

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of a new entrance addition and exterior remodeling at Sheboygan Evangelical Free Church located at 1710 N. 15th Street.

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

REPORT DATE: May 6, 2022

MEETING DATE: May 9, 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:

Sheboygan Evangelical Free Church is proposing to construct a new entrance addition, exterior remodeling and site improvements at 1710 N. 15th Street. The applicant states:

- The proposed project is the 2nd Phase of a 3-Phase masterplan.
- Phase 1 was a new parking lot on the block west of the building site off 16th Street - completed in 2019.
- The proposed Phase 2 project will add a 1,400sf entrance addition and 12,740sf of site work including improved drop-off curb and walk, landscaping, and new relocated drive entrance off Saemann Avenue.
- In addition, proposed Phase 2 will include approximately 24,594sf of interior remodel for:
 - An expanded hospitality Lobby
 - Accessible elevator access to the Lower-Level classrooms and meeting rooms.
 - Remodel of Main Level small children's education wing.
 - Refresh of the current Worship Center finishes and seating.
- Design intent for the proposed addition and remodel is to provide:
 - Increased visibility and updated identity and presence for the Church entrance from Calumet Drive.
 - Central, welcoming, and expanded hospitality Lobby.
 - Secure and welcoming Children's classrooms.
 - Refreshed Worship finishes and seating

- The final Phase 3 phase will culminate in a new Worship Center replacing a portion of the current Worship structure, adding approximately 4,000 square feet of addition along Cambridge Avenue with expansion and redesign of the east parking lot. The church anticipates 5-10 years before Phase 3 will be completed.

The applicant states the following about the existing building architecture:

- The existing building is a combination of materials built in three (3) phases.
- The original building and first addition are located at the south end of the site and house the Worship Center, Meeting and Education rooms.
 - It is built of concrete block walls with exterior brick cladding. The east elevation has a combination of brick, wood timbering and aggregate coatings.
 - The roof is primarily flat/slightly sloped membrane roof with a perimeter of metal capped parapet on the south and west sides and metal mansard roof on the east side with fragments of mansard roof on the south and west sides.
- The 1988 addition was built to the north of the original building. It houses a Multi-purpose/Gym, Administration Offices, Storage and Nursery rooms.
 - The 1988 addition is built of metal stud and block walls with exterior split-face block cladding and brick accent bands.
 - The roof is flat/slightly sloped membrane roof with a perimeter of metal capped parapet with a sloped asphalt shingle roof over the Multi-Purpose/Gym.

The applicant states the following about the new building addition and proposed exterior remodeling:

The **East** side of the building (facing N. 15th Street):

- The primary exterior work for the Phase 2 project will be on the east façade.
- The exterior east façade for the new entrance addition will be approximately 20 feet in height, corresponding to the roof edge height of the existing Multi-Purpose/Gym.
- The exterior materials of the addition will be a combination of glass, new metal entrance canopy and a 2-color variation of high-quality vertical cement board panels (Nichiha) relating to the Church branding colors, and providing a contemporary central entrance point for the facility which reflects the Church identity to the community.
- The existing east façade south of the addition will be painted to visually blend with the existing block and brick facade north of the new entrance. Both north and south facades are intended to act a backdrop for the colorful central entrance.
- Note that the south portion of the east façade will be removed in 5-10 years at the time of the Phase 3 addition construction.

- Signage for the east façade will consist of metal lettering or internally lit lettering placed at the edge of the new canopy. This will replace of the current lettering located on the wall at the north end of the east façade. Exact signage will be submitted separately at a later date.

The **South** side of the building (facing Saemann Avenue):

- The south façade will remain as existing except for the east end at the mansard roof and wall area below it.
- New paint to blend with the north end of the east façade will continue around the corner onto the south façade covering the mansard roof and wall surfaces below it.

The **West** side of the building (facing N. 16th Street and the church's off-site parking lot):

- The exterior entrance at on the west side of the building will be modified to remove a small mansard roof fragment remaining from the original addition.
- New high-quality vertical cement board panels (Nichiha) will be installed over the patched area to match the materials at the new east entrance.
- The new panels will provide a visual emphasis for the west entrance improving wayfinding for guests arriving from the west parking lot.
- New windows will be added along the south end of the west façade for the children's classrooms presenting a more hospitable appearance to the community.
- Signage for the west façade will be metal lettering or internally lit lettering mounted to the wall panels. Exact signage will be submitted separately at a later date.

Interior work includes:

- The proposed Phase 2 project will include approximately 24,594sf of interior remodel for an expanded hospitality Lobby, accessible elevator access to the Lower-Level classrooms and meeting rooms, remodel of Main Level small children's education wing and refresh of the current Worship Center finishes and seating for approximately ____.
- Mechanical units will remain as existing with replacements in place as determined for new uses.

STAFF COMMENTS:

The City would like to see the overall look and feel of the Indiana Avenue corridor improve. The Sheboygan Area Credit Union remodel project positively impacts the look and feel of the neighborhood at the intersection of S. 17th and Indiana Avenue.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.