



**AGENDA**  
**HISTORIC PRESERVATION COMMISSION**  
**THURSDAY, MARCH 23, 2017 at 6:30 P.M.**

Common Council Chambers, 224 East Jefferson Street, Burlington, WI 53105

Tom Stelling, Chairman  
Tom Preusker, Aldermanic Representative  
Darrel Eisenhardt, Park Board President  
Jeff Erickson  
Maria Veronico-Ventura  
Kevin O'Brien

1. Call to order
2. Roll Call
3. Citizen Comments
4. Approval of minutes of March 9, 2017
5. Letters and Communications: None
6. Old Business:
  - A. **457 Milwaukee Avenue - LifeBridge Church** This item was tabled at the March 9, 2017 meeting. (The owner will be present to give just cause.)
    - 1) Certificate of Appropriateness extension
    - 2) Façade Grant extension
7. New Business:
  - A. **525 Milwaukee Avenue - Commercial Investment Properties Corp.**
    - 1) Certificate of Appropriateness to repair façade and add canopy
    - 2) Sign Permit application to install a sign
    - 3) Façade Grant application for the front façade
  - B. **400 N. Pine Street – Thrivent Financial**
    - 1) Certificate of Appropriateness for front façade along N. Pine Street
    - 2) Certificate of Appropriateness for side façade along E. Washington Street
    - 3) Façade Grant application for the front façade
    - 4) Façade Grant application for the side façade

C. **208 E. Washington Street – Thrivent Financial**

- 1) Certificate of Appropriateness for front façade repair
- 2) Certificate of Appropriateness for side/alley façade repair
- 3) Façade Grant application for the front façade
- 4) Façade Grant application for the side/alley facade

D. **615 N. Pine Street Suite #102 – Halpin Personnel**

- 1) Certificate of Appropriateness to install a sign
- 2) Sign Permit application

8. Discussion items:

A. Review of Façade Grant Funding Status.

B. Discussion regarding historic codes for backlighting as well as other codes and the steps to take on how to revise the codes.

9. Adjournment.

NOTE: If you are disabled and have accessibility needs or need information interpreted for you, please call the City Clerk's Office at 262-342-1161 at least 24 hours prior to the meeting.



**HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
Thursday, March 9, 2017**

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; and Commissioner Maria Veronico were present. Commissioner Jeff Erickson was excused.

**CITIZEN COMMENTS**

None

**APPROVAL OF MINUTES**

Commissioner Eisenhardt moved, and Commissioner Veronico seconded to approve the minutes of December 22, 2016. All were in favor and the motion carried.

**LETTERS AND COMMUNICATIONS**

None

**OLD BUSINESS**

- A. A recommendation to the Common Council from Jon Thorngate of LifeBridge Church for property located at 457 Milwaukee Avenue for an extension of the Certificate of Appropriateness for up to one year. (The owner will be present to give just cause.)**
- Chairman Stelling introduced and opened this item for discussion.
  - Chairman Stelling stated the owner was not present to give just cause and suggested tabling this item until the end of the meeting in case he showed.
  - Commissioner O'Brien moved, and Alderman Preusker seconded to table this item until the end of the meeting.
  - All were in favor and the motion carried.
- B. A recommendation to the Common Council from Jon Thorngate of LifeBridge Church for property located at 457 Milwaukee Avenue for an extension of the Façade Grant Program for up to one year. (The owner will be present to give just cause.)**
- Chairman Stelling introduced and opened this item for discussion.

- Chairman Stelling stated the owner was not present to give just cause and suggested tabling this item until the end of the meeting in case he showed.
- Commissioner Eisenhardt moved, and Alderman Preusker seconded to table this item until the end of the meeting.
- All were in favor and the motion carried.

## **NEW BUSINESS**

### **A. A Certificate of Appropriateness application from John Fleischman for property located at 488 N. Pine Street to remove existing concrete stoop with a ramp, replace existing door and expose the existing stone.**

- Chairman Stelling introduced and opened this item for discussion.
- John Fleischman, applicant, stated the proposed new door to be installed will swing out instead of in, which will also provide more safety. Gregory Guidry, Building Inspector, mentioned that there was a misprint on the cover sheet regarding the stoop height, it should read “1½ inch” not “1½ foot”.
- Chairman Stelling questioned if the steel pipe column will be exposed. Mr. Fleischman replied yes. Commissioner O’Brien asked if the new door will have a kick plate. Mr. Fleischman answered the door will look the same as the existing door, with the kick plate and glass in the center with wood around it.
- Mr. Guidry informed Mr. Fleischman that the project address on the application should be 488 N. Pine Street and not 492 N. Pine Street for emergency vehicles.
- There were no further comments.
- Commissioner O’Brien moved, and Alderman Preusker seconded to recommend approval of the Certificate of Appropriateness to remove existing stoop with a ramp, replace existing door and expose the existing stone, subject to Gregory Guidry’s February 17, 2017 memorandum.
- All were in favor and the motion carried.

### **B. A Certificate of Appropriateness application from Kelly Rausch for property located at 224 E. Chestnut Street to paint the façade, door and triangle peak.**

- Commissioner Stelling introduced and opened this item for discussion.
- There were no comments.

- Commissioner Eisenhardt moved, and Commissioner Veronico seconded to recommend approval a Certificate of Appropriateness application to paint the façade, door and triangle peak with the colors presented, subject to Gregory Guidry's February 17, 2017 memorandum.

- All were in favor and the motion carried.

**C. A Sign Permit application from Kelly Rausch for property located at 224 E. Chestnut Street to repaint existing signage with business name (Forever Beading).**

- Chairman Stelling introduced and opened this item for discussion.
- Commissioner O'Brien clarified the same sign board will used and just painted over.
- There were no further comments.
- Alderman Preusker moved, and Commissioner O'Brien seconded to approve the Sign Permit to repaint the existing sign, subject to Gregory Guidry's February 17, 2017 memorandum.

- All were in favor and the motion carried.

**D. A Façade Grant Program application from David Flitcroft for property located at 580-588 N. Pine Street to install new siding, windows and a back door.**

- Chairman Stelling introduced and recused himself.
- Alderman Presuker opened this item for discussion.
- Commissioner O'Brien stated previously there had been a brief discussion regarding this topic and the Commissioners were good with the approval of the Façade Grant.
- There were no further comments.
- Commissioner O'Brien moved, and Commissioner Veronico seconded to approve a Façade Grant Program application in the amount of \$5,000.
- Roll call: Commissioner Maria Veronico; Commissioner Kevin O'Brien; Commissioner Darrel Eisenhardt; and Alderman Tom Preusker.

- All were in favor and the motion carried.

**E. A Certificate of Appropriateness application from Shad Branen for property located at 425 N. Pine Street to paint the façade, install a sign and banners.**

- Chairman Stelling recused himself.
- Alderman Preusker introduced and opened this item for discussion.
- Mr. Guidry stated at the July 23, 2015 and October 22, 2015 HPC meetings Mr. Branen, owner, stated he would try to remove the paint from the wall. Commissioner O'Brien stated now Mr. Branen is deviating from the original Certificate of Appropriateness by painting the wall. Mr. Branen responded there were many issues when stripping the green paint and decided to match the color. Mr. Branen stated the side wall will be Narragannett Green.
- There were no further comments.
- Commissioner Veronico moved, and Commissioner Eisenhardt seconded to recommend approval of a Certificate of Appropriateness application to paint the façade, install a sign and banners, subject to Gregory Guidry's February 17, 2017 memorandum.
- All were in favor and the motion carried.

**F. A Sign Permit application from Shad Branen for property located at 425 N. Pine Street to paint the façade, install a sign and banners.**

- Alderman Preusker introduced and opened this item for discussion.
- Mr. Branen stated there was a slight change with the transom windows, they will not be replaced in the center of the building but instead have a metal background for the sign with raised letters. Mr. Guidry commented the city code states no metal is allowed in the historic district and should be glass, also backlighting is not mentioned. Alderman Preusker stated the sign is metal and lit from behind and thought it would add a great touch to downtown. Alderman Preusker also stated it is not a big plastic sign in front, which will look nicer. Mr. Stelling, Stelling & Associates, stated the light is not a box type lighting, but a backlight. Commissioner Veronico commented since the backlight is not in the codes, it could be allowed. Alderman Preusker suggested the codes should be updated for future projects regarding backlight. Mr. Guidry also suggested to correct the confusion with three signs per business in the Burlington Historic Downtown Main Street District guideline verses three signs per building in the HPO Codes. Mr. Branen stated the banners are for the four individual businesses.
- There were no further comments.
- Commissioner O'Brien moved, and Commissioner Veronico seconded to approve a Sign Permit application to install a sign made of metal with backlighting and banners, subject to Gregory Guidry's February 17, 2017 memorandum.

- All were in favor and the motion carried.

Commissioner Veronico asked for a copy of the historic ordinances. Chairman Stelling would like to see on the next agenda a discussion regarding codes, backlighting and the steps to revise the ordinance.

### Old Business

**A. A recommendation to the Common Council from Jon Thorngate of LifeBridge Church for property located at 457 Milwaukee Avenue for an extension of the Certificate of Appropriateness for up to one year. (The owner will be present to give just cause.)**

- Chairman Stelling introduced and opened this item for discussion.
- Commissioner Veronico moved, and Commissioner Eisenhardt seconded to take this item off the table.
- Chairman Stelling stated Mr. Thorngate did not attend. Commissioner Eisenhardt stated the Commissioners had three options to vote on; 1) have it expire, 2) extend for year or less or 3) extend for two months, allowing Mr. Thorngate to attend one of the upcoming meetings.
- Commissioner O'Brien moved, and Alderman Preusker seconded table the extension of the Certificate of Appropriateness for two months.

**B. A recommendation the Common Council from Jon Thorngate of LifeBridge Church for property located at 457 Milwaukee Avenue for an extension of the Façade Grant Program for up to one year. (The owner will be present to give just cause.)**

- Chairman Stelling introduced and opened this item for discussion.
- Commissioner Veronico moved, and Commissioner Eisenhardt seconded to take this item off the table.
- Chairman Stelling stated Mr. Thorngate did not attend. Commissioner Eisenhardt stated the Commissioners had three options to vote on; 1) have it expire, 2) extend for year or less or 3) extend for two months, allowing Mr. Thorngate to attend one of the upcoming meetings.
- Commissioner Eisenhardt moved, and Commissioner Veronico seconded to table the extension of the Façade Grant Program for two months.

## **DISCUSSION ITEMS**

### **A. Review of Façade Grant Funding Status.**

- Chairman Stelling introduced and opened this item for discussion.
- Alderman Preusker stated that he brought to Council the suggestion of having a waiting list for façade grants. Alderman Preusker stated there was no discussion since it was not on the agenda, but \$50,000 in grants were approved.
- Chairman Stelling stated there is \$5,000 pending in 2017 for Flitcroft Rentals. Chairman Stelling requested to either add a column for specific expiration dates of grants or write it in the Notes column.
- There were no further comments.

## **ADJOURNMENT**

Commissioner Veronico moved, and Commissioner O'Brien seconded to adjourn the meeting at 7:23 p.m. *All were in favor and the motion carried.*

Recording Secretary,

Kristine Anderson  
Administrative Assistant



CITY OF BURLINGTON

**Building & Zoning Department**  
300 N. Pine Street, Burlington, WI, 53105  
(262) 342-1164 – (262) 763-3474 fax  
www.burlington-wi.gov

<b>Historic Preservation Commission Item: 7A (1)</b>	<b>Date:</b> March 23, 2017
<b>Submitted By:</b> Gregory Guidry, Building Inspector	<b>Subject:</b> Certificate of Appropriateness for 525 Milwaukee Avenue

**Details:**

Thomas Stelling on behalf of Commercial Investment Properties Corp. is requesting approval of a Certificate of Appropriateness located at 525 Milwaukee Avenue. The proposed project consists of:

- The installation of a new canopy, recessed LED lighting, concrete curb, a new glazed door and a hanging sign. The proposed canopy is a marine-grade fabric awning in True Brown color over the existing mansard awning with recessed lighting. The storefront renovations include; installing new trim, framing and paneling to cover the existing brick façade, construct a concrete curb at the base of the storefront façade along the sidewalk, install a new door and install a hanging sign. The colors for the façade are Ranch Mink for the major trim, Chocolate Pretzel for the minor trim, Madonna Lily for the accent and Toasted Almond for the base, which are all approved historic colors.

Graef, whose memorandum is attached, recommends approval of this request, subject to conditions listed in the March 13, 2017 memorandum to the Commission.

**Financial Remarks:**

The applicant applied for a Façade Grant as seen in item 7A (3).

**Executive Action:**

This item is for consideration to approve the Certificate of Appropriateness at the March 23, 2017 Historic Preservation Commission meeting and be placed on the April 5, 2017 Committee of the Whole and Common Council meetings for consideration.



collaborāte / formulāte / innovāte

## MEMORANDUM

**TO:** Historic Preservation Commission  
City of Burlington

Copies to: Carina Walters, City Administrator  
Megan Watkins, Director of Administrative Services  
Gregory Guidry, Building Inspector  
Gregory Governatori, City Engineer, Kapur & Associates, Inc.  
Commercial Investment Properties Corp., Applicant

**FROM:** GRAEF  
Kristian Vaughn  
Tanya Fonseca, AICP

**DATE:** March 13, 2017

**SUBJECT:** Review of Certificate of Appropriateness and Sign Permit Application for 525 Milwaukee Avenue, Burlington, WI 53105

### A. PURPOSE

1. Consider for approval a Certificate of Appropriateness application from Commercial Investment Properties Corp. for 525 Milwaukee Avenue, Burlington, WI 53105 to install a new canopy, new recessed LED lighting, concrete curb and a new glazed door.
2. Consider for approval a Sign Permit application from Commercial Investment Properties Corp. for 525 Milwaukee Avenue, Burlington, WI 53105 to install a hanging plywood sign on a mounted bracket mast arm.

### B. RECOMMENDATION

Based upon the review of submitted materials, GRAEF recommends that the Historic Preservation Commission recommend to the Common Council the **APPROVAL** of the following:

- a. a Certificate of Appropriateness application from Commercial Investment Properties Corp. for 525 Milwaukee Avenue, Burlington, WI 53105 to install a new canopy, new recessed LED lighting, concrete curb and a new glazed door; and,
- b. a Sign Permit application from Commercial Investment Properties Corp. for 525 Milwaukee Avenue, Burlington, WI 53105 to install a hanging plywood sign on a mounted bracket mast arm.

## C. TYPE AND CHARACTER OF RENOVATIONS

Commercial Investment Properties Corp. submitted a Certificate of Appropriateness Application and a Sign Permit Application to renovate the façade of 525 Milwaukee Avenue, Burlington, WI 53105. The proposed renovations to the storefront façade include 1) install a marine-grade fabric awning over the existing mansard awning with recessed lighting and sign lettering for Greater Insurance Services, 2) install new trim, framing, and paneling to cover the existing brick of the storefront façade, 3) construct a concrete curb at the base of the storefront façade along the sidewalk, and 4) install a new door. The Sign Permit Application proposes to place a hanging plywood sign on the upper façade depicting the logo for Greater Insurance Services.

The Applicant provided additional details to describe the intended renovations in documents submitted with his applications:

- a. Certificate of Appropriateness Application (2 sheets, dated February 24, 2017, prepared by Commercial Investment Properties Corp.)
- b. Sign Permit Application (4 sheets, dated February 24, 2017, prepared by Commercial Investment Properties Corp.)
- c. Dimensional drawings of hanging sign (1 sheeted, prepared by Burli Signs)
- d. Architectural Drawings and Historic Photographs (4 sheets, dated February 24, 2017, prepared by Stelling & Associates Architects, Ltd.)
- e. Color Samples for Storefront Façade Trim, Framing, & Paneling (1 sheet)

## D. REVIEW OF PROPOSED RENOVATIONS WITH HISTORIC PRESERVATION ORDINANCES & GUIDELINES

The regulation of the appropriateness of renovations to historical buildings within the Burlington Historic Downtown Main Street District falls under the purview of City of Burlington Zoning Code §315-139 "Certificate of appropriateness" and the "Burlington Historic Downtown Main Street District: Design Quality – Standards Guidelines."

### I. *City of Burlington Zoning Code §315-139 "Certificate of appropriateness"*

City of Burlington Zoning Code §315-139 "Certificate of appropriateness" enumerates nine (9) required pieces of information, documents, or exhibits that need to be provided by an applicant. The Applicant satisfied these requirements and submitted a complete submittal for review. The submittal is compliant with §315-139.

### II. *"Burlington Historic Downtown Main Street District: Design Quality – Standards Guidelines"*

The "Burlington Historic Downtown Main Street District: Design Quality – Standards Guidelines" describe the preferred technical characteristics of contextually-appropriate historic preservation renovations. A building owner that follows these guidelines may increase the likelihood of approval of his or her project, as the Historic Preservation Commission uses the guidelines to determine compliance. The

primary objective of the guidelines is to preserve the traditional façade of the storefronts through the regulation of materials, colors, and construction and renovation techniques. Specifically, an assessment of an applicant's proposed renovations considers:

- a. Historically appropriate design themes,
- b. Contextual sensitivity of renovations in relation to surrounding buildings, and
- c. Simple and unobtrusive storefront materials that maintain the building's original appearance.

The Applicant provided a series historical photographs of 525 Milwaukee Avenue dating from 1894. The photographs depict the original storefront façade with its traditional display windows, transom windows, and bulkhead; features of the classical upper façade remain in the upper windows, cornice, and piers. The original character of the storefront façade was lost through time as the display windows were replaced with a brick façade and the mansard awning was installed. The proposed renovations would restore aspects of the storefront façade to its original character through the resurrection of the bulkhead's texture and the awning's sense of enclosure for pedestrians.

To properly address the appropriateness of each of the proposed renovations, each is discussed separately:

- a. *Fabric awning with sign lettering* – The color and texture of the proposed storefront awning is historically appropriate. The marine grade fabric and "True Brown" color of the awning will be reminiscent of awnings from the turn of the 20<sup>th</sup> century. While the mansard awning will remain, it will be concealed by the installation of the fabric awning. The sign lettering for Greater Insurance Services is appropriate for the awning valance.
- b. *Renovations to storefront façade* – The addition of piers, paneling, and trim will cover the current brick façade. They will visually resurrect the storefront's original bulkhead and provide design continuity with the upper façade. The color samples provided by the Applicant are similar in character to the preferred palette of colors for the Burlington Historic Preservation Overlay District.<sup>1</sup>
- c. *Hanging sign* – The hanging sign is of a scale and character to be appropriate for Milwaukee Avenue. The carved letters and color selection embody desired features in the Historic Preservation Overlay District.

The renovations have been deemed to be historically appropriate and contextually sensitive with the surrounding buildings.

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<sup>1</sup> Within the City of Burlington Historic Preservation Overlay District, a palette of colors is preferred. It is available for consultation on-line: <<http://www.burlington-wi.gov/index.aspx?nid=384>>.

**E. COMPLIANCE WITH CITY OF BURLINGTON ZONING CODE***I. Zoning Code Article VII "Signs"*

Provisions within City of Burlington Zoning Code Article VII "Signs" provides for general sign regulations, as well as the specific regulation of signs in the Historic Preservation Overlay District (HPO) pursuant to §315-74. The building at 525 Milwaukee Avenue is zoned B-2 "Central Business District" in the HPO.

Awning Sign: The proposed recessed lighting fixture within the awning is permitted by §315-72(B)(1). The placement, total signage area, and lettering of the awning sign are compliant with §315-74(B)(1-4).

Hanging Sign: The height, projection, placement, and total signage area of the hanging sign are compliant with §315-74(C)(1-5).

*II. Zoning Code §315-61 "Awnings"*

Zoning Code §315-61(A) "Awnings: Awnings in B-2 Central Business District" regulates the proposed awning. Subparagraphs (b-f) of Subsection (1) regulate the height, projection, construction, signage, and lighting of the awning. The proposed awning is compliant with these provisions.

Application for the Certificate of Appropriateness

**Per section § 315-42 of the HPO Historic Preservation Overlay District zoning ordinance, the following application must be completed when alterations in the architectural appearance of any structure within the HPO district is proposed.**

Please provide the following:

1. Architectural plans, elevations, photographs, color samples and/or perspective drawings and sketches illustrating the design and character of all proposed alterations (except painting, see below) must be submitted. Said elevations and drawings shall indicate the location and placement of all auxiliary building equipment such as heating, ventilating, and/or air-conditioning equipment. These drawings are to be completed to a recognized architectural scale with the name of the project noted. Building plans shall be submitted with all detail drawn on each elevation. Plans drawn with partial building details indicated will be returned to the Applicant for redrafting.

For alterations consisting of painting only, color samples and photographs shall be submitted indicating the areas to be painted.

2. Applicant Name: COMMERCIAL INVESTMENT PROPERTIES CORP.
3. Contact Name: THOMAS STELLING
4. Name of Tenant: GREATER INSURANCE SERVICE CORP
5. Name of Business: COMMERCIAL INVESTMENT PROPERTIES CORP.
6. What is (are) the existing use(s) of the building? MIXED USE OFFICE / RESIDENTIAL
7. Telephone Number: 262-763-8725 Facsimile Number: 262-763-1971
8. E-Mail Address: THOMAS\_S@STELARCHIT.COM
9. Project Address: 525 MILWAUKEE AVE, Burlington, WI
10. Mailing Address: 525 MILWAUKEE AVE
11. Does the applicant own the project building?  Yes  No
12. If no, please list owner's name and address: \_\_\_\_\_
13. Architect or engineer's name and address: \_\_\_\_\_  
\_\_\_\_\_
14. Date of submittal of plans: FEB 24, 2017
15. Scale of drawings noted on each drawing: ELEVATIONS: 1/2" = 1' SECTION: 3/4" = 1'
16. Building type, size and location: 525 MILWAUKEE AVE
17. Height of building: APPROX HT 27'-6"
18. Exterior material samples to be provided: AT MEETING

NOTE: Please supply material samples of all exterior alterations for the HPC meeting.

19. Proposed Start Date: JUNE 5, 2017
20. Proposed Completion Date: JUNE 30, 2017

21. Additional information may be requested to include, but not limited to, the following:

- A. Photographs from the site adjacent neighboring structures and/or property;
- B. Detailed drawings of decorative elements of the buildings and/or structure(s);
- C. Sectional building or site drawings drawn to recognized engineering or architectural scale.

**NOTE: Please provide any and all information that will illustrate to the Commission the effect of the proposed change.**

**Property Owner**

**COMMERCIAL INVESTMENT  
PROPERTIES CORP.**

Print

Signature

PRES

2/24/17  
Date

**Applicant**

**COMMERCIAL INVESTMENT  
PROPERTIES CORP.**

Print

Signature

PRES

2/27/17  
Date



STOP! Have you included the following with your application?

1. Color photographs of current building façade, including some view of the buildings on either side for context;
2. Architectural plans, elevations, and/or perspective drawings and sketches illustrating the design and character of all proposed alterations completed to a recognized architectural scale with the name of the project noted;
3. Historic photos of your building as it appeared in the past. You are required to visit the Burlington Historical Society Museum at 232 North Perkins Blvd. for this information if your project includes façade renovations;
4. Material samples of all exterior alterations; i.e., color samples, siding. Only one sample per design element is required;
5. 8 copies of all supplemental information; i.e., drawings, renderings, elevations, photos/pictures, etc. that are not easily duplicated due to size or other restrictions.

If any of the above pertain to your project and are not included with your application, your application will be considered INCOMPLETE and will not be placed on the meeting agenda for discussion.

THANK YOU FOR YOUR COOPERATION!

20e

20e

Linen Ruffle  
MEN7100-1

Indian Muslin  
MEN7100-2

Casual Elegance  
MEN7100-3

Thumper  
MEN7100-4

*MAJOR TRIM*  
X

Ranch Mink  
MEN7100-5

Fudge Truffle  
MEN7100-6

Chocolate Pretzel  
MEN7095-6

*X MINOR TRIM*

23b

*ACCENT*  
X

23b

Madonna Lily  
MEN7112-1

25d

25d

Colonial White  
MEN7124-1

*BASE*

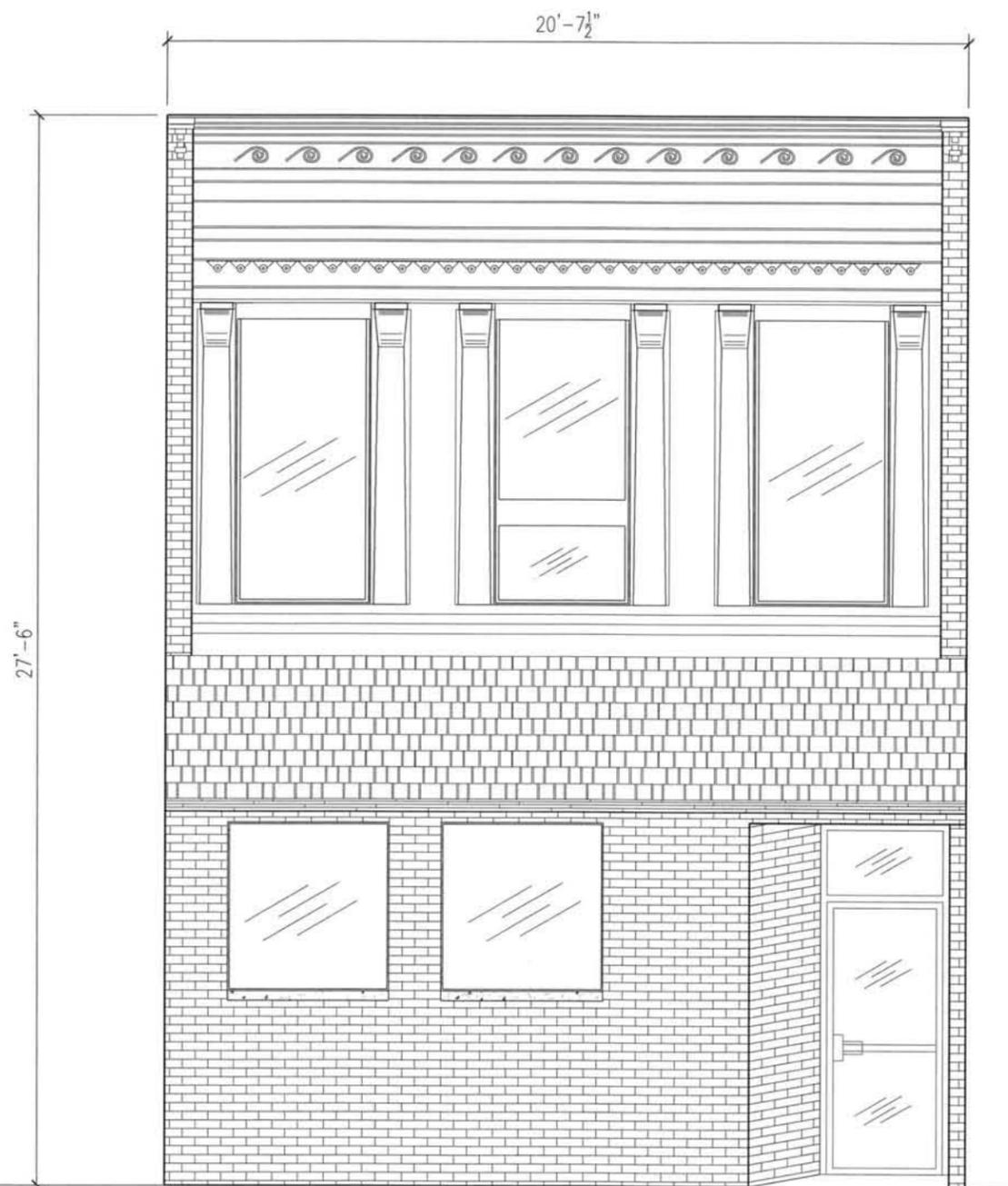
*X*  
Toasted Almond  
MEN7124-2

Dusty Trail  
MEN7124-3

Stony Creek  
MEN7124-4

Rain Barrel  
MEN7124-5

Olive Wood  
MEN7124-6



1 EXISTING WEST ELEVATION  
1/2"=1'-0"

1998



EXISTING STRUCTURE

**NOTE**  
GENERAL CONTRACTOR TO DISTRIBUTE  
ALL SHEETS IN SET TO SUBCONTRACTORS!  
DO NOT DISTRIBUTE PARTIAL SETS

ALL DIMENSIONS MEASURED  
TO AND FROM FACE OF STUD  
ALL ANGLES TO BE 90  
DEGREES UNLESS  
OTHERWISE NOTED  
ON DRAWINGS  
DO NOT SCALE FROM DRAWINGS  
IF ANY QUESTIONS ARISE NOTIFY  
ARCHITECT IMMEDIATELY

**STELLING & ASSOCIATES  
ARCHITECTS, LTD.**  
181 W. CHESTNUT STREET P.O. BOX 506  
BURLINGTON, WI 53105  
TELEPHONE: (262) 783-8725 FAX: (262) 783-1971

**PROJECT DESCRIPTION:**  
FACADE REMODEL  
**PROJECTOR:**  
COMMERCIAL INVESTMENT  
PROPERTIES CORP  
525 MILWAUKEE AVE.  
BURLINGTON, WI 53105

**DRAWING DESCRIPTION:**  
EXISTING WEST  
ELEVATIONS & PHOTO

**OWNERSHIP OF DOCUMENTS:**  
THIS DOCUMENT AND THE IDEAS AND DESIGN  
INCORPORATED HEREIN, AS AN INSTRUMENT  
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PROPERTY OF STELLING & ASSOCIATES  
ARCHITECTS, LTD. AND IS NOT TO BE USED  
IN WHOLE OR IN PART FOR ANY OTHER  
PROJECT OR PURPOSE WITHOUT THE  
EXPRESSED WRITTEN AUTHORIZATION OF  
STELLING & ASSOCIATES ARCHITECTS, LTD.

