

City of Bayfield

Architectural Review Board Meeting

Minutes of October 24, 2022

Call to Order: Chairman Carrier called the meeting to order at 5:00 p.m. followed by roll call.

Present: Bogaard, Carrier, Eldred, Reimer, Shrider, and Spence

Others: Tom and Linda Georgeson, and their builders representatives from Black Bear Carpentry and Miller Construction, and Barron Whittet

Approve Agenda: Spence/Reimer moved to approve the agenda. Discussion ensued about the content of the agenda and the review requirements since these properties were out of the Historic District. It was clarified that the first item includes multiple requests, and the second one is in the Historic District. Hoopman noted the code requires ARB review for all construction. The Board previously determined that minor requests and those outside the Historic District could be approved by the Zoning Administrator. Carried.

Review Previous Meeting Minutes of September 27, 2022: Eldred/Bogaard moved to approve the minutes as presented. Carried.

Public Input on Agenda Items: None.

Agenda:

1. Building Application 46-22 Thomas D. and Linda Georgeson - 21 East Lynde Avenue Foundation Repair, Replace Siding and Windows

The Board noted issues with the incompleteness of the application. The applicants and their builders were present to answer any questions and to clarify their requests. The applicant clarified the following:

- All windows in the main house will be replaced (from crank outs to double hung, using the same inserts).
- Three windows in the accessory structure will be replaced: same inserts.
- Window trim will be black.
- Both the primary house and accessory structure will be resided with 4" green vinyl (from cedar).
- The accessory structure will be re-roofed with grey metal to match primary structure.
- Foundation work on accessory structure will not alter the footprint or height.
- Spence/Eldred moved to approve the window replacement, siding, colors, and other minor repairs as submitted. It was clarified this motion does not include the roof extension or foundation work. Carried by roll call vote as follows: Bogaard, Carrier, Eldred, Reimer, Shrider, and Spence – yes.

- Spence/Eldred moved to forward the foundation work to the Zoning Administrator to approve or reject as repair/maintenance work. Passed by roll call vote as follows: Carrier, Eldred, Reimer, Shrider, Spence, and Bogaard – yes.
- Spence/Shrider made a motion to reject the roof extension work until the applicant returns with graphic details of placement, designs, etc. Passed by roll call vote as follows: Eldred, Reimer, Shrider, Spence, Bogaard, and Carrier – yes.

2. Building Application 47-22 Barron Whittet, Block 3, Lot 17-20 (Corner of North Limits Avenue and Pine) New Construction – 40’x36’ Home

Hoopman provided a copy of the Historic Guidelines that discusses the orientation of houses on lots. The Board discussed the site plan and agreed the angled placement of the house was acceptable. Hoopman noted that many of the features were not representative of the Historic District as a whole, especially the residential district. The Board noted that since there was no development on this block there was nothing historic or time period to consider.

- Spence/Reimer moved to accept and approve the request for new construction of the primary structure as presented. The applicant agreed to remove the facia projections. Passed by roll call vote as follows: Reimer, Shrider, Spence, Bogaard, Carrier, and Eldred – yes.

3. Zoning Administrator Report: Provided; no questions asked.

Other:

4. Discuss Historic District Guidelines / Updates: Chairman Carrier noted the subcommittee met last Thursday and they will be going on a walking tour at their next meeting.

5. Next Meeting Date and Time:

- November 28, 2022, at 5 p.m.
- December 19, 2022, at 5 p.m. (if needed)

Adjournment: Spence/Reimer moved to adjourn. Carried. (6:40 p.m.)

Minutes by Billie L. Hoopman, Clerk / Zoning Administrator