



**HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
Thursday, June 26, 2014**

The meeting was called to order by Chairman Stelling at 6:33 p.m. Commissioner Jeff Erickson; Commissioner Judy Stone; and Commissioner Joel Weis were present. Alderman Tom Preusker; Park Board President Darrel Eisenhardt; and Commissioner Maria Veronico were excused. Building Inspector/Zoning Administrator Patrick Scherrer was present. Racine County Economic Development Corporation Tina Chitwood was excused.

CITIZEN COMMENTS

There were no citizen comments.

APPROVAL OF MINUTES

Commissioner Erickson moved and Commissioner Stone seconded to approve the minutes of April 24, 2014. All were in favor and the motion carried.

OLD BUSINESS

Discussion and possible recommendation regarding signage for the Kane Street Historic District

- Stelling introduced and opened this item for discussion.
- Stelling stated the signage was discussed a little bit at the last meeting. Stelling stated he received an e-mail from Alderman Preusker asking City Administrator Kevin Lahner what the City thought of the signage for the Kane Street Historic District. Stelling contacted Kevin to ask what kind of signs the City would like. Stelling stated he would do a little research and check with the State. The HPC members would have to decide if they wanted to put a signage on the street that says it is a Historical District or a walk-up item that have pull-out leaflets that take the citizens on a walking tour and which streets the signage could be placed. City Administrator Kevin Lahner is going to check on the cost estimates for the type of signage, once a decision is made, and look to see if they could put it into the City Budget, which does not come out until the fall.
- Erickson questioned if the signs we have currently are hanging signs off the street lights. Stelling stated yes they are.
- Stone stated that on Kane Street, the streets are too wide for a sign with posts.

- Erickson stated the signs should match the other downtown signs.
- Stelling stated it would be helpful to have pull-outs by the Historical Society to see the outline of the district otherwise it does not define the Kane Street Historic District. Stelling suggested the HPC members should take pictures of other communities' signs to help get some ideas.
- There were no further comments.

NEW BUSINESS

A Certificate of Appropriateness from the City of Burlington Public Library for the property located at 166 E. Jefferson Street to remove part of the chimney and recapping at the top.

- Stelling introduced and opened this item for discussion.
- Erickson questioned if the reason why they are reducing the height of the chimney is due to helping with the efficiency and if the current height causes too much draft to rise.
- Stelling stated the newer boilers do not require as much height to cool exhaust and it cuts down on maintenance.
- Scherrer stated on Patrick Meehan's report that he would like the bricks to be saved and stored in case the City could use the bricks in the future.
- There were no further comments.
- Erickson moved, and Weis seconded to approve the chimney to be shortened with the exception, the bricks would be stored and inventoried per Patrick Meehan's request.
- All were in favor and the motion carried.

DISCUSSION ITEMS

A. Review of Façade Grant Funding Status.

- Stelling introduced and opened this item for discussion.
- Stelling stated that \$17,990.38 is the total Grant fund disbursed in Round #4 as of June 19, 2014. The unobligated fund amount is \$12,009.62. The actual Grant fund remaining balance is \$12,009.62.
- Erickson questioned if there are any Grants to call back because it has been too long.

- Stelling stated at this time there is nothing on a Sunset.
- There were no further comments.

B. Discussion and possible recommendation regarding projects for the 2014 Certified Local Government Sub-grant Application that was tabled from the April 24, 2014 meeting along with the question sent by Tina Chitwood regarding an e-mail that was answered by Jennifer Lehrke.

- Stelling introduced and opened this item for discussion.
- Stelling stated Tina Chitwood is excused from the meeting and to keep this on the agenda. Stelling stated Tina wanted to know if there were any other structures to identify and go after Grants funds for, but the Grant funds will not be coming out until the fall.
- Stelling stated according to Jennifer Lehrke's report, both the Burlington Community Pool and the Burlington Cemetery Chapel are listed on the National Register incase repair needed to be done in the future, the City would be able to.
- Erickson stated he would like to find grant money for the pool's repair. Erickson stated the Pool Board will be doing a fundraiser. He further stated the pool needs about \$150,000 to complete the basic repairs.
- Stelling recommended contacting the Pre-cast Concrete Institute, it is listed in the National Register as a historic structure because of its iconic pre-cast roof which represents the period of time in the 1960's.
- There were no further comments.

B. Discussion on the downtown fire and restoration of Schuette Daniel's Furniture Store

- Stelling introduced and opened this item for discussion.
- Stelling stated at the last meeting the focus on this discussion was, what the roll of the City has when a fire takes place in a Historic Downtown District building. Stelling stated Attorney John Bjelajac sent a letter to the City. The letter states the owner has to come to the City first before deciding to raze the building. The reasoning is to make sure the insurance company does not write off the building because of its cost and not necessarily its value.
- Erickson question if we have heard anything from the Daniel's Family.

- Scherrer stated that he has communicated with a contractor and the intent is to save the front façade of the little building but there needs to be more engineering and investigation. Scherrer stated the hold-up of the building is the electrical power pole in the back needs to be relocated which takes time to get permission from various people.
- Scherrer stated Joe DeRose of Wisconsin Historical Society commented in a memo, how he believes the owner can do what they would like with their property, whether it is to try and restore the façade or demolish the building.
- Stelling stated the Grant funds would be for two separate building facades and two separate funds. The HPC will try to do what they can for the Daniel's Family to be able to stabilize the front façade so it is not missing. Stelling stated the City does not want to see the same thing that happened to 180 E. Chestnut Street, formerly Natalie's Restaurant, where it was more of a cost effective infill.
- Scherrer stated the City should try to get funding for around \$5000 since the owner of the laundromat will be applying for two Grants to repair the front of his windows due to the fire.
- Erickson stated it should not be a burden on a business to pay for all repairs especially if the City or Wisconsin Historical Society wants to see the façade being restored. The owners should get help with funds from the State.
- Weis stated from an insurance industry perspective, the penalty lies in not doing anything in terms of rebuilding the building, there is no incentive for the insurance companies to cash out and just walk away from the building. It is already built into the clause of the policy.
- Stelling stated he has been inside the building and there is heat damage and cracks but you can stand on the floor of the first floor and the second floor in the front of the building. Stelling stated he thinks it can be saved.
- Weis question if there are any possibilities to make additional funds if needed.
- Stelling stated it is a question for the legal authorities. Stelling stated in the past the HPC were able to find funds with one building because it was categorized as two buildings because of the roof line. Stelling stated it would be nice for the City to say the owner has certain amount of funds and it is up to them how to dispense those funds for the restoration. Stelling stated it is possible the owners could go after federal investments and credits so it would not be of any cost to them like what happened in the Kane Street Historic District.
- Judy questioned if there are any buildings asking to have work done because it seems quiet.
- Stelling stated the Coffee House will be on next month's meeting.

- There were no further comments.

ADJOURNMENT

Commissioner Weis moved and Commissioner Stone seconded to adjourn the meeting at 7:00 p.m. *All were in favor and the motion carried.*

Recording Secretary
Kristine Anderson
Administrative Assistant