

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

MARCH 12, 2018

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

1.1 Call to Order

Chair Joe Clarke called meeting to order

1.2 Pledge of Allegiance

Pledge of Allegiance was recited.

1.3 Identify potential conflict of interest.

Richard Linde stated that he has a conflict of interest with item 3.
1.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Exterior Renovation to Blue Lite Bar located at 1029 N. 8 th Street.

Erik Jensen and Steve Peskie from Distinctive Design and Hans Graf, Blue Lite Bar owner, were present.

Erik Jensen explained that the awning located mid-height on the building was approximately 50 years old.

The asphalt shingles that were on the awning were very worn and that is why the owner (Hans Graf) replaced them with a blue standing seam metal roof.

Mr. Graf has also sandblasted and tuck-pointed the face brick exterior on the

upper facade.

He is proposing to add metal coping to the top of the wall, new double hung windows in the second floor openings, new painted kneewall and trim at the lower portion of the facade, painting the existing wood trim and front door, and added LED accent lights at the new wall coping and at the existing awning soffit.

Hans Graf stated that he wasn't aware of the 8 th Street Guidelines when he added the mural and the blue standing seam metal roof.

The reason for the blue standing seam metal is because he really loves the look of it.

He further stated that he didn't go through the permitting process because he was getting ready for the show.

He has also stated that he has received a lot of compliments on the new facade.

Erik Jensen brought up the color of the metal standing seam roof and explained that it was blue because of the name, Blue Lite Bar.

Steve Sokolowski explained that the color isn't the problem. The standing seam metal roof/awning material is what is in question with regards to the guidelines.

Erik Jensen stated that the guideline in question doesn't mention anything about metal roofs.

Steve Sokolowski read the paragraph from the guidelines to the Board. Joe Clarke agreed that the awning cover is most definitely a roof piece.

Richard Linde asked if the Board could supersede the guidelines?

Steve Sokolowski explained that the Board approved the guidelines and so has Common Council but they are guidelines.

Joe Clarke stated that a similar shingle awning across 8 th Street is not very appealing.

Steve Peskie mentioned 8 th Street Ale Haus.

Steve Sokolowski stated that 8 th Street Ale Haus was done prior to the

guidelines.

Richard Linde asked if they just replaced the asphalt shingle would that be acceptable.

Steve Sokolowski said yes because it is the same material.

Ray Haen inquired about what is behind the awning, is it frame over brick?

Hans Graf stated that it is stucco material.

Joe Clarke asked the Board if there are any other problems with the design besides the awning that need to be addressed.

Aldersperson Bitters brought up precedent concerned regarding the metal awning and mural.

Hans Grafs and Erik Jensen stated that the mural will be removed with the proposed project.

Joe Clarke stated that he would love to see the "Sheboygan bar" window be changed out with something bigger in the future if possible.

Joe Clarke stated he really liked the look of the clean brick and tuck-pointing but it comes back to if the proposed standing seam metal awning meets the guidelines?

Ray Haen mentioned that there really isn't a lot of choices. Would a flat panel overhang not made of metal be better?

The board mentioned because this awning was already there would replacing the shingles be any better.

The board also indicated that they would have to take a look at each individual project as it is presented and that this decision will not set a precedent for reviewing future project on 8 th Street with the design guidelines.

Motion by Aldersperson Bitters, seconded by Ray Haen to approve as presented.

Motion carried.

(3 - 0 - 1 abstained: Linde)

2. MINUTES

2.1 Approval of minutes from the February 12, 2018 meeting.

Motion by Richard Linde, seconded by Alderperson Bitters to approve.

Motion carried.

4. ADJOURN

4.1 Motion to Adjourn

Motion by Alderperson Bitters, seconded by Richard Linde to adjourn. Motion carried.

Being no further business the meeting was adjourned at 4: 33 p.m.