REVISIONS:

APPROVED:

DRAWN BY:

NB

DATE:

02-24-17

ARCHITECTS

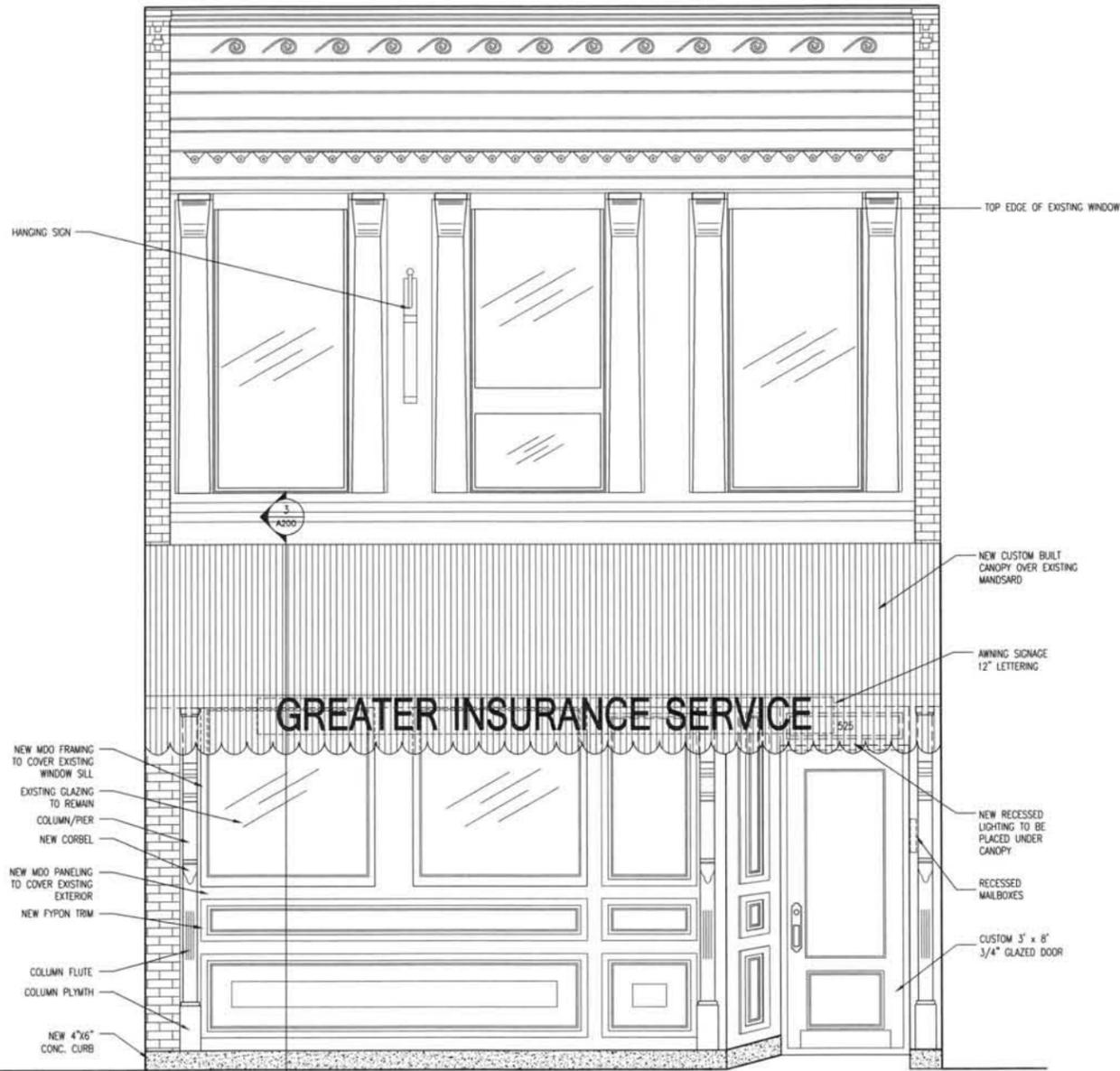
PROJECT NUMBER:

16007

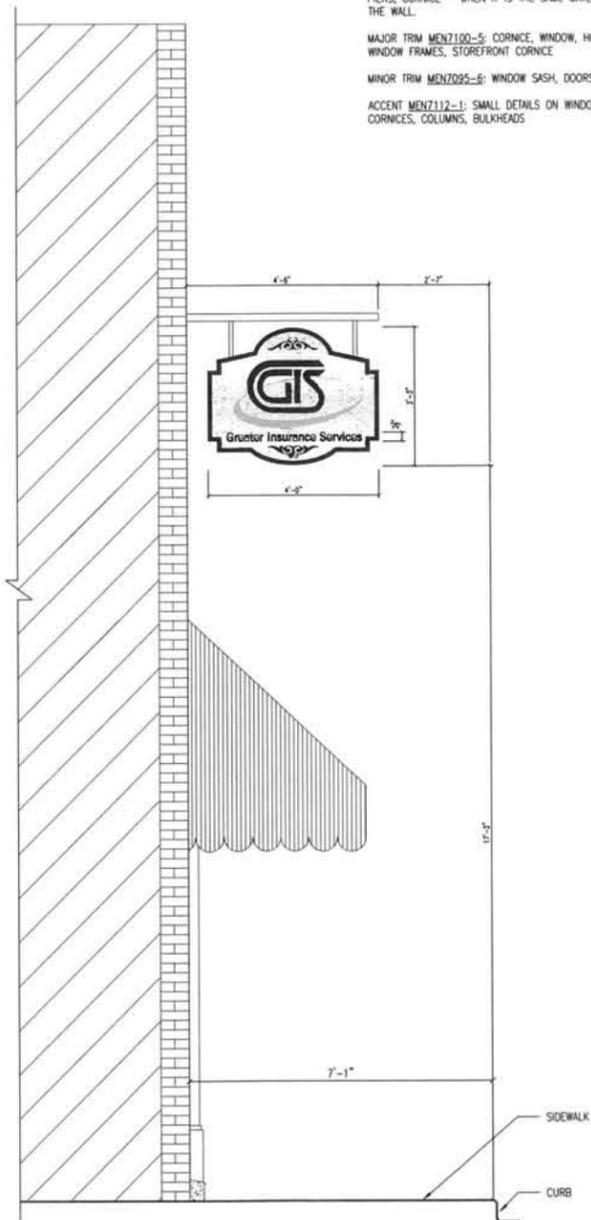
SHEET NUMBER:

**A200**

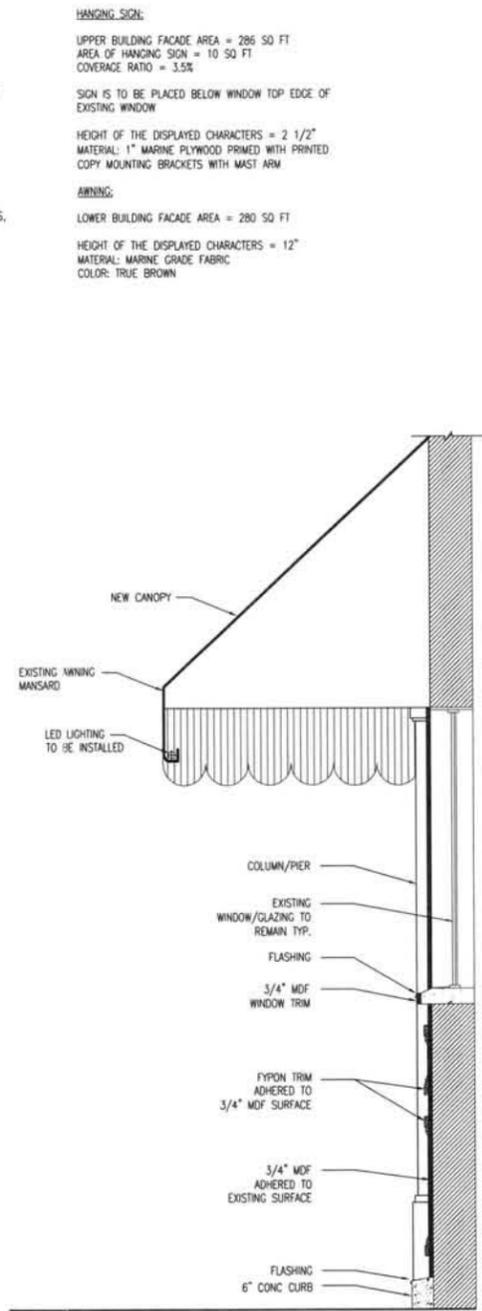
1 OF 4



1 PROPOSED WEST ELEVATION  
1/2"=1'-0"



2 PROPOSED NORTH ELEVATION  
1/2"=1'-0"



3 SECTION WALL DETAIL  
3/4"=1'-0"

**MATERIAL & COLORS:**  
 PAINT COLORS SELECTED ARE INTENDED TO CONFORM WITH THE CITY OF BURLINGTON, DOWNTOWN HISTORIC DISTRICT GUIDELINES AND RECOMMENDATIONS.  
 BASE COLOR MENT112-1: WALL SURFACES, STOREFRONT PIERS, CORNICE - WHEN IT IS THE SAME MATERIAL AS THE WALL.  
 MAJOR TRIM MENT100-5: CORNICE, WINDOW, HOODS, WINDOW FRAMES, STOREFRONT CORNICE  
 MINOR TRIM MENT095-6: WINDOW SASH, DOORS  
 ACCENT MENT112-1: SMALL DETAILS ON WINDOW LINTELS, CORNICES, COLUMNS, BULKHEADS

**HANGING SIGN:**  
 UPPER BUILDING FACADE AREA = 286 SQ FT  
 AREA OF HANGING SIGN = 10 SQ FT  
 COVERAGE RATIO = 3.5%

SIGN IS TO BE PLACED BELOW WINDOW TOP EDGE OF EXISTING WINDOW  
 HEIGHT OF THE DISPLAYED CHARACTERS = 2 1/2"  
 MATERIAL: 1" MARINE PLYWOOD PRIMED WITH PRINTED COPY MOUNTING BRACKETS WITH MAST ARM

**AWNING:**  
 LOWER BUILDING FACADE AREA = 280 SQ FT  
 HEIGHT OF THE DISPLAYED CHARACTERS = 12"  
 MATERIAL: MARINE GRADE FABRIC  
 COLOR: TRUE BROWN

**NOTE**  
 GENERAL CONTRACTOR TO DISTRIBUTE ALL SHEETS IN SET TO SUBCONTRACTORS!  
 DO NOT DISTRIBUTE PARTIAL SETS



**STELLING & ASSOCIATES ARCHITECTS, LTD.**  
 181 W. CHESTNUT STREET P.O. BOX 596  
 BURLINGTON, WI 53105  
 TELEPHONE: (262) 763-8728 FAX: (262) 763-1971

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**PROJECT DESCRIPTION**  
 FACADE REMODEL  
**COMMERCIAL INVESTMENT PROPERTIES CORP**  
 525 MILWAUKEE AVE  
 BURLINGTON, WI 53105

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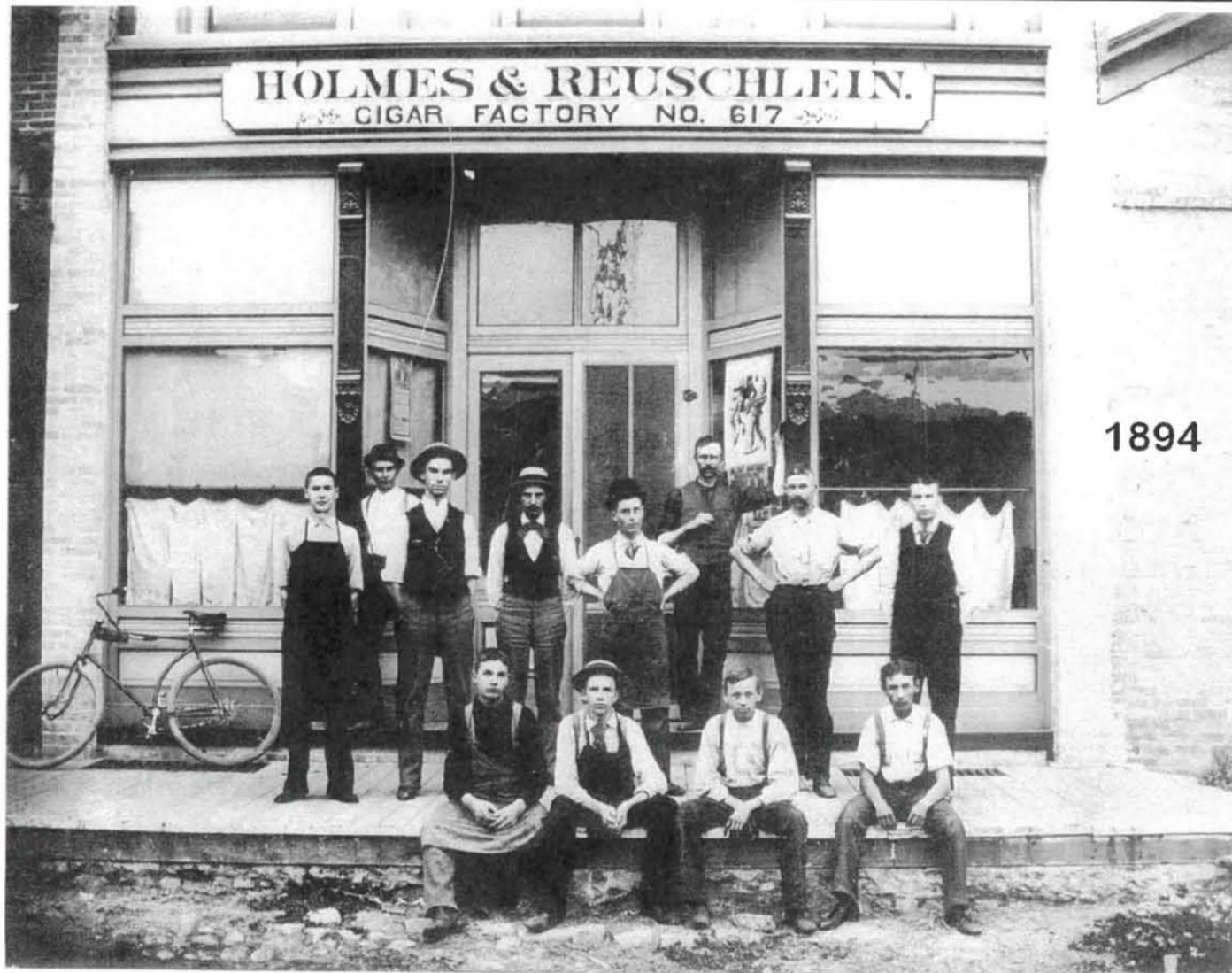
**DRAWING DESCRIPTION**  
**PROPOSED ELEVATIONS & SECTION DETAILS**

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REVISIONS:
APPROVED:
DRAWN BY: NB
DATE: 02-24-17
ARCHITECTS PROJECT NUMBER: 16007
SHEET NUMBER: <b>A201</b>
2 OF 4



1894

*HOLMES & REUSCHLEIN CIGAR FACTORY ON GENEVA ST. (NOW MILWAUKEE AVE.)  
 BEN HOLMES AT RIGHT REAR, WITHOUT HAT, ARM UP.  
 LOUIS REUSCHLEIN AT LEFT REAR WITH WHITE SHIRT, SUSPENDERS AND HAT. HOLMES &  
 REUSCHLEIN WERE IN PARTNERSHIP FROM FEB. 1894 TO JAN. 1895, SO PHOTO WAS TAKEN IN 1894.*



*GENEVA ST., LOOKING NORTHEAST, ABOUT 1906. HOLMES CIGAR FACTORY, STANDARD DEMOCRAT,  
 STRASSEN'S GROCERY, BEIX SAMPLE ROOM, WOESTE TAVERN AND BERT MATHEWS LIVERY*



*LOOKING NORTH ON MILWAUKEE AVENUE BETWEEN CHESTNUT & COMMERCE STREETS. DATE 1992*

1947



**NOTE**  
 GENERAL CONTRACTOR TO DISTRIBUTE  
 ALL SHEETS IN SET TO SUBCONTRACTORS!  
 DO NOT DISTRIBUTE PARTIAL SETS

ALL DIMENSIONS MEASURED  
 TO AND FROM FACE OF STUD  
 ALL ANGLES TO BE 45  
 DEGREES UNLESS  
 OTHERWISE NOTED  
 ON DRAWINGS  
 DO NOT SCALE FROM DRAWINGS  
 IF ANY QUESTIONS ARISE NOTIFY  
 ARCHITECT IMMEDIATELY

HISTORICAL PHOTOS

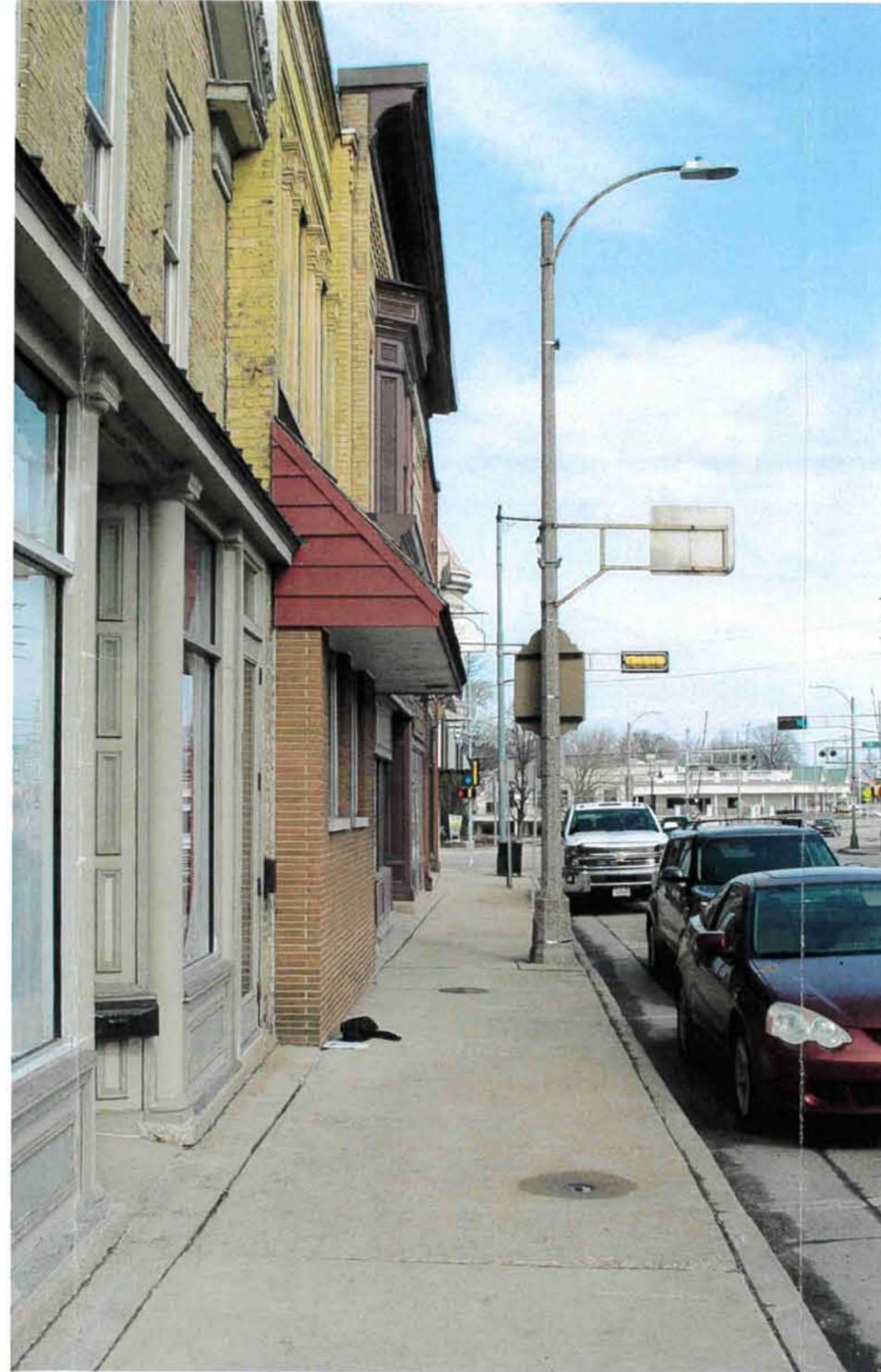
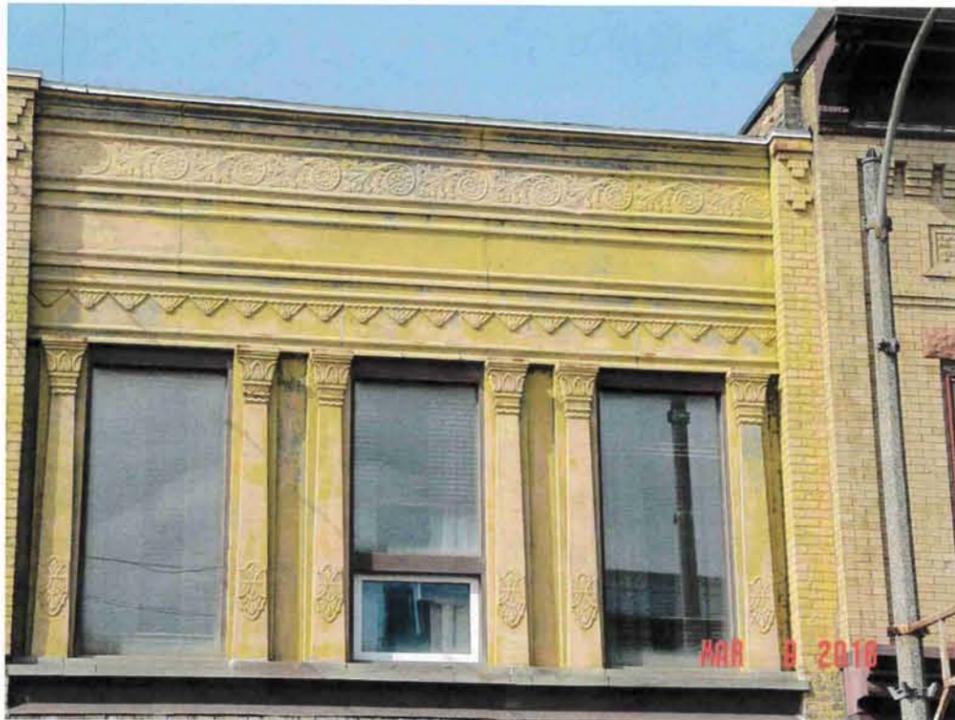
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REVISIONS:  
 APPROVED:  
 DRAWN BY:  
 NB  
 DATE:  
 02-24-17  
 ARCHITECTS:  
 PROJECT NUMBER:  
 16007  
 SHEET NUMBER:

**PRES**  
 3 OF 4

PROJECT DESCRIPTION:  
 FACADE REMODEL  
 PROJECTOR:  
 COMMERCIAL INVESTMENT  
 PROPERTIES CORP  
 525 MILWAUKEE AVE.  
 BURLINGTON, WI 53105

STELLING & ASSOCIATES  
 ARCHITECTS, LTD.  
 181 W. CHESTNUT STREET P.O. BOX 506  
 BURLINGTON, WI 53105  
 TELEPHONE: (262) 763-9725 FAX: (262) 763-1971



STELLING & ASSOCIATES  
ARCHITECTS, LTD.  
181 W. CHESTNUT STREET P.O. BOX 500  
MILWAUKEE, WI 53102  
TELEPHONE: (262) 763-8725 FAX: (262) 763-1071

PROJECT DESCRIPTION  
FACADE REMODEL  
PROJECT FOR  
COMMERCIAL INVESTMENT  
PROPERTIES CORP  
525 MILWAUKEE AVE.  
BURLINGTON, WI 53105

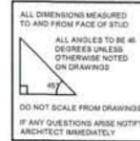
EXISTING SITE PHOTOS

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REVISIONS  
APPROVED  
DRAWN BY: NB  
DATE: 02-24-17  
ARCHITECTS PROJECT NUMBER: 16007  
SHEET NUMBER:

**PRES**  
4 OF 4

**NOTE**  
GENERAL CONTRACTOR TO DISTRIBUTE ALL SHEETS IN SET TO SUBCONTRACTORS! DO NOT DISTRIBUTE PARTIAL SETS





CITY OF BURLINGTON

**Building & Zoning Department**  
300 N. Pine Street, Burlington, WI, 53105  
(262) 342-1164 – (262) 763-3474 fax  
www.burlington-wi.gov

<b>Historic Preservation Commission Item: 7A (2)</b>	<b>Date:</b> March 23, 2017
<b>Submitted By:</b> Gregory Guidry, Building Inspector	<b>Subject:</b> Sign Permit for 525 Milwaukee Avenue

**Details:**

Thomas Stelling on behalf of Commercial Investment Properties Corp. is requesting approval of a Sign Permit located at 525 Milwaukee Avenue. The proposed project consists of:

- The installation of a hanging plywood sign on a mounted bracket with mast arms. The sign is proposed to be placed on the upper façade depicting the logo for Greater Insurance Services with 3-D carved letters. The color of the sign and measurements meet the historic requirements.

Graef recommends approval of this request, subject to conditions listed in the March 13, 2017 memorandum to the Commission.

**Financial Remarks:**

The approved items will be paid 100% by the owner.

**Executive Action:**

This item is for consideration to approve the Sign Permit at the March 23, 2017 Historic Preservation Commission meeting.

City of Burlington  
Historic Preservation Overlay District  
Sign Permit Application

**All parties intending to place signage within the HPO District must complete the following steps:**

- ⇒ Provide completed Sign Permit Application to the City of Burlington Building Inspector's office located at 300 North Pine Street, Burlington;
- ⇒ Application must be submitted 25 business days prior to the regularly scheduled Historic Preservation Commission (HPC) meeting. The HPC meets every 4<sup>th</sup> Thursday of the month at 6:30 p.m. within the Common Council Chambers located at 224 East Jefferson Street.
- ⇒ Upon a recommendation to approve the proposed sign, the HPC will provide their recommendation to the Plan Commission. The Plan Commission meets every 2<sup>nd</sup> Tuesday of the month at 6:30 p.m.

**You are encouraged to attend said meetings to address any questions or concerns that the Commission members may have regarding your sign application.**

**Please find the attached ordinances, which indicate the standards of signage within the HPO district.**

Project Location: (Building Address) 525 Milwaukee Ave Burlington, WI 53105	Applicant Name(s): Greater Insurance Service Corp.
Property Owner Name: Commercial Investment Properties Corp.	Applicant Mailing Address: 525 Milwaukee Ave. Burlington, WI 53105
Property Owner Telephone Number: (262)-308-2146	Applicant Telephone Number: (262)-758-6573
Property Owner Fax Number:	Applicant Fax Number: (262)-758-6322
Sign Contractor Burlington Signs	Sign Contractor Mailing Address 125 Front St, Burlington, WI 53105

**1. Signs Prohibited in the HPO District.**

In addition to signs prohibited in ALL ZONING DISTRICTS as set forth in § 315-65, the following signs are prohibited:

- A. **Freestanding Signs.** Exception – one sandwich sign not exceeding six (6) square feet per sign face and does not constitute a public safety or traffic hazard.

**Applicable to proposed sign permit application?**      \_\_\_ Yes       X  No

- B. **Plastic Formed Signs.** No plastic formed signs or signs formed from plastic-like materials unless such materials simulate historic signage.

**Applicable to proposed sign permit application?**      \_\_\_ Yes       X  No

2. Wall, Fascia (including transoms) and Awning Signs.

A. **Placement.** All wall, fascia, transoms and awning signs shall be placed BELOW the upper edge of the traditional building sign band (for graphic example, please see page three of attached HPO zoning ordinance). No signage allowed above upper edge of said sign band, with the exception of projecting and hanging signs (see item #3).

Applicable to proposed sign permit application?  Yes  No  
Conform to Placement Requirement?  Yes  No

B. **Maximum Signage Area.** Total cumulative signage area of all exterior signage placed upon street-facing façade of building (does not include signage placed inside of windows, freestanding sandwich signs or projecting and overhanging signs) shall NOT EXCEED 15% of total facade area of the FIRST FLOOR street-facing façade.

Applicable to proposed sign permit application?  Yes  No  
Conform to Maximum Signage Requirement?  Yes  No

If yes, indicate the total façade area (in square feet) of the first floor street-facing façade: \_\_\_\_\_ square feet.

If applicable, indicate the current total cumulative signage area (square feet) of all street-facing signs: \_\_\_\_\_ square feet.

C. **Maximum Signage Lettering.** For wall and fascia signage, lettering shall not be greater than 12" in height AND cover not more than 60% of the sign board on which the letters are placed.

Applicable to proposed sign permit application?  Yes  No  
Conform to Lettering Requirement?  Yes  No

D. **Maximum Number of Wall, Fascia, Transom and Awning Signs.** Total number shall not exceed 3 signs. Gilded, vinyl or painted letters on the inside or outside of storefront display windows are not included within said maximum.

Applicable to proposed sign permit application?  Yes  No  
Conform to Maximum Requirement?  Yes  No

If yes, indicate the total façade area (in square feet) of the upper (second) floor street-facing façade (as measured from the upper edge of the sign band to the upper edge of the cornice): 286 sq ft square feet.

If applicable, indicate the current total cumulative signage area (square feet) of all projecting and hanging signs facing the street: \_\_\_\_\_ square feet.

E. **Wall, Fascia and Transom Sign Placement.** No wall sign or fascia (including transom) shall be placed to visually obscure architectural details of the building.

Applicable to proposed sign permit application?  Yes  No  
Conform to Placement Requirement?  Yes  No

3. Projecting and Hanging Signs.

A. **Minimum and Maximum Height.** All projecting and hanging signs shall be elevated a minimum height of 8 feet. Said signs may be placed ABOVE the sign band; however not above the top edge of the largest second story window.

Applicable to proposed sign permit application?  Yes  No  
 Conform to Placement Requirement?  Yes  No

B. **Limitation of the Extension.** All projecting and hanging signs shall not project more than 5 feet from the surface of its supporting building. All said signs shall not extend closer than 2 feet to any public street curb or pavement.

Applicable to proposed sign permit application?  Yes  No  
 Conform to Extension Requirement?  Yes  No

C. **Placement of Projecting and Hanging Signs.** All projecting and hanging signs shall be placed perpendicular to the façade and not flush with building façade.

Applicable to proposed sign permit application?  Yes  No  
 Conform to Perpendicular Requirement?  Yes  No

D. **Maximum Area of Projecting and Hanging Signs.** The maximum cumulative area allowed for projecting and hanging signs shall not exceed 7% of the UPPER building façade area.

Applicable to proposed sign permit application?  Yes  No  
 Conform to Maximum Area Requirement?  Yes  No

E. **Limitation of the Number of Projecting and Hanging Signs.** The total number of projecting and hanging signs allowed on a structure shall be 1 sign per business.

Applicable to proposed sign permit application?  Yes  No  
 Conform to Number of Signs Requirement?  Yes  No

4. Illumination of Signs.

A. **No internally illuminated signs shall be placed in the HPO District.** If signs are illuminated, signs shall be EXTERNALLY illuminated.

Applicable to proposed sign permit application?  Yes  No  
 Conform to Illumination Requirement?  Yes  No

B. **Non-flashing, illuminated neon signs shall be permitted.**

Applicable to proposed sign permit application?  Yes  No  
 Conform to Neon Requirement?  Yes  No

5. Limitation of Types of Window Signs.

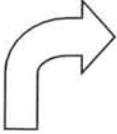
All window signs, including transom windows, shall be gilded, painted, vinyl, etched glass or leaded glass letters placed on the inside of storefront display windows. Product and/or company logo signs are allowed on the inside of storefront display windows.

Applicable to proposed sign permit application?  Yes  No  
 Conform to Types of Signage Requirement?  Yes  No

6. Signage Color.

All signage shall be of a color, which is compatible with the color of the building construction materials found in the HPO District.

Applicable to proposed sign permit application?  Yes  No  
 Conform to Color Requirement?  Yes  No



Please attach a **recent photograph** of the entire façade of the building upon which the sign is proposed to be placed (minimum size of 3 inches by 5 inches) and a drawing or other graphic display of the proposed signage (drawn to a known architectural or engineering scale and properly dimensioned). This display must include all details that are applicable to said application including the following:

1. Proposed sign placement on the building with scaled dimensions indicating placement, distance extension from building and height of the sign relative to the abutting sidewalk (or surrounding grade if there isn't a sidewalk) for each sign proposed.  
 **Yes**       **No**
2. The actual building dimensions, height and length of window(s) and/or door(s) for the proposed sign placement.  
 **Yes**       **No**
3. The material composition of the sign and its various elements.  
 **Yes**       **No**
4. The color(s) of the sign(s) proposed.  
 **Yes**       **No**
5. Scale of the drawing or graphic noted.  
 **Yes**       **No**
6. Date of the drawing or graphic noted.  
 **Yes**       **No**
7. Name of the preparer of the drawing noted.  
 **Yes**       **No**

**I hereby certify that all statements, forms and attachments submitted hereto are true and correct to the best of my knowledge and belief.**

**Property Owner**

COMMERCIAL INVESTMENT PROPERTIES CORP      *[Signature]*      2/24/17  
 Print      Signature      Date

**Applicant**

COMMERCIAL INVESTMENT PROPERTIES CORP      *[Signature]*      2/24/17  
 Print      Signature      Date



**A** 3-D carved with cut out letters / logo  
 3" thick with hanging brackets with mast arm

INSTALLED PRICE **\$3,815.00**

**B** 1" marine plywood primed with printed copy  
 mounting brackets with mast arm

INSTALLED PRICE **\$2,465.00**

PI I IS TAX / PERMITS



CITY OF BURLINGTON

**Building & Zoning Department**  
300 N. Pine Street, Burlington, WI, 53105  
(262) 342-1164 – (262) 763-3474 fax  
www.burlington-wi.gov

<b>Historic Preservation Commission Item: 7A (3)</b>	<b>Date:</b> March 23, 2017
<b>Submitted By:</b> Megan Watkins, Director of Administrative Services	<b>Subject:</b> Façade Grant Application for 525 Milwaukee Avenue

**Details:**

Thomas Stelling on behalf of Commercial Investment Properties Corp. is requesting approval of a Façade Grant Application located at 525 Milwaukee Avenue. The proposed project consists of:

- The installation of a new canopy, recessed LED lighting, concrete curb, a new glazed door. The proposed canopy is a marine-grade fabric awning in True Brown color over the existing mansard awning with recessed lighting. The storefront renovations include; installing new trim, framing and paneling to cover the existing brick façade, construct a concrete curb at the base of the storefront façade along the sidewalk, install a new door. The colors for the façade are Ranch Mink for the major trim, Chocolate Pretzel for the minor trim, Madonna Lily for the accent and Toasted Almond for the base, which are all approved historic colors.

