



501 st. germain st. w, suite 200

st. cloud, mn 56301-3605

320.251.9155 phone

320.251.4919 fax

www.hmarch.com

PROJECT MEETING NOTES

Project Name: **Church of St. Joseph Master Plan Study**
Project Number: 1037
Date: October 19, 2010
Time: 6:00 pm
Location: Parish Office Meeting Room
Purpose: Buildings & Maintenance Focus Group Meeting
Participants: Hagemeister & Mack Architects (HMA): Courtney Cooper
Church of St. Joseph Gary Kraft, Lee Eisenschenk, Mark Leither, Andy Loso, Bernie Schloemer, Marlin Eich, Norb Dardis, Chuck Kern, Lloyd Bruemmer, Darol Studer, Ellie Studer, Dave Mehr

The following information and discussions constitute the understanding by the Architect of this meeting. Any additions or corrections should be brought to the attention of the Architect.

1. Overview of master planning process:
 - a. The Programming and Facility Evaluation Team (PFET) worked over the last couple years to evaluate the current and future needs of the parish, in regard to programs and the facilities needed to support them.
 - b. The Planning and Design Committee is continuing the planning process. The committee requested proposals from architects to help in the planning process, and interviewed them this summer. Hagemeister & Mack Architects was selected, and has met once with the committee to discuss the project.
 - c. The committee organized six focus groups to meet with HMA to discuss the parish's needs. These groups are: Ministries/Outreach, Buildings & Maintenance, Parish Staff, Education, Special Events, and Worship.
 - d. Meetings with the focus groups are for the purpose of ascertaining the facilities that are required or desired to support the parish's activities, and to listen to the parishioner's ideas. HMA is not doing any design work until all the focus groups have been met with, and the input received has been analyzed.
 - e. After reviewing input from the focus groups, HMA will meet with the committee to discuss the outcome. HMA will then proceed to work on schematic ideas, probably exploring several significantly different options based on different or competing ideas that surfaced during the focus group meetings. Designs may also incorporate phasing to help prioritize needs and address budget limitations. Meetings will be held with the committee to get their feedback as design work progresses.
 - f. When the committee feels that a concept or concepts have been developed that address the parish's needs, the work will be presented at a combined meeting with all the focus

Buildings & Maintenance Focus Group

- c. The steam pipe from the college first goes into the Lab School, then under the parking lot to the church, entering the church on the north side of the stair to the crawl space. There is a pump in the Lab School that serves the pipe coming from the college, and a pump in the church that serves the pipe between the school and church, with the pipes sloping down towards the pumps.
6. The concern was expressed that maintenance work be planned to avoid doing work that will be torn-out or have to be re-done in the near future.
7. It was noted that the church and parish office buildings are on the National Register of Historic Places. HMA spoke with the Minnesota State Historic Preservation Office to determine whether any regulations would apply to an addition or restoration work. Since the buildings are privately owned, and no federal funding is anticipated to be involved funding a project, there are no historic preservation regulations that would be enforced. However, if the work were detrimental to the historic value of the existing buildings, they could be removed from the Register. So, it would still be a good idea to be aware of the guidelines regarding restoration of, and additions to, historic buildings. The general guidelines for additions are:
 - a. Additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed. These features include materials, spatial relationships and other architectural elements that characterize the property.
 - b. New design should always be clearly differentiated so that the addition does not appear to be part of the historic resource, but at the same time should be compatible with the historic materials, features, size, scale and proportion, and massing of the historic building, to protect the integrity of the property and its environment.
 - c. New additions and adjacent or related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
8. Some felt that the parish office building has become obsolete, and that it could be demolished if it would better serve the overall facility master plan. Remodeling it would probably involve upgrading it to meet current accessibility and building code requirements. Asbestos abatement would also probably be needed. This may be very costly, due to the problems involved and the construction of the building. In spite of these concerns, others indicated strong opposition to demolishing it, due to its historic value.
9. The possibility of demolishing the rectory was also discussed. The general feeling is that it was not built well, and could be removed if need be. This would have to be discussed with the pastor, as another residence would have to be found for him.
10. Those present agreed that having a gathering space and social hall are a high priority, but expressed concern about how it would be funded, given that there has been difficulty in just funding maintenance of the existing buildings. Concerns were expressed that although the PFET report cites consistent statistics indicating parish growth, those numbers don't necessarily correlate to increased regular Mass attendance and giving. Also, it was noted that older parishioners, who are typically the ones giving substantial donations for capital campaigns, are moving out of St. Joseph because there isn't good housing for them there.
 - a. It was noted that there is not very much space for people to hang their coats in the current building, and that more space should be provided in an addition.
11. Lab School:
 - a. The parish has been grouped by the Diocese with several other area parishes, St. Joseph in Waite Park and Sts. Peter, Paul and Michael in St. Cloud, to jointly develop a plan for how their parishes will face the challenge of continuing to provide Catholic education while school enrollments in general are declining. The joint planning group presented their findings to the parish in September, and fielded questions from those in attendance. Some

Buildings & Maintenance Focus Group

feel that the St. Joseph Lab School is able to operate independently, and should continue to do so, despite whatever difficulties the inner city schools have. The joint planning group must make its final recommendations to the Diocese in January or February.

- b. The construction of the Lab School building lends itself to adaptive reuse. If the school ever would close, the interior could be gutted and remodeled for some other use; possibly offices and other related spaces for the parish, or some kind of leasable space that the parish could profit from.

12. Some ideas for an addition project were given:

- a. Would be good to have a basement for storage. Should have a freight elevator.
- b. There should be some on-site storage for the 4th of July supplies.
- c. The addition could be two-story, with offices on the upper floor.
- d. There is not enough power available on the property to run the 4th of July festival. The cost of providing better electrical service in the parking lot across College Ave was looked into previously, but it would have been very expensive. Additional power is provided for that event by generators and from adjacent properties. It was suggested that it might be easier to get a new transformer with adequate power for the festival if it was provided as part of a larger addition project. A separate connection (having 600 amps?) somewhere on the east side of the church lot could be provided, and power cables strung across College Ave to the parking lot.

END OF MEETING NOTES