

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

AUGUST 13, 2018

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

1.1 Call to Order

Chair Joe Clarke called the meeting to order at 4: 01 p.m.

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

1.3 Identify potential conflict of interest.

Scott Matula has a conflict of interest with item

3.

5. He is the architect for the project; therefore, he will abstain from voting on item

3.

5.

2. MINUTES

2.1 Approval of minutes from the July 24, 2018 meeting.

Motion by Jerry Jones, seconded by Markus Savaglio to approve.

Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

### 3.1 Exterior Remodel of Arabella s Restaurant at 725 Indiana Avenue.

Bobby Ameti and Mike Koenig were present.

Mike Koenig explained that the reason for the renovation was due to a fire that destroyed the roof and interior.

The owner, Bobby Ameti, looked at the surrounding properties to come up with a modern design that would fit the neighborhood.

The materials being proposed are in keeping with the original intent and design of the building since 60 % of the exterior is salvageable.

The lower elevations with their respective finishes will remain but the upper facade will have a new modernized look.

The new finishes will include the existing EIFS below the angled mansard roof, rake and fascia, and then again above the mansard.

Roof trim will be metal along with the mansard standing seam panels, fascia, and rake.

The EIFS will be a base color will be Amarillo white above and below the standing seam facade with the columns and accents being a Suede color. The standing seam, coping at the top of the vertical face as well as the fascia and rake will be metal with the Ash Gray finish. The south elevation at present is block, and due to the amount of electrical mounted to this surface, we are proposing to leave it block and paint it the same as the Amarillo White EIFS.

The rooftop mechanicals will be hidden behind the parapet.

Motion by Scott Matula, seconded by Pam Langan to approve as presented.

Motion carried.

### 3.2 Construction of new building addition at Klunck Masonry at 1422 S. 15 th Street.

Jason Arhens was present.

Jason Arhens explained that Mr. Klunck would like to put a small 14 foot x 40 foot addition on the back/west side of his existing building located on S. 15 th Street by Van Der Vaart Concrete. The addition will have vertical metal siding (off-white to match the siding on the gable ends of the existing building) and

charcoal colored metal roof that will slope to the west. There will be a 10 foot wide by 7 foot high sectional overhead door and a 3 foot wide x 7 foot high man door on the east side of the addition.

New gutters and downspouts will be added on the west side of the addition and will drain into an underground drain tile.

Motion by Pam Langan, seconded by Jerry Jones to approve as present.

Motion carried.

### 3.3 Exterior Remodel of McDonald s located at 2425 S. Business Drive.

Steve Jeske was present.

Steve Jeske mentioned the building remodel will enhance the visual appearance of this 50 s style McDonald s with new accent architecture and materials which matches McDonald s current restaurant design standards.

There will be no building addition, landscaping or site lighting changes for this project.

This iconic McDonald s was constructed with brick veneer, clear aluminum storefront glazing, accent canopies and the monumental roof with the golden arches.

Through the years the brick has been painted and modifications have been made to the existing materials.

The proposed design will maintain the structure as is and add accent walls.

New materials including

tile, composite material, EIFS/Stucco and aluminum, will replace outdated and worn materials.

In addition, there will be upgraded and energy efficient signage.

North West Elevation (Drive-Thru Side) The main elements added include the Tile Wainscot, Tile Accent around drive-thru windows, Brand Blade Pylon and Next Generation Signage.

South West Elevation (Front) The main elements added include the Tile Wainscot, Tile Accent around signage and Next Generation Signage.

South East Elevation (Non-Drive-Thru Side) - The main elements added include the Tile Wainscot, Tile Accent around the door, Brand Blade Pylon and Next Generation M Signage.

North East Elevation (Rear) - The main element added includes the Tile Wainscot.

Overall, the new design provides a layered and methodical approach to reinvestment decisions that focus on maximizing returns, growing market share, and strengthening the building identity with the customers it serves.

The goal is to develop a customer experience which is relevant to them and the current social culture.

The committee inquired about the color scheme.

Mr. Jeske stated that it would be different shades of gray and red.

Motion by Scott Matula, seconded by Jerry Jones to approve as presented.

Motion carried.

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

No one was present.

Motion by Jerry Jones, seconded by Markus Savaglio to hold until next meeting.

Motion carried.

3.5 Construction of new BJ s North Restaurant at 1303 N. 11 th Street.

Scott Matula was present.

Scott Matula explained that the project involves redeveloping a vacant and dilapidated former gas station site with a carry out/drive thru restaurant and storage building. This will be a 2 -story building that is 1,500 square foot -

approximately 700 square foot restaurant and 800 square foot covered storage and cooler space. This will be BJ s North restaurant to compliment the BJ s Restaurant located across the street to the south.

The committee inquired about the unique building design compared with the other buildings located along this section of Michigan Avenue. Scott Matula stated that was the look that the owner was going for.

It is a new building an the owner didn't want it to look like "fake" historical building.

Other discussion items included the use of the stone for a base,

Also the committee inquired about the use of stone as a base materila, a fire wall on the east wall, building codes, screening of rooftop mechanicals, concealing the the kitchen hood, gas meter location, etc.

Scott Matula stated that they would be okay with any changes that the committee is requesting.

Steve Sokolowski expressed concern about the time frame with this project along with the building across the street and the length of time that it has taken to get the project to the point it is today which is still not completed.

The Board also informed Mr. McCabe that he still needs to meet the January 9, 2017 condition of approval for 1035 Michigan Avenue prior to issuance of an occupancy permit:

The owner shall remove the stone above the trellis and replace it with horizontal siding to match the rest of the building prior to occupancy being issued.

Motion by Ray Haen, seconded by Jerry Jones to approve with the following conditions: South elevation (Michigan Avenue) - change all wainscot to stone or just change wainscot below stone column to stone. West elevation (N. 11 th Street) - change all wainscot to stone or just change wainscot below drive thru window to stone. North elevation Height of fluted concrete block shall be changed to match the adjacent wainscot height on 11 th Street elevation. North elevation Brick at the northwest corner of the west elevation shall wrap the northwest corner of the north elevation. Mechanicals AC unit to be installed on the flat roof shall be screened. Mechanicals Kitchen hood shall be concealed (kitchen hood shall not be visible). Mechanicals gas meter shall not be located in the front of the building along Michigan Avenue. Applicant shall submit new drawings detailing how they are meeting all the conditions above prior to building permit issuance. If staff has any concerns with the proposed design, the project will be resubmitted back to Architectural Review Board for review and approval. Applicant shall construct the plans they have submitted and that the Architectural Review Board has approved. Applicant may deviate from the approved plans if and only if new plans are submitted and

approved by the Architectural Review Board.

Motion carried (6 - 0 - 1 abstained: Matula).

4. ADJOURN

4.1 Motion to Adjourn

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

Motion carried.

Being no further business the meeting was adjourned at 4: 41 p.m.