



**HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
THURSDAY, JUNE 28, 2012**

Call to Order

The meeting was called to order by Chairman Stelling at 5:30 p.m.

Roll Call

Present: Chairman Tom Stelling, Commissioners Jeff Erickson, John Lynch and Ed Johnson were present. Commissioner Joel Weis, Maria Veronico and Judy Stone were excused. Building Inspector/Zoning Administrator Patrick Scherrer was excused. Also present was Stephanie Schulte of Racine County Economic Development Corporation.

Citizen Comments

There were no citizen comments.

Approval of May 31, 2012 Minutes

Chairman Stelling entertained a motion. Commissioner Erickson moved to approve the minutes of the May 31, 2012 meeting and Commissioner Lynch seconded. All aye. Motion carried.

388 N. Pine St. – Trend Setters Salon – Façade Grant Application

Stephanie Schulte was present and stated that the upper parapets will be removed as part of this project. She further stated that two former grants had been given for this property. Commissioner Erickson motioned to approve the façade grant application in the amount of \$6,260.50 contingent on a response team visit to assess the anchoring method for the bricks, the submittal of a sample of the cast stone product to be approved by Patrick Scherrer, Building Inspector and contingent on the recommendations in the Meehan and Co. memorandum dated May 10, 2012 (as follows):

1. The application and various other attached materials submitted to the City by the applicant for the "Certificate of Appropriateness" in compliance with Sections 315-42B. and E. and 315-139 of the City of Burlington Zoning Ordinance.

2. The removal (where needed) of the existing mortar of the street-facing brick masonry elevations of the building and replacement with new mortar colored to match the existing mortar joints (tuck-pointing). Brick and mortar samples (including colors) shall be submitted to the Historic Preservation Commission for review and recommendation for approval prior to the issuance of a Certificate of Appropriateness.
3. New brick and mortar material types, colors, and workmanship are to match the historic mortar and brick (including the historic placement and tuck-pointing style) of the storefront. Masonry restoration and repair is not to include any type of cleaning or application of surface treatment such as paint or stain to the masonry or mortar.
4. During the repair process, that the concrete public sidewalks shall be covered and protected from the mortar.
5. The contractor will also fully inspect the remaining brick veneer for further damage and repair if necessary.
6. Since specifics regarding the proposed method of accomplishing the tuck-pointing are lacking in the applicant's submitted application, the proposed method of accomplishing the tuck-pointing will need to be explained in detail by the applicant to the Historic Preservation Commission, and recorded in detail in the minutes of the meeting of the Historic Preservation Commission. The requirements of Section 315-42B. and E. of the City of Burlington Zoning Ordinance Zoning shall be met by the applicant for any and all tuck-pointing work performed at the subject property.

Commissioner Lynch seconds the motion. A roll call vote was taken: Lynch: Aye; Erickson: Aye; Johnson: Aye; Stelling: Aye; Stone: Excused; Veronico: Excused; Weis: absent. Motion carried.

Discussion of Current Projects and Response Team Visits

Chairman Stelling stated that he spoke with Jim Wallace of Neighborhood Optometry at 124 W. Chestnut St. regarding proposed façade alterations. He directed Mr. Wallace to come before the Commission for a certificate of appropriateness.

Review of Grant Funding Status

Stephanie Schulte of Racine County Economic Development Corporation stated that there is \$797 left in funding. Commissioner Stelling stated that the Commission needs to

prioritize and get people listed for funds when they become available. He further stated that the Historic District may be expanding its area.

Discussion Concerning Potential/Future Projects and Notices of Violations in the Historic Preservation Overlay District

Commissioner Erickson inquired as to whether the Commission can call back monies for projects that have been given grants but have not started any work. He asked about 256 E. Chestnut St. and the pending project. The Commission agreed to hold this open until August and then let the owners (the Sullivan's) know that the Commission needs to know their intentions or the grant monies will be reverted back to the Commission.

