

**CITY OF BAYFIELD
ARCHITECTURAL REVIEW BOARD MEETING
Minutes of June 18, 2012**

Chairman McMullin called the meeting to order at 5:00 p.m. at the Bayfield City Hall.

Present: Tom McMullin, Dan Curran, Bill Heytens, Sharon Johnson, Tom Torke, Bruce Moore (alt.), and Dionne Johnston – Deputy Zoning Admin.

Absent: Corey Bakken and Stephanie Bresette

Others: Dan Shefchik, Stephen Vircsik, Grace Heitsch, Clancy Ward, and Bob Durfey

Curran/Moore made a motion to approve the agenda with the following amendment to move agenda item #3 Bayfield Properties LLC to #5 and move the rest up. Motion carried.

Heytens/Johnson made a motion to approve minutes of May 14, 2012 and June 4, 2012. Motion carried.

Public Input: None.

Building permits:

- 1. Grace Heitsch – 17 North Seventh Street, Permit Application #24-12.** Grace Heitsch and her contractor Clancy Ward were present with a request to demolish the building and replace it with a simple Victorian style single family residence. Moore asked if there would be any exterior lighting and if so, will it be shielded down? Heitsch stated yes there will be a porch light and it will be shielded down. Moore asked if there would be any other exterior lighting other than the porch light. Ward stated probably not. Heitsch explained she purchased the property for her elderly parents who need to be better cared for who currently live in Missouri. Johnson asked if those were solar panels on the south elevation. Heitsch stated yes there will be solar hot water panels similar to the panels on her house across the street. Torke stated as he was looking at the east elevation he didn't object to the design, he objects to the drawing which doesn't seem correct the roof dormers have a pitch of 10/12 but they are not drawn to 10/12 and they have broad overhangs on either side which is unusual for a dormer and if you draw them to 10/12 pitch and cut off the overhang it will create a totally different appearance. Heitsch explained these were not the final plans. Ward explained he has changed the dormers six times and he probably made a mistake on the drawing and they are just preliminary and they would be coming back with final plans at a later time. Heitsch stated the goal is to fit the new structure into the neighborhood with a Victorian look and also stated the current house doesn't fit within the neighborhood and she is up for any suggestions. McMullin stated we cannot vote on set of drawings that aren't accurate or are preliminary. Ward stated this was just a demolition project, but he wanted to show the Board what they were thinking of putting back in its place. Torke stated if you follow the historic guidelines and draw a house with the general idea of the drawings proposed you should come up with a suitable plan that could be approved. Curran stated they if you are going to have foreign objects solar panels they should be incorporated into the building structure and in addition to Torke's comment he feels the dormers are out of proportion and the dormer windows are foreign they border on a ranch style instead of Victorian. Heitsch asked what elevation he was referring to. Curran stated the east and west elevations and he suggested rethinking the positioning of the gables on the building to facilitate the incorporation of the solar panels into the larger project. Heitsch stated she is requesting a demolition permit for the house which is currently not a viable household. Ward stated he wanted to save the garage and that is why the solar panels are positioned where they are. Curran stated what will be the exterior appearance of the garage once the principal structure is removed and how long before the new principle structure will be built. Ward stated a new set of accurate drawings could be done next spring and the garage will probably be sided with vinyl siding or tar paper for the duration of the year. Johnston stated she understands this is a demolition application, however ordinance reads you cannot have a garage before the principal structure and the Board needs to put a deadline in place for start of the new construction if they allow the garage to stay. Ward stated they could start from scratch however the garage fits in the neighborhood and he wanted to save it. Heitsch stated the house is moldy, has no foundation and leaks, the garage is sound and she wanted to recycle as much building material as she could and store it in the garage to be reused on the new house and further stated Bayfield is a sustainable community and if they need to take the garage down later they will but the current house looks like a saltbox and doesn't belong in the neighborhood. Heytens feels the Board is setting a dangerous precedence with the lack of a well thought out plan and we could end up with a partial building. The Board denied a demolition permit on Front Street and made the applicant come back with an inspection report from a certified building inspector prior to approving the demolition application. Heytens would like to see and review a well thought out plan with accurate drawings before granting approval. Curran stated the photo of the garage shows a large sway in the ridge line about 3 inches and he is not sure it should stay in its current condition. Ward stated it would have to be shored up. Heitsch would like to leave the garage up

for a year to store building materials so she doesn't have to store them in her garage across the street. McMullin stated there are no plans to approve and he's looking for a motion regarding demolition only. Torke/Moore made a motion to approve the demolition of the entire house and garage returning the site to green space. If the owner wishes the garage to stay they will need to come back with accurate to scale drawings for the house and garage. Motion carried.

2. **Stephen Vircsik – 205 North Second Street, Permit Application #25-12.** Stephen Vircsik was present with a request to install a dormer on the west roof. Torke stated the dormer is larger than the one on the east but feels it is appropriate. Johnson/Heytens made a motion to approve the installation of a dormer on the west elevation similar to the dormer on the east elevation. Motion carried.
3. **Daniel Shefchik – 11 South Seventh Street, Permit Application #27-12.** Dan Shefchik was present with a request to remove 6 windows. McMullin asked how the old openings will be covered after removal. Shefchik stated he's not sure if he will be replacing the siding with what is currently on the house or residing the entire building with vinyl. Torke feels the window removal will be an improvement if the openings are covered in exactly the same material as currently on the house or all replaced with the same material. Shefchik stated the entire building will be renovated and he will come back with more project changes. Johnson/Torke made a motion to approve the removal of six windows. Motion carried.
4. **Bob Durfey – 25 South Second Street, Permit Application #28-12.** Bob Durfey was present with a request to install a lean-to roof addition on the garage covering it with metal and plantings. McMullin asked what plantings were. Durfey explained that he will use plants on the green part. Durfey presented the Board with a short slide show of the green roof he created on his garage in Minnesota four years ago and also provided samples of the materials used in creating the foundation for the green roof. The whole idea of the project is to control runoff. Moore stated he didn't feel the project conflicted with the historic district and was compatible with the City's Green initiative. Curran stated it is in the Historic District and the Guidelines do not reflect this type of technology and he is concerned that these projects will pop up in various locations throughout the city and may not be appropriate like the one that was just denied and we should revisit the Guidelines to include criteria for approving this technology. Curran is not concerned with the roof form he is more concerned with the covering. Moore stated given the scale and orientation of the roof it's a non issue. Torke agrees for reasons the roof form is historical with a pitched roof and columns he was going to object to the metal roof, but feels you will never see it because it's so flat and he doesn't object to the plantings. Curran stated he would object if it was the parent structure. Heytens can approve based on the fact it's an accessory structure. Moore/Curran made a motion to approve the application to install a lean-to roof on the accessory structure garage to include a metal roof with plantings. Motion carried.
5. **Bayfield Properties, LLC – South Broad Street, Block 105, Lot 17 and part of 18, Permit Application #26-12.** Bill Heytens was present representing Bayfield Properties, LLC with a request to demolish a storage shed; and noted they would grade property accordingly. Torke/Johnson made a motion to approve the demolition of the shed and grade property. Motion carried with Heytens abstaining.

Other discussion: None.

Zoning Administrator Report: Placed on file.

Next meeting is scheduled for Monday, July 16, 2012 at 5:00 p.m.

Curran/Johnson made a motion to adjourn at 5:40 p.m. Motion carried.