

**CITY OF BAYFIELD**  
**ARCHITECTURAL REVIEW BOARD SPECIAL MEETING**  
**Minutes of Monday, June 6, 2022**

**Call to Order**

Chairman Carrier called the meeting to order at 6 pm followed by roll call.

**Present:** Bogaard, Carrier, Eldred, Riese, Riemer, and Shrider

**Absent:** Spence

**Others:** Annalisa and Cody Bremel, Heidi Zimmer, Ted Dougherty, Colleen Beagan, Dionne Johnston, Wendy Cariveau, Alex Haecker, Kate Sandkamp, and Jenna Gallagher

**Approve Agenda:**

Bogaard/Shrider moved to approve the agenda as presented. Carried.

**Review previous meeting minutes of May 23, 2022:**

Riemer/Eldred motioned to approve the previous meeting minutes as presented. Carried.

**Public input on agenda items**

June 4, 2022- Mike Spence, Comments and concerns noted for June 6, 2022, Meeting

June 5, 2022 – Rob Riemer, cited concerns about lead paint and management thereof.

June 6 – Skye Bingham, provided letter of support

June 6 – Cara Overland, provided letter of support

June 6 – Kate Alyse Clark, provided letter of support

June 6 – Mary Dougherty, provided letter of support

June 6 – Heidi Zimmer, provided letter of support and spoke in person in favor of project

June 6 – Kelsey and Max Lindsey, provided letter of support

June 6 – Darcy and Michael Schwerin, provided letter of support

June 6 – Ted Dougherty, spoke in favor of the project

June 6 – Colleen Beagan, spoke in favor of the project

June 6 – Jenna Gallagher, spoke in favor of the project

June 6 – Dionne Johnston, spoke in favor of the project, with the exception of the covering proposed for the black tower. It does not meet our guidelines.

**Agenda Items:**

**1. Building permit 200 Rittenhouse LLC – 200 Rittenhouse Avenue**

Permit #23-22: SHPO and NPS Tax Credit Full Restoration

The Board received copies of:

- Building Permit Application dated 5-18-2022 with elevation drawings dated 5-19-2022 (25 double sided pages) showing proposed elevations, photos of existing elevations, SHPO application, City HP Ordinance.
- St. James Social Building Permit Set dated June 3, 2022: floor plans and elevation drawings (8 pgs. )
- St. James Social Building dated June 6, 2022:

Annalisa Bremel, Alex Haecker and Kate Sandkamp gave a brief presentation about the proposal, specifically the exterior design. Haecker noted he could understand the Committee's struggle because the SHPO guidelines differ from the City's Historic Preservation Guidelines.

**Discussion ensued.**

Riese is favorable to the project as presented.

Shrider is favorable to the project except for the black tower.

Eldred is favorable to the project except for the black tower and questioned how the ARB could not follow their own guidelines.

Carrier is favorable to the project. He commented on the great presentation and information provided to the Board for consideration. He further noted how Bayfield has changed throughout history and now might be a time to chart a new path forward.

Bogaard/Riese moved to approve the Building Permit for 200 Rittenhouse Avenue application as presented. Discussion.

- Eldred noted he is still struggling with the black tower noting how it will be a focal point, and he cited how the design does not meet the City's Historic Preservation Ordinance. How can you leapfrog a City Ordinance or just set it aside? Will the tower be lit? No it won't but there will be night sky approved lighting above the entry doors.
- Riese said it is very nice and beautiful.
- Hoopman asked for clarification on if the Board was approving the Building Permit, or proposed drawings. Their intent was to approve the Building Permit Application. She asked about mechanical devices and lighting as none were shown on the plan. Bremel responded on where they were being considered. Where does State Building Approval fit into the process? Further she commented that the Board has an obligation to follow the ordinances as written and what is proposed does differ from how the board has implemented historic preservation in the past. She encouraged the Board to change or update their policies immediately as this will cause uncertainty going forward. Maybe consider a moratorium?

Motion carries by roll call vote as follows: Bogaard, Carrier, Eldred, Riemer, Riese, and Shrider – yes.

**Zoning Administrator:** A list of the 2022 Building Permits 01-2022 thru 23-22 was provided. Informational, no action required.

**Next Meeting Date and Time:** June 27, 2022, 5 p.m.

**Adjournment:** Eldred/Shrider moved to adjourn. Carried. 7:44 p.m.

Minutes by Billie L. Hoopman, Clerk/Zoning Administrator