

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

OCTOBER 28, 2019

1. OPENING OF MEETING MEMBERS PRESENT: Jerry Jones, Joe Clarke, Richard Linde and Alderperson Markus Savaglio MEMBERS EXCUSED: Pam Langan MEMBERS ABSENT: Scott Matula STAFF/OFFICIALS PRESENT: Planning and Development Director Chad Pelishek

1.1 Call to Order

Chair Joe Clarke called the meeting to order.

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

1.3 Identify potential conflict of interest.

No committee member had a conflict of interest with any item on this agenda.

2. MINUTES

2.1 Approval of minutes from the October 14, 2019 meeting.

Motion by Jerry Jones, second by Alderperson Savaglio to approve. Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Exterior remodel of Key Insurance located at 1019 Michigan Avenue.

Jason Ahrens from Distinctive Design was present for this item.

Jason Ahrens explained that they took the comments from the last meeting and made some changes to the plan.

The awning that was in question is a typical fabric awning with a metal frame and no underside treatment. A 2 -inch by

2 -inch window trim was added to the top of the second story windows along with brackets at the roof line to give the building a more historic look.

The existing Key Insurance building will be renovated to better serve the business, their clients, and to achieve a historic look that is cohesive with the nature of the other buildings located along Michigan Avenue. The exterior of the building currently consists of light blue/gray lap siding on the north and west elevations, gray cement board panels on the south and west elevations with white trim, minimal windows and a recessed entry.

The renovated north elevation along Michigan Avenue will consist of a new centrally located front entrance and 24 -inch high stone wainscoat with storefront windows above.

The storefront windows will be separated by double pilasters, at the east and west ends of the building.

A 30 -inch high signboard element with trim and moulding will be installed above the pilasters.

The pilaster and signboard elements will wrap the west corner of the building and extend approximately 24 -inches.

New decorative crown moulding will complete the historic look.

The remainder of the building will have new engineered wood lap siding and trim.

A new accessible entrance will be located at the back of the building with an exterior accessible ramp to reach the main floor.

The committee inquired about the entrance off Michigan Avenue and if there are steps into the building. Jason Ahrens stated that the main level is 18 " above grade and there are a couple of steps leading into the building.

The committee asked if the white stone by the entrance door was to hide the existing frame or if the windows could replace the white stone in the entrance area. Jason said yes it could be replaced.

The committee also discussed the awning over the entrance door and questioned will the space be used for as soon as you walked in the door.

Jason Ahrens stated that the reception area is right inside the door and that that is why they did not propose an awning here because Key Insurance wants the natural sun light in the reception area.

Mr. Ahrens also stated that adding the awning above the front door might visually impact the design of the front of the building.

A simpler design looks cleaner.

Motion by Jerry Jones, second by Alderperson Savaglio to approve with the following conditions: The stone wainscot at the center bay be removed and replaced with an enlarged store-front frame system. Applicant shall resubmit color and material samples to staff for review. If staff has any concerns, the materials may be brought back for the Boards consideration. Motion carried.

3.2 Exterior remodel of building located at 1332 S. 13 th Street.

Fernando Pena was present.

Fernando Pena explained to the committee that he would like to replace the window that is boarded up with a 3 pane double glass. He doesn't want to go with a single pane because the window is so big. He plans on replacing the rest of the windows in the next year or two.

The committee emphasized that they feel a commercial grade window needs to be installed into a commercial building and the residential window that is being presented to the committee isn't going to work. The committee further stated that they have no problem with the 3 panes.

Fernando Pena asked what is considered a commercial grade window.

Joe Clarke said an Aluminum Storefront system which has a frame of 2 " x 4 1 / 2 " and 1 " glass.

Motion by Richard Linde, second by Jerry Jones to approve with the following conditions: Applicant shall submit as aluminum storefront system with three (3) panes of 1 insulated glass. Applicant shall resubmit to staff for review. If staff has any concerns, the proposal may be brought back for the Boards consideration. Motion carried.

4. NEXT MEETING

November 11, 2019

5. ADJOURN

5.1 Motion to Adjourn

Motion by Jerry Jones, second by Alderperson Savaglio to adjourn. Motion carried.

Being no further business the meeting was adjourned at 4: 19 p.m.