

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel of the west façade at Mojo Bar located at 1235 Pennsylvania Avenue.

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

REPORT DATE: November 11, 2022

MEETING DATE: November 14, 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:

In October the applicant submitted perspectives and photos for the proposed exterior remodeling project to Mojo's Bar. The board tabled this matter because the applicant did not submit building elevation drawings that specified the materials, colors, etc. that are proposed for this project. The applicant has now submitted elevation drawings for review.

Joe Bonelli is proposing exterior renovations to the west/13th Street side of the Mojo Bar located at 1235 Pennsylvania Avenue. The applicant states the following:

- When I bought the building in 2004, it had gaping holes, mis-matched and broken windows, and peeling paint. I immediately addressed each item and applied a color matched siding to improve the aesthetic.
- I am seeking to refresh and improve the west elevation of my building. Currently, there is vinyl siding that blends with the facade of the building. It looks 'nice,' but I am looking to improve this area of the building.
- We will be using two styles of wood composite smart board siding. The two styles of smart board will be color matched (Dune and Midnight Sky) to the rest of the building and add depth and texture and reestablish that 'store-front' look the building had in the past.
- We will also be adding two (2) large windows and a door to complete the theme and will allow for much more natural light and add a great deal of character to the building.
- The two double-clad fiberglass (25in x 57in) will be color matched to the rest of the existing windows in the building and allow for continuity of design to the west elevation of the building.

- The door is a double hung (72in x 127in) and is hand crafted that is architecturally designed to blend with the building's historical architecture.

STAFF COMMENTS:

The Board may want to have the applicant address the following concerning the proposed improvements of the main building (north side of west elevation):

- The panel below the current sign (above the new cornice) is labeled as "Ex. Sign Board" but is depicted as a flat panel with perimeter trim, rather than the existing condition of just horizontal siding. Is this being left as "existing" or is it changing? If it's changing, what is it proposed to be?
- Should the windows be full-width from the corner-piers to the door jambs instead of leaving just a little sided section between?

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.