

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

SEPTEMBER 10, 2018

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

1.1 Call to Order

Chair Joe Clarke called the meeting to order at 4: 00 p.m..

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.

2. MINUTES

2.1 Approval of minutes from the August 27, 2018 meeting.

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

Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Construction of new Trinity Medical Clinic on Superior Avenue just south of N. 35 th Street (Parcel # 215910).

Dr. Aloys Tauscheck explained that the roof lines have been changed on the northeast corner of the building to address the committee's concerns from the last meeting.

The committee asked about why the wainscot was stopping at the corner instead of going around the corner. Dr. Tauscheck stated that it is only a parking lot in the back and he didn't feel it was needed but if that is what the committee wanted he would do it.

Motion by Richard Linde, seconded by Scott Matula to approve the new plan subject to wrapping the wainscot at the Southeast corner running along the south elevation stopping in between the middle of the two windows (half way between the first two windows at the southeast corner). Motion carried.

3.2 Construction of Badger State Lofts at 1031 Maryland Avenue (former C. Coakley storage facility). Matt Gilhooly of KCG Development and Jonathan Brinkley from Excel were present for this item.

The Badger State Lofts adaptive re-use project will turn a 210,000 square foot Historic Tannery facility into 118 apartment units.

In addition to the apartment units, the floor plan will consist of interior parking, fitness area, a business space, and a community room.

The existing multi-colored brown brick on the exterior of the building will be cleaned, repaired, and repointed where needed.

New Historic replica windows throughout a majority of the building will enhance the exterior facade. Brick masonry infill will be removed from the historic window openings to restore those openings.

Glass block infill will be retained at window openings where parking is proposed.

Glass block in the remaining window openings will be removed to restore these openings and be replaced with historically accurate aluminum windows.

In limited locations, the applicant proposes to remove sections of the existing masonry to create new door and window openings that are necessary to accommodate the residential program. Exterior lighting fixtures will be replaced with new fixtures.

Existing Dutch lap wood siding exists behind the translucent panels on the roof monitor and is proposed for the new appearance to the building.

Several sections of the non-historic building additions are proposed for demolition.

In addition, the section known as Building 9 is scheduled for demolition due to structural deficiencies.

The Historic Boiler House is scheduled for commercial use.

All of the remaining historic sections of the complex are of mill construction and are clad in brick with concrete sills and details.

The committee discussed if the new windows would be more glass block, overhead door color, and mechanicals.

Jonathan Brinkley stated that they would not be allowed to use glass block in those areas due to historical replication.

The overhead door color hadn't been decided on as of this meeting but Matt Gilhooly and Jonathan Brinkley both stated that it would not be white it would match the building.

Jonathan Brinkley mentioned that all HVAC would vent on the roof with the exception of the units along the courtyard.

Motion by Scott Matula, seconded by Richard Linde to approve with the condition that the rooftop mechanicals are not visible from the street (if visible must be screened).

Motion carried.

3.3 Discussion on Conceptual Drawings for properties located at 804 and 816 N. 8 th Street. Steven Schmitt and Jason Arhens were present for this item.

Steven Schmitt explained the previous uses of 804 and 816 N. 8 th Street and that there is interest from other potential tenants to locate in this building(s).

He currently has someone that is interested in 10,000 square feet of the first floor along with someone who has expressed an interest in 2,000 square feet.

Mr. Schmitt would like to get approval of his conceptual plan so he has something to show potential tenants.

He is proposing to use a material that mimic a brick look and feel which is not allowed in the Downtown guidelines. He is also proposing to add more windows to the elevations.

The committee discussed if the guidelines could be amended, and if they should experiment with this product before amending the downtown guidelines.

The committee further asked Steve Sokolowski what the they were looking for from the committee.

Steve Sokolowski stated that this was a conceptual design and the committee is here to decide if the proposed materials and design are acceptable and meeting the intent of the downtown guidelines.

The board stated that it appeared the conceptual drawings and materials may work and informed the applicant that he could proceed to submitting a formal application that the board would consider.

Motion by Richard Linde, seconded by Alderperson Savaglio to direct the applicant to proceed and submit a formal application and drawings. Motion carried.

#### 4. ADJOURN

##### 4.1 Motion to Adjourn

Motion by Alderperson Savaglio, seconded by Scott Matula to adjourn. Motion carried.

Being no further business the meeting was adjourned at 4: 53 p.m..