



HISTORIC PRESERVATION COMMISSION AGENDA

March 16, 2026 at 4:00 PM

City Hall - Conference Room 207, 828 Center Avenue,
Sheboygan, WI

It is possible that a quorum (or a reverse quorum) of the Sheboygan Common Council or any other City committees/boards/commissions may be in attendance, thus requiring a notice pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W.2d 408 (1993).

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose. All Commission members may attend the meeting remotely.

OPENING OF MEETING

1. Call to Order
2. Pledge of Allegiance

MINUTES

3. Approval of minutes from the February 16, 2026 meeting.

PUBLIC HEARINGS

4. Public hearing regarding the local landmarking of 1330 Bluff Avenue.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Discussion and possible action on the local landmarking of 1330 Bluff Avenue.
6. Discuss 2025 Year End Review
7. Discuss designating the Fountain Park Monument.
8. Discuss designating Highland Terrace Neighborhood
9. Discuss signage for the former Armory site.
10. Discuss the Commission vacancies and Historic Preservation Regulations.
11. Update on Urban and Farnsworth Middle Schools.

TENTATIVE DATE OF NEXT REGULAR MEETING

12. Tentative Next Meeting Date: April 20, 2026

ADJOURN

13. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

City Hall • Mead Public Library
Sheboygan County Administration Building • City's website

CITY OF SHEBOYGAN

HISTORIC PRESERVATION COMMISSION MINUTES

Monday, February 16, 2026

OPENING OF MEETING**MEMBERS PRESENT:** Wendy Schobert, Alderperson Susie Boorse, Fern Lomibao, Travis Gross, Peter Mayer**STAFF/OFFICIALS PRESENT:** Taylor Zeinert and Ellise Rose**OTHERS PRESENT:** Ben Yang and Alderperson Joe Heidemann**OPENING OF MEETING**

1. Call to Order

Wendy Schobert called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

MINUTES

3. Approval of minutes from the January 19, 2026 meeting.

Motion by Travis Gross, seconded by Alderperson Susie Boorse to approve minutes. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

4. Discussion regarding potential exterior work on a locally landmarked property.

Motion by Peter Mayer, seconded by Travis Gross for the Historic Preservation Commission to invite the party interested in 703 St. Claire Avenue to submit a Certificate of Appropriateness application for review at the March Historic Preservation Commission meeting.

Motion Carried.

5. Discuss the Sheboygan Breakwater Light.

Director Zeinert discussed the City's application to obtain the Sheboygan Breakwater Lighthouse.

Motion by Peter Mayer, seconded by Fern Lomibao to recommend to the Common Council to acquire the Sheboygan Breakwater Lighthouse and carry out the steps and procedures in the March 10 NHLPA.

Motion Carried.

6. Discuss 2025 Year End Review/Report.

Commission discussed projects and accomplishments from 2025.

7. Discuss the potential local landmarking in the City of Sheboygan.

The Commission discussed holding a public hearing for 1330 Bluff Avenue at the March meeting.

8. Discuss designating the Fountain Park Monument.

Wendy Schobert will meet with the City Administrator and bring information back to the Commission.

9. Discuss designating Highland Terrace Neighborhood

The Commission discussed holding an on-site meeting/tour in the summer. The Commission to discuss potential dates at the March meeting.

10. Discuss signage for the former Armory site.

The Commission discussed moving the sign to the recreation trail in front of the Sheboygan Yacht Club. Peter Mayer discussed working with Visit Sheboygan for a grant to facilitate a walking tour with the Armory site being a key focal point for the tour.

11. Discuss the Commission vacancies and Historic Preservation Regulations.

The Commission has one vacancy for an architect position. The Commission discussed working on the regulations and specifically the requirements of an architect on the Commission.

12. Update on Urban and Farnsworth Middle Schools.

Wendy Schober inquired with the Sheboygan County Museum if they would preserve a room from Urban Middle School. No response at this time.

