

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

AUGUST 26, 2019

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

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

2. MINUTES

2.1 Approval of minutes from the August 12, 2019 meeting.

Motion by Richard Linde, second by Jerry Jones to approve the minutes.

Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Exterior remodel 804 - 814 N. 8 th Street.

The proposed renovation will consist of updating the exterior façade to

visually emulate the buildings original façade and to better relate and unify with the surrounding buildings.

The existing material on the exterior consists of brick, exposed concrete block, stone tile veneer and metal storefront windows.

The northern portion of the building would have the existing brick repaired and terra cotta window trims and cornice moldings re-installed.

New aluminum store front windows would be installed along with a smooth EIFS banding along the base. The second floor would receive new aluminum clad double hung windows in the original brick openings.

The Southern/corner portion of this building would be clad with EIFS with a stucco finish.

A new aluminum storefront entrance will be inserted to match the existing aluminum storefront windows that are on 8 th & Wisconsin Ave.

New aluminum clad windows will be inserted on the second floor with an arched EIFS trim detail.

The committee inquired about the EIFS, type of material being proposed on the south side due to no labeling on the plan, what was happening with the west side brick on the south elevation and what was going to happen to the mechanicals that are located on the west wall of the building.

Motion by Joe Clarke, second by Jerry Jones to approve as submitted with the following conditions: Existing brick on west portion of south elevation and south portion of west elevation to remain and be painted to match. Existing tile piers flanking storefront at southeast corner of the building to be replaced with the new durable material (south and east facades). 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.

3.2 Exterior remodel of St. Nicholas Hospital main and emergency room entries at 3100 Superior Avenue.

This project consists of demolishing the hospital's existing main entrance vestibule and lobby, the emergency entrance vestibule and the prominent drop-off canopy. A new main entrance vestibule and lobby will be constructed that is larger and taller than the existing one. A new emergency entrance will be constructed which is slightly smaller than the existing one. Two (2) new

drop-off canopies will be provided adjacent to each new entrance. The emergency entrance canopy will be set closer to the existing building to better distinguish the main entrance from the emergency entrance, and add separate drop off drive to better segregate on site traffic.

The lighting associated with the main entrance addition and canopy will be designed so that it can be dimmed down when this entry is closed at night, visually alerting visitors to enter through the emergency entry.

The main entrance addition will be primarily glass, stone and metal. The glass curtain wall will be dark bronze with bronze glass to match the existing facility glazing. The stone will be a lighter blend with warm tones to with complement the existing brick and add a bit of diversity and texture to the existing facility and light brown metal panels will be used as an accent. The new emergency addition will follow the same aesthetic of the main entry addition but at a smaller scale. The new canopies will have columns with a stone base and lighter metal above. Both canopies and the roof overhang at the main entry will have metal wood-look accent panels on the portion of the underside.

The committee inquired about the caps on the pillars and the difference between the two bids.

Motion by Richard Linde, second by Jerry Jones to approve the base bid as presented. If the alternative bid is selected, the applicant will need to come back to for board review and approval.

Motion carried.

3.3 New building additions at Watson s Elite Catering at 2335 Union Avenue.

The Watson Catering operation is in need of additional freezer and cooler space.

The proposed expansion is approximately 1,216 sf (32 x 38) and will extend the existing cooler structure to the north by approximately 32 feet.

A new loading vestibule will also be added.

The proposed expansion is approximately 374 sf (17 x 22) and will extend approximately 22 feet from the existing building.

The refrigerated portion of the building will be metal clad insulated panels, painted a neutral color, similar to the existing wall panels.

Roof edges, doors, and trim will be painted dark bronze to tie in with the

color of the adjacent office building.

Continuous dark bronze metal flashing. Prefinished metal gutter downspout to match existing color. Membrane roofing mechanically fastened to freezer/cooler roof.

The new vestibule design will include a new front door, the CMU will be painted grey, and a new insulated sectional overhead door.

The committee inquired about a fire wall and convenience of the new freezer.

Motion by Jerry Jones, second by Alderperson Savaglio.

Motion carried.

4. ADJOURN

4.1 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: 29 p.m.