

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

JUNE 26, 2017

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

Chair Joe Clarke called the meeting to order.

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of minutes from the June 12, 2017 meeting.

Motion by Richard Linde, seconded by Ryan Haen to approve to minutes.

Motion carried.

2.2 Exterior remodel at 502 N. 8 th Street.

Caitlin Bortz, owner of Olivu 426, was present.

Caitlin Bortz explained that she has been at her existing downtown location for 11 years and she has purchased the building located at 502 N. 8 th Street which contains eight apartments upstairs, a yarn shop in the back and she will be moving Olivu 426 into the front area.

She is proposing an exterior remodel which will contain painting the top portion of the building brown and the lower an off-white, adding taupe fabric awnings over the windows, and a cedar type awning/mansard over the door way to give it character.

The committee inquired about colors of the building, colors of the fabric awnings, and the construction of the cedar awning/mansard as well as the change of material.

Caitlin Bortz explained that the change from fabric to cedar is to bring a natural element to the outside and to make the corner more decorative.

Motion by Ray Haen, seconded by Alderperson Bryan Bitters to approve the fabric awning and to hold the cedar mansard until detail drawings are provided.

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

### 2.3 Exterior remodel at Suscha's Bar located at 1054 Pennsylvania Avenue.

Ryan Lehmann, owner of Suschas Bar, and a representative of Wiggs Brothers was present.

Ryan Lehmann explained that the existing building exterior was done in 1945 and has not changed.

The original tiles are starting to fall of the wall and are becoming a safety hazard.

Ryan is proposing to remove the tile from the lower portion of the building and add smartside siding and trim immediately.

He is also requesting approval on adding a mansard roof above the sign and entrance in the future.

The committee inquired about the existing sign, the upper portion of the building, the mansard, and colors.

Motion by Alderperson Bryan Bitters, seconded by Richard Linde to approve as presented including future mansard roof.

Motion carried.

### 2.4 Exterior remodel at 1119 Michigan Avenue.

Kong Yang, owner, and Jeff Rittenhouse, contractor, were present.

Jeff Rittenhouse explained that the building has been cited by Building Inspection and Kong Yang would like to replace the existing particle board and

asphalt siding with new vinyl siding and the back portion of the building which is located along the alley.

Kong Yang stated that this portion of the building is being used as an apartment upstairs and the lower is being used as storage for the restaurant portion of the building along Michigan Avenue.

When Kong Yang was asked about possible damage to the back of the building she stated that she was unaware of any.

The committee inquired about the location of the particle board and asphalt siding, use of building and if they have experience any damage to the back of the building.

Motion by Richard Linde, seconded by Ray Haen to approve as presented. Motion carried.

### 3. ADJOURN

#### 3.1 Motion to Adjourn

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

Motion carried.

Being no further business the meeting was adjourned at 4: 38 p.m.

Generated by Janet Duellman on Tuesday, June 27, 2017