

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

MAY 13, 2019

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

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

2. MINUTES

2.1 Approval of minutes from the April 29, 2019 meeting.

Motion by Ray Haen, seconded by Richard Linde to approve.

Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Exterior Remodel of Central Tool House multi-tenant facility at 1320 Niagara Avenue (former Boat Doctors facility and Harmony Bar).

Paul Weaver and Patrick Smith were present for this item.

Paul Weaver is redeveloping the former Boat Doctors facility, the former Harmony Bar and a vacant City lot in to a new multi-tenant facility that will house LTC and other potential tenants from 1320 Niagara Avenue.

The Central Tool House development will continue to keep the industrial qualities of the existing building while modernizing both the exterior the interior spaces for educational and entertainment environments.

The original building is a two-story, four-bay-by-six-bay heavy timber structure, c. 1922 twentieth century commercial style brick building. A single-story high crane bay brick steel addition with chimney was added later.

The original building fenestration is regular on all elevations. The primary entrance is found on the south facade, facing Niagara Avenue. It features a centered door, which is flanked by two garage doors. All windows in the original building are wooden double hung windows. The second story features similar windows with two each directly above the first-floor windows and primary entrance.

The primary entrance is found on the north facade, facing the Sheboygan River. It features large steel framed windows commonly used for these types of building. All masonry materials will be restored in place. All door and window openings will be replaced with aluminum storefront systems. All gutters and downspouts will be replaced with colors to match the new doors and windows. There will be new painted steel canopies over three of the doors. Building signage will be added to the north, west and south facades.

260 square foot addition will be clad in formed metal panels (north side of the existing section of building located at the southeast corner of the building).

The committee inquired about the north elevation (northeast corner of building) and the look of the newly exposed brick under the area to be demolished, if the drawings presented were the finalized drawings or preliminary, the type of metal panels proposed and distance between ridges (southeast corner of building), what the hatched area is on the site plan, roof mechanicals, dumpster enclosure, and if the parking lot to the east is becoming private.

Paul Weaver explained that they are unable to presently see what the existing wall will look like when the addition on the north elevation (northeast corner) is demolished.

The existing and newly exposed wall appears to be brick that is in good shape and they are pretty sure that they will be able to keep the chimney.

They are also tuck pointing and restoring the brick so if anything needs to be

repair they should be able to do that.

As for the drawings being finalized, Paul Weaver and Patrick Smith both stated that they have most of the demo completed and the drawings that were submitted should be the final drawings and the metal panels that will be installed on the SE corner will be dark in color.

Paul Weaver asked if they could submit final elevation and sample to staff for final approval.

Patrick Smith stated that the hatched area on the site plan is noted as future stairs.

Paul Weaver explained there will be no rooftop mechanicals that there will be internal units with condensers located in the east parking lot.

The parking lot on the east will be private and will be used primarily by LTC.

The new parking lot of the west will be used by the future restaurant.

On the north side there will be a patio with a fire pit that hopefully a future restaurant tenant will be able to utilize. There will also be 15 boat slips located in front of the building.

Paul Weaver is hoping that LTC will be able to introduce a class that will be able to utilize the slips or the future restaurant will. Since the parking lot on the east will be private, Paul Weaver would like to see it used by non-motorized boats.

The dumpster enclosure will be located on the east side of the property by the bike path and will be properly screened with corrugated metal and gate.

The size has not been determined at this time. They are working with LTC to determine the size needed.

Motion by Ray Haen, seconded by Richard Linde to approve as submitted with the following conditions: The dumpster enclosure design is to be submitted to staff for approval.

If staff has any concerns with the proposed dumpster design, the matter may be brought back to the architectural review board for their consideration.

The corrugated metal design for the southeast corner of the building is to

resubmitted to staff for approval (new building elevation plans).

If staff has any concerns with the proposed design, the matter may be brought back to the architectural review board for their consideration. Motion carried.

3.2 New Vista Care Community Based Residential Facilities on Parcel # 59281624220 located west of N. 17 th Street between Superior Avenue and Cambridge Avenue.

Paul Mentink from Abacus Architects was present.

Tim Frey is proposing to construct and operate three (3) new Vista Care Community Based Residential Facilities (CBRF s) from the vacant and undeveloped Parcel # 59281624220 located west of N. 17 th Street between Superior Avenue and Cambridge Avenue.

The homes are designed as ranch-style homes and will have a home-like residential atmosphere.

Proposed building 1: Building 1 will be approximately 5,300 square foot and will be tucked in back in the southwest corner facing north/Superior Avenue.

This building will be a CBRF serving 8 residents focusing on behavioral health.

It will be single story slab on grade wood construction. The exterior will be a tan colored vinyl lap siding. The windows will be a white, vinyl double hung window. Proposing a white Smartside trim around the windows, doors and at the corners. The soffit and fascia will be prefinished metal in a dark bronze color. The roof is a 4: 12 pitch with brown colored dimensional shingles. Proposed buildings 2 and 3: Buildings 2 and 3 will be approximately 3,850 square foot and will be located along and facing east on 17 th street.

These buildings will also be licensed as a CBRF serving 8 residents each focusing on substance abuse treatment. They will be single story slab on grade wood construction. The exterior color and materials will be the same as building

1. Buildings 2 and 3 will also have a front porch that fronts the street. The porch will have white wood columns and a vinyl railing system. We feel the front porch gives these buildings a more residential and welcoming feel. If approved the plan is to start construction as soon as possible on CBRF 1 and then CBRF 2 & 3 in late summer. CBRF 1 is expected to be operational by November 2019, CBRF 2 by February 2020 and CBRF 3 by March 2020.

The committee inquired about roof pitch discrepancy, space between eaves and top of window, parking, neighbors, mechanicals, and drainage.

Paul Mentink stated that all buildings should be a 4: 12 pitch. They played with the different roof pitches and added fake dormers but it just didn't look right, so they went with the 4: 12 pitch.

The applicant agreed to update CBRF 1 by either raising the windows or lowering roof line so there isn't such a big gap between the roofline and the top of the window.

As for the parking requirements, Paul Mentink explained that they have more than what is needed.

They accounted for staff and visitors.

Vista Care did have a meeting with the neighbors and explained that their project along with showing them the building design.

The mechanicals will be individual residential furnaces that will have condensers in the back.

Also, the committee asked that they not put the utility boxes by the front door.

Drainage will be handled with a detention pond located on Vista Care's property in the back.

Motion by Richard Linde, seconded by Pam Langan to approve with the following conditions: Applicant will resubmit new elevations that show the correct 4: 12 roof pitch for all buildings. Adjust the roofline or the window on CBRF 1 - Raise the windows or lower roof line so there isn't such a big gap between the roofline and the top of the window. Updated plans are to be submitted to staff.

If staff has any concerns with the proposed design, the matter may be brought back to the architectural review board for their consideration. Motion carried.

#### 4. ADJOURN

##### 4.1 Motion to Adjourn

Motion by Pam Langan, seconded by Ray Haen to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 4: 37 p.m.

