

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

APRIL 29, 2019

1. OPENING OF MEETINGMEMBER PRESENT: Joe Clarke, Richard Linde, Ray Haen, and Alderperson Markus SavaglioMEMBER EXCUSED: Pam Langan and Jerry JonesMEMBER ABSENT: Scott MatulaSTAFF/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 has a conflict of interest with any item on this agenda.

2. MINUTES

2.1 Approval of minutes from the February 25, 2019 meeting.

Motion by Alderperson Savaglio, seconded by Ray Haen to approve.

Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Exterior Remodel of Craft 30 to be located at 908 Michigan Avenue.

Owners Ruben and Sarah Torres and Kristy Carmody from Bray Architects were

present.

Kristy Carmody explained a photo was found with the help from the Sheboygan County Historical Research Center from 1976. It shows a line of transom windows along the entire width of the front façade. A large fixed window sat below. We are proposing to replicate the transom window and the large opening below to be a NanaWall system. Bray Architects, who are assisting in the design, have used a similar system at a couple of nearby buildings; Paradigm, located on 8 th Street and St. Clair Avenue, and also Urbane, located on 8 th Street and Michigan Avenue. It will be 2 bi-folds windows that will be hinged on either side, allowing warm summer breezes to flow through the bar. There is also a transom window that was once above the entry door. This will be restored to let in additional light to the bar area.

A large fixed window on the West façade was uncovered during demolition and validated by the 1976 photo. We plan to install a new window in that location which will fit into the existing framing.

Siding will be hardie plank and hardie board trim.

There will be a cornice consisting of three (3) large brackets with scaled down brackets in between.

There will be a new entry door and a new projecting sign on the front.

The patio fence along Michigan will be black post and rail fence.

Will reconstruct 2 nd floor balcony to apartment.

Will remove garage structure in the back and create a couple of parking spaces and dumpster enclosure.

The board inquired about the proposed lean-to structure.

The board stated that based on the new exterior remodel project that the lean-to needs to be well-designed to match the facility.

The board stated the applicant can work with staff on the lean-to and its screening and if staff had any concerns the structure could be brought back to the board for their review.

The board also talked about the cornice brackets, the outdoor patio fence and structures, the nanawall.

Motion by Alderperson Savaglio, seconded by Richard Linde to approve as

submitted with the condition that the applicant work with staff concerning the lean-to and screening.

If staff has any concerns the lean-to this matter be brought back to the board for their review.

Motion carried.

3.2 Addition to Lutheran High School located at 3323 University Drive.

Tom Rusch from Lutheran High School and Kyle Karstaedt of Abacus Architects were present.

Lutheran is proposing to construct a 30,000 sf Worship and Fine Arts Center and expand the school's Science wing. Both the facility and improved classrooms can better meet the needs of our students and increase the ways we serve the Sheboygan community.

The project consists of a 600 seat Auditorium with associated lobby, stage, dressing room and scene shop areas.

The addition also includes spaces to accommodate a gallery/conference room, a robotics/advanced technology lab and a music room to accommodate, both instrumental and vocal music.

The proposed PAC Addition will be clad with face brick, colored split-face concrete masonry units and precast concrete wall panels. The balance of the masonry material varies depending upon the location around the building perimeter, as the addition will have a distinctively "public face", with the other elevations being considerably less exposed to view.

The precast concrete wall panels, being used only on the enclosure to the Auditorium space itself, will have a smooth textured, buff color and becomes somewhat of a neutral, background surface, as it is for the most part surrounded by other building elements.

The exterior materials being used on the addition are considered to be a significant upgrade from those used on the existing school building, consisting of painted metal wall panels accented with areas of painted architectural concrete masonry units. Therefore, the addition will contrast with the existing building, in both material and form, to the point of being viewed as a separate building. This is consistent with the addition's minimal connection to the existing building. Lutheran does have plans to upgrade the existing building's exterior in the future.

The board and applicant discussed a secondary bid for a greenhouse.

The greenhouse would be similar to what has been constructed at Meals on Wheels.

The board stated the applicant can work with staff on the greenhouse and if staff had any concerns the structure could be brought back to the board for their review.

The board discussed mechanical location and screening and if existing facility may be remodeled in the future to match the new addition.

Motion by Alderperson Savaglio, seconded by Richard Linde to approve with the condition that the greenhouse comes back to staff for review. If staff has any concerns the greenhouse this matter be brought back to the board for their review.

Motion carried.

4. ADJOURN

4.1 Motion to Adjourn

Motion by Alderperson Savaglio, seconded by Ray Haen to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 4: 35 p.m.