The Certificate of Appropriateness was approved for these façade improvements at the March 23, 2017 HPC meeting.

If the HPC approves this application, staff's recommends that the approval be contingent on satisfying the recommendations in Graef's memo and the following contingencies:

- Applicant will provide invoices and/or receipts and lien waivers to the HPC to ensure compliance with the original application.
- If the project is not completed and if the façade grant is not disbursed within twelve months, the HPC reserves the right to rescind the allotted grant amount.

**Financial Remarks:**

The estimated project cost is \$22,298.13 for 525 Milwaukee Avenue. If the Façade Grant is approved by the HPC the grant should not exceed \$5,000. The remaining available façade grant balance for 2017 would be \$40,000.

**Executive Action:**

This item is for consideration to approve the Façade Grant Program at the March 23, 2017 Historic Preservation Commission meeting.



**FAÇADE GRANT STAFF MEMORANDUM  
 CITY OF BURLINGTON HISTORIC PRESERVATION COMMISSION**

**Date:** March 13, 2017

**Applicant Address & Name:** Commercial Investment Properties Corp. - 525 Milwaukee Avenue

Project Overview/ Applicant's Request:	Submitted
Front facade improvements including paint, trim and awning. <b>Staff Comments:</b> <i>COA is scheduled for consideration at the March 23, 2017 HPC meeting</i>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
<b>Application Checklist for Staff Review:</b>	
1. COA application received and/ or sign permit application received and/or approved by HPC <b>Staff Comments:</b> <i>COA has been received and has yet to be reviewed/approved by the HPC</i>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
2. Eligible project uses per program rules/HPS staff? <b>Staff Comments:</b> <i>See Graef's memorandum for the COA application recommendations</i>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> See Note <input checked="" type="checkbox"/>
3. Qualified contractor bid documents and all cost breakdowns by category such as masonry repair, window replacement, etc. <b>Staff Comments:</b> <i>Total estimated cost for front facade and awning: \$22,298.13            (50% = \$11,149.07) Allowed \$5,000 for facade grant</i>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
4. Status of City owed taxes, payments and fees <b>Staff Comments:</b> <i>2nd half of real estate taxes in the amt. of \$880 due 7/31/17; utilities paid in full</i>	See Contingencies
<b>Staff Recommendation (contingencies listed):</b>	
<p><i>The applicant is eligible for a facade grant in the amount not to exceed \$5,000.00 . Staff suggests that approval be contingent on satisfying the following contingencies:</i></p> <ul style="list-style-type: none"> <li><i>Satisfy any recommendations in Graef's memo for the COA as indicated by the HPC</i></li> <li><i>Applicant will provide invoices and/or receipts and lien waivers to the HPC to ensure compliance with the original application.</i></li> <li><i>Applicant will wait to perform this work until Common Council takes final action on approval.</i></li> <li><i>Applicant will obtain all required permits and the Building Inspector will monitor the project and must provide final approval prior to grant reimbursement.</i></li> <li><i>All taxes, payments, fees owed to the City by the applicant must be paid prior to reimbursement of grant funds.</i></li> </ul> <p><i>If the project is not completed and if the facade grant is not disbursed within 12 months, the HPC reserves the right to rescind the allotted grant amount.</i></p>	

City of Burlington  
Façade Improvement Grant Program  
Application Form

Office Use Only  
Date Received 2/24/17  
Time Received 4:00 pm  
Application Number 2

Applicant Name: COMMERCIAL INVESTMENT PROPERTIES CORP.

Contact Name: THOMAS STELLING

Name of Tenant: GREATER INSURANCE SERVICE CORP

Name of Business COMMERCIAL INVESTMENT PROPERTIES CORP.

Telephone Number: 262-763-8725 Facsimile Number: 262-763-1971

E-Mail Address: THOMAS\_S@STELARCHIT.COM

Project Address: 525 MILWAUKEE AVE, Burlington, WI

Mailing Address: 525 MILWAUKEE AVE

Does the applicant own the project building?  Yes  No

If the answer to the above question is no, please attach a letter from the owner expressing approval of the project proposal.

Will you be using the services of an architect or engineer?  Yes  No

If yes, list your architect or engineer of preference: THOMAS STELLING

Estimated Project Cost: \$23,798

**Attach qualified contractor bid documents and all cost breakdowns by category such as masonry repair, window replacement, etc.**

Proposed start date: JUNE 5, 2017

Proposed completion date: JUNE 30, 2017

What is (are) the existing use(s) of the building? MIXED USE OFFICE / RESIDENTIAL

Will this project proposal cause a change in the building's use? NO

If so, please explain. \_\_\_\_\_

Do you intend to apply for the Historic Preservation Tax Credit on this project?  Yes  No

**As a part of this application, if your project includes any improvement with the exception of only signage you must complete the attached "Application for the Certificate of Appropriateness".**

 \_\_\_\_\_  
PRESIDENT  
Signature of Applicant

COMMERCIAL INVESTMENT PROPERTIES CORP  
Print Name

 \_\_\_\_\_  
PRESIDENT  
Signature of Property Owner

COMMERCIAL INVESTMENT PROPERTIES CORP  
Print Name

**APPLICANTS WHO DEVIATE FROM THE APPROVED APPLICATION WILL BE DISQUALIFIED FROM THIS GRANT PROGRAM.**

# AMERICAN COMPANIES CORPORATION CONSTRUCTION SPECIALTIES

800 E. NORTHWEST HWY SUITE #700  
PALATINE, IL 60072

PHONE 800-459-8520  
FAX 800-459-8157

February 20, 2017

Commercial Investment Properties Corp.  
525 Milwaukee Ave.  
Burlington, WI 53105

IN RE: Renovation of building front at 525 Milwaukee Ave

We are pleased to quote you for the proposed renovation at the aforementioned address.

All construction will be done in a timely workman like manner between the hours of 7:00 am to 4:30 pm M – F with all materials and debris removed from the worksite daily.

Work is to be performed in accordance with the architectural rendering of the façade remodel dated 03/16/16 and submitted to us on 01/18/17. Work scope includes all permits, materials plus labor for carpentry, concrete, masonry, painting and electrical (to be subcontracted to licensed WI electrical subcontractor). Awning is to be subcontracted for and paid separately by owner.

Your requested breakdown of costs are as follows: carpentry=\$14,300, concrete=\$1,465, masonry=\$600, painting=\$2,675, electrical=\$1,280. Total contract price per the above stated parameters: \$20,320.00

Should you wish to engage our services, we require a deposit of \$1,000.00 with the signed contract and the balance is due upon completion. Upon receipt of the deposit, we will schedule an installation time and advise you of same.

**Accepted:**

\_\_\_\_\_  
Commercial Investment Properties Corporation

Date: \_\_\_\_\_

**Countersigned:**

\_\_\_\_\_  
American Companies Corporation

Date: \_\_\_\_\_

# NORTHROP

## Awning Company

1890

411 South Pearl Street  
Janesville, Wisconsin 53548  
608-754-7158 608-754-7890 (fax)  
262-949-2707 (Linda Stevenson Cell)

Date 2-26-16

Name Doug Harris  
Mailing Address \_\_\_\_\_  
Install Address 525 Milwaukee Ave.  
Burlington, WI  
Phone 262-308-2146  
Alternate Phone \_\_\_\_\_  
Email dh@hgafb.com

Product awning  
Material/Color TBD  
Awning Style square shed style  
Frame Type welded alum Frame Color mill  
Valance Type -  Fixed  Hanging  None  
Wing Type -  Closed  Open  Decorative  
Valance Size 8" Scallop \_\_\_\_\_  
Binding/Braid \_\_\_\_\_

Design, Fabricate and install one square shed style awning. Frame will be welded 1" aluminum frame with Sunbrella acrylic fabric or like fabric, color to be determined. Awning will have loose valance with scallop edge. Awning size 22' wide x 3' proj x 5'drop.

Item	Price
Sub-Total	\$1,875.00
Sales Tax	\$103.13
Total	\$1,978.13
Deposit	\$937.50
Balance	\$1,040.63

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
Linda Stevenson  
Salesperson

**MAKE CHECKS PAYABLE TO:  
NORTHROP AWNING COMPANY**  
Balance due in full on completion of work.

The above sale is made under the following terms and conditions: It is agreed that the sale of this merchandise cannot be cancelled by the buyer for any reason without paying the seller's cost up to the time of cancellation which must be made in writing and delivered to seller. Seller cannot be held responsible for problems caused by pre-existing conditions. Date of delivery or installation is contingent upon supply availability. Seller cannot be held responsible for delay due to supply availability. Payment in full shall be due upon completion of the above merchandise or work. 1.5% interest will be charged per month on balances over 30 days. The seller shall take any and all measures necessary, including exercise of seller's Lien Rights, to insure payment. The buyer shall be responsible for any cost incurred, including court costs and attorney's fees, needed to collect payment in full. The buyer hereby acknowledges receipt of Right to Cure brochure and warranty information.



**Building & Zoning Department**  
300 N. Pine Street, Burlington, WI, 53105  
(262) 342-1164 – (262) 763-3474 fax  
www.burlington-wi.gov

<b>Historic Preservation Commission Item: 7B (1)</b>	<b>Date:</b> March 23, 2017
<b>Submitted By:</b> Gregory Guidry, Building Inspector	<b>Subject:</b> Certificate of Appropriateness for 400 N. Pine Street (front)

**Details:**

Leslie Scherrer Pella on behalf of Thrivent Financial is requesting approval of a Certificate of Appropriateness located at 400 N. Pine Street. The proposed project consists of:

- The improvement of the front façade along N. Pine Street. The renovations along the front façade include; 1) glass repair and replacement, 2) brick cleaning, repair and tuck-pointing and 3) restoration and replacement of the storefront façade, including exposure and painting of original features, brick cleaning and repair, door replacement, glass replacement and the installation of decorative trim. The colors for the accent and panels are Classic White and Westchester Gray, which are approved historic colors. The existing arched wood panels will be removed and replaced with clear glass to expose the original windows.

Graef, whose memorandum is attached, recommends approval of this request, subject to conditions listed in the March 13, 2017 memorandum to the Commission.

**Financial Remarks:**

The applicant applied for a Façade Grant as seen in item 7B (3).

**Executive Action:**

This item is for consideration to approve the Certificate of Appropriateness at the March 23, 2017 Historic Preservation Commission meeting and be placed on the April 5, 2017 Committee of the Whole and Common Council meetings for consideration.



collaborāte / formulāte / innovāte

## MEMORANDUM

**TO:** Historic Preservation Commission  
City of Burlington

**Copies to:** Carina Walters, City Administrator  
Megan Watkins, Director of Administrative Services  
Gregory Guidry, Building Inspector  
Gregory Governatori, City Engineer, Kapur & Associates, Inc.  
Scott Herman of Parkview Planners LLC, Applicant

**FROM:** GRAEF  
Kristian Vaughn  
Tanya Fonseca, AICP

**DATE:** March 13, 2017

**SUBJECT:** Review of Certificate of Appropriateness for 400 N. Pine Street, Burlington, WI 53105

### A. PURPOSE

1. Consider for approval a Certificate of Appropriateness application from Parkview Planners LLC for 400 N. Pine Street, Burlington, WI 53105 to improve the front façade along Pine Street.
2. Consider for approval a Certificate of Appropriateness application from Parkview Planners LLC for 400 N. Pine Street, Burlington, WI 53105 to improve the side façade along Washington Street.

### B. RECOMMENDATION

Based upon the review of submitted materials, GRAEF recommends that the Historic Preservation Commission recommend to the Common Council the **APPROVAL** of the following:

- a. a Certificate of Appropriateness application from Parkview Planners LLC for 400 N. Pine Street, Burlington, WI 53105 to improve the front façade along Pine Street; and,
- b. a Certificate of Appropriateness application from Parkview Planners LLC for 400 N. Pine Street, Burlington, WI 53105 to improve the side façade along Washington Street.

### C. TYPE AND CHARACTER OF RENOVATIONS

Parkview Planners LLC submitted a Certificate of Appropriateness Application to renovate the front and side façades of 400 N. Pine Street, Burlington, WI 53105. The proposed renovations to the front façade along Pine Street include 1) glass repair and replacement, 2) brick cleaning, repair, and

tuckpointing, and 3) restoration and replacement of the storefront façade, including exposure and painting of original features, brick cleaning and repair, door replacement, glass replacement, and the installation of decorative trim. The proposed renovations to the side façade along Washington Street include 1) glass repair and replacement, 2) brick repair and tuckpointing, 3) the removal of an air conditioner and abandoned pipes, and 4) the painting of a side door and transom. The paint swatches for the accent and panel colors were selected from the Sherwin-Williams Preservation Palette and include Classical White (SW 2829) and Westchester Gray (SW 2849).

The Applicant provided additional details to describe the intended renovations in documents submitted with his applications:

- a. Certificate of Appropriateness Application for Front Façade (2 sheets, dated February 27, 2017, prepared by Scott Herman of Parkview Planners LLC)
  - a. Photographs of Existing Façade and Proposed Façade Repairs and Storefront Changes (3 sheets)
  - b. Historical Photographs of the Front Façade of 400 N. Pine Street (6 sheets)
  - c. Western Building Products Specification Sheet for Entry Door (1 sheet)
  - d. Emtek Specification Sheet for Manhattan Entry Set Door Hardware (1 sheet)
  - e. Sherwin-Williams Paint Swatch of Classical White (SW 2829) and Westchester Gray (SW 2849) (2 sheets)
  - f. Enviro Klean SafRestorer Specification Sheet (3 sheets)
  - g. ABR Products Inc. Specification Sheet for 800 Paint Stripper (2 sheets)
- b. Certificate of Appropriateness Application for Side Façade (2 sheets, dated February 27, 2017, prepared by Scott Herman of Parkview Planners LLC)
  - a. Photographs of Existing Façade and Proposed Façade Repairs (3 sheets)
  - b. Sherwin-Williams Paint Swatch of Classical White SW 2829 (1 sheet)
  - c. Historical Photographs of the Side Façade of 400 N. Pine Street (4 sheets)

## **D. REVIEW OF PROPOSED RENOVATIONS WITH HISTORIC PRESERVATION ORDINANCES & GUIDELINES**

The regulation of the appropriateness of renovations to historical buildings within the Burlington Historic Downtown Main Street District falls under the purview of City of Burlington Zoning Code §315-139 "Certificate of appropriateness" and the "Burlington Historic Downtown Main Street District: Design Quality – Standards Guidelines."

### *1. City of Burlington Zoning Code §315-139 "Certificate of appropriateness"*

City of Burlington Zoning Code §315-139 "Certificate of appropriateness" enumerates nine (9) required pieces of information, documents, or exhibits that need to be provided by an applicant. The Applicant satisfied these requirements and submitted a complete submittal for review. The submittal is compliant with §315-139.

## II. "Burlington Historic Downtown Main Street District: Design Quality – Standards Guidelines"

The "Burlington Historic Downtown Main Street District: Design Quality – Standards Guidelines" describe the preferred technical characteristics of contextually-appropriate historic preservation renovations. A building owner that follows these guidelines may increase the likelihood of approval of his or her project, as the Historic Preservation Commission uses the guidelines to determine compliance. The primary objective of the guidelines is to preserve the traditional façade of the storefronts through the regulation of materials, colors, and construction and renovation techniques. Specifically, an assessment of an applicant's proposed renovations considers:

- a. Historically appropriate design themes,
- b. Contextual sensitivity of renovations in relation to surrounding buildings, and
- c. Simple and unobtrusive storefront materials that maintain the building's original appearance.

The Applicant provided a series historical photographs of the front and side façades of 400 N. Pine Street dating from 1908. The photographs depict the original storefront façade with its traditional display windows and bulkhead. The character of these features continues to exist today, but the sign board and transom have been covered over time. The upper façade remains intact with the more refined features of the piers and cornice still present. The proposed renovations will largely restore the original character of the building, notably through the brick repair, glass repair and replacement, and restoration of the storefront façade.

To properly address the appropriateness of each of the proposed renovations, each is discussed separately:

- a. *Glass repair and replacement* – The front and side windows will see replacement and repair to restore the full height of the windows from their sills to their cornices. These renovations will remove the existing arched wood panels and replace them with clear glass to expose the original windows. The additional glass will draw attention to the refined brickwork around the window cornices and provide additional ambient light for occupants of the building.
- b. *Brick cleaning, repair, and tuckpointing* – The brick façade will be cleaned with an appropriate product to remove paint and staining on the brick. Features with deteriorated mortar will be tuckpointed and stabilized. The restoration of the brick will highlight the building's decorative ornamentation and activate it as a feature along Pine and Washington Streets.
- c. *Storefront façade restoration* – The existing wood paneling covering the cornice, sign board, and transom will be removed with the original features restored. The display windows, entry door, and bulkheads will be refreshed with new hardware and color. These features will aid in creating a more welcoming and engaging street environment for pedestrians.

The renovations have been deemed to be historically appropriate and contextually sensitive with the surrounding buildings.

Application for the Certificate of Appropriateness

**Per section § 315-42 of the HPO Historic Preservation Overlay District zoning ordinance, the following application must be completed when alterations in the architectural appearance of any structure within the HPO district is proposed.**

Please provide the following:

1. Architectural plans, elevations, photographs, color samples and/or perspective drawings and sketches illustrating the design and character of all proposed alterations (except painting, see below) must be submitted. Said elevations and drawings shall indicate the location and placement of all auxiliary building equipment such as heating, ventilating, and/or air-conditioning equipment. These drawings are to be completed to a recognized architectural scale with the name of the project noted. Building plans shall be submitted with all detail drawn on each elevation. Plans drawn with partial building details indicated will be returned to the Applicant for redrafting.

For alterations consisting of painting only, color samples and photographs shall be submitted indicating the areas to be painted.

2. Applicant Name: Parkview Planners LLC
3. Contact Name: Leslie Scherrer Pella, PSG, Inc.
4. Name of Tenant: Scott Herman & Residential Tenants
5. Name of Business: Thrivent Financial
6. What is (are) the existing use(s) of the building? Retail/Office & Apartments
7. Telephone Number: 262-758-6064 Facsimile Number: 262-364-2661
8. E-Mail Address: Leslie@PSGwisconsin.com
9. Project Address: 400 N. Pine Street - Front/Pine St. Facade, Burlington, WI  
PSG, Inc. - 448 Falcon Ridge Drive, Suite B, Burlington, WI 53105
10. Mailing Address: Parkview Planners - 400 N. Pine Street, Burlington, WI 53105
11. Does the applicant own the project building?  Yes  No
12. If no, please list owner's name and address: \_\_\_\_\_
13. Architect or engineer's name and address: N/A
14. Date of submittal of plans: February 27, 2017
15. Scale of drawings noted on each drawing: N/A
16. Building type, size and location: Masonry, 3 story, approx 5,000 SF, 400 N. Pine Street
17. Height of building: Approx. 45 feet
18. Exterior material samples to be provided: See specifications enclosed.

NOTE: Please supply material samples of all exterior alterations for the HPC meeting.

19. Proposed Start Date: May 1, 2017
20. Proposed Completion Date: June 15, 2017

21. Additional information may be requested to include, but not limited to, the following:

- A. Photographs from the site adjacent neighboring structures and/or property;
- B. Detailed drawings of decorative elements of the buildings and/or structure(s);
- C. Sectional building or site drawings drawn to recognized engineering or architectural scale.

**NOTE: Please provide any and all information that will illustrate to the Commission the effect of the proposed change.**

**Property Owner**

Scott Herman, Parkview Planners LLC  
Print

  
Signature

2/27/17  
Date

**Applicant**

Scott Herman, Parkview Planners LLC  
Print

  
Signature

2/27/17  
Date



STOP! Have you included the following with your application?

1. Color photographs of current building façade, including some view of the buildings on either side for context;
2. Architectural plans, elevations, and/or perspective drawings and sketches illustrating the design and character of all proposed alterations completed to a recognized architectural scale with the name of the project noted;
3. Historic photos of your building as it appeared in the past. You are required to visit the Burlington Historical Society Museum at 232 North Perkins Blvd. for this information if your project includes façade renovations;
4. Material samples of all exterior alterations; i.e., color samples, siding. Only one sample per design element is required;
5. 8 copies of all supplemental information; i.e., drawings, renderings, elevations, photos/pictures, etc. that are not easily duplicated due to size or other restrictions.

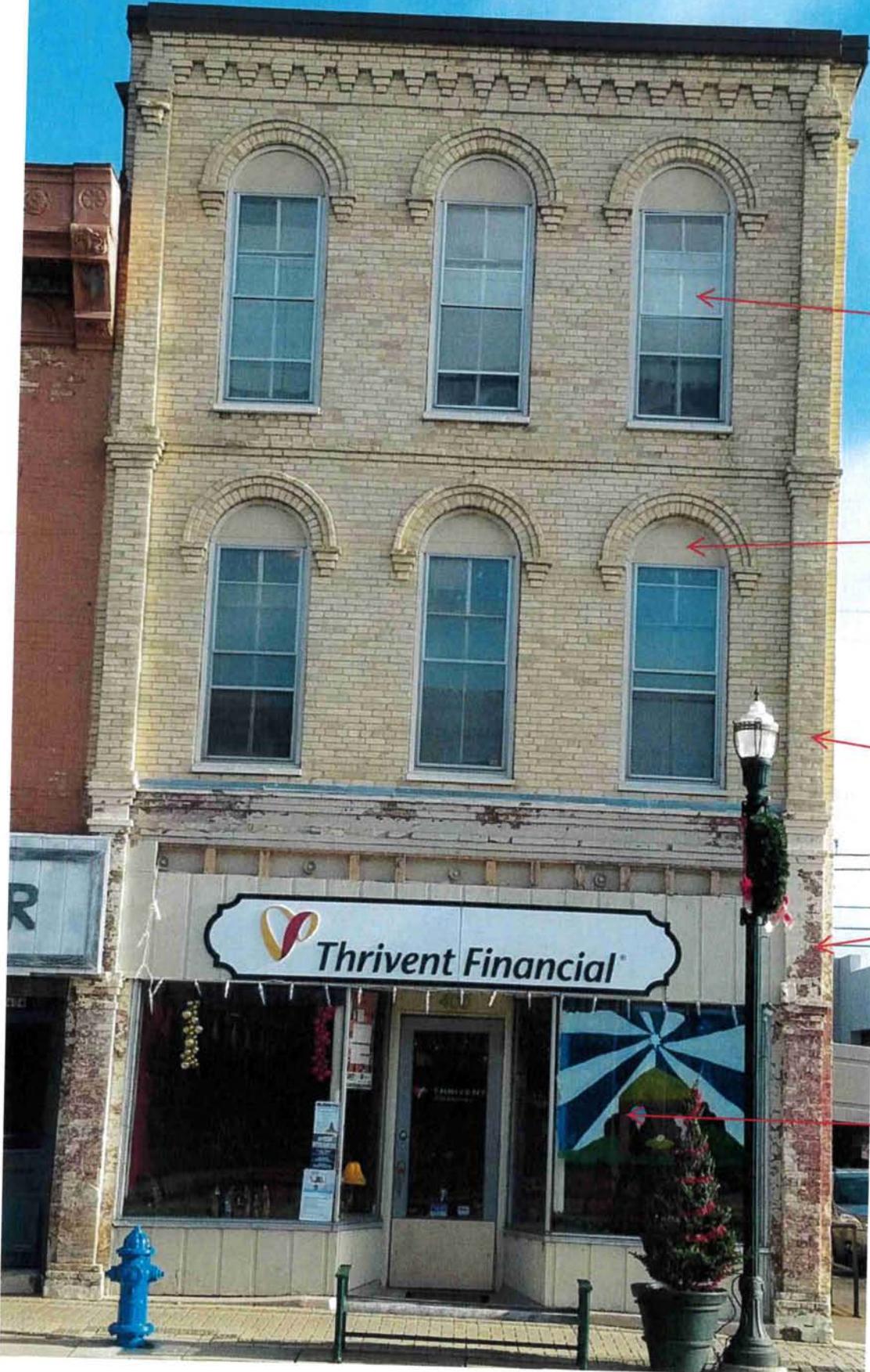
If any of the above pertain to your project and are not included with your application, your application will be considered INCOMPLETE and will not be placed on the meeting agenda for discussion.

THANK YOU FOR YOUR COOPERATION!

400 N. Pine Street - Front/Pine St. Facade  
Current Photo



400 N. Pine St - Front/Pine Street Facade  
Proposed Facade Repairs



Glass to be repaired behind storms in original windows (typ)

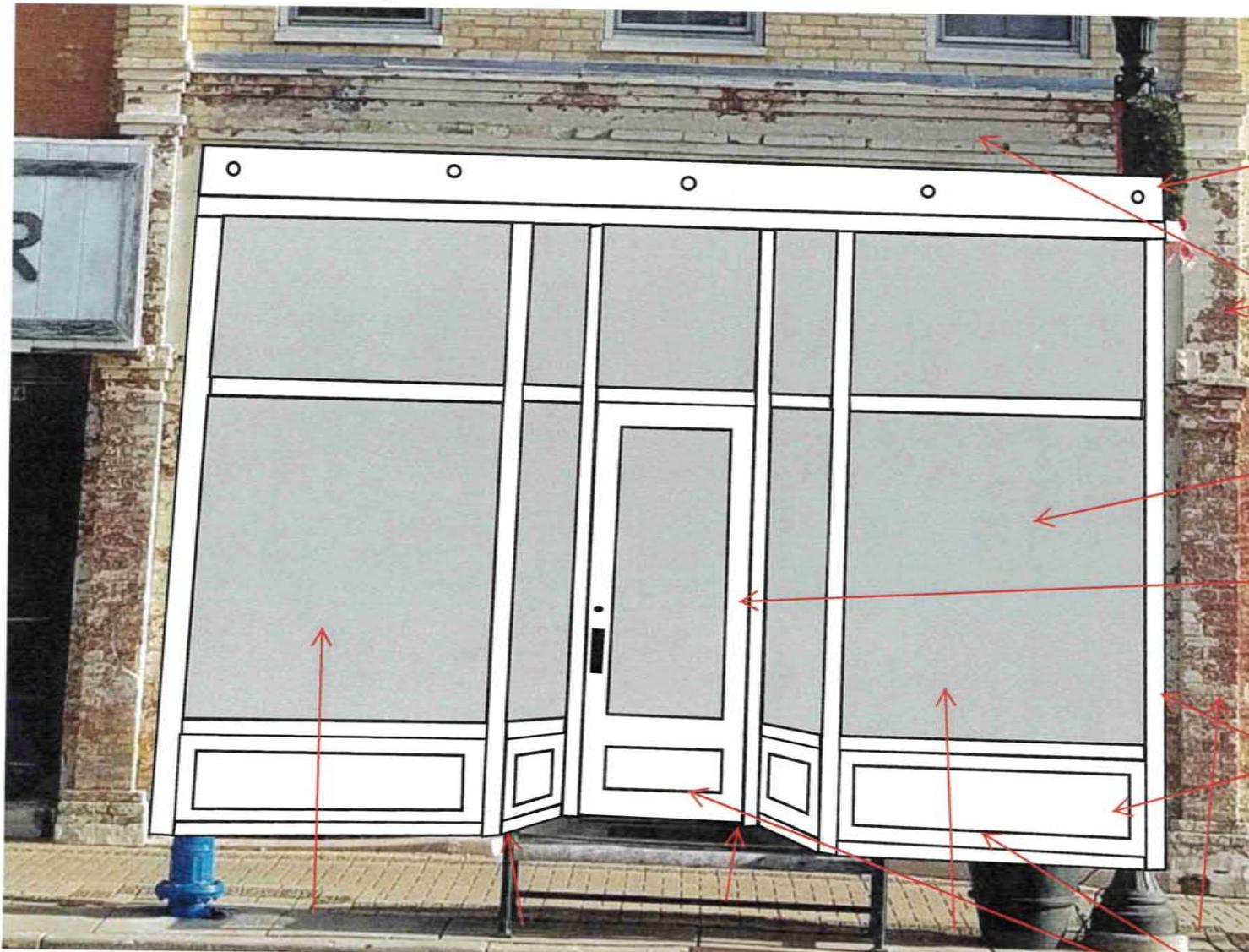
Arched panel to be removed and replaced with clear glass to expose original windows (typ)

Brick to be cleaned, repaired, and tuckpointed

Paint to be removed from brick

Storefront replaced, see enlarged elevation for scope of repairs

400 N. Pine Street - Front/Pine Street Facade  
Proposed Storefront Changes



Existing steel beam & rosettes  
to be exposed and painted  
See paint selections attached.

Paint to be removed from  
brick. Brick to be tuckpointed  
and repaired where damaged  
(typ)

Clear insulated glazing units  
(typ)

Door and hardware, see  
attached spec sheets

Wood storefront framework  
throughout painted. See  
paint selections attached.

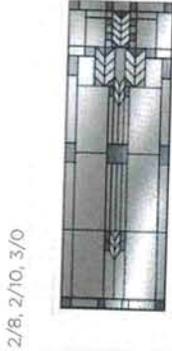
Applied decorative trim to  
match door trim profile  
painted. See paint  
selections attached.

400 N. Pine St. - Front/Pine Street Facade  
Front Door

**SMOOTH 6/8 SPRING** Door selection  
with clear glass

CAMING: PATINA

Door to be painted "Classical  
White SW 2829"



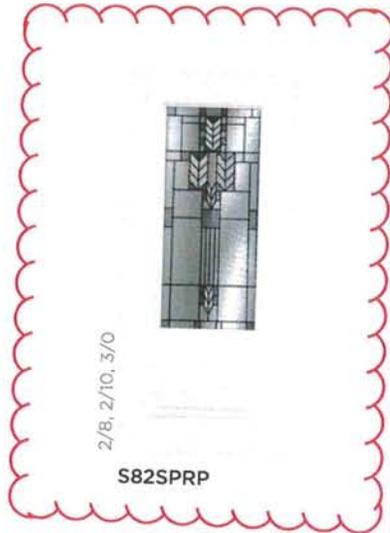
2/8, 2/10, 3/0

S11SPRP



1/0, 1/2

SLS26SPRP



2/8, 2/10, 3/0

S82SPRP



3/0

S7A3SPRP



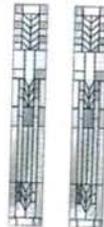
2/8, 3/0

S1A2SPRP



1/0, 1/2

SLS37SPRP



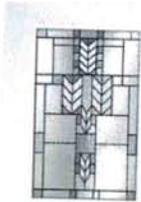
2/8, 3/0

S1A7SPRP



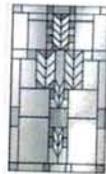
2/8, 2/10, 3/0

S43SPRP



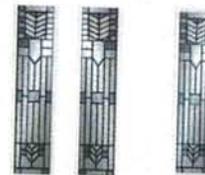
2/8, 2/10, 3/0

S2A3SPRP



2/8, 2/10, 3/0

S23SPRP



2/8, 2/10, 3/0

S78SPRP

1/0, 1/2

SLS28SPRP

400 N. Pine Street - Front/Pine Street Facade  
Front Door Hardware



## Manhattan Mortise



Color: Oil Rubbed Bronze

### Description

- Can be ordered with any Brass Knob, Crystal & Porcelain or Lever\*
- Sold as complete set. Includes Latch and Strike Plate
- For pricing information, contact any EMTEK® dealer

\*Handing required for All Mortise Locks

Upgrade to UL Listed

### Product Codes

Entryset: 3506

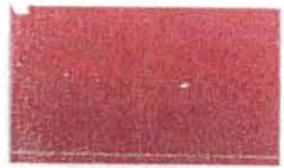
Dummy: 3106

### Technical Specs

- 2-1/2" or 2-3/4" Backsets
- Standard Mortise Door Prep ANSI A115.1
- Schlage C Keyway

Technical Specification

400 N. Pine Street - Front/Pine Street Facade  
 Paint selections circled below and on following page

			
Hammered Silver SW 2840	Roycroft Shingle SW 2833	Roycroft Stone SW 2837	Roycroft Hawk's Call SW 2836
			
Roycroft Mist Gray SW 2844	Roycroft Copper Red SW 2839	Polished Mahogany SW 2838	Aurora Brown SW 2837
			
Funglehouse Gray SW 2845	Roycroft Brass SW 2843	Roycroft Suede SW 2842	Weathered Shingle SW 2841
			
Roycroft Pewter SW 2848	Roycroft Bronze Green SW 2846	Roycroft Bottle Green SW 2847	Roycroft Pewter SW 2848
			
Classical White SW 2829	Colonial Revival Yellow SW 2830	Classical Gold SW 2831	Colonial Revival Gray SW 2832
			
Colonial Revival Tan SW 2828	Colonial Revival Stone SW 2827	Colonial Revival Green Stone SW 2826	Colonial Revival Sea Green SW 2825

Primary Paint Selection  
 Classic White  
 SW 2829

ROYCROFT ARTS & CRAFTS

CLASSICAL/COLONIAL

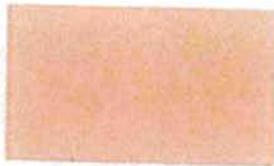
# PRESERVATION PALETTE®

Revival buildings and seven colors from the Post World War Two era are also included. Many colors remained popular in the mid-19th century through World War II. Postwar changes came with improvements in pigments and the introduction of waterbased exterior finishes. Postwar Romanticism color samples are shown in a flat finish to reflect the new preference for latex paints. Colors shown on our Preservation Palette® are merely a selection from the Sherwin-Williams archives. Period colors may be expanded by integrating compatible hues from previous periods, and comparable options are available in the broad range of Sherwin-Williams Exterior ColorAnswers.™ At Sherwin-Williams, we're proud of the contribution our colors have made to beautifying the world over the last 130 years. Our Preservation Palette® pays tribute to our historically American colors.

