a building that is a minimum of 1.5 stories to meet the South Pier Design Guidelines in order to be consistent with the existing riverfront shanty development and to be consistent with the future riverfront shanty development that will eventually occur adjacent to the site within the South Pier.

- The proposed building does not provide a complete cross gable – the guidelines require the shanties are to have a full cross gable.

Staff would recommend that the Architectural Review Board hold this matter until the applicant designs a structure that is a minimum of 1.5 stories for the entire shanty as is the intent of the South Pier Design Guidelines and will better match with future shanties to be developed to the east.

The Board discussed the height of the building in relation to the Design Guidelines.

Following discussion, Andy Hopp moved to hold in order for the developer to design a 1.5 to 2.5 story building. Motion failed for lack of a second.

Steve Jaeger moved, Steve Hemsing seconded to approve as submitted. Motion passed 4-1 with Andy Hopp voting no. Scott Matula abstained.

Amendment to Harborside Development and Entertainment Building #1.

Scott Matula presented plans proposing to install a two-sided fireplace for the convenience store and install a small patio.

Andy Hopp moved, Steve Hemsing seconded to approve as submitted with the condition that there be no temporary winter exterior covering. The motion passed unanimously with Scott Matula abstaining.

Samples – Marina Vista Condominium project.

Samples of the roof and doors were submitted.

Scott Matula moved, Steve Hemsing seconded to approve as submitted.

Being no further business, the meeting adjourned at 5:40 P.M.

Carol Rudie
Recording Secretary