

**CITY OF BAYFIELD
ARCHITECTURAL REVIEW BOARD MEETING
Minutes of February 18, 2013**

Chairman McMullin called the meeting to order at 4:00 p.m. at the Bayfield City Hall.

Present: Tom McMullin, Corey Bakken, Stephanie Bresette, Sharon Johnson, Bruce Moore, Bob Durfey and Dionne Johnston – Deputy Zoning Admin.

Absent: Dan Curran, Tom Torke

Others: Daryl Jolma, Jill Lorenz, Rebecca McDowell & Davis Taylor, Don Albrecht, Clancy Ward, Roy Settgas, James Bryan, David Skoro

Johnson/Bakken made a motion to approve the agenda. Motion carried.

Bakken/Moore made a motion to approve minutes of October 30, 2012. Motion carried.

Public Input: None.

Building permits:

1. **Don & Lois Albrecht – 317 South Ninth Street, Permit Application #01-13.** Don Albrecht was present requesting to replace a window on the west elevation. This is the last room in the house to be remodeled. ***Durfey/Bresette made a motion to approve the application as presented. Motion carried.***
2. **Grace Heitsch – 17 North Seventh Street, Permit Application #03-13.** Roy Settgas was present as an observer, he will be installing the solar hot water system for this project and stated Clancy Ward should be arriving shortly to present the application for Grace Heitsch for the new residence. Chairman McMullin stated they will continue on with the agenda items until Ward arrives.
3. **Rebecca McDowell & Davis Taylor – 141 North First Street, Permit Application #04-13.** Owners Rebecca McDowell and Davis Taylor were present along with Architect Jill Lorenz with a request to replace/remove windows, add solatube skylight. Lorenz went through the changes on the North facade to replace the old leaking windows in the upper existing dormer with new windows to match as close as possible; to replace a long double hung window on the first floor in the kitchen area with a shorter casement window; and toward the back of the house remove 3 of the 4 awning windows leaving the trim in the existing openings and installing panels in the old window openings. McMullin asked what the purpose of removing 3 of the awning windows. Lorenz stated they are remodeling the space and installing an interior wall in one of the opening and a refrigerator in the other. Bresette asked why they are replacing openings with panels and not siding to match rest of house. Lorenz stated the siding on the house is new fiber cement and instead of redoing the siding would leave the window trim and install panels where the window sash was and it's a way of expressing the history of the house so that the history is maintained. McMullin asked how that would maintain the history of the house. Lorenz responded it will show where the windows were and set up the rhythm of the panels instead of having a blank wall. Lorenz stated there will also be a solatube on the back portion of the house. Bresette asked if its new siding wouldn't it be easy to match. Lorenz stated fiber cement is not an easy material to work with and will be difficult to go back and put new pieces in. Bakken would be tempted to approve if they will replace the awning opening with siding instead of panels. Johnson doesn't like the panels and feels the casement window in the kitchen should be double hung. Durfey stated function of the space requires a shorter window. Bakken stated he has double hung over the sink in his kitchen and doesn't have a problem. Moore asked if casement window could be equipped to have the appearance of a double hung. Lorenz stated a horizontal bar could be installed across the window but a lot of times that interferes with sidelines and would rather not. Bresette stated the house is in the Historic District and its going to look like you boarded up 3 windows which doesn't seem appropriate.

Bakken/Johnson made a motion to approve the application but instead of boarding up the 3 awning windows with panels they will install siding to match existing and the kitchen window will be a smaller double hung window or a casement with double hung appearance.

Discussion: McMullin asked if this was something they would be willing to change.

Taylor explained they just moved to Bayfield and love what we see. It was not our intention to make something less beautiful. We are trying to keep the rhythm of the existing windows and the panels would be interesting and look better. The problem with the picture is its just whited-out and you can't see what its potential could be. It's not purely for economic reason and aesthetically it would look better. If you decide siding would be better we will go along with it.

McMullin stated that is the motion and before they vote do you have an alternative.

Lorenz stated we have propose the alternative.

Bakken withdrew his original motion.

Bakken/Bresette made a motion to deny the window panels as presented. Motion carried 4-1 with Durfey opposed.

