

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

JANUARY 22, 2018

1. OPENING OF MEETING MEMBERS PRESENT: Ray Haen, Pam Langan, Richard Linde, Alderperson Bryan Bitters, and Joe Clarke MEMBERS EXCUSED: Scott Matula and Jerry Jones STAFF/OFFICIALS: Public Works Director David Biebel, Manager of Planning & Zoning Steve Sokolowski, and Neighborhood Development Planner Nancy Maring

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 had a conflict of interest with any item on this agenda.

2. MINUTES

2.1 Approval of minutes from the January 8, 2018 meeting.

Motion by Pam Langan, seconded by Alderperson Bitters to approve. Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.2 Construction of new Prevea Medical Office Building on the St. Nicholas Hospital Campus located at 3100 Superior Avenue.

John Zeller from Prevea and Steve Srubas from BSA, Inc were present.

Steve Srubas explained that the new medical office building will be located to the east of the Surgery Center and the doctors who see patients at St. Nicholas or the Surgery Center will be occupying the new facilities.

He further stated that they did send an informational notice to neighbors within 1,000 feet of the site and held a public informational meeting which approximately 40 neighbors attended.

The project was very well received by the neighbors with only one concern being the stop sign down the street.

John Zeller stated that this building will be taxable and they are proposing to do the new medical offices so that it will be less driving for their doctors to treat patients.

Steve Srubas explained that the materials proposed to be used at this site are the same that they are using on other new Prevea projects/buildings throughout the state.

This 61,000 square foot building will consist of Five (5) stories and will have a combination of face brick, glass, quarried stone and metal wall panels. The primary structure forms are paralleled by the individual program components within the building.

The double-height space of the entry sequence, clad mostly in north-facing glass and trimmed in wall panel, is utilized to clearly identify a welcoming front door.

A drive-up canopy offers protection for patients in adverse weather.

The Primary Care and Family Medicine portion of the building is identified with a dark, iron-spot, velour clay brick and repetitive punched windows.

Solid limestone walls will anchor the various building components together.

The committee inquired about how an addition would be added, the difference in color pallettes compared to St. Nicholas Hospital, rooftop mechanical and the parapet that shields them, and the use of spandrel glass.

John Zeller and Steve Srubas explained that the proposed fifth floor is a shell that can be built when there is demand. The difference in materials colors is because Prevea is not necessarily tied to St. Nicholas and the proposed color palette is being uniformly used by Prevea statewide.

They further stated that the top floor window cut outs located in the parapet wall around the rooftop mechanicals are open with no glass.

The committee further discussed the parapet wall, the visibility of the rooftop mechanicals and the change in look with the window being open and not infilled with glass (not consistent with the look of the rest of the building).

The committee inquired if the applicant could add spandrel glass or a metal screen instead of the parapet wall without windows.

Steve Srubas thought that the metal screen would take away from the look but stated they could add spandrel glass into the window openings.

Motion by Richard Linde, seconded by Pam Langan to approve with the following condition: Fifth floor windows used to screen mechanicals shall be filled in with grey spandrel glass to match the rest of the windows in the building. Motion carried.

3.1 Renovation and new building addition to Sheboygan City Hall located at 828 Center Avenue.

David Biebel, City of Sheboygan Public Works Director along Steve Jaeger and Steve Kuhnen from Bray Associates, Inc. were present.

Steve Kuhnen and Steve Jaeger gave a presentation about the City Hall addition and renovation.

The addition to the north side and the renovation to the existing City Hall are necessary to address all of the required improvements needed to construct a well functioning and efficient City Hall.

The old degraded fire escapes that hang off the north facade will be replaced by interior exit stairways.

The brick/stone/steel elements of the existing building are in need of cleaning, restoration and repair.

The stone/brick restoration, along with window replacement, will bring the existing building closer to its original condition.

The project preserves the "shell" of the historic building while creating a modern, safe and efficient interior.

With the removal of the garage, it allows for 14 off-street customer parking stalls. Two symmetrical planters between the new parking and the building will be added along with a handicap accessible ramp.

The addition maintains and reinforces the imagery and prominence suitable for a municipal building. It does not try to mimic or replicate architectural features that were only achievable with 100 year old construction methods. Like other (interior features) the exterior takes the approach of incorporating contemporary materials alongside older traditional materials.

Therefore, the addition is clad with terra cotta panels that are not only low-maintenance and energy efficient, but that also respects the color and horizontal banding of the existing building. Likewise, a large curtain wall of glass in aluminum framing signals the entrance and reflects a more contemporary, open and forward looking image.

The committee inquired whether the upper band on the existing building could be carried through to the new addition, can the top windows in the new addition columns match some of the design elements of the existing building, could there be some architectural elements added to the large vertical columns located on both sides of the glass curtain wall, the steel beams and their color in the north entrance and handicap parking.

Steve Kuhnen explained that the steel beams will be painted a cooper green and there will be light fixtures on each side of the door to help break up the new large vertical columns.

Steve Jaeger stated that the terra cotta panels lock together so it is difficult to offset them but they could look at a different color or different texture to break-up the north facade.

They had looked at a number of options for the handicap accessibility ramp and the present design appeared to be the best option.

Motion by Ray Haens, seconded by Richard Linde to HOLD.

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 5: 07 p.m.