TENTATIVE DATE OF NEXT REGULAR MEETING

13. Tentative Next Meeting Date: March 16, 2026

ADJOURN

13. Motion to Adjourn

Motion by Travis Gross, second by Alderperson Susie Boorse to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 4:53 p.m.

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Item 3.

11/19/25

Item 5.

To Whom It May Concern,

My name is William R. Protz and I have decided to write a letter to accompany The Historic Designation Application for my home at 1330 Bluff Avenue in Sheboygan, WI. The home shows up in the city's Architectural and Historical Survey that was completed in the early 2000s, and I would assume that at that time, the house was considered eligible for historic status within the city. I have recently applied through The Wisconsin Historical Society to get my property on the National and State Register, but unfortunately have been denied. I am now trying at the local level.

Per my research, the home was built for George and Anna Schuler in 1924 at a cost of \$5800. The garage came three years later in 1927. To the best of my knowledge, this property is an example of a Craftsman home, but lacks certain decorative elements that appear on other examples from the early 20th century. The original wood siding is still in place with a fresh coat of paint that was completed by myself in 2024. All the original windows (except the basement ones) were removed in 2024 and updated. The interior of the home still retains much of the original built in furniture and hard wood floors.

George had worked many years at the Frost Veneer Company which was originally located near The Blue Harbor resort. I believe the house is a good example of an early 20th century working class home and find it worthy of designation. Not many homes in my neighborhood still retain the original siding, and I believe my property can be a great example for future generations to appreciate the simplicity of a blue collar home from the early 1900s.

While no significant event occurred here and no historically significant person lived here, I respectfully ask the committee for your consideration in the designation of my home as a City of Sheboygan landmark. I believe within the coming decades, my home can be utilized as a reminder of the common person and can find historic value in my home on Bluff Avenue.

Sincerely,


William Ryan Protz

City of Sheboygan Historic Designation Application Site or Structure

To be considered for designation by the City of Sheboygan Historic Preservation Commission, it is necessary for applicant to complete an application form and return it. The application is designed so that it can be completed without professional assistance.

NAME OF PROPERTY <i>George and Anna Schuler House</i>
LOCATION OF PROPERTY - STREET ADDRESS (PLEASE INCLUDE A MAP WITH THE PROPERTY INDICATED) <i>1330 Bluff Ave. Sheboygan, WI 53081</i>
OWNER OF PROPERTY <i>William Ryan Protz</i>

PRESENT OWNER (IF OTHER THAN PERSON COMPLETING APPLICATION) <i>N/A</i>
ADDRESS <i>1330 Bluff Ave N/A</i>
CITY, STATE, ZIP <i>Sheboygan, WI 53081 N/A</i>
DAYTIME PHONE NUMBER <i>920-453-8806 N/A</i>

NAME OF PERSON COMPLETING APPLICATION <i>William Ryan Protz</i>
ADDRESS <i>1330 Bluff Ave.</i>
CITY, STATE, ZIP <i>Sheboygan, WI 53081</i>
DAYTIME PHONE NUMBER <i>920-453-8806</i>

Please check box if this property has been identified as a potentially eligible property in the City of Sheboygan Architectural and Historical Intensive Survey Report. If so, please skip Items A, B, C, & D.

DESCRIPTION OF PROPERTY

- A.) Please submit recent color photographs that show all sides of the exterior of the structure, views of the interior of the structure, and any associated outbuildings. The photograph will not be returned, and will become a permanent part of our site records.
- B.) Please draw a simple sketch map of the lot on which the structure is located or provide a recent property survey showing all improvements. Include all structures, streets, and other major features. Photographs of the buildings should be keyed to this sketch.
- C.) Has the property been moved from its original site? If so, why, from where, and when?
- D.) Explain any way in which the property is presently threatened?

Return Form and Required Attachments to:

Department of Planning & Development
City of Sheboygan
828 Center Avenue, Suite 104
Sheboygan, WI 53081

If you have any specific questions, please call the Department of Planning & Development at 920.459.3377















