

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

SEPTEMBER 23, 2019

1. OPENING OF MEETING MEMBERS PRESENT: Richard Linde, Pam Langan, Joe Clarke, Jerry Jones, and Alderperson Markus Savaglio MEMBERS ABSENT: Scott Matula STAFF/OFFICIALS PRESENT: City Administrator Darrell Hofland, Planning & Development Director Chad Pelishek, and Manager of Planning & Zoning Steve Sokolowski

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.

Jerry Jones mentioned that he is neighbors to the owner of Big Mike's.

2. MINUTES

2.1 Approval of minutes from the September 9, 2019 meeting.

Motion by Jerry Jones, seconded by Markus Savaglio to approve. Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Exterior remodel of Tamarack House Apartments at 2201 Erie Avenue.

The proposed project is the replacement of the existing windows.

We propose to remove one window per unit and fill the opening in with an insulated panel.

We propose to use a textured panel to match the wood finish on the existing building in color, texture and aesthetics.

The project is the next phase in updating and upgrading the existing facility.

We propose to continue the existing color and texture theme created and that we had begun with the replacement of the siding and the new roof structure.

The new windows and in-fill panels will fit well into the vernacular of the residential design of the existing homes in the neighborhood that the facility has become such a part of.

The verticality of the new window units will present a complimentary feature that accentuates the long horizontal lines of the existing structure making the building project from its environment yet be relative to its natural surroundings.

Joe Rupnik from the House Authority explained that Tamarack House's windows are from 1970, and they would like to replace them with energy efficient metal frame window double hung windows.

He further stated that some windows are going to fill in and an air conditioning sleeve will be installed.

The committee inquired if the windows are going to be vertical or horizontal. Joe Rupnik replied that they will be replacing the casement style of windows with a double-hung window, the air conditioner sleeve and infill the remaining area with hardi board siding.

Motion by Richard Linde, second by Pam Langan to approve with submittal of plans with correct window design. Motion carried.

3.2 Construction of the new Oscar Apartments at 1436 S. 15 th Street (the Van Der Vaart property).

Green Street Development Group, LLC is proposing to construct the Oscar apartment complex.

The proposed multifamily portion of the development consists of 248 apartments, constructed in four (4) stand-alone buildings, consisting of one 80 unit building and three 56 unit buildings. Each building will be four (4) stories with a maximum ridge height of 49 - 5 above grade. Building 1, 2 and

3 will have 56 units in 56,582 square feet and building 4 will have 80 units in 84,000 square feet. There will be approximately 458 parking spaces of which 200 will be in a garage and 53 will be under a cantilevered carport

The material pallet, as presented, is thoughtfully put together with input from the City staff and our experienced team. Our intention is to present a project with a more urban form than the more typical suburban form. This is achieved through the use of hardi-board Cementous lap siding and reveal panels coupled with painted metallic panels. The existing masonry office building will be painted and converted to the community building for the development. Existing siding at the gable ends of the building will be removed and replaced with Turkish coffee (dark brown) board and batten fiber cement siding. At the four (4) apartment buildings, the projecting bays will be clad in Terra Cotta fiber cement panels. Lower recessed areas will be clad in Bronze metal siding (at the front elevations) or Turkish Coffee (dark brown) board and batten fiber cement siding (at the rear elevations). Higher recessed areas will be clad in Maison Blanche (off-white) or Knitting Needles (light gray) horizontal lap fiber cement siding. Openings will be single hung windows and two panel sliding doors. Two panel sliding door areas will have Juliet style balconies at the upper floors. Flat low-slope roofs will direct water to scuppers and downspouts at the front and rear elevations. At the garages, the four (4) elevations will be clad in Knitting Needles (light gray) horizontal lap fiber cement siding. Roofing will be architectural asphalt shingles.

The committee inquired about the trim around the windows, the height of the building, mechanical location, buildings that will remain what are their materials, air conditioning units, carport and garages, and the community building.