Bakken/Johnson made a motion to approve the application with the following changes. The kitchen casement window will have a double hung appearance and siding will be installed in a blended way over the old awning window openings to match existing. Motion carried.

4. **Wallace Grossman – 20 North Fifth Street, Permit Application #05-13.** Daryl Jolma with Lipka Construction Company was present representing Wallace Grossman with a request to replace the front entry door with a similar door same color; front entry storm door with a similar door same color; add a roof over the entry door similar to the one in the picture; and replace rear screen door with similar door same color. **Bakken/Johnson made a motion to approve the application as presented.** Discussion: Moore asked if the front entry light would be shielded. Lipka stated there will not be a light on the entry. **Motion carried.**
5. **Eric Ringsred – 100 Rittenhouse Avenue, Permit Application #06-13.** David Skoro Agent for Eric Ringsred was present with a request to restore storefront and to add window displays on east elevation. Skoro stated the east elevation will be exactly as the drawing depicts to include the additional display windows. Skoro stated there is only one change and that is the door to the basement toward the back of the building will be replaced with a glass door to match the front façade. Bresette asked where the door is located. Skoro stated you can barely see the door on the picture but it is to the south of Wolf Song. The current door is an unattractive steel door and the new door will be in keeping with the rest of the building. Bresette asked if the door toward the center of the building would be replaced with windows. Skoro stated the door would be eliminated because it goes nowhere and a window will be installed just north of that and all the rest of the little blemishes will be cleaned up. Johnson asked if the three windows currently on the east will be replaced with new windows and a window above that. Skoro stated yes and it will follow through to the front of the building as well and the current business will have more light going into the back of the building. Bresette asked if the front entrance door to the right will be replaced to match the drawing. Skoro stated currently there is an industrial door which will be replaced to match the drawing. Johnson asked about awnings. Skoro stated they will need awnings on east side not the North. Johnson asked if they would remove the blue awning on the north going to the upstairs. Skoro stated probably not but will if the Board wants. Johnson stated a few years back you were going to remove all the old blue awnings on the building. McMullin recalls discussion that awning along First Street should be uniform and remain blue. Johnson stated they were supposed to come back with a plan to include color choices, which never happened. Moore asked if the windows on Rittenhouse Avenue were functional windows. Skoro stated no. **Bresette/Durfey made a motion to approve the application as presented minus the awning above the entry door going to the upstairs on the North elevation. Motion carried.**
6. **Grace Heitsch – 17 North Seventh Street, Permit Application #03-13.** Clancy Ward was present representing Grace Heitsch with a request to build a new residence. McMullin asked if the old house was removed. Ward stated the old house is gone. Ward brought a larger set of drawings for the Board and brought a list of colors they were going to use on the exterior except for the roof. Ward stated he is looking for approval so he can start the inspection process with the state. McMullin asked what type of roof and the color. Ward stated it will be a metal roof and thinks a light color similar to the siding. McMullin stated they would need to come back for roof color. Bakken asked what type of solar was proposed on the roof. Ward stated solar hot water panels. Durfey asked what type of foundation they were using. Ward stated insulated floating slab. Durfey asked if they were double walls, outside bales and then an inside wall. Ward stated no just bales with framing on the flat on the outside and that's what the siding will be nail to. Inside walls will be plaster also, the upstairs walls and ceiling will be sheet rocked. Durfey asked if there were any City issues with the application. Bresette asked if all the windows will be double hung. Ward stated all the windows will be double hung. Johnson asked if the garage will stay. Ward stated the garage will be removed as part of the previous application. **Moore/Durfey made a motion to approve the application. Johnson asked if they were coming back with more details with railing type, window sizes, etc. Ward stated he was not done with the drawings and he will draw plans with more details and the window sizes will all be 2.0 x 4.0. He wanted the ARB approval so he can start the state inspection process. Johnston will need a copy of the UDC permit prior to issuing the permit. Motion Carried.**

Zoning Administrator Report: Place on file.

Next meeting scheduled for Monday, March 18, 2013 at 4 p.m. at City Hall.

Moore/Johnson made a motion to adjourn at 4:37 p.m. Motion carried.