Samples approximate the actual paint color.



Peace Yellow  
SW 2857



Harvest Gold  
SW 2858



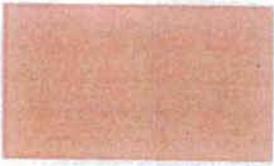
Beige  
SW 2859



Sage  
SW 2860



New Colonial Yellow  
SW 2853



Caribbean Coral  
SW 2854



Sycamore Tan  
SW 2855



Fairfax Brown  
SW 2856



Avocado  
SW 2861



Burma Jade  
SW 2862



Powder Blue  
SW 2863



Stratford Blue  
SW 2864



Plymouth Green  
SW 2852



Sage Green Light  
SW 2851



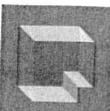
Chelsea Gray  
SW 2850



Westchester Gray  
SW 2849



Accent color selection  
Westchester Gray  
SW 2849  
(swatch submitted)



PROSOCO

# Enviro Klean<sup>®</sup>

NEXT GENERATION CLEANERS

# SafRestorer<sup>®</sup>

Enviro Klean<sup>®</sup> SafRestorer<sup>®</sup> breaks the grip of stubborn atmospheric and carbon staining on masonry and stone for easy rinsing away. It restores the intended appearance of buildings soiled by decades of auto exhaust and other air pollutants. SafRestorer<sup>®</sup> also gets rid of soiling and hard-to-remove deposits on window glass, including white scum. This highly efficient liquid restoration cleaner is suitable for a wide variety of stone and masonry, including unpolished limestone and marble. Unlike many conventional restoration cleaners, low-odor, non-fuming SafRestorer<sup>®</sup> is safe for use around most architectural metal.

## ADVANTAGES

- Fast and effective on most masonry surfaces.
- Safe for unpolished limestone and marble.
- Will not etch or discolor most glass, architectural metals or painted surfaces.
- Low-odor, non-fuming formulation.
- Contains no mineral acids.
- Effectively removes mud staining from clay brick surfaces.

## Limitations

- May not be suitable for some polished stone and glazed surfaces.
- Repeated applications may damage glass and/or glazing. ALWAYS TEST for acceptable results before overall application.
- Not intended for routine maintenance glass cleaning.
- Do not use on treated low-E glass; acrylic and polycarbonate sheet glazing; and glazing with surface-applied reflective, metallic or other synthetic coatings or films.

## REGULATORY COMPLIANCE

### VOC Compliance

Enviro Klean<sup>®</sup> SafRestorer<sup>®</sup> is compliant with all national, state and district VOC regulations.

## TYPICAL TECHNICAL DATA

FORM	Clear, light yellow liquid Mild odor
SPECIFIC GRAVITY	1.11
pH	2.9
WT/GAL	9.15 lbs
ACTIVE CONTENT	not applicable
TOTAL SOLIDS	not applicable
VOC CONTENT	not applicable
FLASH POINT	not applicable
FREEZE POINT	28° F (-2° C)
SHELF LIFE	2 years in tightly sealed, unopened container

## SAFETY INFORMATION

Always read full label and SDS for precautionary instructions before use. Use appropriate safety equipment and job site controls during application and handling.

**24-Hour Emergency Information:**  
**INFOTRAC at 800-535-5053**

# Product Data Sheet

## Enviro Klean® SafRestorer®

### PREPARATION

Protect people, vehicles, property and all surfaces not designated to be cleaned from product, splash, wind drift, residue, and rinse water. Protect/divert auto traffic and foot traffic. Clean when traffic is at a minimum.

Limit contact of cleaner with metal window frames, particularly architectural aluminum. If contact occurs, rinse immediately. In most cases, limited contact will not harm metal.

### Surface and Air Temperatures

Best cleaning results are obtained when air and masonry surface temperatures are 40°F (4°C) or above. To avoid harm to masonry, do not clean when temperatures are below freezing or will be overnight. If freezing conditions exist prior to application, let masonry thaw.

### Equipment

Apply with an acid-resistant brush, heavy nap roller or low-pressure (50 psi max) spray. Do not atomize. Scrub heavily soiled surfaces with a nonabrasive brush or synthetic scrubbing pad.

Rinse spent cleaner and dissolved contaminants from the wall with masonry-washing equipment generating 400–1000 psi with a water flow rate of 6–8 gallons per minute. Use a 15–45° fan spray tip. Heated water (150–180°F; 65–82°C) may improve cleaning efficiency. Use adjustable equipment for reducing water flow-rates and rinsing pressure as needed for sensitive surfaces.

Rinsing pressures greater than 1000 psi and fan spray tips smaller than 15° may permanently damage sensitive masonry. Water flow-rates less than 6 gallons per minute may reduce cleaning productivity and contribute to uneven cleaning results.

### BEST PRACTICES

Limit contact of cleaner with metal window frames, particularly architectural aluminum. If contact occurs, rinse immediately. In most cases, limited contact will not harm metal.

Apply with an acid-resistant brush, heavy nap roller or low-pressure (50 psi max) spray. Scrub heavily soiled surfaces with a nonabrasive brush or synthetic scrubbing pad.

Use only well maintained staging and scaffolding that is equipped with steel cable. Use polypropylene ropes and safety lines. Use acid-resistant dilution and application equipment.

Use only well maintained staging and scaffolding that is equipped with steel cable. Use polypropylene ropes and safety lines. Use acid-resistant dilution and application equipment.

### Storage and Handling

Store in a cool, dry place with adequate ventilation. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45–100°F (7–38°C). Do not double stack pallets. Dispose of in accordance with local, state and federal regulations.

### APPLICATION

Read "Preparation" and the Safety Data Sheet before use.

**ALWAYS TEST** a small area of each surface to confirm suitability, coverage rate and desired results before beginning overall application. Test with the same equipment, recommended surface preparation and application procedures planned for general application. Let surface dry thoroughly before inspection.

### Dilution & Mixing

Enviro Klean® SafRestorer® may be used in concentrate or diluted with up to three parts fresh water. Do not alter or use for purposes other than specified.

### Typical Coverage Rates

Coverage varies based on porosity and texture. Always test.

- 150–400 sq.ft. per gallon of undiluted cleaner
- 14–37 sq.m. per gallon of undiluted cleaner

Rinse spent cleaner and dissolved contaminants from the wall with masonry-washing equipment generating 400–1000 psi with a water flow rate of 6–8 gallons per minute. Use a 15–45° fan spray tip. Heated water (150–180°F; 65–82°C) may improve cleaning efficiency. Use adjustable equipment for reducing water flow-rates and rinsing pressure as needed for sensitive surfaces.

Never go it alone. If you have problems or questions, contact your local PROSOCO distributor or field representative. Or call PROSOCO technical Customer Care, toll-free, at 800-255-4255.

# Product Data Sheet

## Enviro Klean® SafRestorer®

### Application Instructions

#### *Brick and Stone*

1. Working from the bottom to the top, thoroughly prewet the surface with fresh water.
2. Apply the cleaning solution freely from the bottom of the work area to the top.
3. Let the cleaning solution stay on the wall 5-15 minutes. If the cleaner starts to dry, reapply.
4. Reapply the cleaning solution to heavily soiled areas. Scrub gently.
5. Working from the bottom to the top, thoroughly rinse treated surfaces with clean water. Make sure to flush all spent cleaner and dissolved soiling from the surface, surface pores and adjacent non masonry surfaces.

#### *Glass*

Working from the bottom to the top, thoroughly prewet the glass with fresh water. Apply in concentrate directly to window. Let cleaner dwell for no more than five minutes. Thoroughly rinse spent cleaner and dissolved contaminants off glass with lots of fresh water.

*NOTE:* Repeated applications may damage glass and/or glazing. ALWAYS TEST for acceptable results before overall application.

#### *Cleanup*

Clean equipment with fresh water.

### **WARRANTY**

The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

PROSOCO, Inc. warrants this product to be free from defects. **Where permitted by law, PROSOCO makes no other warranties with respect to this product, express or implied, including without limitation the implied warranties of merchantability or fitness for particular purpose.** The purchaser shall be responsible to make his own tests to determine the suitability of this product for his particular purpose. PROSOCO's liability shall be limited in all events to supplying sufficient product to re-treat the specific areas to which defective product has been applied. Acceptance and use of this product absolves PROSOCO from any other liability, from whatever source, including liability for incidental, consequential or resultant damages whether due to breach of warranty, negligence or strict liability. This warranty may not be modified or extended by representatives of PROSOCO, its distributors or dealers.

### **CUSTOMER CARE**

Factory personnel are available for product, environment and job-safety assistance with no obligation. Call 800-255-4255 and ask for Customer Care - technical support.

Factory-trained representatives are established in principal cities throughout the continental United States. Call Customer Care at 800-255-4255, or visit our web site at [www.prosoco.com](http://www.prosoco.com), for the name of the PROSOCO representative in your area.



# Product Specifications

**Product Names: 800 Brush Grade, 800 Fast Acting, 800 Neutralizer**

**Manufacturer: American Building Restoration Products, Inc.**

**PRODUCT DESCRIPTION:** 800 Paint Strippers are for professional use only. They are lye based (caustic) strippers designed to remove a wide variety of both latex and oil base paint from wood, masonry and metal surfaces. They are specifically formulated to strip multi-layers of organic paint finishes. 800 Paint Strippers are not designed to strip or dissolve inorganic coatings such as cement, concrete or lime. 800 Paint Strippers do not dry out rapidly on the surface like solvent and methylene chloride paint strippers. They remain wet for longer periods of time allowing for deeper penetration into the paint film without bubbling the finish and are rinsable days after they have dissolved the paint. A longer dwell time will be required when using 800 Paint Strippers in temperatures below freezing.

## 800 BRUSH GRADE

800 Brush Grade is a water soluble thick, caustic gel, allowing it to adhere on vertical surfaces. It dissolves multi-layers of oil based finishes in one application. 800 Brush Grade is more effective if kept damp by misting with water during daytime hours.

## 800 FAST ACTING

800 Fast Acting contains a mixture of lye and alcohol, therefore, a wide variety of paint finishes can be dissolved. 800 Fast Acting has a gentle affect on wood fiber and grain and is an overall excellent remover of both oil and latex paint. 800 Fast Acting is also a successful graffiti remover.

## 800 NEUTRALIZER

800 Neutralizer is the required follow-up to the 800 Paint Strippers and can be used to neutralize any caustic stripper. 800 Neutralizer fizzes as it works, taking the guess work out of neutralizing.

**LIMITATIONS:** 800 Paint Strippers will etch plastic, as well as aluminum. Protect these surfaces and all other adjacent surfaces. 800 Paint Strippers may darken some woods. This darkening can be removed with X-180 Weathered Wood Restorer™. 800 Paint Strippers are not recommended for use on veneer, plywood surfaces or other interior woodwork that is to be stained and varnished.

**PRECAUTIONS:** Read the entire material safety data sheet and product label for a more thorough evaluation of hazards. Fully protect all adjacent surfaces, including any vegetation from coming in direct contact with 800 Paint Strippers.

**WARNING:** 800 Paint Strippers may cause permanent blindness if splashed into eyes.

**TECHNICAL DATA:** Color/Form: 800 Brush Grade & 800 Fast Acting: Dark brown gel. 800 Neutralizer: Clear liquid.

**COVERAGE:** 800 Brush Grade & 800 Fast Acting 50 sq. ft. per gallon, depending on layers of paint to strip. 800 Neutralizer 800 sq ft when diluted 1 part 800 Neutralizer to 3 parts water.

**PACKAGING:** One, five and fifty-five gallon containers.

**INSTALLATION PREPARATORY WORK:** Prepare a surface free from dirt and oil. It is not necessary to remove loose, peeling or flaking paint. This creates pockets down to the original masonry or wood surface which is generally more absorbing than the painted surface. Staging should be well maintained and equipped with steel cable. Nylon, cotton or hemp roping is not suitable when using 800 Paint Strippers. A test area should be performed prior to beginning overall project to determine optimum dwell time for the product and the number of applications necessary to completely remove all traces of finish from the surface. User shall determine the suitability of the product for its intended use and assumes all risk and liability whatsoever in connection therewith. Follow all local, state, or federal disposal regulations when using this product.

**APPLICATION:** 1. Apply a thick coat of the 800 Paint Stripper using a synthetic brush or roller. 2. Let the 800 Paint Stripper remain on the surface until all paint has dissolved. 3. If the 800 Paint Stripper remains on the surface in direct sunlight, it may dry prematurely. Rewet the surface by lightly misting with water.

**NOTE:** On wood, be certain to remove the 800 Paint Stripper as soon as the paint has been dissolved. Allowing 800 Paint Strippers to remain on wood for extended periods of time, may result in raised grain.

**REMOVAL:** To remove the 800 Paint Stripper, rinse area with a pressure washer. Avoid surface damage by adjusting pressure and nozzle pattern. Once surface has been rinsed it must be neutralized. Apply 800 Neutralizer any time after stripping is completed. Apply two applications followed by a complete water rinse from a pressure washer. For evidence that 800 Neutralizer is working, look for a fizzing action. Repeat neutralization process until fizzing stops. Evidence of failing to neutralize properly will cause new paint to discolor in damp weather.

**STORAGE:** All 800 Paint Stripper should be stored in the containers in which they are purchased. DO NOT store 800 Paint Stripper near acids or mix with acid. Doing so could create violent heat reactions.

**AVAILABILITY:** Available through distributors and dealers across the United States and Canada.

**NOTICE:** The information and recommendations made herein are based on ABRP, Inc., research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because ABRP, Inc., cannot anticipate every possible application of ABRP, Inc., products, nor anticipate every variation encountered in project surfaces, job conditions, and methods used. For this reason, purchasers shall make their own tests to determine the suitability of such products for a particular purpose. Purchasers assume all risk of use, application and handling of products. Statements concerning the possible use of ABRP, Inc., products are not intended as recommendation to use ABRP, Inc., products in the infringement of any patent.

**LIMITED WARRANTY:** This warranty is valid for one year from the date of product purchase. Purchaser's claims recovery is limited solely to the following warranty from ABRP, Inc., if the product herein is shown to be defective: ABRP, Inc., at its option, will either replace the product or refund the purchase price. Contact ABRP, Inc., to make claim under this warranty. The purchaser must have proof of purchase from the label and the original sales receipt. Proper surface preparation is essential to the product's performance and is a necessary prerequisite for triggering ABRP, Inc.'s obligation under this warranty. Read and follow label directions and observe all safety precautions in the use of this product. ABRP, Inc., further disclaims, and shall not be liable for, incidental, consequential or indirect damage and/or personal injuries including death arising from the use of this product or the cost of labor involved in its application or any reapplication of product that is replaced. SELLER MAKES NO WARRANTY, EXPRESSED OR IMPLIED, CONCERNING THE USE OF THIS PRODUCT OTHER THAN INDICATED ON THE LABEL. BUYER ASSUMES ALL RISK OF USE AND/OR HANDLING OF THIS MATERIAL WHEN SUCH USE AND/OR HANDLING IS CONTRARY TO LABEL INSTRUCTIONS. NO OTHER WARRANTIES ARE MADE, EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION WARRANTIES AS TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IN ALL EVENTS, ABRP, INC.'S LIABILITY SHALL BE LIMITED SOLELY TO REPLACEMENT OF THE PRODUCT PROVIDED ABOVE. This limited warranty may not be modified or extended by manufacturer's representatives, distributors or dealers of ABRP, Inc., products. This warranty gives the purchaser specific legal rights, as well as rights which may vary from state to state. ABRP, Inc. specifically disclaims any and all other obligations or liability to any party relative to the sale, use or application of its products.

**TECHNICAL SERVICES:** ABRP, Inc., employs in-field technical representatives to answer questions for architects, building owners and contractors.

**REFERENCING:** Catalog, product specifications, brochures, list of national registered historical landmarks restored with ABRP, Inc., products and video training tapes demonstrating a variety of cleaning and restoration projects being performed with ABRP, Inc. products are available upon request. For more information on many of the specialty building restoration products available to you, please see our website at [www.abrp.com](http://www.abrp.com) or e-mail ABRP, Inc. at [abrp@abrp.com](mailto:abrp@abrp.com).

**American Building Restoration Products, Inc. • address: 9720 S. 60th St., Franklin, WI 53132**

**Corporate office: (414) 421-4125 • Orders ONLY: 1-800-346-7532 • fax: (414) 421-8696 • email: [abrp@abrp.com](mailto:abrp@abrp.com) • website: [abrp.com](http://abrp.com)**

Updated: 7/27/2010 • Copyright © 2010 American Building Restoration Products, Inc.



# Product Specifications

**Product Name:** 800 Fast Acting Grip 'N Strip  
**Manufacturer:** American Building Restoration Products, Inc.

**PRODUCT DESCRIPTION:** 800 Fast Acting Grip 'N Strip® peel and scrape off paste paint remover is an effective way to remove multiple layers of lead-based oils, latex paints, varnishes, stains and other finishes in one application on wood, masonry, plastered walls or metals. 800 Fast Acting Grip 'N Strip® paint remover is designed to produce its own outer skin, making it easy to use requiring no paper over lay. The 800 Fast Acting Grip 'N Strip® formula is an ideal paint remover for intricate carvings, moldings, pillars, capitals, overhangs, ceilings and where normal removers do not adequately penetrate. With its paste like consistency applied uniformly, 800 Fast Acting Grip 'N Strip® penetrates more layers of paint mil thickness and reduces water rinse normally needed to dissolve stripper residue. 800 Fast Acting Grip 'N Strip® clings to vertical and overhang surfaces preventing sagging, dripping and sliding. 800 Fast Acting Grip 'N Strip® is available in a wide range of formulas. This variety is to protect surfaces against excess damage that can be caused by strong caustics. 800 Fast Acting Grip 'N Strip® is a caustic paint remover that requires neutralization (See 800 Neutralizer label and product specification sheet.) 800 Fast Acting Grip 'N Strip® is not recommended for use on veneered or plywood surfaces, or when preparing wood cabinets or other interior woodwork for a stained and varnished finish. (Acceptable only if surface is just to be painted). 800 Fast Acting Grip 'N Strip® will etch lexan, and other common protective plastic, as well as aluminum. Protect these surfaces. 800 Fast Acting Grip 'N Strip® should be handled with extreme caution.

**LIMITATIONS:** 800 Fast Acting Grip 'N Strip® may darken the woods surface. This darkening can be removed with X-180 Weathered Wood Restorer™.

**PRECAUTIONS:** Read the entire material safety data sheet and product label for a more thorough evaluation of hazards. Fully protect all adjacent surfaces, including vegetation and aluminum from coming in direct contact with 800 Fast Acting Grip 'N Strip®. When stripping interiors, lay plastic sheeting on floor then cover plastic with stacks of newspaper or cardboard to absorb scraped residue.

**TECHNICAL DATA:** Color/Form: Tan paste.

**COVERAGE:** 25 to 50 sq. ft. per gallon, depending on layers of paint to strip.

**PACKAGING:** One and five gallon containers.

**INSTALLATION PREPARATORY WORK:** Prepare a surface free from dirt and oil. It is not necessary to remove loose, peeling or flaking paint. This creates pockets down to the original masonry or wood surface which is generally more absorbing than the painted surface. A test area should be performed prior to beginning overall project to determine optimum dwell time for the product and the number of applications necessary to completely remove all traces of finish from the surface. User shall determine the suitability of the product for its intended use and assumes all risk and liability whatsoever in connection therewith. Follow all local, state, or federal disposal regulations when using this product.

**APPLICATION:** 1. Apply 800 Fast Acting Grip 'N Strip® approximately 1/8-1/4 inch thick with a trowel, or synthetic brush. 2. Allow 800 Fast Acting Grip 'N Strip® to remain on surface until all paint is dissolved. 1 to 24 hours may be required. 800 Fast Acting Grip 'N Strip® will penetrate an average of one (1) layer of paint per hour.

**CAUTION:** Allowing 800 Fast Acting Grip 'N Strip® to remain on wood for extended periods of time, may result in raised grain. 3. Covering 800 Fast Acting Grip 'N Strip® with plastic sheeting may increase product effectiveness. Although it is not required, test to determine if covering is beneficial. Product efficiency is slower in cooler temperatures.

**REMOVAL:** 1. Scrape and peel off formed membrane. Rinse with water to completely remove 800 Fast Acting Grip 'N Strip® residue. Beware of wind drift onto adjacent surfaces. 2. When using 800 Fast Acting Grip 'N Strip®, neutralize the surface with ABRP 800 Neutralizer. Rinse 800 Neutralizer. (Read label for all instructions).

**STORAGE:** 800 Fast Acting Grip 'N Strip® should be stored in the containers in which they are purchased. Avoid storing 800 Fast Acting Grip 'N Strip® near acids or mixing with acid. Failure to do so could create violent heat reactions.

**AVAILABILITY:** Available through a network of distributors, dealers and representatives established in principal cities across the United States, Canada and Japan.

**NOTICE:** The information and recommendations made herein are based on ABRP, Inc., research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because ABRP, Inc., cannot anticipate every possible application of ABRP, Inc., products, nor anticipate every variation encountered in project surfaces, job conditions, and methods used. For this reason, purchasers shall make their own tests to determine the suitability of such products for a particular purpose. Purchasers assume all risk of use, application and handling of products. Statements concerning the possible use of ABRP, Inc., products are not intended as recommendation to use ABRP, Inc., products in the infringement of any patent.

**LIMITED WARRANTY:** This warranty is valid for one year from the date of product purchase. Purchaser's claims recovery is limited solely to the following warranty from ABRP, Inc., if the product herein is shown to be defective: ABRP, Inc., at its option, will either replace the product or refund the purchase price. Contact ABRP, Inc., to make claim under this warranty. The purchaser must have proof of purchase from the label and the original sales receipt. Proper surface preparation is essential to the product's performance and is a necessary prerequisite for triggering ABRP, Inc.'s obligation under this warranty. Read and follow label directions and observe all safety precautions in the use of this product. ABRP, Inc., further disclaims, and shall not be liable for, incidental, consequential or indirect damage and/or personal injuries including death arising from the use of this product or the cost of labor involved in its application or any reapplication of product that is replaced. SELLER MAKES NO WARRANTY, EXPRESSED OR IMPLIED, CONCERNING THE USE OF THIS PRODUCT OTHER THAN INDICATED ON THE LABEL. BUYER ASSUMES ALL RISK OF USE AND/OR HANDLING OF THIS MATERIAL WHEN SUCH USE AND/OR HANDLING IS CONTRARY TO LABEL INSTRUCTIONS. NO OTHER WARRANTIES ARE MADE, EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION WARRANTIES AS TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IN ALL EVENTS, ABRP, INC.'S LIABILITY SHALL BE LIMITED SOLELY TO REPLACEMENT OF THE PRODUCT PROVIDED ABOVE. This limited warranty may not be modified or extended by manufacturer's representatives, distributors or dealers of ABRP, Inc., products. This warranty gives the purchaser specific legal rights, as well as rights which may vary from state to state. ABRP, Inc. specifically disclaims any and all other obligations or liability to any party relative to the sale, use or application of its products.

**TECHNICAL SERVICES:** ABRP, Inc., employs in-field technical representatives to answer questions for architects, building owners and contractors.

**REFERENCING:** Catalog, product specifications, brochures, list of national registered historical landmarks restored with ABRP, Inc., products and video training tapes demonstrating a variety of cleaning and restoration projects being performed with ABRP, Inc. products are available upon request. For more information on many of the specialty building restoration products available to you, please see our website at [www.abrp.com](http://www.abrp.com) or e-mail ABRP, Inc. at [abrp@abrp.com](mailto:abrp@abrp.com).

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**POST OFFICE ON NORTHEAST CORNER OF PINE AND WASHINGTON STS.,  
IN FORMER WESTERN UNION HOTEL BUILDING - DATE 1908**





**MAY DAY BICENTENNIAL PARADE ON PINE ST. AT WASHINGTON ST. - MAY 1, 1976**



**LOOKING NORTHEAST, CORNER OF PINE ST. AND WASHINGTON ST. DATE - 1980**



**COUNTRY HOME CENTER AND T&J ATHLETIC AND TROPHY STORE.  
EAST SIDE OF PINE ST. NEAR WASHINGTON ST. ABOUT 1992**



CITY OF BURLINGTON

**Building & Zoning Department**  
300 N. Pine Street, Burlington, WI, 53105  
(262) 342-1164 – (262) 763-3474 fax  
www.burlington-wi.gov

<b>Historic Preservation Commission Item: 7B (2)</b>	<b>Date:</b> March 23, 2017
<b>Submitted By:</b> Gregory Guidry, Building Inspector	<b>Subject:</b> Certificate of Appropriateness for 400 N. Pine Street (side)

**Details:**

Leslie Scherrer Pella on behalf of Thrivent Financial is requesting approval of a Certificate of Appropriateness located at 400 N. Pine Street. The proposed project consists of:

- The improvement of the side façade along E. Washington Street. The renovations along the side façade along E. Washington Street include; 1) glass repair and replacement, 2) brick cleaning and tuck-pointing, 3) the removal of an air conditioner and abandoned pipes, and 4) the painting of a side door and transom. The colors for the accent and panels are Classic White and Westchester Gray, which are approved historic colors. The existing arched wood panels will be removed and replaced with clear glass to expose the original windows.

Graef, whose memorandum is attached, recommends approval of this request, subject to conditions listed in the March 13, 2017 memorandum to the Commission.

**Financial Remarks:**

The applicant applied for a Façade Grant as seen in item 7B (4).

**Executive Action:**

This item is for consideration to approve the Certificate of Appropriateness at the March 23, 2017 Historic Preservation Commission meeting and be placed on the April 5, 2017 Committee of the Whole and Common Council meetings for consideration.

Application for the Certificate of Appropriateness

**Per section § 315-42 of the HPO Historic Preservation Overlay District zoning ordinance, the following application must be completed when alterations in the architectural appearance of any structure within the HPO district is proposed.**

Please provide the following:

1. Architectural plans, elevations, photographs, color samples and/or perspective drawings and sketches illustrating the design and character of all proposed alterations (except painting, see below) must be submitted. Said elevations and drawings shall indicate the location and placement of all auxiliary building equipment such as heating, ventilating, and/or air-conditioning equipment. These drawings are to be completed to a recognized architectural scale with the name of the project noted. Building plans shall be submitted with all detail drawn on each elevation. Plans drawn with partial building details indicated will be returned to the Applicant for redrafting.

For alterations consisting of painting only, color samples and photographs shall be submitted indicating the areas to be painted.

2. Applicant Name: Parkview Planners LLC
3. Contact Name: Leslie Scherrer Pella, PSG, Inc.
4. Name of Tenant: Scott Herman & Residential Tenants
5. Name of Business: Thrivent Financial
6. What is (are) the existing use(s) of the building? Retail/Office & Apartments
7. Telephone Number: 262-758-6064 Facsimile Number: 262-364-2661
8. E-Mail Address: Leslie@PSGwisconsin.com
9. Project Address: 400 N. Pine Street - Front Facade Wash. St., Burlington, WI  
PSG, Inc. - 448 Falcon Ridge Drive, Suite B, Burlington, WI 53105
10. Mailing Address: Parkview Planners - 400 N. Pine Street, Burlington, WI 53105
11. Does the applicant own the project building?  Yes  No
12. If no, please list owner's name and address: \_\_\_\_\_
13. Architect or engineer's name and address: N/A
14. Date of submittal of plans: February 27, 2017
15. Scale of drawings noted on each drawing: N/A
16. Building type, size and location: Masonry, 3 story, approx 5,000 SF, 400 N. Pine Street
17. Height of building: Approx. 45 feet
18. Exterior material samples to be provided: See specifications enclosed.

NOTE: Please supply material samples of all exterior alterations for the HPC meeting.

19. Proposed Start Date: May 1, 2017
20. Proposed Completion Date: June 15, 2017

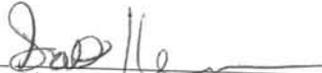
21. Additional information may be requested to include, but not limited to, the following:

- A. Photographs from the site adjacent neighboring structures and/or property;
- B. Detailed drawings of decorative elements of the buildings and/or structure(s);
- C. Sectional building or site drawings drawn to recognized engineering or architectural scale.

**NOTE: Please provide any and all information that will illustrate to the Commission the effect of the proposed change.**

**Property Owner**

Scott Herman, Parkview Planners LLC  
Print

  
Signature

2/27/17  
Date

**Applicant**

Scott Herman, Parkview Planners LLC  
Print

  
Signature

2/27/17  
Date



STOP! Have you included the following with your application?

1. Color photographs of current building façade, including some view of the buildings on either side for context;
2. Architectural plans, elevations, and/or perspective drawings and sketches illustrating the design and character of all proposed alterations completed to a recognized architectural scale with the name of the project noted;
3. Historic photos of your building as it appeared in the past. You are required to visit the Burlington Historical Society Museum at 232 North Perkins Blvd. for this information if your project includes façade renovations;
4. Material samples of all exterior alterations; i.e., color samples, siding. Only one sample per design element is required;
5. 8 copies of all supplemental information; i.e., drawings, renderings, elevations, photos/pictures, etc. that are not easily duplicated due to size or other restrictions.

If any of the above pertain to your project and are not included with your application, your application will be considered INCOMPLETE and will not be placed on the meeting agenda for discussion.

THANK YOU FOR YOUR COOPERATION!

