



**HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
Thursday, May 28, 2015**

The meeting was called to order by Chairman Tom Stelling at 6:30 p.m. Alderman Tom Preusker; Commissioner Darrel Eisenhardt; Commissioner Kevin O'Brien; Commissioner Joel Weis; Commissioner Jeff Erickson; and Commissioner Maria Veronico were present. City Administrator Carina Walters and Building Inspector Gregory Guidry were also present.

CITIZEN COMMENTS

None

APPROVAL OF MINUTES

Commissioner Eisenhardt moved, and Commissioner Erickson seconded to approve the minutes of April 23, 2015. All were in favor and the motion carried.

LETTERS AND COMMUNICATIONS

None

OLD BUSINESS

None

NEW BUSINESS

A. A Certificate of Appropriateness for 516-518 Mill Street to install two sloped canopies with Pre-Finished Siding and Self-Adhering Roofing Material, removal and replacement of three side-by-side windows, a door and its transom above the door infilling with brick and two windows infilling with brick.

- Chairman Stelling introduced and opened this item for discussion.
- Jim Martin, representative for Welders Supply Company, and Trent Harris, the manager, stated the necessary materials requested had been supplied, along with making sure the colors were matching with the existing wall and would like a recommendation of approval since the improvements will serve as a safety purpose. The design of the canopy will accommodate semi-trailers and assist in getting rid of snow loads when loading the dock with gas cylinders. Commissioner Erickson stated the canopy starts at the first window and goes back to accommodate semi-trailers. Commissioner Weis questioned if the canopy is over the existing concrete pad. Jim Martin replied that it is. Trent stated the customer will be protected from

the snow when moving the cylinders. Trent also stated the top dock will be removed and a new 6 inch layer of concrete on top and a cyclone fence will be installed for security. Gregory Guidry confirmed one door and two windows will be eliminated plus one window at the top. Trent stated the upper window must go since part of the canopy will be covering that area. Alderman Preusker asked if the lower door was being eliminated. Jim Martin responded the lower door is not accessible now, so it will be removed.

- Alderman Preusker stated the commissioners would like to see pictures from previous years that showed a canopy existing in the historic district. Guidry informed the applicants that it is their responsibility to do the research. Alderman Erickson stated the roof will be seen slightly from Commerce Street. Chairman Stelling commented he was concerned if the additional chain-link fence and a metal pole holding the canopy surrounding the gas cylinders is appropriate for the historic downtown district. Trent stated the building has been rented by him for 34 years and there were no issues with the previous changes. Chairman Stelling stated the previous changes made were appropriate to the historic district. Chairman Stelling stated even though the changes are for safety purposes it may not be appropriate for the historic district. Commissioner Veronico recommended them to research if there had been any canopies of this style or even a flat roof previously in the historic district. Commissioner Weis stated he understood this sloped canopy is for safety reasons, but was thinking maybe there is another design for the roof that would be in harmony with the historic style. Commissioner Veronico stated the safety should over weigh the historic look since the gas tanks weight and size change over the years, but would still like to see a picture of any other historic building with this style of roof.
- Guidry stated he would like to look further into the fire separation between the two commercial buildings and the street setbacks before the building permit is pulled. There are compressed glass bottles within a close proximity of a neighboring business building. Guidry was also concerned whether there was enough clearance between the roofs for the electrical, since it is so close. Alderman Preusker stated the two buildings are very close to each other.
- There were no further comments.
- Alderman Preusker moved, and Commissioner Veronico seconded to table the recommendation of approval of the Certificate of Appropriateness to install two canopies, replace a door and two windows until pictures of any other building in the historic district from previous years can be found proving a sloped canopy or flat canopy of the proposed style existed, subject to Patrick Meehan's memorandum.
- Commissioner Erickson and Commissioner Eisenhardt opposed to tabling the approval; Commissioner Weis and Commissioner O'Brien were in favor of tabling.
- Commissioner Veronico stated she would vote in favor, but she would like to reassure herself of another building having a similar style roof since it is in the historic district and what is being presented has a modern style.

- Alderman Preusker questioned if the cyclone fence will be added on to. Trent replied yes and stated a gate will be going behind the tanks for security.
- All were in favor and the motion carried 4 to 2 to table the recommendation. This item will be brought back to the June 25, 2015 meeting.

B. A Certificate of Appropriateness application from Al Johnson for property located at 532 N. Pine Street to paint the Cornice “White” to match the existing color.

- Chairman Stelling introduced and opened this item for discussion.
- Commission Weis stated the color on the Cornice is currently white. Chairman Stelling stated at one point in time it was painted white and Al Johnson would like to repaint the Cornice white again, but there are no records showing that white was presented to the Historic Preservation Committee before.
- There were no further comments.
- Commissioner Weis moved, and Commissioner O’Brien seconded to recommend the approval of the Certificate of Appropriateness to paint the Cornice “White”, subject to Gregory Guidry’s memorandum.
- Alderman Preusker questioned why the color above the windows are white and not Mahogany, which was last approved. Chairman Stelling stated the windows were originally approved white and then Mahogany. He also stated the owner came to the City to ask permission to paint it back to the original approved color, white.
- Commissioner Erickson questioned what the discussion of the metal plating across the building was about. Guidry stated the owner would like to remove the metal plating, but was concerned there would be damage to the brick once removed since it is screwed into the brick.
- All were in favor and the motion carried.

DISCUSSION ITEMS

A. Review of Façade Grant Funding Status.

- Chairman Stelling introduced and opened this item for discussion.
- Chairman Stelling stated no changes were made to the grant status. Chairman Stelling announced the funding will now be the City’s responsibility instead of Racine County Economic Development Corporation’s.

- Chairman Stelling stated he will recuse himself, but three other Commissioners will need to do an on-site response team visit at 492 N. Pine Street, The Coffee House, to verify if the façade repairs were done to satisfaction in order to be approved for the Façade Grant.
- There were no further comments.

ADJOURNMENT

Alderman Preusker moved, and Commissioner Weis seconded to adjourn the meeting at 7:18 p.m.

All were in favor and the motion carried.

Recording Secretary,

Kristine Anderson
Administrative Assistant