

MINUTES
ARCHITECTURAL REVIEW BOARD

Architectural Review Board, Monday, September 26, 2005 at 4:00 P.M. in the Dept. of City Development conference room. Chairperson Andy Hopp presided.

Present: Andy Hopp, Dan Castro, Steve Hemsing, Jean Kittelson, Joe Clarke and Scott Matula

Excused: Jon Dolson

Staff present: Steve Sokolowski and Paulette Enders

Others present: Diane Gorychka, Toby Watson, Tony Soll, Denny Kaboord and Jeff McCambridge

Approval of minutes of September 12, 2005 meeting.

Jean Kittelson moved, Joe Clarke seconded to approve the minutes of the September 12, 2005 meeting. The motion passed unanimously.

New building, New Montessori School, Sheboygan Business Center.

Diane Gorychka representing New Montessori School was present to review this matter with the Board.

This item was held at the September 12th meeting to allow the applicant to submit plans that show the floor plan, elevation, and roof that all coordinate with one another.

Scott Matula moved, Joe Clarke seconded to approve with the condition that the entry gable extend 12 inches farther than the main gable and drawings be submitted showing this detail. The motion passed unanimously.

Remodeling of apartment building and construct garage at 3637 North 20th Street.

Toby Watson, the applicant, was present to discuss this matter with the Board.

Mr. Watson explained he is proposing to reside the building, build a 2,000 square foot garage and construct 7 new decks. He is converting the building from apartments into condominiums.

Dan Castro moved, Jean Kittelson seconded to approve the garage and siding as submitted and approve the decks with the condition that the 2 by 12 supporting beam below be eliminated and be incorporated into the floor joists, all spindles to be the same design and size and move support posts to end of deck. The motion passed unanimously.

Remodeling of building located at 1514-C South 12th Street.

Tony Soll and Denny Kaboord were present to discuss this matter with the Board.

The applicant is proposing to remodel the existing Kaboord Painting and Decorating facility located at 1514-C South 12th Street. The applicant proposes to cover the deteriorated brick with two-toned shadow type wall panels. The front and 8 feet of side of building from ground to 4 feet will be a drivit type system.

Steve Hemsing moved, Dan Castro seconded to approve submitted. The motion passed 5-1.

New construction in South Pier District by Harborside Development and Entertainment.

Jeff McCambridge, presenting the architect, was present to describe this project.

The building will contain 4 retail spaces on the first floor and eight living units on the second floor. The buildings are connected with a covered walkway so you can go from building to building without going outside. Balconies will be provided on the second floor and loft spaces. Materials will be cedar siding, cedar trim, synthetic decking, aluminum clad windows and dimensional asphalt shingles.

Board discussed the decks on the loft level and roof design to give it more of shanty look.

Jeanne Kittelson moved, Dan Castro seconded to hold for resubmittal of the plans showing a revised roof design and deck design. Motion passed 5-0 with Scott Matula abstaining.

Dan Castro was excused at 5:15 P.M.

Building #2 – restaurant

Mr. McCambridge explained this building will be 4,396 square feet and will be a restaurant. A portion of the rooftop will be covered.

Jean Kittelson moved, Steve Hemsing seconded to approve with the condition that color and material samples be submitted. Motion passed 4-0 with Scott Matula abstaining.

Being no further business, the meeting adjourned at 5:30 P.M.

Carol Rudie
Recording Secretary

