

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

JULY 24, 2017

1. OPENING OF MEETINGMEMBERS PRESENT: Joe Clarke, Alderperson Bryan Bitters, Richard Linde, Scott Matula, and Ray HaenMEMBERS EXCUSED: Jerry Jones and Pam LanganSTAFF/OFFICIALS PRESENT: Manager of Planning & Zoning Steve Sokolowski

1.1 Call to Order

Chair Joe Clarke called the meeting to order.

1.2 Pledge of Allegiance

Pledge of Allegiance was recited.

1.3 Identify potential conflict of interest.

Scott Matula has a conflict with items

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2. MINUTES

2.1 Approval of minutes from the June 26, 2017 meeting.

Motion by Richard Linde, seconded by Ray Haen to approve with the correction of a typo in

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Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Review of new color scheme for Portscape Apartments Phase II.

Joe Grascch was present.

Joe Grascch explained that they reviewed several color schemes, such as; reds, greens, and blues.

Some of those colors were competing with surrounding elements so they chose to go with a gray color palette.

The committee inquired if it was enough of a variation from the existing development and Mr. Grascch stated yes.

Mr. Grascch also mention that they have been contacted by the National Multi-Family Association for their Architectural Design.

They have submitted an application for an award.

Motion by Scott Matula, seconded by Ray Haen to approve.

Motion carried.

3.2 Exterior remodel of 502 N 8 th Street.

Caitlin Brotz and Nick Kartes were present.

New drawings were submitted by the applicant as requested by committee at last meeting.

Caitlin Brotz explained that nothing has changed with the previously submitted drawings and that she has brought Nick Kartes, her contractor, to explain how the awning is to be constructed.

She also mentioned that with the painting completed and the new windows going in on August 2, 2017, the committee should be able to get a better feel of what she is trying to accomplish.

Ms. Brotz further stated that the overhangs are needed to protect her products from the sun and she is going for the cottage feel with the cedar overhang and the flower boxes under the windows.

The committee asked about the angle of the awning at the corner of the building, how the awning is constructed and how it fits together, how it will be maintained, flashing, if the sides are going to be open, placement of the

brackets, and how it will fit within the existing piers.

Nick Kartes explained that the flashing would be cut into the mortar joint which is about 4 inches in height and it will be visible.

He also stated that the cedar could be stained or weathered to be gray in color which will need to be sealed. The box that will be constructed is made out of treated lumber, with 2 x 6 's or 2 x 8 's and LP lap siding.

Scott Matula suggested placing the awnings just over the windows and not around the corner.

After listening to what Ms. Brotz and Mr. Kartes presentation, the committee agreed that the original plan submitted is not what is going to be constructed.

Therefore, the committee has requested that Ms. Brotz submit plans detailing exactly what she is proposing.

The committee also said that they like the lighter approach compared to the heavy box feel that she is presently proposing.

Motion by Alderperson Bryan Bitters, seconded by Ray Haen to HOLD.

Motion carried. (4 - 0 - 1 abstained: Matula)

3.3 Building addition to Wilson Elementary School at 1625 Wilson Avenue.

Mark Schuchardt and David Albright were present.

Mark Schuchardt explained that the walls will be a limestone precast wall, brick to match the existing building, and the glass will have a green tint like Sheboygan South High School.

On the gym there will also be the fiber reinforced shiny silver panels which will be 4 ' x 8 ' in size.

The committee expressed concern about the design of the new gym area which is a much more visible and prominent feature of the school.

The proposed remodel of the existing building flows nicely but then it stops once you get to the gym addition.

With the gym addition being so close to the residential area it needs to blend in better with what they are doing to the rest of the school and its surroundings.

Mark Schuchardt and the committee discussed adding a vertical element that would soften the design of the gym area.

Mark Schuchardt stated that he would see what he can come up with and resubmit it to the board.

Motion by Scott Matula, seconded by Ray Haen to approve overall layout with the gym addition needing to be resubmitted to the committee for review.

Motion carried.

3.4 Second floor apartment addition at 817 New York Avenue.

Scott Matula was present.

Scott Matula's client is proposing to do a bedroom and bathroom addition on the rooftop of an existing 2 -bedroom apartment.

The new addition will be 12 feet longer and 2 feet wider and will have the same roofline as the existing structure.

The addition will not be visible from the street therefore they are proposing to use cream colored vinyl siding.

Also a floating deck will be added and a painted metal spiral staircase will be added from the roof to the parking lot.

The committee discussed the 8 th Street guidelines, guardrails, design of spiral stairwell, and building and fire codes.

Steve Sokolowski explained that the 8 th Street guidelines do not allow for vinyl siding and the committee would need to justify their decision to permit vinyl.

Committee indicated this small rooftop addition is not visible to the streets, parking lots, etc.

A question was asked about building and fire code concerns and Mr. Sokolowski explained that building and fire codes will be addressed by the building

inspection department at such time as plans are submitted for review.

Scott Matula explained the the spiral stairwell will need to be designed but there are prefab stairwells that may work.

Motion by Richard Linde, seconded by Alderperson Bryan Bitters to approve with the color and material samples being submitted to staff for approval.

Motion carried (4 - 0 - 1 abstained: Matula)

4. ADJOURN

4.1 Motion to Adjourn

Motion by Ray Haen, seconded by Alderperson Bryan Bitters to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 5: 03 p.m.

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