400 N. Pine Street - Side/Washington Street Facade  
Current Photo

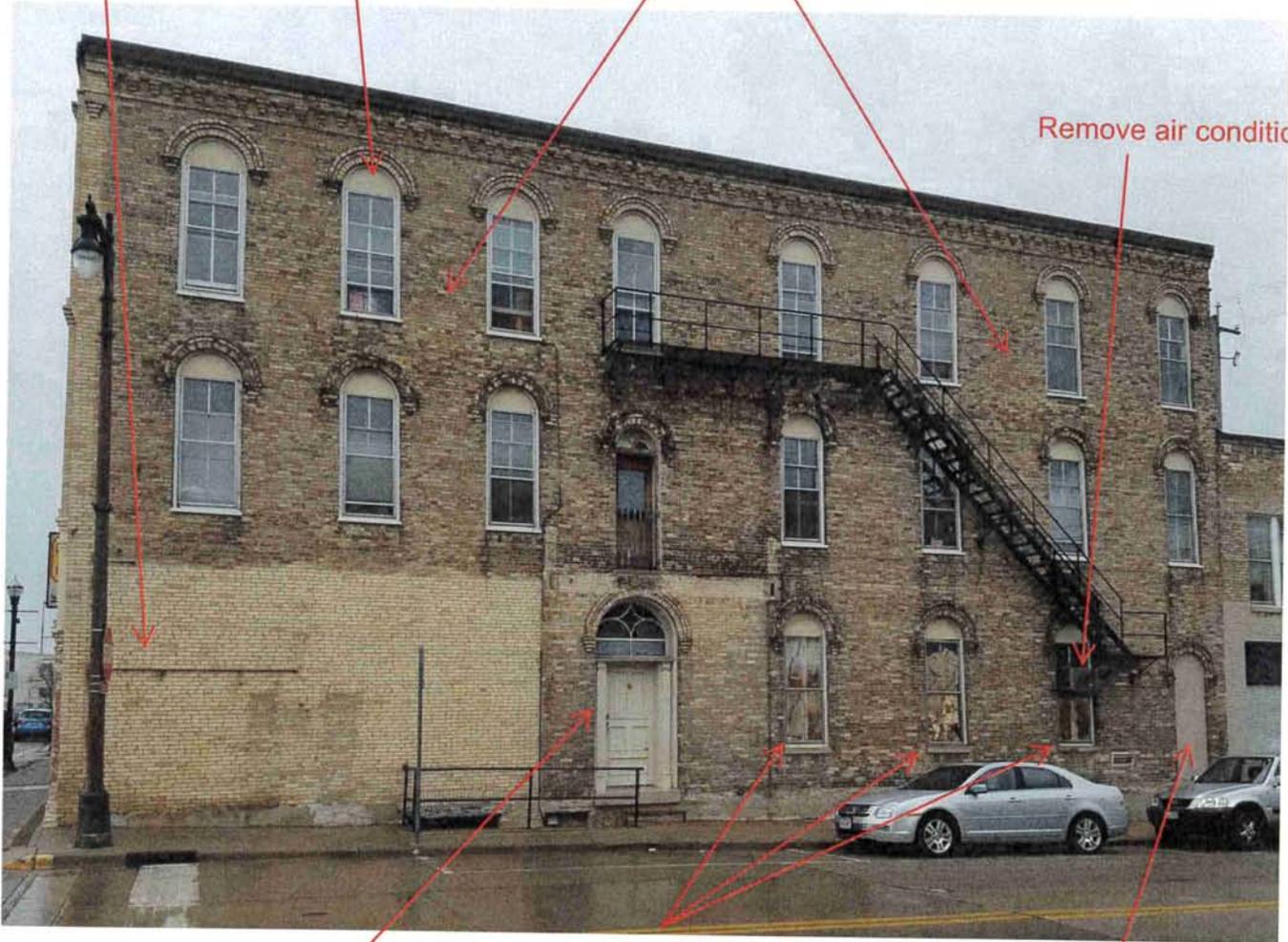


Glass to be repaired behind storms in original windows. Arched panel to be removed and replaced with clear glass to expose original windows (typ)

Remove abandoned pipes (typ)

Repair and tuckpoint brick (typ)

Remove air conditioner



Replace glass in existing transom and add clear glass in front to create an insulated unit. Paint door & transom "Classical White SW 2829"

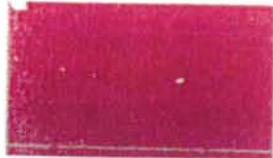
Remove insulation to expose existing wood window & replace broken glass behind storms. Arched panel to be removed and replaced with clear glass to expose original windows.

Remove plywood enclosure and add matching brick & sill at same elevation to create new window opening. Add matching storm and clear glass transom to match other windows.

400 N. Pine Street - Side/Washington Street Facade  
 Paint selection circled below.



Hammered Silver  
 SW 2840



Roversoft Copper Red  
 SW 2837



Polished Mahogany  
 SW 2838



Aurora Brown  
 SW 2837



Roversoft Mist Gray  
 SW 2844



Roversoft Brass  
 SW 2843



Roversoft Suede  
 SW 2842



Weathered Shingle  
 SW 2841



Forgehouse Gray  
 SW 2845



Roversoft Bronze Green  
 SW 2840



Roversoft Bottle Green  
 SW 2847



Roversoft Pewter  
 SW 2848



Classical White  
 SW 2829



Colonial Revival Yellow  
 SW 2830



Classical Gold  
 SW 2834



Colonial Revival Gray  
 SW 2832



Colonial Revival Tan  
 SW 2828



Colonial Revival Stone  
 SW 2827



Colonial Revival Green Stone  
 SW 2826



Colonial Revival Sea Green  
 SW 2825

ROVERCROFT ARTS & CRAFTS

CLASSICAL/COLONIAL



**MAY DAY BICENTENNIAL PARADE ON PINE ST. AT WASHINGTON ST. - MAY 1, 1976**



LOOKING NORTHEAST, CORNER OF PINE ST. AND WASHINGTON ST. DATE - 1980



WASHINGTON ST. SIDE OF T&J ATHLETIC AND TROPHY STORE.  
CORNER OF PINE AND WASHINGTON STS., LOOKING NORTH - ABOUT 1992





**Building & Zoning Department**  
300 N. Pine Street, Burlington, WI, 53105  
(262) 342-1164 – (262) 763-3474 fax  
www.burlington-wi.gov

<b>Historic Preservation Commission Item: 7B (3)</b>	<b>Date:</b> March 23, 2017
<b>Submitted By:</b> Megan Watkins, Director of Administrative Services	<b>Subject:</b> Façade Grant Application for 400 N. Pine Street (front)

**Details:**

Leslie Scherrer Pella on behalf of Thrivent Financial is requesting approval of a Façade Grant Application located at 400 N. Pine Street. The proposed project consists of:

- The improvement of the front façade along N. Pine Street. The renovations along the front façade include; 1) glass repair and replacement, 2) brick cleaning, repair and tuck-pointing and 3) restoration and replacement of the storefront façade, including exposure and painting of original features, brick cleaning and repair, door replacement, glass replacement and the installation of decorative trim.

The Certificate of Appropriateness was approved for these façade improvements at the March 23, 2017 HPC meeting.

If the HPC approves this application, staff's recommends that the approval be contingent on satisfying the recommendations in Graef's memo and the following contingencies:

- Applicant will provide invoices and/or receipts and lien waivers to the HPC to ensure compliance with the original application.
- If the project is not completed and if the façade grant is not disbursed within twelve months, the HPC reserves the right to rescind the allotted grant amount.

**Financial Remarks:**

The estimated project cost for the front façade along N. Pine Street is \$33,362. If the Façade Grant is approved by the HPC the grant should not exceed \$5,000. The remaining available façade grant balance for 2017 would be \$35,000.

**Executive Action:**

This item is for consideration to approve the Façade Grant Program at the March 23, 2017 Historic Preservation Commission meeting.



**FAÇADE GRANT STAFF MEMORANDUM  
 CITY OF BURLINGTON HISTORIC PRESERVATION COMMISSION**

**Date:** March 13, 2017

**Applicant Address & Name:** Parkview Partners LLC - 400 N. Pine (front facade)

Project Overview/ Applicant's Request:	Submitted
Front facade improvements including new storefront, paint removal, windows, and tuckpointing <b>Staff Comments:</b> <i>COA is scheduled for consideration at the March 23, 2017 HPC meeting</i>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
<b>Application Checklist for Staff Review:</b>	
1. COA application received and/ or sign permit application received and/or approved by HPC <b>Staff Comments:</b> <i>COA has been received and has yet to be reviewed/approved by the HPC</i>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
2. Eligible project uses per program rules/HPS staff? <b>Staff Comments:</b> <i>See Graef's memorandum for the COA application recommendations</i>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> See Note <input checked="" type="checkbox"/>
3. Qualified contractor bid documents and all cost breakdowns by category such as masonry repair, window replacement, etc.  <b>Staff Comments:</b> <i>Total estimated cost for the front facade: \$33,362            (50% = \$16,681) Allowed \$5,000 for facade grant</i>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
4. Status of City owed taxes, payments and fees  <b>Staff Comments:</b> <i>Taxes and utilities paid in full</i>	See Contingencies
<b>Staff Recommendation (contingencies listed):</b>	
<p><i>The applicant is <u>eligible for a façade grant in the amount not to exceed \$5,000</u>. Staff suggests that approval be contingent on satisfying the following contingencies:</i></p> <ul style="list-style-type: none"> <li>• <i>Satisfy any recommendations in Graef's memo for the COA as indicated by the HPC</i></li> <li>• <i>Applicant will provide invoices and/or receipts and lien waivers to the HPC to ensure compliance with the original application.</i></li> <li>• <i>Applicant will wait to perform this work until Common Council takes final action on approval.</i></li> <li>• <i>Applicant will obtain all required permits and the Building Inspector will monitor the project and must provide final approval prior to grant reimbursement.</i></li> <li>• <i>All taxes, payments, fees owed to the City by the applicant must be paid prior to reimbursement of grant funds.</i></li> </ul> <p><i>If the project is not completed and if the façade grant is not disbursed within 12 months, the HPC reserves the right to rescind the allotted grant amount.</i></p>	

	Description	Pine St - Front
<b>01-000</b>	<b>GENERAL CONDITIONS</b>	
<b>02-000</b>	<b>EXISTING CONDITIONS</b>	2,615
02-210	Environmental Assessment	1,000
02-230	Hazardous Mat'l Abatement	
02-400	Interior Demolition	
02-400	Exterior conduit/piping removals	
<b>03-000</b>	<b>CONCRETE</b>	
04-100	Bldg Conc	
<b>04-000</b>	<b>MASONRY</b>	
04-100	Paint removal/brick cleaning - Pine St	2,228
04-100	Paint removal/brick cleaning - Pine St side	
04-100	Paint removal/brick cleaning - Washington St	
04-100	Paint removal/brick cleaning - Alley	
04-100	Tuckpointing/Brick restoration - Pine St	3,000
04-100	Tuckpointing/Brick restoration - Pine St side	
04-100	Tuckpointing/Brick restoration - Washington St	
04-100	Tuckpointing/Brick restoration - Alley	
04-100	Reconstruct stairwell caving in	
<b>05-000</b>	<b>METALS</b>	
05-530	Stair Cover / Grating	
05-530	Reinstall Existing Railing at Basement Stair	
<b>06-000</b>	<b>WOOD &amp; PLASTICS</b>	
06-100	Front Façade Work - Pine St	8,343
	Window Repair - Pine St side	
	Front Façade Work & Stair Door - Washington St	
<b>07-000</b>	<b>MOISTURE &amp; DAMPPROOF</b>	
07-100	Damproofing	
07-200	Air Barrier	
07-200	Building Insulation - Walls	
07-320	EIFS	
07-320	Siding/Trim	
07-400	Roofing & Sheet Metal	
<b>08-000</b>	<b>OPENINGS</b>	
08-100	Pine St Storefront & Window Work	5,950
08-500	Pine St Side Window Replacement	
08-100	Washington St Rear Storefront	
08-500	Misc Glazing	
08-700	Finish Hardware	
<b>09-000</b>	<b>FINISHES</b>	
09-200	Pine St Storefront Drywall Repairs	-
09-200	Pine St side Drywall Repairs	
09-300	Hard Tile	
09-600	Resilient & base	
09-650	Carpet Repair - Pine St	-
09-800	Acoustical Ceiling	
09-800	Acoustic Treatments	
09-900	Painting - Pine Street	3,000
09-900	Painting - Side Windows & Door	
09-900	Painting - Stair Well Rework & Railings	
09-900	Painting - Washington Street Entrance	
09-900	Painting - Washington Street Alley	
<b>23-000</b>	<b>HVAC</b>	
23-100	HVAC System	
<b>26-000</b>	<b>ELECTRICAL</b>	
26-100	Electrical - Pine St	-
	Design Services	2,000
	Construction Services	3,136
	Contingency	2,091
	<b>TOTAL</b>	<b>33,362</b>

City of Burlington  
Façade Improvement Grant Program  
Application Form

Office Use Only  
Date Received 2-27-17  
Time Received 1:00 pm  
Application Number 3

Applicant Name: Parkview Planners LLC

Contact Name: Leslie Scherrer Pella, PSG, Inc.

Name of Tenant: Scott Herman & Residential tenants on upper levels

Name of Business: Thrivent Financial

Telephone Number: 262-758-6064 Facsimile Number: 262-364-2661

E-Mail Address: Leslie@PSGwisconsin.com

Project Address: 400 N. Pine Street - Front/Pine St. Façade, Burlington, WI  
PSG - 448 Falcon Ridge Drive, Suite B, Burlington, WI 53105

Mailing Address: Parkview Planners - 400 N. Pine Street. Burlington, WI 53105

Does the applicant own the project building?  Yes  No

If the answer to the above question is no, please attach a letter from the owner expressing approval of the project proposal.

Will you be using the services of an architect or engineer?  Yes  No

If yes, list your architect or engineer of preference: \_\_\_\_\_

Estimated Project Cost: \$33,362

**Attach qualified contractor bid documents and all cost breakdowns by category such as masonry repair, window replacement, etc.**

Proposed start date: May 1, 2017

Proposed completion date: June 15, 2017

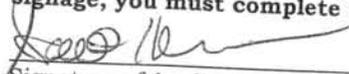
What is (are) the existing use(s) of the building? Retail/Office & Apartments

Will this project proposal cause a change in the building's use? No

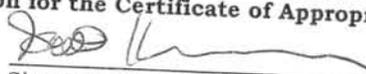
If so, please explain. \_\_\_\_\_

Do you intend to apply for the Historic Preservation Tax Credit on this project?  Yes  No

**As a part of this application, if your project includes any improvement with the exception of only signage, you must complete the attached "Application for the Certificate of Appropriateness".**

  
Signature of Applicant

Scott Herman, Parkview Planners LLC  
Print Name

  
Signature of Property Owner

Scott Herman, Parkview Planners LLC  
Print Name

**APPLICANTS WHO DEVIATE FROM THE APPROVED APPLICATION WILL BE DISQUALIFIED FROM THIS GRANT PROGRAM.**



**Building & Zoning Department**  
300 N. Pine Street, Burlington, WI, 53105  
(262) 342-1164 – (262) 763-3474 fax  
www.burlington-wi.gov

<b>Historic Preservation Commission Item: 7B (4)</b>	<b>Date:</b> March 23, 2017
<b>Submitted By:</b> Megan Watkins, Director of Administrative Services	<b>Subject:</b> Façade Grant Application for 400 N. Pine Street (side)

**Details:**

Leslie Scherrer Pella on behalf of Thrivent Financial is requesting approval of a Façade Grant Application located at 400 N. Pine Street. The proposed project consists of:

- The improvement of the side façade along E. Washington Street. The renovations along the side façade along E. Washington Street include; 1) glass repair and replacement, 2) brick cleaning and tuck-pointing, 3) the removal of an air conditioner and abandoned pipes, and 4) the painting of a side door and transom.

The Certificate of Appropriateness was approved for these façade improvements at the March 23, 2017 HPC meeting.

If the HPC approves this application, staff's recommends that the approval be contingent on satisfying the recommendations in Graef's memo and the following contingencies:

- Applicant will provide invoices and/or receipts and lien waivers to the HPC to ensure compliance with the original application.
- If the project is not completed and if the façade grant is not disbursed within twelve months, the HPC reserves the right to rescind the allotted grant amount.

**Financial Remarks:**

The estimated project cost for the side façade along E. Washington Street is \$22,549. If the Façade Grant is approved by the HPC the grant should not exceed \$5,000. The remaining available façade grant balance for 2017 would be \$30,000.

**Executive Action:**

This item is for consideration to approve the Façade Grant Program at the March 23, 2017 Historic Preservation Commission meeting.



**CITY OF BURLINGTON**

**Administration Department**  
 300 N. Pine Street, Burlington, WI, 53105  
 (262) 342-1161 – (262) 763-3474 fax  
 www.burlington-wi.gov

**FAÇADE GRANT STAFF MEMORANDUM  
 CITY OF BURLINGTON HISTORIC PRESERVATION COMMISSION**

**Date:** March 13, 2017

**Applicant Address & Name:** Parkview Partners LLC - 400 N. Pine (side facade)

Project Overview/ Applicant's Request:	Submitted
Side facade improvements including paint removal, windows, removal of pipes and tuckpointing <b>Staff Comments:</b> <i>COA is scheduled for consideration at the March 23, 2017 HPC meeting</i>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Application Checklist for Staff Review:	
1. COA application received and/ or sign permit application received and/or approved by HPC <b>Staff Comments:</b> <i>COA has been received and has yet to be reviewed/approved by the HPC</i>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
2. Eligible project uses per program rules/HPS staff? <b>Staff Comments:</b> <i>See Graef's memorandum for the COA application recommendations</i>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> See Note <input checked="" type="checkbox"/>
3. Qualified contractor bid documents and all cost breakdowns by category such as masonry repair, window replacement, etc. <b>Staff Comments:</b> <i>Total estimated cost for side facade: \$22,549            (50% = \$11,274.50) Allowed \$5,000 for facade grant.</i>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
4. Status of City owed taxes, payments and fees <b>Staff Comments:</b> <i>Taxes and utilities paid in full</i>	<b>See Contingencies</b>
Staff Recommendation (contingencies listed):	
<p><i>The applicant is <u>eligible for a façade grant in the amount not to exceed \$5,000</u>. Staff suggests that approval be contingent on satisfying the following contingencies:</i></p> <ul style="list-style-type: none"> <li>• <i>Satisfy any recommendations in Graef's memo for the COA as indicated by the HPC</i></li> <li>• <i>Applicant will provide invoices and/or receipts and lien waivers to the HPC to ensure compliance with the original application.</i></li> <li>• <i>Applicant will wait to perform this work until Common Council takes final action on approval.</i></li> <li>• <i>Applicant will obtain all required permits and the Building Inspector will monitor the project and must provide final approval prior to grant reimbursement.</i></li> <li>• <i>All taxes, payments, fees owed to the City by the applicant must be paid prior to reimbursement of grant funds.</i></li> </ul> <p><i>If the project is not completed and if the façade grant is not disbursed within 12 months, the HPC reserves the right to rescind the allotted grant amount.</i></p>	

Description		Pine St - Side
<b>01-000</b>	<b>GENERAL CONDITIONS</b>	
<b>02-000</b>	<b>EXISTING CONDITIONS</b>	2,615
02-210	Environmental Assessment	
02-230	Hazardous Mat'l Abatement	
02-400	Interior Demolition	
02-400	Exterior conduit/piping removals	
<b>03-000</b>	<b>CONCRETE</b>	
04-100	Bldg Conc	
<b>04-000</b>	<b>MASONRY</b>	
04-100	Paint removal/brick cleaning - Pine St	
04-100	Paint removal/brick cleaning - Pine St side	
04-100	Paint removal/brick cleaning - Washington St	
04-100	Paint removal/brick cleaning - Alley	
04-100	Tuckpointing/Brick restoration - Pine St	
04-100	Tuckpointing/Brick restoration - Pine St side	2,800
04-100	Tuckpointing/Brick restoration - Washington St	
04-100	Tuckpointing/Brick restoration - Alley	
04-100	Reconstruct stairwell caving in	
<b>05-000</b>	<b>METALS</b>	
05-530	Stair Cover / Grating	
05-530	Reinstall Existing Railing at Basement Stair	
<b>06-000</b>	<b>WOOD &amp; PLASTICS</b>	
06-100	Front Façade Work - Pine St	
	Window Repair - Pine St side	5,295
	Front Façade Work & Stair Door - Washington St	
<b>07-000</b>	<b>MOISTURE &amp; DAMPPROOF</b>	
07-100	Damproofing	
07-200	Air Barrier	
07-200	Building Insulation - Walls	
07-320	EIFS	
07-320	Siding/Trim	
07-400	Roofing & Sheet Metal	
<b>08-000</b>	<b>OPENINGS</b>	
08-100	Pine St Storefront & Window Work	
08-500	Pine St Side Window Replacement	6,831
08-100	Washington St Rear Storefront	
08-500	Misc Glazing	
08-700	Finish Hardware	
<b>09-000</b>	<b>FINISHES</b>	
09-200	Pine St Storefront Drywall Repairs	1,500
09-200	Pine St side Drywall Repairs	
09-300	Hard Tile	
09-600	Resilient & base	
09-650	Carpet Repair - Pine St	
09-800	Acoustical Ceiling	
09-800	Acoustic Treatments	
09-900	Painting - Pine Street	
09-900	Painting - Side Windows & Door	1,250
09-900	Painting - Stair Well Rework & Railings	
09-900	Painting - Washington Street Entrance	
09-900	Painting - Washington Street Alley	
<b>23-000</b>	<b>HVAC</b>	
23-100	HVAC System	
<b>26-000</b>	<b>ELECTRICAL</b>	
26-100	Electrical - Pine St	
26-100	Light Fixtures	

Design Services	0
Construction Services	2,435
Contingency	1,623
<b>TOTAL</b>	<b>24,349</b>

City of Burlington  
Façade Improvement Grant Program  
Application Form

Office Use Only  
Date Received 2-27-17  
Time Received 1:00 pm  
Application Number 4

Applicant Name: Parkview Planners LLC

Contact Name: Leslie Scherrer Pella, PSG, Inc.

Name of Tenant: Scott Herman & Residential tenants on upper levels

Name of Business: Thrivent Financial

Telephone Number: 262-758-6064 Facsimile Number: 262-364-2661

E-Mail Address: Leslie@PSGwisconsin.com

Project Address: 400 N. Pine Street - Side/Washington St. Façade, Burlington, WI

PSG - 448 Falcon Ridge Drive, Suite B, Burlington, WI 53105

Mailing Address: Parkview Planners - 400 N. Pine Street, Burlington, WI 53105

Does the applicant own the project building?  Yes  No

If the answer to the above question is no, please attach a letter from the owner expressing approval of the project proposal.

Will you be using the services of an architect or engineer?  Yes  No

If yes, list your architect or engineer of preference: \_\_\_\_\_

Estimated Project Cost: \$24,349.00

**Attach qualified contractor bid documents and all cost breakdowns by category such as masonry repair, window replacement, etc.**

Proposed start date: May 1, 2017

Proposed completion date: June 15, 2017

What is (are) the existing use(s) of the building? Retail/Office & Apartments

Will this project proposal cause a change in the building's use? No

If so, please explain. \_\_\_\_\_

Do you intend to apply for the Historic Preservation Tax Credit on this project?  Yes  No

**As a part of this application, if your project includes any improvement with the exception of only signage, you must complete the attached "Application for the Certificate of Appropriateness".**

Scott Herman  
Signature of Applicant

Scott Herman, Parkview Planners LLC  
Print Name

Scott Herman  
Signature of Property Owner

Scott Herman, Parkview Planners LLC  
Print Name

**APPLICANTS WHO DEVIATE FROM THE APPROVED APPLICATION WILL BE DISQUALIFIED FROM THIS GRANT PROGRAM.**



CITY OF BURLINGTON

**Building & Zoning Department**  
300 N. Pine Street, Burlington, WI, 53105  
(262) 342-1164 – (262) 763-3474 fax  
www.burlington-wi.gov

<b>Historic Preservation Commission Item: 7C (1)</b>	<b>Date:</b> March 23, 2017
<b>Submitted By:</b> Gregory Guidry, Building Inspector	<b>Subject:</b> Certificate of Appropriateness for 208 E. Washington Street (front)

**Details:**

Leslie Scherrer Pella on behalf of Thrivent Financial is requesting approval of a Certificate of Appropriateness located at 208 E. Washington Street. The proposed project consists of:

- The improvement of the front façade along E. Washington Street. The renovations along the front façade include; 1) brick cleaning, repair and tuck-pointing, 2) the replacement of the boards covering the transom with aluminum panels and 3) the repair and painting of the storefront wood framing. The colors for the accent and panels are Classic White and Westchester Gray, which are approved historic colors.

Graef, whose memorandum is attached, recommends approval of this request, subject to conditions listed in the March 13, 2017 memorandum to the Commission.

**Financial Remarks:**

The applicant applied for a Façade Grant as seen in item 7C (3).

**Executive Action:**

This item is for consideration to approve the Certificate of Appropriateness at the March 23, 2017 Historic Preservation Commission meeting and be placed on the April 5, 2017 Committee of the Whole and Common Council meetings for consideration.



collaborāte / formulāte / innovāte

## MEMORANDUM

**TO:** Historic Preservation Commission  
City of Burlington

Copies to: Carina Walters, City Administrator  
Megan Watkins, Director of Administrative Services  
Gregory Guidry, Building Inspector  
Gregory Governatori, City Engineer, Kapur & Associates, Inc.  
Scott Herman of Parkview Planners LLC, Applicant

**FROM:** GRAEF  
Kristian Vaughn  
Tanya Fonseca, AICP

**DATE:** March 13, 2017

**SUBJECT:** Review of Certificate of Appropriateness for 208 Washington Street, Burlington, WI 53105

### A. PURPOSE

1. Consider for approval a Certificate of Appropriateness application from Parkview Planners LLC for 208 Washington Street, Burlington, WI 53105 to improve the front façade along Washington Street.
2. Consider for approval a Certificate of Appropriateness application from Parkview Planners LLC for 208 Washington Street, Burlington, WI 53105 to improve the side façade along the eastern alley.

### B. RECOMMENDATION

Based upon the review of submitted materials, GRAEF recommends that the Historic Preservation Commission recommend to the Common Council the **APPROVAL** of the following:

- a. a Certificate of Appropriateness application from Parkview Planners LLC for 208 Washington Street, Burlington, WI 53105 to improve the front façade along Washington Street; and,
- b. a Certificate of Appropriateness application from Parkview Planners LLC for 208 Washington Street, Burlington, WI 53105 to improve the side façade along the eastern alley.

### C. TYPE AND CHARACTER OF RENOVATIONS

Parkview Planners LLC submitted a Certificate of Appropriateness Application to renovate the front and side façades of 208 Washington Street, Burlington, WI 53105. The proposed renovations to the front

façade along Washington Street include 1) brick cleaning, repair, and tuckpointing, 2) the replacement of boards covering the transom with aluminum panels, and 3) the repair and painting of the storefront wood framing. The proposed renovations to the side façade along the eastern alley include 1) the removal and capping of the existing chimney, 2) brick cleaning, repair, and tuckpointing, and 3) the painting of the side door and framing. The paint swatches for the accent and panel colors were selected from the Sherwin-Williams Preservation Palette and include Classical White (SW 2829) and Westchester Gray (SW 2849).

The Applicant provided additional details to describe the intended renovations in documents submitted with his applications:

- a. Certificate of Appropriateness Application for Front Façade (2 sheets, dated February 27, 2017, prepared by Scott Herman of Parkview Planners LLC)
  - a. Photographs of Existing Façade and Proposed Façade Repairs and Storefront Changes (3 sheets)
  - b. Historical Photograph of the Front Façade of 208 Washington Street (1 sheet)
  - c. Sherwin-Williams Paint Swatch of Classical White (SW 2829) and Westchester Gray (SW 2849) (2 sheets)
  - d. Enviro Klean SafRestorer Specification Sheet (3 sheets)
  - e. ABR Products Inc. Specification Sheet for 800 Paint Stripper (2 sheets)
  - f. Alupanel Specification Sheet (2 sheets)
- b. Certificate of Appropriateness Application for Side Façade (2 sheets, dated February 27, 2017, prepared by Scott Herman of Parkview Planners LLC)
  - a. Photographs of Existing Façade and Proposed Façade Repairs (3 sheets)
  - b. Sherwin-Williams Paint Swatch of Classical White SW 2829 (1 sheet)
  - c. Enviro Klean SafRestorer Specification Sheet (3 sheets)
  - d. ABR Products Inc. Specification Sheet for 800 Paint Stripper (2 sheets)
  - e. Historical Photographs of the Side Façade of 208 Washington Street (4 sheets)

## **D. REVIEW OF PROPOSED RENOVATIONS WITH HISTORIC PRESERVATION ORDINANCES & GUIDELINES**

The regulation of the appropriateness of renovations to historical buildings within the Burlington Historic Downtown Main Street District falls under the purview of City of Burlington Zoning Code §315-139 "Certificate of appropriateness" and the "Burlington Historic Downtown Main Street District: Design Quality – Standards Guidelines."

### *I. City of Burlington Zoning Code §315-139 "Certificate of appropriateness"*

City of Burlington Zoning Code §315-139 "Certificate of appropriateness" enumerates nine (9) required pieces of information, documents, or exhibits that need to be provided by an applicant. The Applicant satisfied these requirements and submitted a complete submittal for review. The submittal is compliant with §315-139.

II. "Burlington Historic Downtown Main Street District: Design Quality – Standards Guidelines"

The "Burlington Historic Downtown Main Street District: Design Quality – Standards Guidelines" describe the preferred technical characteristics of contextually-appropriate historic preservation renovations. A building owner that follows these guidelines may increase the likelihood of approval of his or her project, as the Historic Preservation Commission uses the guidelines to determine compliance. The primary objective of the guidelines is to preserve the traditional façade of the storefronts through the regulation of materials, colors, and construction and renovation techniques. Specifically, an assessment of an applicant's proposed renovations considers:

- a. Historically appropriate design themes,
- b. Contextual sensitivity of renovations in relation to surrounding buildings, and
- c. Simple and unobtrusive storefront materials that maintain the building's original appearance.

The Applicant provided a series historical photographs of the front and side façades of 208 Washington Street. The photographs depict the original storefront façade with its transom windows, display windows, and bulkhead. The upper façade's windows and brick pattern have remained unchanged. It does not appear that the building was uniquely identifiable by any type of ornamentation, but rather was constructed to have a continuous character with the side façade of the building at 400 N. Pine Street. At some point in the past, the transom windows were covered to install signage. The proposed renovations will generally clean and modernize both façades, while maintaining the building's original character.

To properly address the appropriateness of each of the proposed renovations, each is discussed separately:

- a. *Brick cleaning, repair, and tuckpointing* – The brick façade will be cleaned with an appropriate product to remove paint and staining; features with deteriorated mortar will be tuckpointed and stabilized; and, the chimney will be removed and capped. The restoration of the brick will renew its color and vibrancy and reveal its original features.
- b. *Storefront façade paneling and painting* – The existing wood paneling covering the transom windows will be replaced with aluminum panels. The existing wood storefront and door framing (both facing Washington Street and the alley) will be repaired and repainted. The modernization and renewed color of the storefront and entryways will respectfully draw attention to the building and increase its appeal.

The renovations have been deemed to be historically appropriate and contextually sensitive with the surrounding buildings.

Application for the Certificate of Appropriateness

**Per section § 315-42 of the HPO Historic Preservation Overlay District zoning ordinance, the following application must be completed when alterations in the architectural appearance of any structure within the HPO district is proposed.**

Please provide the following:

1. Architectural plans, elevations, photographs, color samples and/or perspective drawings and sketches illustrating the design and character of all proposed alterations (except painting, see below) must be submitted. Said elevations and drawings shall indicate the location and placement of all auxiliary building equipment such as heating, ventilating, and/or air-conditioning equipment. These drawings are to be completed to a recognized architectural scale with the name of the project noted. Building plans shall be submitted with all detail drawn on each elevation. Plans drawn with partial building details indicated will be returned to the Applicant for redrafting.

For alterations consisting of painting only, color samples and photographs shall be submitted indicating the areas to be painted.

2. Applicant Name: Parkview Planners LLC
3. Contact Name: Leslie Scherrer Pella, PSG, Inc.
4. Name of Tenant: Scott Herman & Residential Tenants
5. Name of Business: Thrivent Financial
6. What is (are) the existing use(s) of the building? Retail/Office & Apartments
7. Telephone Number: 262-758-6064 Facsimile Number: 262-364-2661
8. E-Mail Address: Leslie@PSGwisconsin.com
9. Project Address: 208 Washington St. - Front/Washington St. Facade, Burlington, WI  
PSG, Inc. - 448 Falcon Ridge Drive, Suite B, Burlington, WI 53105
10. Mailing Address: Parkview Planners - 400 N. Pine Street, Burlington, WI 53105
11. Does the applicant own the project building?  Yes  No
12. If no, please list owner's name and address: \_\_\_\_\_
13. Architect or engineer's name and address: N/A
14. Date of submittal of plans: February 27, 2017
15. Scale of drawings noted on each drawing: N/A
16. Building type, size and location: Masonry, 3 story, approx 5,000 SF, 400 N. Pine Street
17. Height of building: Approx. 45 feet
18. Exterior material samples to be provided: Spandrel glass sample and specifications for other materials are enclosed.

