

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD**

Architectural Review Board, Monday, November 12, 2012, at 4:00 pm in the 3<sup>rd</sup> floor conference room, City Hall, 828 Center Ave, Sheboygan, WI.

Present: Joe Clarke, Richard Linde, Jerry Jones, Dan Daun, Scott Matula, and Pam Langan

Excused: Ald. Scott Versey

Staff present: Steve Sokolowski and Kristi Kane

Others present: Will Steiner, Daniel Roarty, Dean Kroll and Jon Miller

The meeting was called to order and the Pledge of Allegiance was recited.

Approval of minutes of October 8, 2012 meeting.

Jerry Jones moved, Richard Linde seconded to approve the minutes.

The motion passed unanimously.

Remodeling of a multi-tenant facility at 2703-2711 S Business Drive.

Will Steiner and Daniel Roarty were present to discuss this matter.

Mr. Steiner thanked the board for working with him by approving/permitting him the opportunity to work on the west side of the building first in order to have Family Dollar occupy that tenant space. He stated at that time he did not have the resources to complete the entire project initially and did not know architecturally how to complete the rest of the building because he did not know who the tenants would be and how much space they would be utilizing. Therefore, it was difficult to design the whole building initially. Now that he knows who the tenants are, a quilt shop and hair salon, he can design it to fit the tenant's needs.

Mr. Steiner has submitted new drawings for the board to review for the east side of the building. The intent is to create a multi-tenant storefront using materials and finishes that match the recent improvements. Store front windows and doors, as well as, EIFS veneer and cornice will be added to match the existing.

The committee discussed balance issues, bay spacing of windows and doors, new railing system, and redesigned to create entrance for multi-tenants.

Scott Matula moved to approve. Jerry Jones seconded.

The motion passed unanimously.

Addition to St. Nicholas Hospital at 3100 Superior Ave.

Dean Kroll and Jon Miller were present to discuss this item.

St. Nicholas Hospital proposes to construct a new, two-story, 2,100sf generator plant addition to the north end of the hospital. The addition will house new generators and associated equipment on the ground level, with all related electrical gear located on the floor above the generators.

The new addition to the hospital will be constructed of exterior face brick and concrete block back up materials. Louvers are highlighted with dark bronze anodized aluminum materials. Roof and fascia and parapet cap are wrapped with dark bronze aluminum materials to match the hospital.

The committee discussed if the generators were diesel, noise control, and if there will be enough distance between the hospital and the neighbors to not have an impact. Public concerns will be addressed at Planning Commission on Tuesday.

Dan Daun moved to approve. Pam Langan seconded.

The motion passed unanimously.

Discussion about a yearly award for outstanding architecture.

Joe Clarke approached the board with the idea of providing recognition to urban design projects that positively impact the City of Sheboygan. Recognition of exemplary projects can expose the community to what good architectural design is and how design can positively impact the community.

Items discussed were a blanket award for previous years, highlighting projects in the newspaper, how many projects, types of projects, criteria (timeframe, geographic area and type of construction), etc.

Steve will provide the committee with 2011 agenda and the committee is to bring a list of their favorite architectural structures/ features for them to discuss.

Being no further business, Jerry Jones moved, Joe Clarke seconded to adjourn the meeting at 4:40pm.

Kristi Kane  
Recording Secretary