Chairman Stelling stated that the Intensive Survey Presentation will begin at 6:30 p.m.

Adjournment

Commissioner Erickson motioned to adjourn the meeting until the 6:30 p.m. presentation. Commissioner Johnson seconded the motion. All aye. Motion carried. The meeting adjourned at 5:50 p.m.

Architectural and Historical Intensive Survey Presentation

Chairman Stelling called the meeting back to order at 6:30 p.m. Commissioners Joel Weis, Ed Johnson and John Lynch were present at this time and Commissioner Jeff Erickson was excused at 6:32 p.m.

Jennifer Lehrke of LJM Architects and Joe DeRose of the State Historical Society were present and gave a presentation as follows:

Joe DeRose of the Wisconsin Historical Society stated that some of the properties in the survey would qualify for the National Register of Historic Places and that Jennifer Lehrke made that determination. They had to meet these qualifications:

1. Has to be 50 years old.
2. Has to have historic integrity.
3. Has to be historically significant (prominent person has lived there)
4. Has to be part of a Historic District.

Mr. DeRose stated that Jennifer identified six potential historic "Districts" and two potential historic "Complexes".

Mr. DeRose further stated that there are promotional purposes for properties that get listed in the National Register such as a federal tax credit of \$10,000 on a project,

whether exterior or structural work, 25% off personal state income tax, federal tax credits for income producing properties and state tax credits for homes.

Mr. DeRose turned the presentation over to Jennifer at this time. She stated that there were three main purposes of the survey which are:

1. Identify resources
2. Identify districts of architectural or historical significance
3. Identify areas for economic redevelopment

She further stated that the survey consisted of several elements which included a reconnaissance survey, architectural and historical research, evaluation of significant resources and preparation of an intensive survey report. She indicated that eligible properties centered around events, persons and type, period or method of construction.

She identified 406 structures as having interest and that 48 qualified. The architectural styles were as follows:

1. Greek Revival
2. Gothic Revival
3. Italianate
4. Romanesque Revival
5. High Victorian Gothic
6. Queen Anne
7. American Craftsman
8. American Foursquare
9. Bungalow
10. Period Revival
11. Colonial Revival
12. Dutch Colonial Revival
13. Tudor Revival
14. Mediterranean Revival
15. Spanish Colonial Revival
16. Art Deco
17. International Style
18. Ranch
19. Lustron
20. Contemporary

The districts were identified as:

1. Kane Street district – 158 buildings, 137 contributing and 12 non-contributing
2. Randolph Street District
3. Burlington Community Pool Complex – Honorary designation - Joe stated that there are funding sources for city-owned properties
4. God Acres Cemetery Complex
5. Rainbow Motel Historic Complex
6. St. Charles Borromeo Catholic Church Complex
7. St. Francis Friary Complex
8. St. Mary's Catholic Church and School Historic Complex

Jennifer advised the Commission with the following recommendations:

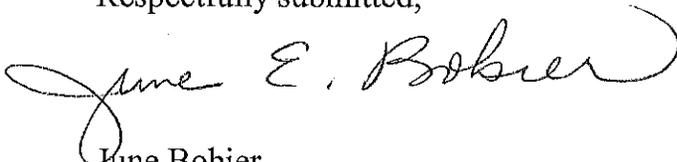
1. Continue to hold HPC meetings
2. Maintain CLG status
3. Apply for CLG grants
4. Identify and landmark local historic resources based on Intensive Survey results
5. Pursue National Registeral Nominations
6. Stay Abreast of Threats to Resources
7. Public Education

Chairman Stelling inquired as to how to get this information out to the public. Jennifer stated that copies of the survey will be available at City Hall, the Burlington Public Library and the Historical Society.

Adjournment

Chairman Stelling entertained a motion to adjourn. Commissioner Weis motioned to adjourn and Commissioner Lynch seconded. All aye. Motion carried. The meeting adjourned at 7:42 p.m.

Respectfully submitted,



June Bobier
Administrative Assistant
City of Burlington