

## CITY OF SHEBOYGAN

### REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

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**ITEM DESCRIPTION:** Exterior remodel 804-814 N. 8<sup>th</sup> Street.

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

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**REPORT DATE:** April 8, 2022

**MEETING DATE:** April 11, 2022

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#### FISCAL SUMMARY:

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

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#### STATUTORY REFERENCE:

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

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#### BACKGROUND / ANALYSIS:

The intent of this exterior refresh is to give new life to a highly visible building within the central commercial district of downtown Sheboygan with a new and vibrant design that gives a nod to the building's historic façade of the past, compliments the architecture of the surrounding area, and creates a visual statement with the incorporation of modern architectural design elements.

Historic photos of the north building detail an exterior comprised of running bond brick with terra cotta accents. The original fenestration consisted of storefront windows along the first floor, with groupings of paired windows at the second floor above. Subsequent renovations removed the original terra cotta detailing at the cornice and above of the first-floor windows. The second-floor windows were also in-filled with brick. The most recent renovation applied a tile finish under the first-floor windows, and columns between the windows. This has significantly diminished the architectural impact of this building within the vernacular of the north 8th street neighborhood. The south building located along Wisconsin Avenue has a cream-colored brick exterior and storefront windows on the first floor. The second floor has a grey CMU finish with no windows.

The use of brick and EIFS on the center portion of this project helps maintain the historic look and feel of the downtown architecture of the area. The first floor consists of large storefront windows, separated by EIFS column and entablature elements are finished to give the appearance of limestone. The second floor will retain the existing brick finish. An EIFS cornice molding will also run along the top of the wall in this section. Tenant signage would be located above the large storefront windows.

The corner of 8th Street and Wisconsin Avenue will have a more modern-looking façade. This approximately 42 foot x 42 foot section of building will be finished with metal siding materials consisting of different colors, patterns, and textures.

The first-floor finish of this portion of the building will be a galvanized, horizontally oriented, corrugated metal panel.

The second-floor exterior will be finished with black metal panels arranged in a staggered vertical pattern.

The first and second floor finishes are separated with an orange, smooth finish horizontal band, which turn will down vertically at the extents of this portion of building.

The black panels of the second floor will also serve as a backdrop for large, illuminated building signage.

A large mural is proposed for the remainder of the south elevation, which wraps the corner onto a portion of the west elevation.

The existing brick and CMU will be finished with EIFS to provide a smooth surface to which the mural would be painted.

The installation of this artwork could be part of the city's mural program. The city has extensive history with murals as evidenced by the numerous existing installations scattered throughout the downtown and surrounding areas. These murals convey the city's history or are 'interactive' in the sense that a person can become part of the painted scene. The proposed mural, whether telling the city's history or an 'interactive' design, would fit well in this area of downtown, near other mural installations.

There have been improvements to the buildings along 8th Street the past several years. The exterior remodel of this building will continue the revitalization of the very visual 8th Street corridor of the downtown area into a shopping and recreation destination.

## **STAFF COMMENTS:**

Comments from staff report in July 23, 2019 Conditional use permit request for approval to operate a multi-tenant facility from this property:

- *Approximately two (2) years ago, the applicant removed some exterior building materials in order to determine what materials were being covered up and in what shape those materials were in so they could determine how to remodel the exterior of the building. As you are aware, the building remains in an unfinished condition because the applicant has not begun the exterior remodel project. The building is located in a very visible and highly traveled section of 8<sup>th</sup> Street where a significant amount of redevelopment has and is taking place. It is critical that the owner provide the plan commission with a reasonable timeframe for this exterior remodel project to begin and to be completed.*
- *Staff will be including conditions that require the applicant to submit architectural drawings to the architectural review board by a date certain as well as a date certain that the applicant has to start the exterior remodeling project. It appears that the applicant could submit such drawings by September 24, 2019 to be placed on the October 14, 2019 Architectural Review Board agenda. In addition, construction should begin by May 1, 2020. Also, no permits should be considered for Phase 2 (2<sup>nd</sup> floor) until such times as the exterior building*

*elevation drawings have been approved by the Architectural Review Board and construction has begun.*

- *Plan Commission approved with several conditions of approval including the condition that stated “Applicant shall obtain building permits for the exterior remodel improvements by no later than May 1, 2020.”*

The City has been trying to get the owner to install the improvements proposed by the owner and approved by the Board in August 2019, however, the building remains in a state of disrepair (see previously approved plans). The owners have received several citations with regards to the present condition of the building and other various issues with the building/property (graffiti, etc.).

The Board should be aware that there has not been any formal discussion with regards to mural proposal at this time.

As the architectural review board is aware, downtown 8<sup>th</sup> Street does have design guidelines. The Board will need to determine if the architecture as proposed is meeting the intent of the guidelines. Some of the criteria the board will need to review include:

- New buildings shall use contemporary interpretations of traditional building styles.
- Contemporary designs draw upon the fundamental similarities among historic buildings without copying them.
- Facades shall be articulated to express vertical rhythm related to structural columns and bays.
- Façade materials shall be horizontally oriented.
- Materials for buildings fronting 8th Street shall be authentic and shall not mimic other materials (e.g., materials with faux wood grain are prohibited). High-quality, long-lasting materials such as fiber cement siding may be used for facades of buildings that do not front along 8<sup>th</sup> Street.
- Concrete block (smooth or decorative split-face), stucco/EIFS (smooth, natural, or textured synthetic), metal, plywood, pressboard, unfinished precast concrete, diagonal siding, board-and-batten surfaces, and poured-in-place concrete shall not be used on building facades or walls that are visible from streets, driveways, sidewalks, alleys, or parking areas.

The applicant is proposing to apply new EIFS and metal on both the 8<sup>th</sup> Street and Wisconsin Avenue sides of the building. Per the guidelines above:

*“EIFS and metal shall not be used on building facades or walls that are visible from streets, driveways, sidewalks, alleys, or parking areas.”*

The drawings, as presently submitted, do not appear to meet designs guidelines for buildings in the downtown. A design similar to the historical photo provided and what was approved in 2019 appears to meet the intent of the design guidelines and would be better received for a downtown Sheboygan exterior remodel project.

**ACTION REQUESTED:**

Motion to hold in order to have the applicant resubmit revised drawings that meet the intent of the 8<sup>th</sup> Street Design Guidelines.

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.