Joel Oliver explained the building designs along with the height of the buildings which the highest will be 49 -feet. The mechanical will be on the roof and due to the difference in elevation from the road to the location of the apartments you should not be able to see the rooftop mechanicals. Each apartment will have its own mechanical room which will house the water heater as well as the furnace. The number of garage spaces are adequate for the development, but they would like to offer cantilever carports to help protect from the winter, it is better than surface parking. The community building is an existing building that is currently Van Der Vaart's office.

There was also discussion about building A and the number and type of materials used.

Motion by Jerry Jones, second by Alderperson Savaglio to conceptually approve the construction of the new Oscar Apartments with the following notes: Submit carport details including materials, lighting, etc. Show carports in renderings for context. Verify the materials and elevations for all buildings along with trim details and resubmit for approval. Confirm that the number of materials is appropriate to the façade configurations, and is not being used to substitute for good architectural composition/proportion/detailing/etc. Consider additional jogs in the elevations so that all material changes correspond with building-face offsets. Consider additional variations to height(s) of building roof-line. Resubmit building elevations with the rooftop mechanicals included.

Once plans have been finalized, submit to City Development staff in order to be placed on an architectural review board agenda for final approval. Motion carried.

3.3 Building Addition and exterior remodel 731 Pennsylvania Avenue.

The project involves conversion of an existing building which was previously a professional service office building (optometrist, chiropractor, etc.) into a new downtown grocery store, deli, bakery, wines, etc. at 731 Pennsylvania Avenue. The existing building is 6,200 square foot and will include a two-story 3,500 square foot addition (1,750 per floor). This will be done in a single phase. The existing building will remain with a new building addition added between the north wall and Pennsylvania Avenue.

This new addition space will be two-stories and will incorporate an entry, elevator and retail space.

The new façade will be an eclectic mix of materials and have an urban warehouse feel similar to produce wholesalers found in the Third Ward area of Milwaukee. The façade will be a combination of wood panels, corrugated metal stone veneer and metal panel siding.

There will be operable overhead doors that would be used to create an open air market feeling inside of the facility.

Stefano Viglietti explained that he hasn't decided if he is going to use smaller or bigger vertical siding. Also, he hasn't decided on the size of ledgeview stones he will be using. He further explained that the wood would be stained. Stefano asked the committee if they felt that there was too much stone on the north face of the building and if it should be stone.

The second story of the building will most likely be used as storage.

The committee discussed what was happening to the 8 th Street section of the building as well as the facade, and stone on the northeast face of the building.

Stefano Viglietti stated that the South 8 th Street side of the building would be the bakery portion of the business so that as people drive/walk down the street they will be able to see them making their bakery.

He also stated that the facade would not be changing along the South 8 th Street side.

Motion by Richard Linde, second by Jerry Jones to conceptually approve the building addition and exterior remodel with the following notes: The size of the existing/proposed ledge-stone was considered to be smaller than would be preferred for the proposed, larger scale addition. A slightly larger stone

module would be more appropriate if it can still relate to the existing stone that is to remain. Window and door openings in the ledge-stone should have some sort of lintel element to visually support the smaller stones above. South side of the eastern entry-tower element was discussed with the possibility of adding a window (with wood-panel infill below) to break-up that large expanse of stone and to be similar to openings on the north elevation. Material for the projecting sills/counter-tops on the north elevation was questioned.

If it is to be a heavy-looking material (like concrete) it may need additional visual (and/or structural) support or bracketing.

If a wood or steel material is used, it is probably acceptable as currently shown in the renderings. West elevation of the new Bakery on 8 th Street was not part of this submittal package and will need to be submitted for a separate approval. Updated plans will be resubmitted to staff. If staff has any concerns with resubmitted plans, the plans may be forwarded to the Board for review. Motion carried.

4. ITEMS FOR DISCUSSION ONLY

4.1 Facade repair for Big Mikes at 611 Indiana Avenue.

Reece LaPlant explained that the trim is experiencing rot and is pulling away.

The owners are requesting that they be allowed to stop the leak that is occurring because of the rotted wood, repair the facade and repaint to bring it as possible to the original look.

Motion by Jerry Jones, second by Richard Linde to repair back to original with the facade coming back for approval. Motion carried.

5. NEXT MEETING

October 14, 2019

6. ADJOURN

6.1 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: 59 p.m.