NOTE: Please supply material samples of all exterior alterations for the HPC meeting.

19. Proposed Start Date: May 1, 2017
20. Proposed Completion Date: June 15, 2017

21. Additional information may be requested to include, but not limited to, the following:

- A. Photographs from the site adjacent neighboring structures and/or property;
- B. Detailed drawings of decorative elements of the buildings and/or structure(s);
- C. Sectional building or site drawings drawn to recognized engineering or architectural scale.

**NOTE: Please provide any and all information that will illustrate to the Commission the effect of the proposed change.**

**Property Owner**

Scott Herman, Parkview Planners LLC  
Print

  
Signature

2/27/17  
Date

**Applicant**

Scott Herman, Parkview Planners LLC  
Print

  
Signature

2/27/17  
Date



STOP! Have you included the following with your application?

1. Color photographs of current building façade, including some view of the buildings on either side for context;
2. Architectural plans, elevations, and/or perspective drawings and sketches illustrating the design and character of all proposed alterations completed to a recognized architectural scale with the name of the project noted;
3. Historic photos of your building as it appeared in the past. You are required to visit the Burlington Historical Society Museum at 232 North Perkins Blvd. for this information if your project includes façade renovations;
4. Material samples of all exterior alterations; i.e., color samples, siding. Only one sample per design element is required;
5. 8 copies of all supplemental information; i.e., drawings, renderings, elevations, photos/pictures, etc. that are not easily duplicated due to size or other restrictions.

If any of the above pertain to your project and are not included with your application, your application will be considered INCOMPLETE and will not be placed on the meeting agenda for discussion.

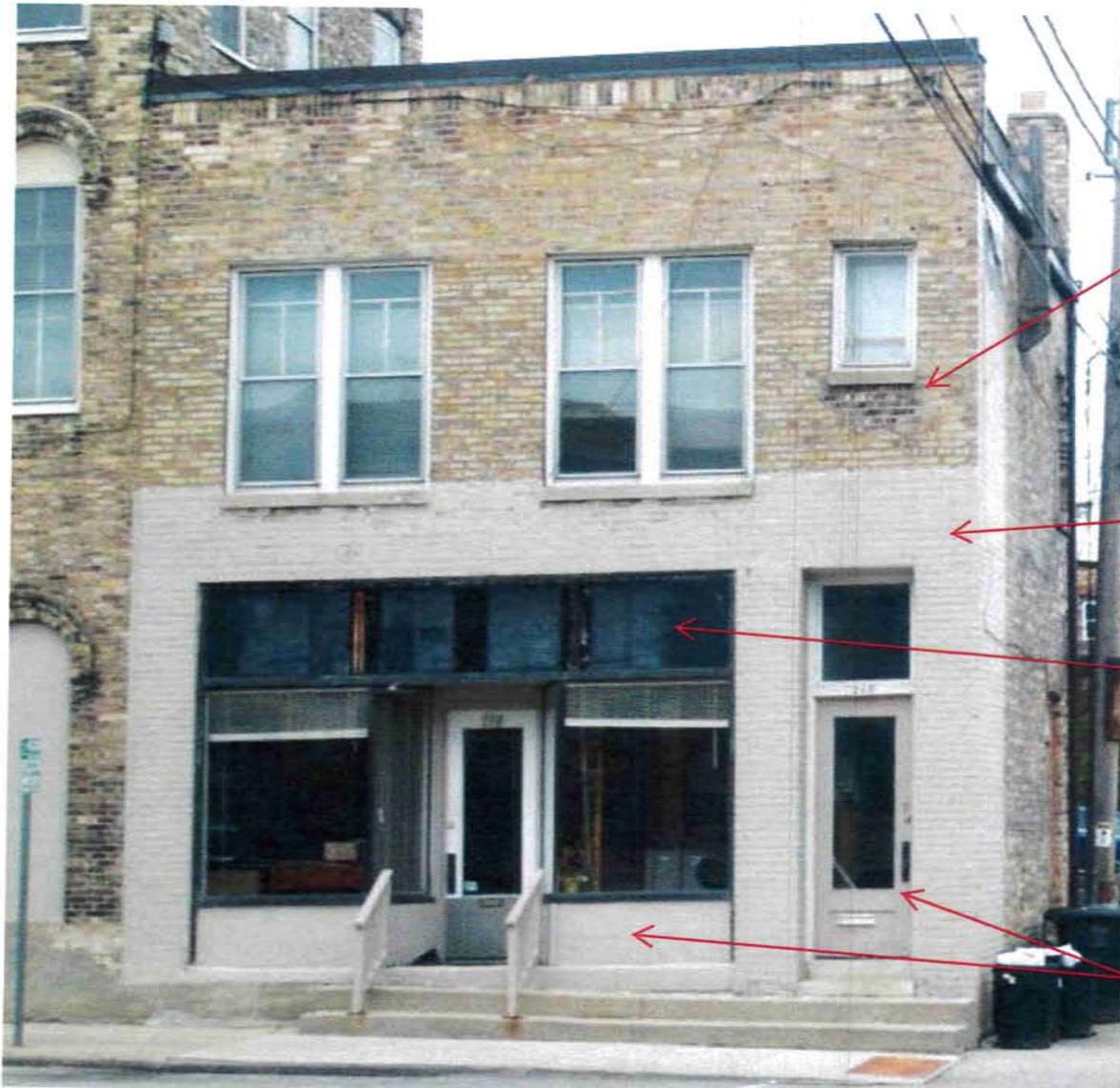
THANK YOU FOR YOUR COOPERATION!

Amended October 2016

208 Washington Street - Front/Washington Street Facade  
Current Photo



208 Washington Street - Front/Washington Street Facade  
Proposed Facade Repairs



Clean, repair, and tuckpoint brick (typ)

Remove paint from brick

Remove existing panels and replace with 3mm double faced aluminum panels. Spec and sample submitted.

Existing wood storefront to be repaired as needed and entire wood framing system and door to be painted "Classical White SW 2829"

400 N. Pine Street - Front/Pine Street Facade  
 Paint selections circled below and on following page

Hammered Silver  
 SW 2840



Roycroft Mist Gray  
 SW 2844



Polished Mahogany  
 SW 2838



Quartersawn Oak  
 SW 2836



Hammered Silver  
 SW 2840

Roycroft Copper Red  
 SW 2839

Polished Mahogany  
 SW 2838

Aurora Brown  
 SW 2837

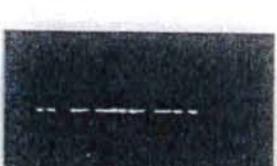


Roycroft Mist Gray  
 SW 2844

Roycroft Brass  
 SW 2843

Roycroft Suede  
 SW 2842

Weathered Shingle  
 SW 2841



Bungalow Gray  
 SW 2845

Roycroft Bronze Green  
 SW 2846

Roycroft Bottle Green  
 SW 2847

Roycroft Pewter  
 SW 2848

**Primary Paint Selection**  
**Classic White**  
**SW 2829**

Classic White  
 SW 2829



Colonial Revival Yellow  
 SW 2830



Classical Gold  
 SW 2831



Colonial Revival Gray  
 SW 2832



Colonial Revival Tan  
 SW 2828



Colonial Revival Stone  
 SW 2827



Colonial Revival Green Stone  
 SW 2826



Colonial Revival Sea Green  
 SW 2825

ROYCROFT ARTS & CRAFTS

CLASSICAL/COLONIAL

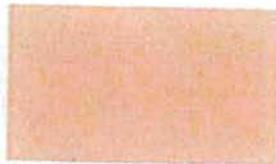
# PRESERVATION PALETTE®

Revival buildings and sixteen colors from the Post World War Two era are also included. Many colors remain popular from the mid 19th century through World War II. Postwar changes came with improvements in pigments and the introduction of waterbased exterior finishes. Postwar Romanticism color samples are shown in a flat finish to reflect the new preference for latex paints. Colors shown on our Preservation Palette® are merely a selection from the Sherwin-Williams archives. Period colors may be expanded by integrating compatible hues from previous periods, and comparable options are available in the broad range of Sherwin-Williams Exterior ColorAnswers.™ At Sherwin-Williams, we're proud of the contribution our colors have made to beautifying the world over the last 130 years. Our Preservation Palette® pays tribute to our historically American colors.

Samples approximate the actual paint color.



Peace Yellow  
SW 2857



Harvest Gold  
SW 2858



Beige  
SW 2859



Sage  
SW 2860



New Colonial Yellow  
SW 2853



Caribbean Coral  
SW 2854



Sycamore Tan  
SW 2855



Fairfax Brown  
SW 2856



Avocado  
SW 2861



Burma Jade  
SW 2862



Powder Blue  
SW 2863



Stratford Blue  
SW 2864



Plymouth Green  
SW 2852



Sage Green Light  
SW 2851



Chelsea Gray  
SW 2850



Westchester Gray  
SW 2849

Accent color selection  
Westchester Gray  
SW 2849  
(swatch submitted)

POSTWAR ROMANTICISM



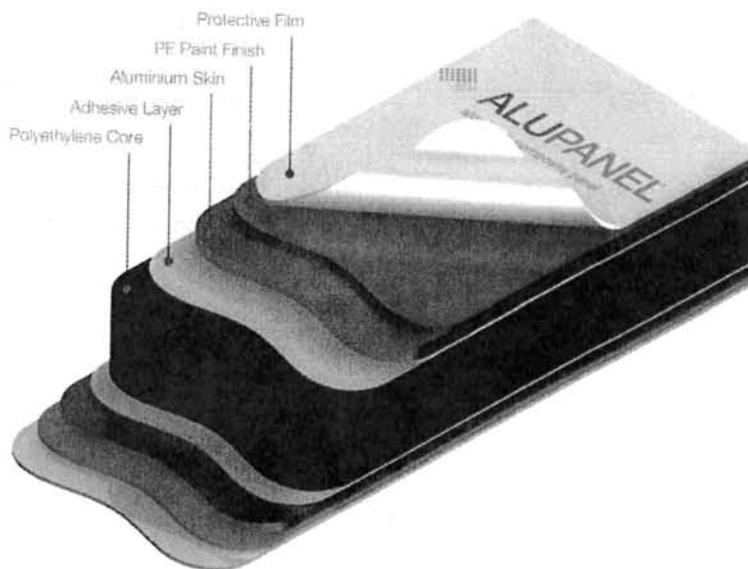
aluminium composite panel

# Product Information

## Introduction

Alupanel aluminium composite sheet consists of a polyethylene core sandwiched between two 0.3mm aluminium skins. With the ability to be fabricated, folded and formed and with an extensive range of colours and finishes, Alupanel combines durability with flexibility.

Available in a range of different thicknesses, Alupanel is a dual sided sheet with one side in high gloss and the reverse in a matt finish. Particularly suited to high wear environments, this robust aluminium composite sheet is the premium quality product in the range.

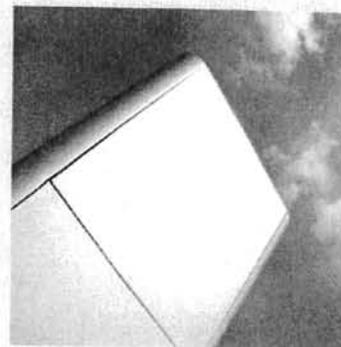


## Applications

- ◆ Printing Direct
- ◆ Sign Making
- ◆ Wayfinding
- ◆ POS Displays
- ◆ Shopfitting
- ◆ Exhibition Design
- ◆ Outdoor Advertising

## Why use ALUPANEL?

- ◆ Rigid, lightweight panel
- ◆ UV resistant for outdoor use
- ◆ Flat, smooth, uniform surface
- ◆ For screen and digital print
- ◆ Fabricated, folded and formed
- ◆ Clean, easy peel film
- ◆ Premium quality product





# ALUPANEL

aluminium composite panel

Property	Standard Index	Units	Value / Thickness				
			2mm	3mm	4mm	6mm	8mm
<b>Physical</b>							
Aluminium Thickness		mm	0.30				0.40
Face Finish		-	High Gloss / Matt				
Weight		kg/m <sup>2</sup>	2.9	3.8	4.75	6.6	8.79
Core Composition		-	LDPE				
Thickness Tolerance		mm	-0 +0.2				
Aluminium Thickness Tolerance		-	As specified in EN485-4				
<b>Mechanical</b>							
Surface Pencil Hardness	> HB		2H				
Paint Thickness		micron	20				
Toughness of Coating			3T				
Peel Strength		N/mm	> 5				
Tensile Strength of Aluminium Layers		MPa	149				
<b>Thermal</b>							
Temperature Resistance		°C	-50 to +90				
Thermal Expansion		mm/m°C	0.024				
Thermal Resistance	R	m <sup>2</sup> K/W	0.0057				
<b>Chemical Resistance</b>							
Boiling Water Resistance	2 Hours		No Change				
Hydrochloric Acid Resistance	24Hr @ 2% HC1		No Change				
Oil Resistance	24Hr @ 2% Engine Oil		No Change				
Solvent Resistance	100 x Dimethylbenzene		No Change				

Flammability	
Standard	Classification
BS476 Part 7	Class 1
BS476 Part 6	Class 0

Sheet Sizes and tolerances			
Width	Tol	Length	Tol
1000	± 2mm	2440 / 3050	± 3mm
1220		2440 / 3050	
1500		3050 / 4050	
2000		3050 / 4050	



## Guarantee

Alupanel comes with a 5 year guarantee for internal and external use. (For Brushed and Mirror finishes this warranty covers internal use only.)

Call **+44 (0) 1392 823015**

for more information or to contact your local sales manager or distributor.

PROSOCO

# Enviro Klean<sup>®</sup>

NEXT GENERATION CLEANERS

# SafRestorer<sup>®</sup>

Enviro Klean<sup>®</sup> SafRestorer<sup>®</sup> breaks the grip of stubborn atmospheric and carbon staining on masonry and stone for easy rinsing away. It restores the intended appearance of buildings soiled by decades of auto exhaust and other air pollutants. SafRestorer<sup>®</sup> also gets rid of soiling and hard-to-remove deposits on window glass, including white scum. This highly efficient liquid restoration cleaner is suitable for a wide variety of stone and masonry, including unpolished limestone and marble. Unlike many conventional restoration cleaners, low-odor, non-fuming SafRestorer<sup>®</sup> is safe for use around most architectural metal.

## ADVANTAGES

- Fast and effective on most masonry surfaces.
- Safe for unpolished limestone and marble.
- Will not etch or discolor most glass, architectural metals or painted surfaces.
- Low-odor, non-fuming formulation.
- Contains no mineral acids.
- Effectively removes mud staining from clay brick surfaces.

## Limitations

- May not be suitable for some polished stone and glazed surfaces.
- Repeated applications may damage glass and/or glazing. ALWAYS TEST for acceptable results before overall application.
- Not intended for routine maintenance glass cleaning.
- Do not use on treated low-E glass; acrylic and polycarbonate sheet glazing; and glazing with surface-applied reflective, metallic or other synthetic coatings or films.

## REGULATORY COMPLIANCE

### VOC Compliance

Enviro Klean<sup>®</sup> SafRestorer<sup>®</sup> is compliant with all national, state and district VOC regulations.

## TYPICAL TECHNICAL DATA

FORM	Clear, light yellow liquid Mild odor
SPECIFIC GRAVITY	1.11
pH	2.9
WT/GAL	9.15 lbs
ACTIVE CONTENT	not applicable
TOTAL SOLIDS	not applicable
VOC CONTENT	not applicable
FLASH POINT	not applicable
FREEZE POINT	28° F (-2° C)
SHELF LIFE	2 years in tightly sealed, unopened container

## SAFETY INFORMATION

Always read full label and SDS for precautionary instructions before use. Use appropriate safety equipment and job site controls during application and handling.

**24-Hour Emergency Information:**  
INFOTRAC at 800-535-5053

# Product Data Sheet

## Enviro Klean® SafRestorer®

### PREPARATION

Protect people, vehicles, property and all surfaces not designated to be cleaned from product, splash, wind drift, residue, and rinse water. Protect/divert auto traffic and foot traffic. Clean when traffic is at a minimum.

Limit contact of cleaner with metal window frames, particularly architectural aluminum. If contact occurs, rinse immediately. In most cases, limited contact will not harm metal.

### Surface and Air Temperatures

Best cleaning results are obtained when air and masonry surface temperatures are 40°F (4°C) or above. To avoid harm to masonry, do not clean when temperatures are below freezing or will be overnight. If freezing conditions exist prior to application, let masonry thaw.

### Equipment

Apply with an acid-resistant brush, heavy nap roller or low-pressure (50 psi max) spray. Do not atomize. Scrub heavily soiled surfaces with a nonabrasive brush or synthetic scrubbing pad.

Rinse spent cleaner and dissolved contaminants from the wall with masonry-washing equipment generating 400–1000 psi with a water flow rate of 6–8 gallons per minute. Use a 15–45° fan spray tip. Heated water (150–180°F; 65–82°C) may improve cleaning efficiency. Use adjustable equipment for reducing water flow-rates and rinsing pressure as needed for sensitive surfaces.

Rinsing pressures greater than 1000 psi and fan spray tips smaller than 15° may permanently damage sensitive masonry. Water flow-rates less than 6 gallons per minute may reduce cleaning productivity and contribute to uneven cleaning results.

### BEST PRACTICES

Limit contact of cleaner with metal window frames, particularly architectural aluminum. If contact occurs, rinse immediately. In most cases, limited contact will not harm metal.

Apply with an acid-resistant brush, heavy nap roller or low-pressure (50 psi max) spray. Scrub heavily soiled surfaces with a nonabrasive brush or synthetic scrubbing pad.

Use only well maintained staging and scaffolding that is equipped with steel cable. Use polypropylene ropes and safety lines. Use acid-resistant dilution and application equipment.

Use only well maintained staging and scaffolding that is equipped with steel cable. Use polypropylene ropes and safety lines. Use acid-resistant dilution and application equipment.

### Storage and Handling

Store in a cool, dry place with adequate ventilation. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45–100°F (7–38°C). Do not double stack pallets. Dispose of in accordance with local, state and federal regulations.

### APPLICATION

Read "Preparation" and the Safety Data Sheet before use.

**ALWAYS TEST** a small area of each surface to confirm suitability, coverage rate and desired results before beginning overall application. Test with the same equipment, recommended surface preparation and application procedures planned for general application. Let surface dry thoroughly before inspection.

### Dilution & Mixing

Enviro Klean® SafRestorer® may be used in concentrate or diluted with up to three parts fresh water. Do not alter or use for purposes other than specified.

### Typical Coverage Rates

Coverage varies based on porosity and texture. Always test.

- 150–400 sq.ft. per gallon of undiluted cleaner
- 14–37 sq.m. per gallon of undiluted cleaner

Rinse spent cleaner and dissolved contaminants from the wall with masonry-washing equipment generating 400–1000 psi with a water flow rate of 6–8 gallons per minute. Use a 15–45° fan spray tip. Heated water (150–180°F; 65–82°C) may improve cleaning efficiency. Use adjustable equipment for reducing water flow-rates and rinsing pressure as needed for sensitive surfaces.

Never go it alone. If you have problems or questions, contact your local PROSOCO distributor or field representative. Or call PROSOCO technical Customer Care, toll-free, at 800-255-4255.

# Product Data Sheet

## Enviro Klean® SafRestorer®

### Application Instructions

#### *Brick and Stone*

1. Working from the bottom to the top, thoroughly prewet the surface with fresh water.
2. Apply the cleaning solution freely from the bottom of the work area to the top.
3. Let the cleaning solution stay on the wall 5–15 minutes. If the cleaner starts to dry, reapply.
4. Reapply the cleaning solution to heavily soiled areas. Scrub gently.
5. Working from the bottom to the top, thoroughly rinse treated surfaces with clean water. Make sure to flush all spent cleaner and dissolved soiling from the surface, surface pores and adjacent non masonry surfaces.

#### *Glass*

Working from the bottom to the top, thoroughly prewet the glass with fresh water. Apply in concentrate directly to window. Let cleaner dwell for no more than five minutes. Thoroughly rinse spent cleaner and dissolved contaminants off glass with lots of fresh water.

*NOTE:* Repeated applications may damage glass and/or glazing. ALWAYS TEST for acceptable results before overall application.

#### **Cleanup**

Clean equipment with fresh water.

### **WARRANTY**

The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

PROSOCO, Inc. warrants this product to be free from defects. **Where permitted by law, PROSOCO makes no other warranties with respect to this product, express or implied, including without limitation the implied warranties of merchantability or fitness for particular purpose.** The purchaser shall be responsible to make his own tests to determine the suitability of this product for his particular purpose. PROSOCO's liability shall be limited in all events to supplying sufficient product to re-treat the specific areas to which defective product has been applied. Acceptance and use of this product absolves PROSOCO from any other liability, from whatever source, including liability for incidental, consequential or resultant damages whether due to breach of warranty, negligence or strict liability. This warranty may not be modified or extended by representatives of PROSOCO, its distributors or dealers.

### **CUSTOMER CARE**

Factory personnel are available for product, environment and job-safety assistance with no obligation. Call 800-255-4255 and ask for Customer Care – technical support.

Factory-trained representatives are established in principal cities throughout the continental United States. Call Customer Care at 800-255-4255, or visit our web site at [www.prosoco.com](http://www.prosoco.com), for the name of the PROSOCO representative in your area.



# Product Specifications



**Product Name:** 800 Fast Acting Grip 'N Strip

**Manufacturer:** American Building Restoration Products, Inc.

**PRODUCT DESCRIPTION:** 800 Fast Acting Grip 'N Strip® peel and scrape off paste paint remover is an effective way to remove multiple layers of lead-based oils, latex paints, varnishes, stains and other finishes in one application on wood, masonry, plastered walls or metals. 800 Fast Acting Grip 'N Strip® paint remover is designed to produce its own outer skin, making it easy to use requiring no paper over lay. The 800 Fast Acting Grip 'N Strip® formula is an ideal paint remover for intricate carvings, moldings, pillars, capitals, overhangs, ceilings and where normal removers do not adequately penetrate. With its paste like consistency applied uniformly, 800 Fast Acting Grip 'N Strip® penetrates more layers of paint mil thickness and reduces water rinse normally needed to dissolve stripper residue. 800 Fast Acting Grip 'N Strip® clings to vertical and overhang surfaces preventing sagging, dripping and sliding. 800 Fast Acting Grip 'N Strip® is available in a wide range of formulas. This variety is to protect surfaces against excess damage that can be caused by strong caustics. 800 Fast Acting Grip 'N Strip® is a caustic paint remover that requires neutralization (See 800 Neutralizer label and product specification sheet.) 800 Fast Acting Grip 'N Strip® is not recommended for use on veneered or plywood surfaces, or when preparing wood cabinets or other interior woodwork for a stained and varnished finish. (Acceptable only if surface is just to be painted). 800 Fast Acting Grip 'N Strip® will etch lexan, and other common protective plastic, as well as aluminum. Protect these surfaces. 800 Fast Acting Grip 'N Strip® should be handled with extreme caution.

**LIMITATIONS:** 800 Fast Acting Grip 'N Strip® may darken the woods surface. This darkening can be removed with X-180 Weathered Wood Restorer™.

**PRECAUTIONS:** Read the entire material safety data sheet and product label for a more thorough evaluation of hazards. Fully protect all adjacent surfaces, including vegetation and aluminum from coming in direct contact with 800 Fast Acting Grip 'N Strip®. When stripping interiors, lay plastic sheeting on floor then cover plastic with stacks of newspaper or cardboard to absorb scraped residue.

**TECHNICAL DATA:** Color/Form: Tan paste.

**COVERAGE:** 25 to 50 sq. ft. per gallon, depending on layers of paint to strip.

**PACKAGING:** One and five gallon containers.

**INSTALLATION PREPARATORY WORK:** Prepare a surface free from dirt and oil. It is not necessary to remove loose, peeling or flaking paint. This creates pockets down to the original masonry or wood surface which is generally more absorbing than the painted surface. A test area should be performed prior to beginning overall project to determine optimum dwell time for the product and the number of applications necessary to completely remove all traces of finish from the surface. User shall determine the suitability of the product for its intended use and assumes all risk and liability whatsoever in connection therewith. Follow all local, state, or federal disposal regulations when using this product.

**APPLICATION:** 1. Apply 800 Fast Acting Grip 'N Strip® approximately 1/8-1/4 inch thick with a trowel, or synthetic brush. 2. Allow 800 Fast Acting Grip 'N Strip® to remain on surface until all paint is dissolved. 1 to 24 hours may be required. 800 Fast Acting Grip 'N Strip® will penetrate an average of one (1) layer of paint per hour.

**CAUTION:** Allowing 800 Fast Acting Grip 'N Strip® to remain on wood for extended periods of time, may result in raised grain. 3. Covering 800 Fast Acting Grip 'N Strip® with plastic sheeting may increase product effectiveness. Although it is not required, test to determine if covering is beneficial. Product efficiency is slower in cooler temperatures.

**REMOVAL:** 1. Scrape and peel off formed membrane. Rinse with water to completely remove 800 Fast Acting Grip 'N Strip® residue. Beware of wind drift onto adjacent surfaces. 2. When using 800 Fast Acting Grip 'N Strip®, neutralize the surface with ABRP 800 Neutralizer. Rinse 800 Neutralizer. (Read label for all instructions).

**STORAGE:** 800 Fast Acting Grip 'N Strip® should be stored in the containers in which they are purchased. Avoid storing 800 Fast Acting Grip 'N Strip® near acids or mixing with acid. Failure to do so could create violent heat reactions.

**AVAILABILITY:** Available through a network of distributors, dealers and representatives established in principal cities across the United States, Canada and Japan.

**NOTICE:** The information and recommendations made herein are based on ABRP, Inc., research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because ABRP, Inc., cannot anticipate every possible application of ABRP, Inc., products, nor anticipate every variation encountered in project surfaces, job conditions, and methods used. For this reason, purchasers shall make their own tests to determine the suitability of such products for a particular purpose. Purchasers assume all risk of use, application and handling of products. Statements concerning the possible use of ABRP, Inc., products are not intended as recommendation to use ABRP, Inc., products in the infringement of any patent.

**LIMITED WARRANTY:** This warranty is valid for one year from the date of product purchase. Purchaser's claims recovery is limited solely to the following warranty from ABRP, Inc., if the product herein is shown to be defective: ABRP, Inc., at its option, will either replace the product or refund the purchase price. Contact ABRP, Inc., to make claim under this warranty. The purchaser must have proof of purchase from the label and the original sales receipt. Proper surface preparation is essential to the product's performance and is a necessary prerequisite for triggering ABRP, Inc.'s obligation under this warranty. Read and follow label directions and observe all safety precautions in the use of this product. ABRP, Inc., further disclaims, and shall not be liable for, incidental, consequential or indirect damage and/or personal injuries including death arising from the use of this product or the cost of labor involved in its application or any reapplication of product that is replaced. SELLER MAKES NO WARRANTY, EXPRESSED OR IMPLIED, CONCERNING THE USE OF THIS PRODUCT OTHER THAN INDICATED ON THE LABEL. BUYER ASSUMES ALL RISK OF USE AND/OR HANDLING OF THIS MATERIAL WHEN SUCH USE AND/OR HANDLING IS CONTRARY TO LABEL INSTRUCTIONS. NO OTHER WARRANTIES ARE MADE, EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION WARRANTIES AS TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IN ALL EVENTS, ABRP, INC.'S LIABILITY SHALL BE LIMITED SOLELY TO REPLACEMENT OF THE PRODUCT PROVIDED ABOVE. This limited warranty may not be modified or extended by manufacturer's representatives, distributors or dealers of ABRP, Inc., products. This warranty gives the purchaser specific legal rights, as well as rights which may vary from state to state. ABRP, Inc. specifically disclaims any and all other obligations or liability to any party relative to the sale, use or application of its products.

**TECHNICAL SERVICES:** ABRP, Inc., employs in-field technical representatives to answer questions for architects, building owners and contractors.

**REFERENCING:** Catalog, product specifications, brochures, list of national registered historical landmarks restored with ABRP, Inc., products and video training tapes demonstrating a variety of cleaning and restoration projects being performed with ABRP, Inc. products are available upon request. For more information on many of the specialty building restoration products available to you, please see our website at [www.abrp.com](http://www.abrp.com) or e-mail ABRP, Inc. at [abrp@abrp.com](mailto:abrp@abrp.com).

**American Building Restoration Products, Inc. • address:** 9720 S. 60th St., Franklin, WI 53132

**Corporate office:** (414) 421-4125 • **Orders ONLY:** 1-800-346-7532 • **fax:** (414) 421-8696 • **email:** [abrp@abrp.com](mailto:abrp@abrp.com) • **website:** [abrp.com](http://abrp.com)

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# Product Specifications

## Product Names: 800 Brush Grade, 800 Fast Acting, 800 Neutralizer

Manufacturer: American Building Restoration Products, Inc.

**PRODUCT DESCRIPTION:** 800 Paint Strippers are for professional use only. They are lye based (caustic) strippers designed to remove a wide variety of both latex and oil base paint from wood, masonry and metal surfaces. They are specifically formulated to strip multi-layers of organic paint finishes. 800 Paint Strippers are not designed to strip or dissolve inorganic coatings such as cement, concrete or lime. 800 Paint Strippers do not dry out rapidly on the surface like solvent and methylene chloride paint strippers. They remain wet for longer periods of time allowing for deeper penetration into the paint film without bubbling the finish and are rinsable days after they have dissolved the paint. A longer dwell time will be required when using 800 Paint Strippers in temperatures below freezing.

### 800 BRUSH GRADE

800 Brush Grade is a water soluble thick, caustic gel, allowing it to adhere on vertical surfaces. It dissolves multi-layers of oil based finishes in one application. 800 Brush Grade is more effective if kept damp by misting with water during daytime hours.

### 800 FAST ACTING

800 Fast Acting contains a mixture of lye and alcohol, therefore, a wide variety of paint finishes can be dissolved. 800 Fast Acting has a gentle affect on wood fiber and grain and is an overall excellent remover of both oil and latex paint. 800 Fast Acting is also a successful graffiti remover.

### 800 NEUTRALIZER

800 Neutralizer is the required follow-up to the 800 Paint Strippers and can be used to neutralize any caustic stripper. 800 Neutralizer fizzes as it works, taking the guess work out of neutralizing.

**LIMITATIONS:** 800 Paint Strippers will etch plastic, as well as aluminum. Protect these surfaces and all other adjacent surfaces. 800 Paint Strippers may darken some woods. This darkening can be removed with X-180 Weathered Wood Restorer™. 800 Paint Strippers are not recommended for use on veneer, plywood surfaces or other interior woodwork that is to be stained and varnished.

**PRECAUTIONS:** Read the entire material safety data sheet and product label for a more thorough evaluation of hazards. Fully protect all adjacent surfaces, including any vegetation from coming in direct contact with 800 Paint Strippers.

**WARNING:** 800 Paint Strippers may cause permanent blindness if splashed into eyes.

**TECHNICAL DATA:** Color/Form: 800 Brush Grade & 800 Fast Acting: Dark brown gel. 800 Neutralizer: Clear liquid.

**COVERAGE:** 800 Brush Grade & 800 Fast Acting 50 sq. ft. per gallon, depending on layers of paint to strip. 800 Neutralizer 800 sq ft when diluted 1 part 800 Neutralizer to 3 parts water.

