

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel of Sheboygan Leadership Academy located at 1305 St. Clair Avenue.

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: June 10, 2022

MEETING DATE: June 13, 2022

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Abacus Architects is proposing exterior renovations at the Sheboygan Leadership Academy located at 1305 St. Clair Avenue. The applicant states the following about the existing facility:

- The existing elevation is thermally inefficient and has poor visibility due to failing window panes that have mold between panes.
- The Northern elevation has stucco with cracking and some efflorescence as well as a metal mansard standing seam fascia, which is visually heavy and unpleasant.
- The West elevation facing 14th street is painted CMU block with existing metal flowers and signage.
- The existing South elevation is painted brick with double pane storefront window systems with an assortment of colors in spandrel panels that related to the main maroon and navy blue colors which define larger color areas on the building.
- The East Elevation is of maroon painted brick.
- The existing building is a patchwork of various additions over the years and does not necessarily have a unifying theme to tie everything together.

The applicant states the following about the proposed exterior remodel project:

- The new North elevation seeks to begin to create a language, which pulls existing colors from the elevations, and places them into a meaningful order that creates a language that

can be overlaid on these other areas that have evolved over time, but not necessarily with “uniformity” in mind. This new elevation seeks to begin that unifying process for future development of the Sheboygan Leadership Academy.

- Work includes new aluminum storefront window systems and includes restoration of failing stucco and possible tuck-pointing all areas of brick/block areas showing efflorescence on North, East and West elevations within the extents of new elevation materials (Alucobond metal panel and “thin brick”).
- In general, the project involves all installation associated with the use of glossy Brick-it “thin-brick” application on back up and Silver Metallic Alucobond metal panel at pilasters and fascia.
- New mansard to be horizontal wood grain “chestnut” alucobond AMC panel.
- “Barn red glossy,” “moss glossy,” “dark denim glossy,” and “tootsie roll glossy,” thin brick veneer system with adhered thin brick sill.
- Removal of window and existing masonry to approximately 2'8" above finish floor. Repair, replace any damaged CMU to accommodate new window rough opening.
- Removal of existing light fixture, prepare for new wall light in same locations.
- Removal of existing door and repair of existing wall for future door and frame.
- All cylindrical vertical and horizontal downspout portions to be replaced with rectangular profile gutter of same capacity.
- There is no modification to the footprint of the building and setbacks have not been changed from existing conditions.

STAFF COMMENTS:

A couple of comments:

- Board may want to review with applicant how the proposed improvements are wrapping around the northwest and northeast corners of the north elevation.
- Staff is not quite sure how the applicant is addressing the sloped roof that is on the east side of the main entry doors, especially at the southeast corner facing east towards N. 13th Street. Is that sloped roof staying as is?
- Appears a portion of the west wall facing 14th Street will be painted mossy green. Will this entire north wall be painted mossy green or will some of it be mossy green and the red/rust color it is today (all or ½)?
- What color will the north face of the north wall be painted in the area of the school that is setback from St. Clair and not part of this project (presently yellowish in color)? Will this face be painted to similarly match?

- It appears the applicant is increasing the size of the new windows along the entire north elevation except for the area directly west of the entry doors. Can the applicant explain why this area is not proposed to be changed as well (windows above mossy green brick)?
- Applicant shows sign concepts but will need to obtain the required sign permits prior to installation.

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

Architectural Review Board Application and required attachments.