

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

FEBRUARY 11, 2019

1. OPENING OF MEETING MEMBERS PRESENT: Jerry Jones, Ray Haen, Pam Langan, Alderperson Markus Savaglio and Joe Clarke MEMBERS EXCUSED: Richard Linde MEMBERS ABSENT: Scott Matula STAFF/OFFICIALS: Planning & Zoning Manager Steve Sokolowski and Superintendent of Parks and Forestry Joe Kerlin

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 November 26, 2018 meeting.

Motion by Pam Langan, seconded by Ray Haen to approve. Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 New Lakeshore Community Health Care garage/storage building at 1721 Saemann Avenue.

Kurt Davis from Abacus Architects and Kristin Stearns from Lakeshore Community Health Care were present.

Kurt Davis explained that this design had been previously approved by the committee.

The project is being brought back to the committee due to a change in proposed materials. Proposed exterior design and materials will match the most recent building addition/remodel. This will include using gray LP Smart Siding/Trim, aluminum windows and hollow metal doors.

The gray siding is also a nice compliment to the existing house on the northeast corner of Saemann and 17 th Street.

The proposed storage garage will be a wood framed structure with a single slope membrane roof.

The exterior finish will be a pre-finished trim and siding with colors to match the existing facility.

Aluminum fixed windows, hollow metal panel and frame walk doors matching the existing facility will be used, along with existing steel overhead doors re-used from the existing building.

Pre-finished metal gutter and downspouts along with pre-finished metal trim package will be used to match the existing facility.

All new materials will be of the same materials used on the adjacent existing facility to make the proposed building to complement the existing visually appealing facility.

The committee inquired about the windows and if anything had changed since the discussion at Plan Commission.

Kurt Davis explained that with the proposed landscaping and concerns as to the type of equipment they would be storing they decided to keep the smaller windows along 17 th Street.

Kristin Stearns explained that they would be storing Dental vans that they use for their school program. With this Dental Program they have thousands of dollars worth of equipment and don't want it visible to the public.

Also, the smaller windows are needed to help with the climate control.

The committee also inquired about what would be placed below the smart siding since smart siding has to start 6 " above grade. Kurt Davis stated that it would be a band of something else.

The committee emphasized that they do not want to see insulation visible.

Motion by Jerry Jones, seconded by Alderperson Savaglio to approve with the following conditions: Rooftop or ground mechanicals shall not be visible and a plan shall be submitted to staff for review.

Foundation flashing shall be submitted to staff for review. Landscaping plan shall be submitted to staff for review. If staff has concerns regarding any of the above stated plans, the matter may be brought back to the Board for their consideration. Motion carried.

3.2 Construction of new Sheboygan A's deck at Wildwood Baseball Park located at 2328 New Jersey Avenue.

Scott Stangel from Sheboygan A's, Robert Heimerl from Abacus Architects, and Joe Kerlin from City of Sheboygan Parks Dept.

The proposed development consists of the addition of an 800 sf deck immediately north of the current press box, between the grandstand and the concession/restroom facility.

The floor level of this deck is just above the top of the grand stand seating.

Materials for the project are inspired by the existing structures adjacent to the new addition.

The deck is made up of stained wood columns, wood floor structure, with membrane roofing to provide a drainage plane below the wood decking walking surface.

Metal railings will be similar to the existing railings with additional horizontal wiring for safety.

The A's are facing new baseball competition from Northwood League franchises in Mequon, Fond du Lac and Green Bay so enhancing the game day experience is a must.

The deck will offer a premier seating area to groups and general fans who are interested in a greater entertainment experience.

Motion by Jerry Jones, seconded by Alderperson Savaglio to approve as presented.

Motion carried.

3.3 Building Addition at Signature Dental located at 1630 N. Taylor Drive.

Vincent Micha from TKW Architects was present.

Signature Dental is proposing to construct a 1,090 square feet (33 x 33) addition to the west side of their dental clinic.

The new addition will create five (5) new rooms for our doctors to treat their patients utilizing the newest technology and providing for each patient s unique needs and comfort.

The existing dental clinic is 4,040 sf so the total square footage of the clinic will now be 5,130 sf (footprint of the building).

There is useable space in the basement as well (conference room, locker room, mechanicals, etc.).

The existing buildings exterior walls are comprised of the bottom of wall with two (2) foot high of decorative split face concrete block with face brick above with green accent tile bands and topped off with EIFS at gable ends.

Painted wood windows and architectural grade fiberglass roof shingles.

Applicant is proposing to construct the addition so it seamlessly matches the design of the existing building.

The proposed addition will utilize the same materials to match existing as described above except the following:

Since the green accent tile color is no longer available, brick will be recessed 3 / 8 at the location of the green accent band to still give appearance of accent bands.

All windows in existing building will be replaced with new aluminum clad wood windows with matching black color to the new addition.

Since the existing roof shingle is no longer available a similar looking architectural grade fiberglass shingle will be installed on the entire existing roof and new addition roof.

Motion by Jerry Jones, seconded by Ray Haen to approve as presented. Motion carried.

3.4 Exterior Remodel of Culver's Restaurant located at 641. S. Taylor Drive.

Ken Horkan from Culvers and David O'Brien from Bayland Buildings.

Culver's is reimagining their restaurant at 641 S. Taylor Drive to conform to their current design standard.

The applicant will be removing all of the existing vinyl, all of the awnings over the windows and doors, and will be removing their existing drive thru canopy which will not be replaced.

Culver's will remove the existing vinyl siding and replace with James Hardie, Hardiplank Lap Siding.

The color will be Autumn Tan.

Existing masonry will be stained with custom color Culver's Dark
1.

The corners on the front of the building will have cultured stone installed on them. The style is Tuscan Ledge and the color will be Aspen Nickel Creek. The soffit and fascia will be painted and the color will be Sherwin Williams Homestead Brown.

All recessed can lights will be replaced and all awnings are to be removed.

Ken Horkan explained that they would like to remove the pillars to help widen out the drive through.

There drive through services has increased tremendously over the past few years.

The board inquired about the stone proposed to be installed at the corners of the front elevation.

The stone columns appear thin and do not appear to tie into the rest of the architecture of the building.

The board mentioned that the applicant could either remove the stone or increase the massing of these stone columns.

The board also inquired about the way the existing drive thru window will look

now that the drive thru canopy structure will be removed.

The drive thru window canopy now looks off balance with no architectural element on the east side of the drive thru canopy window.

The Board mentioned that maybe some type of vertical element could be added in this area to give more balance to this appearance.

After further discussion, the owner and builder stated they would like to discuss these ideas with Culver's and possibly redesign accordingly.

Motion by Alderperson Savaglio, seconded by Jerry Jones to hold this matter until the next meeting.

Motion carried.

4. ADJOURN

4.1 Motion to Adjourn

Motion by Jerry Jones, seconded by Alderperson Savaglio to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 4: 34 p.m.