**PACKAGING:** One, five and fifty-five gallon containers.

**INSTALLATION PREPARATORY WORK:** Prepare a surface free from dirt and oil. It is not necessary to remove loose, peeling or flaking paint. This creates pockets down to the original masonry or wood surface which is generally more absorbing than the painted surface. Staging should be well maintained and equipped with steel cable. Nylon, cotton or hemp roping is not suitable when using 800 Paint Strippers. A test area should be performed prior to beginning overall project to determine optimum dwell time for the product and the number of applications necessary to completely remove all traces of finish from the surface. User shall determine the suitability of the product for its intended use and assumes all risk and liability whatsoever in connection therewith. Follow all local, state, or federal disposal regulations when using this product.

**APPLICATION:** 1. Apply a thick coat of the 800 Paint Stripper using a synthetic brush or roller. 2. Let the 800 Paint Stripper remain on the surface until all paint has dissolved. 3. If the 800 Paint Stripper remains on the surface in direct sunlight, it may dry prematurely. Rewet the surface by lightly misting with water.

**NOTE:** On wood, be certain to remove the 800 Paint Stripper as soon as the paint has been dissolved. Allowing 800 Paint Strippers to remain on wood for extended periods of time, may result in raised grain.

**REMOVAL:** To remove the 800 Paint Stripper, rinse area with a pressure washer. Avoid surface damage by adjusting pressure and nozzle pattern. Once surface has been rinsed it must be neutralized. Apply 800 Neutralizer any time after stripping is completed. Apply two applications followed by a complete water rinse from a pressure washer. For evidence that 800 Neutralizer is working, look for a fizzing action. Repeat neutralization process until fizzing stops. Evidence of failing to neutralize properly will cause new paint to discolor in damp weather.

**STORAGE:** All 800 Paint Stripper should be stored in the containers in which they are purchased. DO NOT store 800 Paint Stripper near acids or mix with acid. Doing so could create violent heat reactions.

**AVAILABILITY:** Available through distributors and dealers across the United States and Canada.

**NOTICE:** The information and recommendations made herein are based on ABRP, Inc., research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because ABRP, Inc., cannot anticipate every possible application of ABRP, Inc., products, nor anticipate every variation encountered in project surfaces, job conditions, and methods used. For this reason, purchasers shall make their own tests to determine the suitability of such products for a particular purpose. Purchasers assume all risk of use, application and handling of products. Statements concerning the possible use of ABRP, Inc., products are not intended as recommendation to use ABRP, Inc., products in the infringement of any patent.

**LIMITED WARRANTY:** This warranty is valid for one year from the date of product purchase. Purchaser's claims recovery is limited solely to the following warranty from ABRP, Inc., if the product herein is shown to be defective: ABRP, Inc., at its option, will either replace the product or refund the purchase price. Contact ABRP, Inc., to make claim under this warranty. The purchaser must have proof of purchase from the label and the original sales receipt. Proper surface preparation is essential to the product's performance and is a necessary prerequisite for triggering ABRP, Inc.'s obligation under this warranty. Read and follow label directions and observe all safety precautions in the use of this product. ABRP, Inc., further disclaims, and shall not be liable for, incidental, consequential or indirect damage and/or personal injuries including death arising from the use of this product or the cost of labor involved in its application or any reapplication of product that is replaced. SELLER MAKES NO WARRANTY, EXPRESSED OR IMPLIED, CONCERNING THE USE OF THIS PRODUCT OTHER THAN INDICATED ON THE LABEL. BUYER ASSUMES ALL RISK OF USE AND/OR HANDLING OF THIS MATERIAL WHEN SUCH USE AND/OR HANDLING IS CONTRARY TO LABEL INSTRUCTIONS. NO OTHER WARRANTIES ARE MADE, EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION WARRANTIES AS TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IN ALL EVENTS, ABRP, INC.'S LIABILITY SHALL BE LIMITED SOLELY TO REPLACEMENT OF THE PRODUCT PROVIDED ABOVE. This limited warranty may not be modified or extended by manufacturer's representatives, distributors or dealers of ABRP, Inc., products. This warranty gives the purchaser specific legal rights, as well as rights which may vary from state to state. ABRP, Inc. specifically disclaims any and all other obligations or liability to any party relative to the sale, use or application of its products.

**TECHNICAL SERVICES:** ABRP, Inc., employs in-field technical representatives to answer questions for architects, building owners and contractors.

**REFERENCING:** Catalog, product specifications, brochures, list of national registered historical landmarks restored with ABRP, Inc., products and video training tapes demonstrating a variety of cleaning and restoration projects being performed with ABRP, Inc. products are available upon request. For more information on many of the specialty building restoration products available to you, please see our website at [www.abrp.com](http://www.abrp.com) or e-mail ABRP, Inc. at [abrp@abrp.com](mailto:abrp@abrp.com).

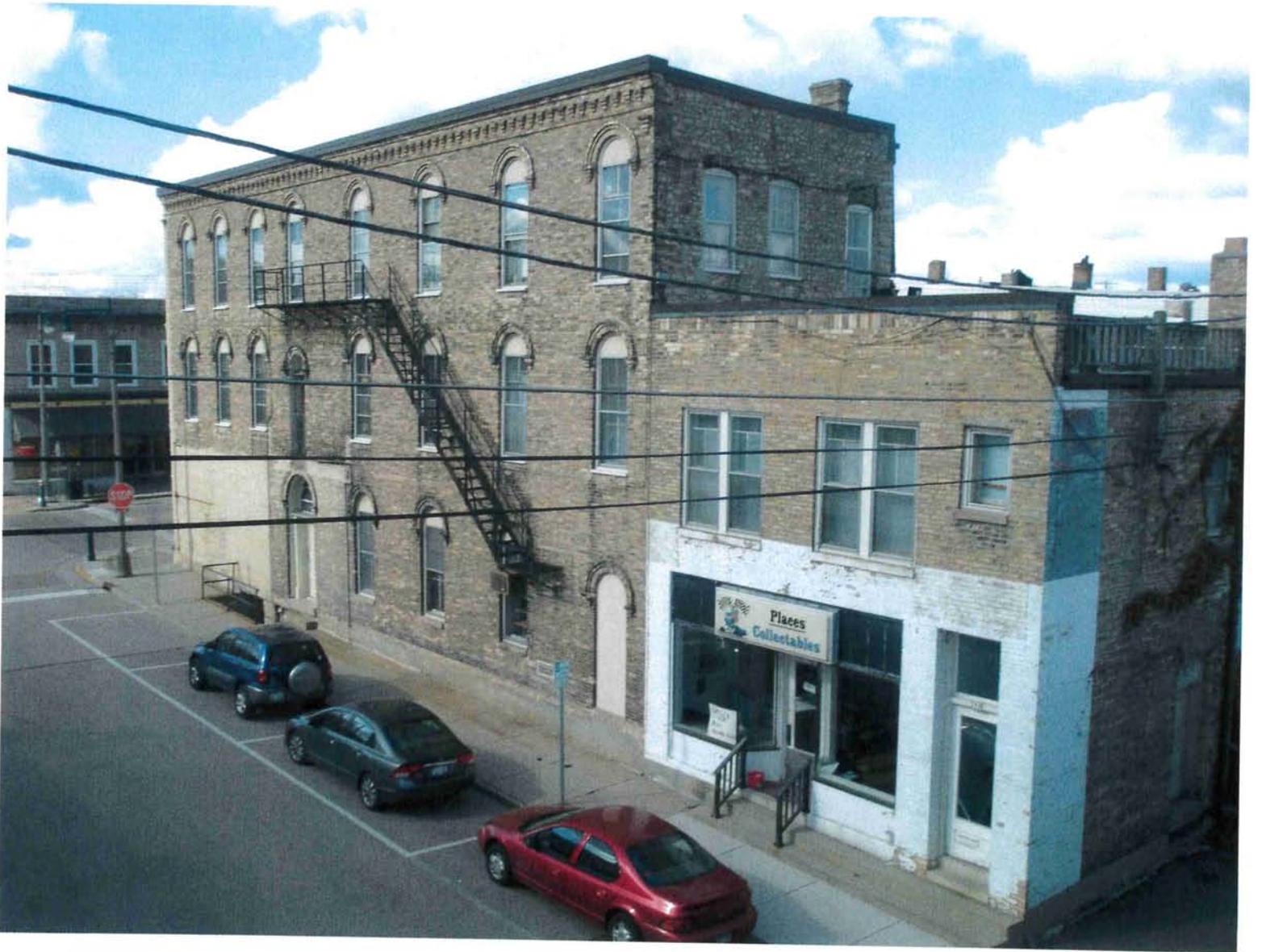
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Corporate office: (414) 421-4125 • Orders ONLY: 1-800-346-7532 • fax: (414) 421-8696 • email: [abrp@abrp.com](mailto:abrp@abrp.com) • website: [abrp.com](http://abrp.com)

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**MAY DAY BICENTENNIAL PARADE ON PINE ST. AT WASHINGTON ST. - MAY 1, 1976**





CITY OF BURLINGTON

**Building & Zoning Department**  
300 N. Pine Street, Burlington, WI, 53105  
(262) 342-1164 – (262) 763-3474 fax  
www.burlington-wi.gov

<b>Historic Preservation Commission Item: 7C (2)</b>	<b>Date:</b> March 23, 2017
<b>Submitted By:</b> Gregory Guidry, Building Inspector	<b>Subject:</b> Certificate of Appropriateness for 208 E. Washington Street (side)

**Details:**

Leslie Scherrer Pella on behalf of Thrivent Financial is requesting approval of a Certificate of Appropriateness located at 208 E. Washington Street. The proposed project consists of:

- The improvement of the side/eastern alley façade along E. Washington Street. The renovations along the front façade include; 1) the removal and capping of the existing chimney, 2) brick cleaning, repair and tuck-pointing, 3) the painting of the side door and framing. The colors for the accent and panels are Classic White and Westchester Gray, which are approved historic colors.

Graef, whose memorandum is attached, recommends approval of this request, subject to conditions listed in the March 13, 2017 memorandum to the Commission.

**Financial Remarks:**

The applicant applied for a Façade Grant as seen in item 7C (4).

**Executive Action:**

This item is for consideration to approve the Certificate of Appropriateness at the March 23, 2017 Historic Preservation Commission meeting and be placed on the April 5, 2017 Committee of the Whole and Common Council meetings for consideration.

Application for the Certificate of Appropriateness

**Per section § 315-42 of the HPO Historic Preservation Overlay District zoning ordinance, the following application must be completed when alterations in the architectural appearance of any structure within the HPO district is proposed.**

Please provide the following:

1. Architectural plans, elevations, photographs, color samples and/or perspective drawings and sketches illustrating the design and character of all proposed alterations (except painting, see below) must be submitted. Said elevations and drawings shall indicate the location and placement of all auxiliary building equipment such as heating, ventilating, and/or air-conditioning equipment. These drawings are to be completed to a recognized architectural scale with the name of the project noted. Building plans shall be submitted with all detail drawn on each elevation. Plans drawn with partial building details indicated will be returned to the Applicant for redrafting.  
  
For alterations consisting of painting only, color samples and photographs shall be submitted indicating the areas to be painted.
  2. Applicant Name: Parkview Planners LLC
  3. Contact Name: Leslie Scherrer Pella, PSG, Inc.
  4. Name of Tenant: Scott Herman & Residential Tenants
  5. Name of Business: Thrivent Financial
  6. What is (are) the existing use(s) of the building? Retail/Office & Apartments
  7. Telephone Number: 262-758-6064 Facsimile Number: 262-364-2661
  8. E-Mail Address: Leslie@PSGwisconsin.com
  9. Project Address: 208 Washington St. - Side/Alley Facade, Burlington, WI  
PSG, Inc. - 448 Falcon Ridge Drive, Suite B, Burlington, WI 53105
  10. Mailing Address: Parkview Planners - 400 N. Pine Street, Burlington, WI 53105
  11. Does the applicant own the project building?  Yes  No
  12. If no, please list owner's name and address: \_\_\_\_\_
  13. Architect or engineer's name and address: N/A  
\_\_\_\_\_
  14. Date of submittal of plans: February 27, 2017
  15. Scale of drawings noted on each drawing: N/A
  16. Building type, size and location: Masonry, 2 story, approx 1,000 SF, 208 Washington St
  17. Height of building: Approx. 30 feet
  18. Exterior material samples to be provided: Spandrel glass sample and specifications for other materials are enclosed.
- NOTE: Please supply material samples of all exterior alterations for the HPC meeting.
19. Proposed Start Date: May 1, 2017
  20. Proposed Completion Date: June 15, 2017

21. Additional information may be requested to include, but not limited to, the following:

- A. Photographs from the site adjacent neighboring structures and/or property;
- B. Detailed drawings of decorative elements of the buildings and/or structure(s);
- C. Sectional building or site drawings drawn to recognized engineering or architectural scale.

**NOTE: Please provide any and all information that will illustrate to the Commission the effect of the proposed change.**

**Property Owner**

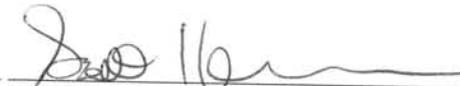
Scott Herman, Parkview Planners LLC  
Print

  
Signature

2/27/17  
Date

**Applicant**

Scott Herman, Parkview Planners LLC  
Print

  
Signature

2/27/17  
Date



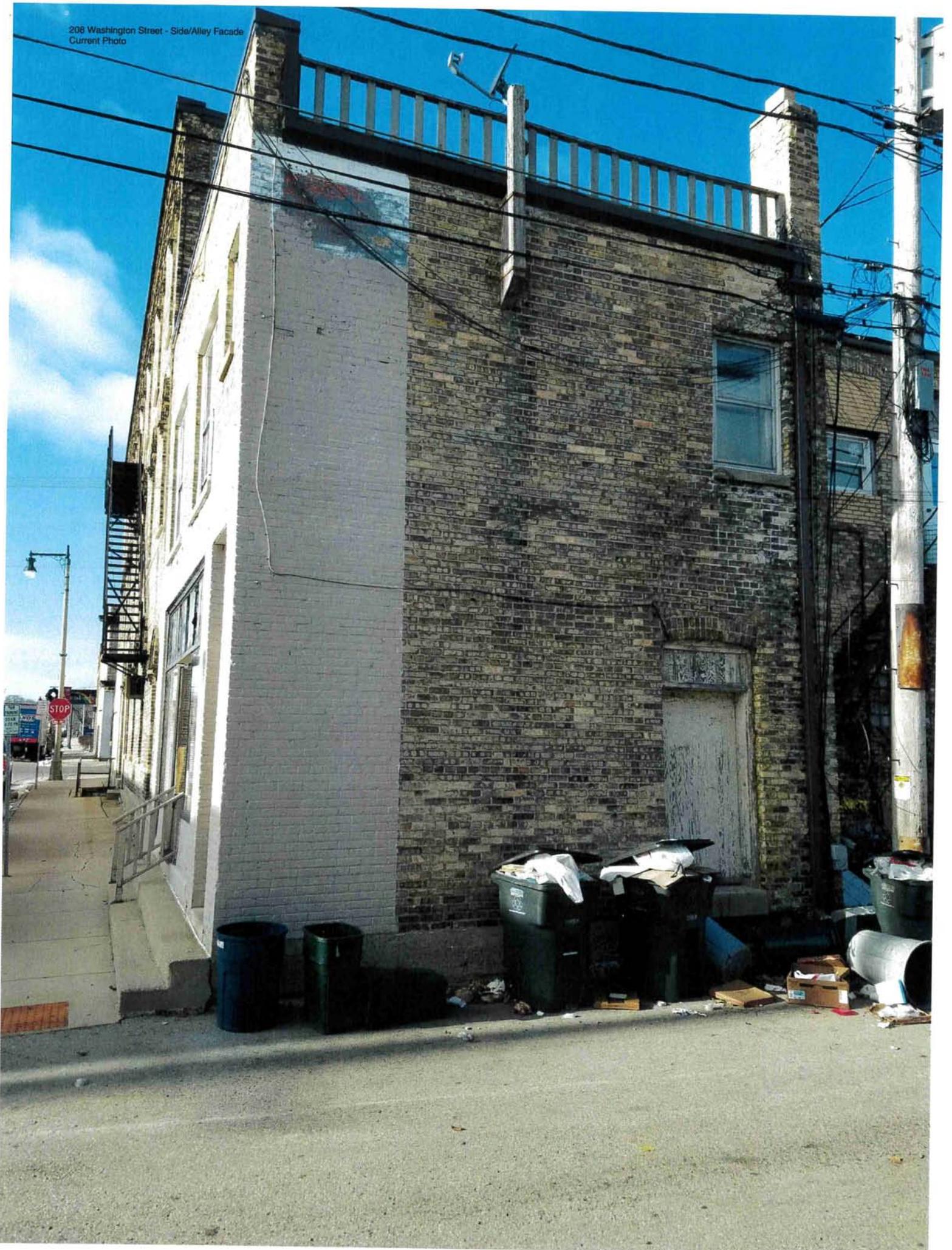
STOP! Have you included the following with your application?

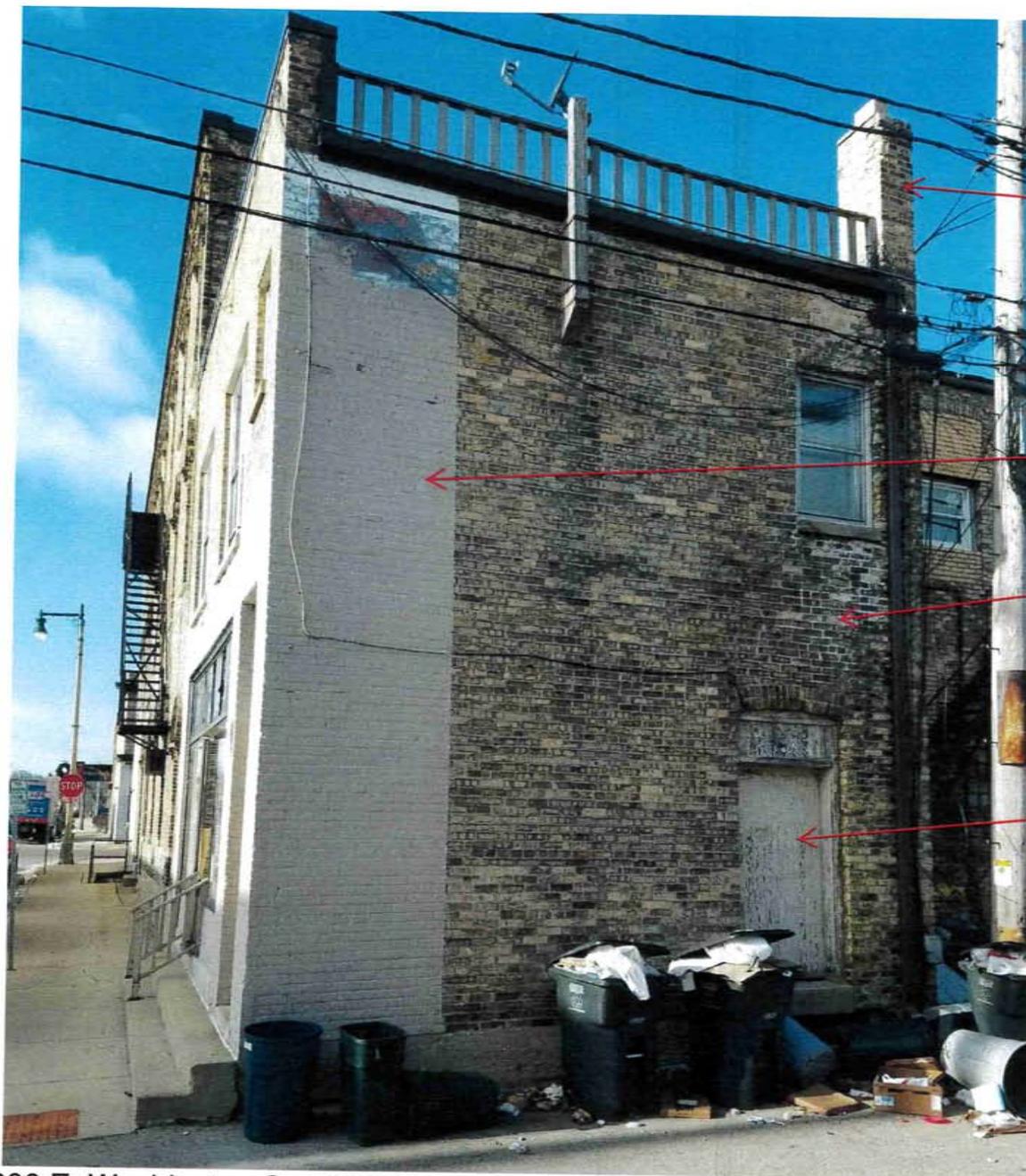
1. Color photographs of current building façade, including some view of the buildings on either side for context;
2. Architectural plans, elevations, and/or perspective drawings and sketches illustrating the design and character of all proposed alterations completed to a recognized architectural scale with the name of the project noted;
3. Historic photos of your building as it appeared in the past. You are required to visit the Burlington Historical Society Museum at 232 North Perkins Blvd. for this information if your project includes façade renovations;
4. Material samples of all exterior alterations; i.e., color samples, siding. Only one sample per design element is required;
5. 8 copies of all supplemental information; i.e., drawings, renderings, elevations, photos/pictures, etc. that are not easily duplicated due to size or other restrictions.

If any of the above pertain to your project and are not included with your application, your application will be considered INCOMPLETE and will not be placed on the meeting agenda for discussion.

THANK YOU FOR YOUR COOPERATION!

208 Washington Street - Side/Alley Facade  
Current Photo





Top of Chimney to be removed and capped. Height to equal opposite parapet.

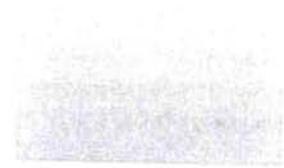
Paint to be Removed From Brick

Clean, Repair, & Tuckpoint Brick (typ)

Existing Framing to be Painted "Classical White SW 2829"

200 E. Washington St. - Side/Alley Facade  
Proposed Facade Repairs

208 Washington Street - Side/Alley Facade  
 Paint selection circled below



Hammered Silver  
 SW 2840



Poweroft Copper Red  
 SW 2838



Polished Mahogany  
 SW 2838



Aurora Brown  
 SW 2837



Roveroft Mist Gray  
 SW 2844



Roveroft Brass  
 SW 2843



Roveroft Suede  
 SW 2842



Weathered Single  
 SW 2841



Barnhouse Gray  
 SW 2845



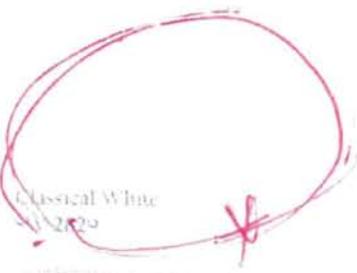
Roveroft Bronze Green  
 SW 2846



Roveroft Bottle Green  
 SW 2847



Roveroft Pewter  
 SW 2848



Colonial Revival Tan  
 SW 2828



Colonial Revival Stone  
 SW 2827



Colonial Revival Green Stone  
 SW 2828



Colonial Revival Sea Green  
 SW 2827



Classical White  
 SW 2829



Colonial Revival Yellow  
 SW 2830



Classical Gold  
 SW 2831



Colonial Revival Gray  
 SW 2832

ROYCROFT ARTS & CRAFTS

CLASSICAL/COLONIAL

PROSOCO

# Enviro Klean®

NEXT GENERATION CLEANERS

# SafRestorer®

Enviro Klean® SafRestorer® breaks the grip of stubborn atmospheric and carbon staining on masonry and stone for easy rinsing away. It restores the intended appearance of buildings soiled by decades of auto exhaust and other air pollutants. SafRestorer® also gets rid of soiling and hard-to-remove deposits on window glass, including white scum. This highly efficient liquid restoration cleaner is suitable for a wide variety of stone and masonry, including unpolished limestone and marble. Unlike many conventional restoration cleaners, low-odor, non-fuming SafRestorer® is safe for use around most architectural metal.

## ADVANTAGES

- Fast and effective on most masonry surfaces.
- Safe for unpolished limestone and marble.
- Will not etch or discolor most glass, architectural metals or painted surfaces.
- Low-odor, non-fuming formulation.
- Contains no mineral acids.
- Effectively removes mud staining from clay brick surfaces.

## Limitations

- May not be suitable for some polished stone and glazed surfaces.
- Repeated applications may damage glass and/or glazing. ALWAYS TEST for acceptable results before overall application.
- Not intended for routine maintenance glass cleaning.
- Do not use on treated low-E glass; acrylic and polycarbonate sheet glazing; and glazing with surface-applied reflective, metallic or other synthetic coatings or films.

## REGULATORY COMPLIANCE

### VOC Compliance

Enviro Klean® SafRestorer® is compliant with all national, state and district VOC regulations.

## TYPICAL TECHNICAL DATA

FORM	Clear, light yellow liquid Mild odor
SPECIFIC GRAVITY	1.11
pH	2.9
WT/GAL	9.15 lbs
ACTIVE CONTENT	not applicable
TOTAL SOLIDS	not applicable
VOC CONTENT	not applicable
FLASH POINT	not applicable
FREEZE POINT	28° F (-2° C)
SHELF LIFE	2 years in tightly sealed, unopened container

## SAFETY INFORMATION

Always read full label and SDS for precautionary instructions before use. Use appropriate safety equipment and job site controls during application and handling.

**24-Hour Emergency Information:**  
INFOTRAC at 800-535-5053

# Product Data Sheet

## Enviro Klean® SafRestorer®

### PREPARATION

Protect people, vehicles, property and all surfaces not designated to be cleaned from product, splash, wind drift, residue, and rinse water. Protect/divert auto traffic and foot traffic. Clean when traffic is at a minimum.

Limit contact of cleaner with metal window frames, particularly architectural aluminum. If contact occurs, rinse immediately. In most cases, limited contact will not harm metal.

### Surface and Air Temperatures

Best cleaning results are obtained when air and masonry surface temperatures are 40°F (4°C) or above. To avoid harm to masonry, do not clean when temperatures are below freezing or will be overnight. If freezing conditions exist prior to application, let masonry thaw.

### Equipment

Apply with an acid-resistant brush, heavy nap roller or low-pressure (50 psi max) spray. Do not atomize. Scrub heavily soiled surfaces with a nonabrasive brush or synthetic scrubbing pad.

Rinse spent cleaner and dissolved contaminants from the wall with masonry-washing equipment generating 400–1000 psi with a water flow rate of 6–8 gallons per minute. Use a 15–45° fan spray tip. Heated water (150–180°F; 65–82°C) may improve cleaning efficiency. Use adjustable equipment for reducing water flow-rates and rinsing pressure as needed for sensitive surfaces.

Rinsing pressures greater than 1000 psi and fan spray tips smaller than 15° may permanently damage sensitive masonry. Water flow-rates less than 6 gallons per minute may reduce cleaning productivity and contribute to uneven cleaning results.

Use only well maintained staging and scaffolding that is equipped with steel cable. Use polypropylene ropes and safety lines. Use acid-resistant dilution and application equipment.

### Storage and Handling

Store in a cool, dry place with adequate ventilation. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45–100°F (7–38°C). Do not double stack pallets. Dispose of in accordance with local, state and federal regulations.

### APPLICATION

Read "Preparation" and the Safety Data Sheet before use.

**ALWAYS TEST** a small area of each surface to confirm suitability, coverage rate and desired results before beginning overall application. Test with the same equipment, recommended surface preparation and application procedures planned for general application. Let surface dry thoroughly before inspection.

### Dilution & Mixing

Enviro Klean® SafRestorer® may be used in concentrate or diluted with up to three parts fresh water. Do not alter or use for purposes other than specified.

### Typical Coverage Rates

Coverage varies based on porosity and texture. Always test.

- 150–400 sq.ft. per gallon of undiluted cleaner
- 14–37 sq.m. per gallon of undiluted cleaner

### BEST PRACTICES

Limit contact of cleaner with metal window frames, particularly architectural aluminum. If contact occurs, rinse immediately. In most cases, limited contact will not harm metal.

Apply with an acid-resistant brush, heavy nap roller or low-pressure (50 psi max) spray. Scrub heavily soiled surfaces with a nonabrasive brush or synthetic scrubbing pad.

Use only well maintained staging and scaffolding that is equipped with steel cable. Use polypropylene ropes and safety lines. Use acid-resistant dilution and application equipment.

Rinse spent cleaner and dissolved contaminants from the wall with masonry-washing equipment generating 400–1000 psi with a water flow rate of 6–8 gallons per minute. Use a 15–45° fan spray tip. Heated water (150–180°F; 65–82°C) may improve cleaning efficiency. Use adjustable equipment for reducing water flow-rates and rinsing pressure as needed for sensitive surfaces.

Never go it alone. If you have problems or questions, contact your local PROSOCO distributor or field representative. Or call PROSOCO technical Customer Care, toll-free, at 800-255-4255.

# Product Data Sheet

## Enviro Klean® SafRestorer®

### Application Instructions

#### *Brick and Stone*

1. Working from the bottom to the top, thoroughly prewet the surface with fresh water.
2. Apply the cleaning solution freely from the bottom of the work area to the top.
3. Let the cleaning solution stay on the wall 5–15 minutes. If the cleaner starts to dry, reapply.
4. Reapply the cleaning solution to heavily soiled areas. Scrub gently.
5. Working from the bottom to the top, thoroughly rinse treated surfaces with clean water. Make sure to flush all spent cleaner and dissolved soiling from the surface, surface pores and adjacent non masonry surfaces.

#### *Glass*

Working from the bottom to the top, thoroughly prewet the glass with fresh water. Apply in concentrate directly to window. Let cleaner dwell for no more than five minutes. Thoroughly rinse spent cleaner and dissolved contaminants off glass with lots of fresh water.

*NOTE:* Repeated applications may damage glass and/or glazing. ALWAYS TEST for acceptable results before overall application.

#### *Cleanup*

Clean equipment with fresh water.

### **WARRANTY**

The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

PROSOCO, Inc. warrants this product to be free from defects. **Where permitted by law, PROSOCO makes no other warranties with respect to this product, express or implied, including without limitation the implied warranties of merchantability or fitness for particular purpose.** The purchaser shall be responsible to make his own tests to determine the suitability of this product for his particular purpose. PROSOCO's liability shall be limited in all events to supplying sufficient product to re-treat the specific areas to which defective product has been applied. Acceptance and use of this product absolves PROSOCO from any other liability, from whatever source, including liability for incidental, consequential or resultant damages whether due to breach of warranty, negligence or strict liability. This warranty may not be modified or extended by representatives of PROSOCO, its distributors or dealers.

### **CUSTOMER CARE**

Factory personnel are available for product, environment and job-safety assistance with no obligation. Call 800-255-4255 and ask for Customer Care – technical support.

Factory-trained representatives are established in principal cities throughout the continental United States. Call Customer Care at 800-255-4255, or visit our web site at [www.prosoco.com](http://www.prosoco.com), for the name of the PROSOCO representative in your area.



# Product Specifications

## Product Names: 800 Brush Grade, 800 Fast Acting, 800 Neutralizer

Manufacturer: American Building Restoration Products, Inc.

**PRODUCT DESCRIPTION:** 800 Paint Strippers are for professional use only. They are lye based (caustic) strippers designed to remove a wide variety of both latex and oil base paint from wood, masonry and metal surfaces. They are specifically formulated to strip multi-layers of organic paint finishes. 800 Paint Strippers are not designed to strip or dissolve inorganic coatings such as cement, concrete or lime. 800 Paint Strippers do not dry out rapidly on the surface like solvent and methylene chloride paint strippers. They remain wet for longer periods of time allowing for deeper penetration into the paint film without bubbling the finish and are rinsable days after they have dissolved the paint. A longer dwell time will be required when using 800 Paint Strippers in temperatures below freezing.

### 800 BRUSH GRADE

800 Brush Grade is a water soluble thick, caustic gel, allowing it to adhere on vertical surfaces. It dissolves multi-layers of oil based finishes in one application. 800 Brush Grade is more effective if kept damp by misting with water during daytime hours.

### 800 FAST ACTING

800 Fast Acting contains a mixture of lye and alcohol, therefore, a wide variety of paint finishes can be dissolved. 800 Fast Acting has a gentle affect on wood fiber and grain and is an overall excellent remover of both oil and latex paint. 800 Fast Acting is also a successful graffiti remover.

### 800 NEUTRALIZER

800 Neutralizer is the required follow-up to the 800 Paint Strippers and can be used to neutralize any caustic stripper. 800 Neutralizer fizzes as it works, taking the guess work out of neutralizing.

**LIMITATIONS:** 800 Paint Strippers will etch plastic, as well as aluminum. Protect these surfaces and all other adjacent surfaces. 800 Paint Strippers may darken some woods. This darkening can be removed with X-180 Weathered Wood Restorer™. 800 Paint Strippers are not recommended for use on veneer, plywood surfaces or other interior woodwork that is to be stained and varnished.

**PRECAUTIONS:** Read the entire material safety data sheet and product label for a more thorough evaluation of hazards. Fully protect all adjacent surfaces, including any vegetation from coming in direct contact with 800 Paint Strippers.

**WARNING:** 800 Paint Strippers may cause permanent blindness if splashed into eyes.

**TECHNICAL DATA:** Color/Form: 800 Brush Grade & 800 Fast Acting: Dark brown gel. 800 Neutralizer: Clear liquid.

**COVERAGE:** 800 Brush Grade & 800 Fast Acting 50 sq. ft. per gallon, depending on layers of paint to strip. 800 Neutralizer 800 sq ft when diluted 1 part 800 Neutralizer to 3 parts water.

**PACKAGING:** One, five and fifty-five gallon containers.

**INSTALLATION PREPARATORY WORK:** Prepare a surface free from dirt and oil. It is not necessary to remove loose, peeling or flaking paint. This creates pockets down to the original masonry or wood surface which is generally more absorbing than the painted surface. Staging should be well maintained and equipped with steel cable. Nylon, cotton or hemp roping is not suitable when using 800 Paint Strippers. A test area should be performed prior to beginning overall project to determine optimum dwell time for the product and the number of applications necessary to completely remove all traces of finish from the surface. User shall determine the suitability of the product for its intended use and assumes all risk and liability whatsoever in connection therewith. Follow all local, state, or federal disposal regulations when using this product.

**APPLICATION:** 1. Apply a thick coat of the 800 Paint Stripper using a synthetic brush or roller. 2. Let the 800 Paint Stripper remain on the surface until all paint has dissolved. 3. If the 800 Paint Stripper remains on the surface in direct sunlight, it may dry prematurely. Rewet the surface by lightly misting with water.

**NOTE:** On wood, be certain to remove the 800 Paint Stripper as soon as the paint has been dissolved. Allowing 800 Paint Strippers to remain on wood for extended periods of time, may result in raised grain.

**REMOVAL:** To remove the 800 Paint Stripper, rinse area with a pressure washer. Avoid surface damage by adjusting pressure and nozzle pattern. Once surface has been rinsed it must be neutralized. Apply 800 Neutralizer any time after stripping is completed. Apply two applications followed by a complete water rinse from a pressure washer. For evidence that 800 Neutralizer is working, look for a fizzing action. Repeat neutralization process until fizzing stops. Evidence of failing to neutralize properly will cause new paint to discolor in damp weather.

**STORAGE:** All 800 Paint Stripper should be stored in the containers in which they are purchased. DO NOT store 800 Paint Stripper near acids or mix with acid. Doing so could create violent heat reactions.

**AVAILABILITY:** Available through distributors and dealers across the United States and Canada.

**NOTICE:** The information and recommendations made herein are based on ABRP, Inc., research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because ABRP, Inc., cannot anticipate every possible application of ABRP, Inc., products, nor anticipate every variation encountered in project surfaces, job conditions, and methods used. For this reason, purchasers shall make their own tests to determine the suitability of such products for a particular purpose. Purchasers assume all risk of use, application and handling of products. Statements concerning the possible use of ABRP, Inc., products are not intended as recommendation to use ABRP, Inc., products in the infringement of any patent.

**LIMITED WARRANTY:** This warranty is valid for one year from the date of product purchase. Purchaser's claims recovery is limited solely to the following warranty from ABRP, Inc., if the product herein is shown to be defective: ABRP, Inc., at its option, will either replace the product or refund the purchase price. Contact ABRP, Inc., to make claim under this warranty. The purchaser must have proof of purchase from the label and the original sales receipt. Proper surface preparation is essential to the product's performance and is a necessary prerequisite for triggering ABRP, Inc.'s obligation under this warranty. Read and follow label directions and observe all safety precautions in the use of this product. ABRP, Inc., further disclaims, and shall not be liable for, incidental, consequential or indirect damage and/or personal injuries including death arising from the use of this product or the cost of labor involved in its application or any reapplication of product that is replaced. SELLER MAKES NO WARRANTY, EXPRESSED OR IMPLIED, CONCERNING THE USE OF THIS PRODUCT OTHER THAN INDICATED ON THE LABEL. BUYER ASSUMES ALL RISK OF USE AND/OR HANDLING OF THIS MATERIAL WHEN SUCH USE AND/OR HANDLING IS CONTRARY TO LABEL INSTRUCTIONS. NO OTHER WARRANTIES ARE MADE, EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION WARRANTIES AS TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IN ALL EVENTS, ABRP, INC.'S LIABILITY SHALL BE LIMITED SOLELY TO REPLACEMENT OF THE PRODUCT PROVIDED ABOVE. This limited warranty may not be modified or extended by manufacturer's representatives, distributors or dealers of ABRP, Inc., products. This warranty gives the purchaser specific legal rights, as well as rights which may vary from state to state. ABRP, Inc. specifically disclaims any and all other obligations or liability to any party relative to the sale, use or application of its products.

**TECHNICAL SERVICES:** ABRP, Inc., employs in-field technical representatives to answer questions for architects, building owners and contractors.

**REFERENCING:** Catalog, product specifications, brochures, list of national registered historical landmarks restored with ABRP, Inc., products and video training tapes demonstrating a variety of cleaning and restoration projects being performed with ABRP, Inc. products are available upon request. For more information on many of the specialty building restoration products available to you, please see our website at [www.abrp.com](http://www.abrp.com) or e-mail ABRP, Inc. at [abrp@abrp.com](mailto:abrp@abrp.com).

American Building Restoration Products, Inc. • address: 9720 S. 60th St., Franklin, WI 53132

Corporate office: (414) 421-4125 • Orders ONLY: 1-800-346-7532 • fax: (414) 421-8696 • email: [abrp@abrp.com](mailto:abrp@abrp.com) • website: [abrp.com](http://abrp.com)

Updated: 7/27/2010 • Copyright © 2010 American Building Restoration Products, Inc.



# Product Specifications



**Product Name:** 800 Fast Acting Grip 'N Strip

**Manufacturer:** American Building Restoration Products, Inc.

**PRODUCT DESCRIPTION:** 800 Fast Acting Grip 'N Strip® peel and scrape off paste paint remover is an effective way to remove multiple layers of lead-based oils, latex paints, varnishes, stains and other finishes in one application on wood, masonry, plastered walls or metals. 800 Fast Acting Grip 'N Strip® paint remover is designed to produce its own outer skin, making it easy to use requiring no paper over lay. The 800 Fast Acting Grip 'N Strip® formula is an ideal paint remover for intricate carvings, moldings, pillars, capitals, overhangs, ceilings and where normal removers do not adequately penetrate. With its paste like consistency applied uniformly, 800 Fast Acting Grip 'N Strip® penetrates more layers of paint mil thickness and reduces water rinse normally needed to dissolve stripper residue. 800 Fast Acting Grip 'N Strip® clings to vertical and overhang surfaces preventing sagging, dripping and sliding. 800 Fast Acting Grip 'N Strip® is available in a wide range of formulas. This variety is to protect surfaces against excess damage that can be caused by strong caustics. 800 Fast Acting Grip 'N Strip® is a caustic paint remover that requires neutralization (See 800 Neutralizer label and product specification sheet.) 800 Fast Acting Grip 'N Strip® is not recommended for use on veneered or plywood surfaces, or when preparing wood cabinets or other interior woodwork for a stained and varnished finish. (Acceptable only if surface is just to be painted). 800 Fast Acting Grip 'N Strip® will etch lexan, and other common protective plastic, as well as aluminum. Protect these surfaces. 800 Fast Acting Grip 'N Strip® should be handled with extreme caution.

**LIMITATIONS:** 800 Fast Acting Grip 'N Strip® may darken the woods surface. This darkening can be removed with X-180 Weathered Wood Restorer™.

**PRECAUTIONS:** Read the entire material safety data sheet and product label for a more thorough evaluation of hazards. Fully protect all adjacent surfaces, including vegetation and aluminum from coming in direct contact with 800 Fast Acting Grip 'N Strip®. When stripping interiors, lay plastic sheeting on floor then cover plastic with stacks of newspaper or cardboard to absorb scraped residue.

**TECHNICAL DATA:** Color/Form: Tan paste.

**COVERAGE:** 25 to 50 sq. ft. per gallon, depending on layers of paint to strip.

**PACKAGING:** One and five gallon containers.

**INSTALLATION PREPARATORY WORK:** Prepare a surface free from dirt and oil. It is not necessary to remove loose, peeling or flaking paint. This creates pockets down to the original masonry or wood surface which is generally more absorbing than the painted surface. A test area should be performed prior to beginning overall project to determine optimum dwell time for the product and the number of applications necessary to completely remove all traces of finish from the surface. User shall determine the suitability of the product for its intended use and assumes all risk and liability whatsoever in connection therewith. Follow all local, state, or federal disposal regulations when using this product.

**APPLICATION:** 1. Apply 800 Fast Acting Grip 'N Strip® approximately 1/8-1/4 inch thick with a trowel, or synthetic brush. 2. Allow 800 Fast Acting Grip 'N Strip® to remain on surface until all paint is dissolved. 1 to 24 hours may be required. 800 Fast Acting Grip 'N Strip® will penetrate an average of one (1) layer of paint per hour.

**CAUTION:** Allowing 800 Fast Acting Grip 'N Strip® to remain on wood for extended periods of time, may result in raised grain. 3. Covering 800 Fast Acting Grip 'N Strip® with plastic sheeting may increase product effectiveness. Although it is not required, test to determine if covering is beneficial. Product efficiency is slower in cooler temperatures.

**REMOVAL:** 1. Scrape and peel off formed membrane. Rinse with water to completely remove 800 Fast Acting Grip 'N Strip® residue. Beware of wind drift onto adjacent surfaces. 2. When using 800 Fast Acting Grip 'N Strip®, neutralize the surface with ABRP 800 Neutralizer. Rinse 800 Neutralizer. (Read label for all instructions).

**STORAGE:** 800 Fast Acting Grip 'N Strip® should be stored in the containers in which they are purchased. Avoid storing 800 Fast Acting Grip 'N Strip® near acids or mixing with acid. Failure to do so could create violent heat reactions.

**AVAILABILITY:** Available through a network of distributors, dealers and representatives established in principal cities across the United States, Canada and Japan.

**NOTICE:** The information and recommendations made herein are based on ABRP, Inc., research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because ABRP, Inc., cannot anticipate every possible application of ABRP, Inc., products, nor anticipate every variation encountered in project surfaces, job conditions, and methods used. For this reason, purchasers shall make their own tests to determine the suitability of such products for a particular purpose. Purchasers assume all risk of use, application and handling of products. Statements concerning the possible use of ABRP, Inc., products are not intended as recommendation to use ABRP, Inc., products in the infringement of any patent.

**LIMITED WARRANTY:** This warranty is valid for one year from the date of product purchase. Purchaser's claims recovery is limited solely to the following warranty from ABRP, Inc., if the product herein is shown to be defective: ABRP, Inc., at its option, will either replace the product or refund the purchase price. Contact ABRP, Inc., to make claim under this warranty. The purchaser must have proof of purchase from the label and the original sales receipt. Proper surface preparation is essential to the product's performance and is a necessary prerequisite for triggering ABRP, Inc.'s obligation under this warranty. Read and follow label directions and observe all safety precautions in the use of this product. ABRP, Inc., further disclaims, and shall not be liable for, incidental, consequential or indirect damage and/or personal injuries including death arising from the use of this product or the cost of labor involved in its application or any reapplication of product that is replaced. SELLER MAKES NO WARRANTY, EXPRESSED OR IMPLIED, CONCERNING THE USE OF THIS PRODUCT OTHER THAN INDICATED ON THE LABEL. BUYER ASSUMES ALL RISK OF USE AND/OR HANDLING OF THIS MATERIAL WHEN SUCH USE AND/OR HANDLING IS CONTRARY TO LABEL INSTRUCTIONS. NO OTHER WARRANTIES ARE MADE, EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION WARRANTIES AS TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IN ALL EVENTS, ABRP, INC.'S LIABILITY SHALL BE LIMITED SOLELY TO REPLACEMENT OF THE PRODUCT PROVIDED ABOVE. This limited warranty may not be modified or extended by manufacturer's representatives, distributors or dealers of ABRP, Inc., products. This warranty gives the purchaser specific legal rights, as well as rights which may vary from state to state. ABRP, Inc. specifically disclaims any and all other obligations or liability to any party relative to the sale, use or application of its products.

**TECHNICAL SERVICES:** ABRP, Inc., employs in-field technical representatives to answer questions for architects, building owners and contractors.

**REFERENCING:** Catalog, product specifications, brochures, list of national registered historical landmarks restored with ABRP, Inc., products and video training tapes demonstrating a variety of cleaning and restoration projects being performed with ABRP, Inc. products are available upon request. For more information on many of the specialty building restoration products available to you, please see our website at [www.abrp.com](http://www.abrp.com) or e-mail ABRP, Inc. at [abrp@abrp.com](mailto:abrp@abrp.com).

**American Building Restoration Products, Inc. • address:** 9720 S. 60th St., Franklin, WI 53132

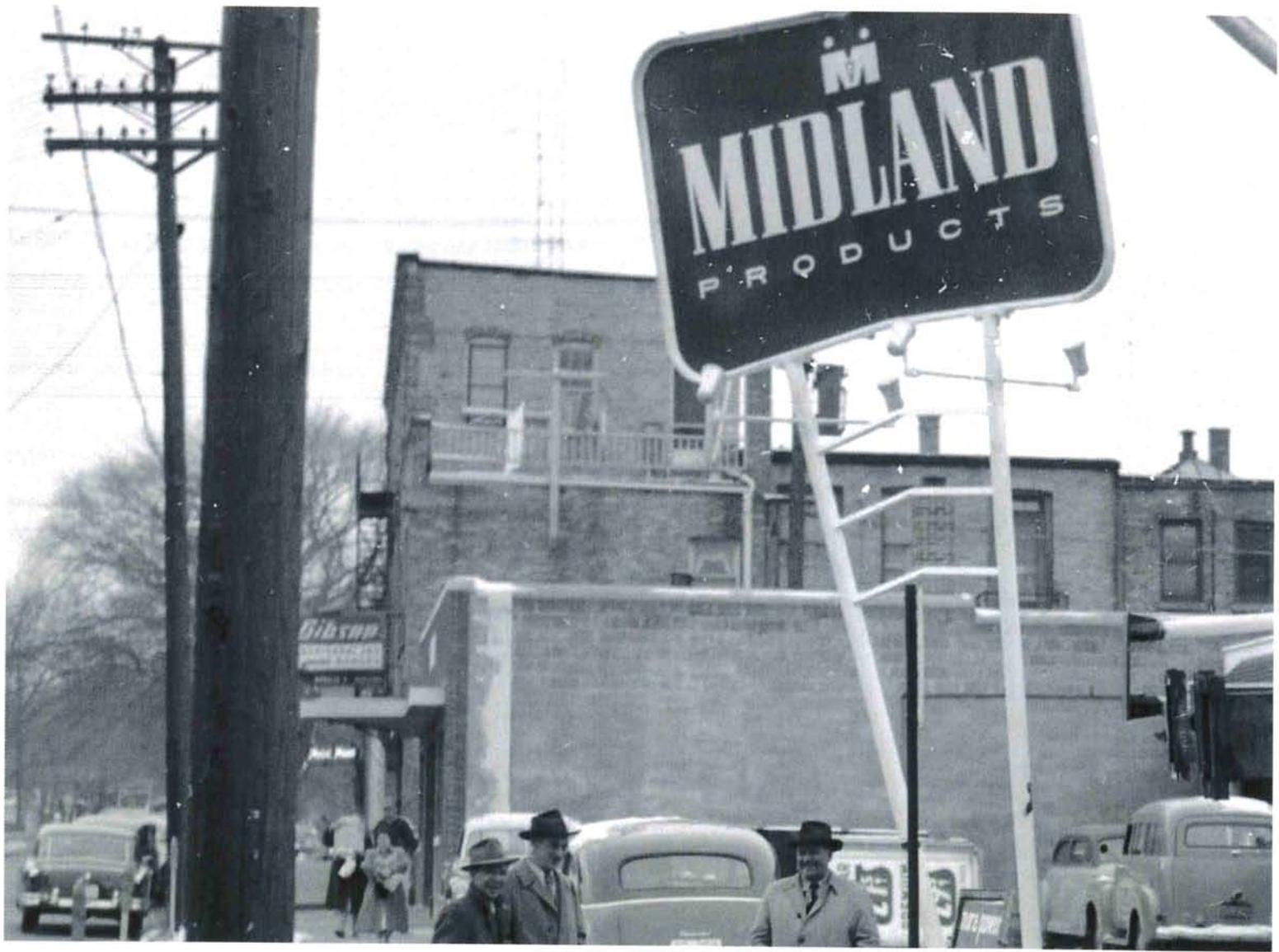
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Gibson

MIDDLE  
PRODU







## CITY OF BURLINGTON

**Building & Zoning Department**  
300 N. Pine Street, Burlington, WI, 53105  
(262) 342-1164 – (262) 763-3474 fax  
www.burlington-wi.gov

<b>Historic Preservation Commission Item: 7C (3)</b>	<b>Date:</b> March 23, 2017
<b>Submitted By:</b> Megan Watkins, Director of Administrative Services	<b>Subject:</b> Façade Grant Application for 208 E. Washington Street (side)

### Details:

Leslie Scherrer Pella on behalf of Thrivent Financial is requesting approval of a Façade Grant Application located at 208 E. Washington Street. The proposed project consists of:

- The improvement of the front façade along E. Washington Street. The renovations along the front façade include; 1) brick cleaning, repair and tuck-pointing, 2) the replacement of the boards covering the transom with aluminum panels and 3) the repair and painting of the storefront wood framing. The colors for the accent and panels are Classic White and Westchester Gray, which are approved historic colors.

The Certificate of Appropriateness was approved for these façade improvements at the March 23, 2017 HPC meeting.

If the HPC approves this application, staff's recommends that the approval be contingent on satisfying the recommendations in Graef's memo and the following contingencies:

- Applicant will provide invoices and/or receipts and lien waivers to the HPC to ensure compliance with the original application.
- If the project is not completed and if the façade grant is not disbursed within twelve months, the HPC reserves the right to rescind the allotted grant amount.

### Financial Remarks:

The estimated project cost for the front façade at 208 E. Washington Street is \$12,676. If the Façade Grant is approved by the HPC the grant should not exceed \$5,000. The remaining available façade grant balance for 2017 would be \$25,000.

### Executive Action:

This item is for consideration to approve the Façade Grant Program at the March 23, 2017 Historic Preservation Commission meeting.



**CITY OF BURLINGTON**

**Administration Department**  
 300 N. Pine Street, Burlington, WI, 53105  
 (262) 342-1161 – (262) 763-3474 fax  
 www.burlington-wi.gov

**FAÇADE GRANT STAFF MEMORANDUM  
 CITY OF BURLINGTON HISTORIC PRESERVATION COMMISSION**

**Date:** March 13, 2017

**Applicant Address & Name:** Parkview Partners LLC - 208 E. Washington (front)

Project Overview/ Applicant's Request:	Submitted
Front facade improvements including paint removal, storefront repair and tuckpointing <b>Staff Comments:</b> <i>COA is scheduled for consideration at the March 23, 2017 HPC meeting</i>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
<b>Application Checklist for Staff Review:</b>	
1. COA application received and/ or sign permit application received and/or approved by HPC <b>Staff Comments:</b> <i>COA has been received and has yet to be reviewed/approved by the HPC</i>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
2. Eligible project uses per program rules/HPS staff? <b>Staff Comments:</b> <i>See Graef's memorandum for the COA application recommendations</i>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> See Note <input checked="" type="checkbox"/>
3. Qualified contractor bid documents and all cost breakdowns by category such as masonry repair, window replacement, etc.  <b>Staff Comments:</b> <i>Total estimated cost for front facade: \$12,676            (50% = \$6,338) Allowed \$5,000 for facade grant</i>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
4. Status of City owed taxes, payments and fees  <b>Staff Comments:</b> <i>Taxes and utilities paid in full</i>	See Contingencies
<b>Staff Recommendation (contingencies listed):</b>	
<p><i>The applicant is <u>eligible for a facade grant</u> in the <u>amount not to exceed \$5,000</u> . Staff suggests that approval be <u>contingent</u> on satisfying the following contingencies:</i></p> <ul style="list-style-type: none"> <li>• <i>Satisfy any recommendations in Graef's memo for the COA as indicated by the HPC</i></li> <li>• <i>Applicant will provide invoices and/or receipts and lien waivers to the HPC to ensure compliance with the original application.</i></li> <li>• <i>Applicant will wait to perform this work until Common Council takes final action on approval.</i></li> <li>• <i>Applicant will obtain all required permits and the Building Inspector will monitor the project and must provide final approval prior to grant reimbursement.</i></li> <li>• <i>All taxes, payments, fees owed to the City by the applicant must be paid prior to reimbursement of grant funds.</i></li> </ul> <p><i>If the project is not completed and if the facade grant is not disbursed within 12 months, the HPC reserves the right to rescind the allotted grant amount.</i></p>	

Description		Washington St
<b>01-000</b>	<b>GENERAL CONDITIONS</b>	<b>2,615</b>
<b>02-000</b>	<b>EXISTING CONDITIONS</b>	
02-210	Environmental Assessment	
02-230	Hazardous Mat'l Abatement	
02-400	Interior Demolition	
02-400	Exterior conduit/piping removals	
<b>03-000</b>	<b>CONCRETE</b>	
04-100	Bldg Conc	
<b>04-000</b>	<b>MASONRY</b>	
04-100	Paint removal/brick cleaning - Pine St	
04-100	Paint removal/brick cleaning - Pine St side	
04-100	Paint removal/brick cleaning - Washington St	<b>7,250</b>
04-100	Paint removal/brick cleaning - Alley	
04-100	Tuckpointing/Brick restoration - Pine St	
04-100	Tuckpointing/Brick restoration - Pine St side	
04-100	Tuckpointing/Brick restoration - Washington St	<b>1,200</b>
04-100	Tuckpointing/Brick restoration - Alley	
04-100	Reconstruct stairwell caving in	
<b>05-000</b>	<b>METALS</b>	
05-530	Stair Cover / Grating	
05-530	Reinstall Existing Railing at Basement Stair	
<b>06-000</b>	<b>WOOD &amp; PLASTICS</b>	
06-100	Front Façade Work - Pine St	
	Window Repair - Pine St side	
	Front Façade Work & Stair Door - Washington St	<b>2,188</b>
<b>07-000</b>	<b>MOISTURE &amp; DAMPPROOF</b>	
07-100	Damproofing	
07-200	Air Barrier	
07-200	Building Insulation - Walls	
07-320	EIFS	
07-320	Siding/Trim	
07-400	Roofing & Sheet Metal	
<b>08-000</b>	<b>OPENINGS</b>	
08-100	Pine St Storefront & Window Work	
08-500	Pine St Side Window Replacement	
08-100	Washington St Rear Storefront	<b>1,111</b>
08-500	Misc Glazing	
08-700	Finish Hardware	
<b>09-000</b>	<b>FINISHES</b>	
09-200	Pine St Storefront Drywall Repairs	
09-200	Pine St side Drywall Repairs	
09-300	Hard Tile	
09-600	Resilient & base	
09-650	Carpet Repair - Pine St	
09-800	Acoustical Ceiling	
09-800	Acoustic Treatments	
09-900	Painting - Pine Street	
09-900	Painting - Side Windows & Door	
09-900	Painting - Stair Well Rework & Railings	
09-900	Painting - Washington Street Entrance	<b>1,200</b>
09-900	Painting - Washington Street Alley	
<b>23-000</b>	<b>HVAC</b>	
23-100	HVAC System	
<b>26-000</b>	<b>ELECTRICAL</b>	
26-100	Electrical - Pine St	
26-100	Light Fixtures	

Design Services	0
Construction Services	1,268
Contingency	845
<b>TOTAL</b>	<b>12,676</b>

City of Burlington  
Façade Improvement Grant Program  
Application Form

Office Use Only  
Date Received 2-27-17  
Time Received 1:50 pm  
Application Number 5

Applicant Name: Parkview Planners LLC

Contact Name: Leslie Scherrer Pella, PSG, Inc.

Name of Tenant: Scott Herman & Residential tenants on upper levels

Name of Business: Thrivent Financial

Telephone Number: 262-758-6064 Facsimile Number: 262-364-2661

E-Mail Address: Leslie@PSGwisconsin.com

Project Address: 208 Washington St. - Front/Washington St. Façade, Burlington, WI  
PSG - 448 Falcon Ridge Drive, Suite B, Burlington, WI 53105

Mailing Address: Parkview Planners - 400 N. Pine Street, Burlington, WI 53105

Does the applicant own the project building?  Yes  No

If the answer to the above question is no, please attach a letter from the owner expressing approval of the project proposal.

Will you be using the services of an architect or engineer?  Yes  No

If yes, list your architect or engineer of preference: \_\_\_\_\_

Estimated Project Cost: \$12,676.00

**Attach qualified contractor bid documents and all cost breakdowns by category such as masonry repair, window replacement, etc.**

Proposed start date: May 1, 2017

Proposed completion date: June 15, 2017

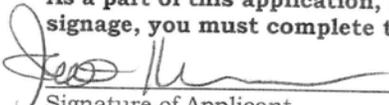
What is (are) the existing use(s) of the building? Retail/Office & Apartments

Will this project proposal cause a change in the building's use? No

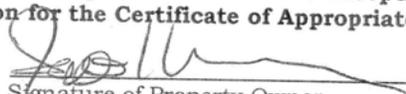
If so, please explain. \_\_\_\_\_

Do you intend to apply for the Historic Preservation Tax Credit on this project?  Yes  No

**As a part of this application, if your project includes any improvement with the exception of only signage, you must complete the attached "Application for the Certificate of Appropriateness".**

  
Signature of Applicant

Scott Herman, Parkview Planners LLC  
Print Name

  
Signature of Property Owner

Scott Herman, Parkview Planners LLC  
Print Name

**APPLICANTS WHO DEVIATE FROM THE APPROVED APPLICATION WILL BE DISQUALIFIED FROM THIS GRANT PROGRAM.**



**Building & Zoning Department**  
300 N. Pine Street, Burlington, WI, 53105  
(262) 342-1164 – (262) 763-3474 fax  
www.burlington-wi.gov

<b>Historic Preservation Commission Item: 7C (4)</b>	<b>Date:</b> March 23, 2017
<b>Submitted By:</b> Megan Watkins, Director of Administrative Services	<b>Subject:</b> Façade Grant Application for 208 E. Washington Street (side/alley)

**Details:**

Leslie Scherrer Pella on behalf of Thrivent Financial is requesting approval of a Façade Grant Application located at 208 E. Washington Street. The proposed project consists of:

- The improvement of the side/eastern alley façade along E. Washington Street. The renovations along the front façade include; 1) the removal and capping of the existing chimney, 2) brick cleaning, repair and tuck-pointing, 3) the painting of the side door and framing. The colors for the accent and panels are Classic White and Westchester Gray, which are approved historic colors.

The Certificate of Appropriateness was approved for these façade improvements at the March 23, 2017 HPC meeting.

If the HPC approves this application, staff's recommends that the approval be contingent on satisfying the recommendations in Graef's memo and the following contingencies:

- Applicant will provide invoices and/or receipts and lien waivers to the HPC to ensure compliance with the original application.
- If the project is not completed and if the façade grant is not disbursed within twelve months, the HPC reserves the right to rescind the allotted grant amount.

**Financial Remarks:**

The estimated project cost for the front façade at 208 E. Washington Street is \$13,623. If the Façade Grant is approved by the HPC the grant should not exceed \$5,000. The remaining available façade grant balance for 2017 would be \$20,000.

**Executive Action:**

This item is for consideration to approve the Façade Grant Program at the March 23, 2017 Historic Preservation Commission meeting.



**CITY OF BURLINGTON**

**Administration Department**  
 300 N. Pine Street, Burlington, WI, 53105  
 (262) 342-1161 – (262) 763-3474 fax  
 www.burlington-wi.gov

**FAÇADE GRANT STAFF MEMORANDUM  
 CITY OF BURLINGTON HISTORIC PRESERVATION COMMISSION**

**Date:** March 13, 2017

**Applicant Address & Name:** Parkview Partners LLC - 208 E. Washington (side/alley facade)

<b>Project Overview/ Applicant's Request:</b>	<b>Submitted</b>
Side facade improvements including paint removal, windows, chimney work and tuckpointing <b>Staff Comments:</b> <i>COA is scheduled for consideration at the March 23, 2017 HPC meeting</i>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
<b>Application Checklist for Staff Review:</b>	
1. COA application received and/ or sign permit application received and/or approved by HPC <b>Staff Comments:</b> <i>COA has been received and has yet to be reviewed/approved by the HPC</i>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
2. Eligible project uses per program rules/HPS staff? <b>Staff Comments:</b> <i>See Graef's memorandum for the COA application recommendations</i>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> See Note <input checked="" type="checkbox"/>
3. Qualified contractor bid documents and all cost breakdowns by category such as masonry repair, window replacement, etc.  <b>Staff Comments:</b> <i>Total estimate cost for side facade: \$13,623            (50% = \$6,811.50) Allowed \$5,000 for facade grant</i>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
4. Status of City owed taxes, payments and fees  <b>Staff Comments:</b> <i>Taxes and utilities paid in full</i>	See Contingencies
<b>Staff Recommendation (contingencies listed):</b>	
<p><i>The applicant is <u>eligible for a façade grant</u> in the <u>amount not to exceed \$5,000</u>. Staff suggests that approval be <u>contingent</u> on satisfying the following contingencies:</i></p> <ul style="list-style-type: none"> <li><i>Satisfy any recommendations in Graef's memo for the COA as indicated by the HPC</i></li> <li><i>Applicant will provide invoices and/or receipts and lien waivers to the HPC to ensure compliance with the original application.</i></li> <li><i>Applicant will wait to perform this work until Common Council takes final action on approval.</i></li> <li><i>Applicant will obtain all required permits and the Building Inspector will monitor the project and must provide final approval prior to grant reimbursement.</i></li> <li><i>All taxes, payments, fees owed to the City by the applicant must be paid prior to reimbursement of grant funds.</i></li> </ul> <p><i>If the project is not completed and if the façade grant is not disbursed within 12 months, the HPC reserves the right to rescind the allotted grant amount.</i></p>	

208 Washington St. - Side/Alley Facade  
Project Budget

	Description	Alley
01-000	<b>GENERAL CONDITIONS</b>	2,615
02-000	<b>EXISTING CONDITIONS</b>	
02-210	Environmental Assessment	
02-230	Hazardous Mat'l Abatement	
02-400	Interior Demolition	
02-400	Exterior conduit/piping removals	
03-000	<b>CONCRETE</b>	
04-100	Bldg Conc	
04-000	<b>MASONRY</b>	
04-100	Paint removal/brick cleaning - Pine St	
04-100	Paint removal/brick cleaning - Pine St side	
04-100	Paint removal/brick cleaning - Washington St	
04-100	Paint removal/brick cleaning - Alley	2,228
04-100	Tuckpointing/Brick restoration - Pine St	
04-100	Tuckpointing/Brick restoration - Pine St side	
04-100	Tuckpointing/Brick restoration - Washington St	
04-100	Tuckpointing/Brick restoration - Alley	6,210
04-100	Reconstruct stairwell caving in	
05-000	<b>METALS</b>	
05-530	Stair Cover / Grating	
05-530	Reinstall Existing Railing at Basement Stair	
06-000	<b>WOOD &amp; PLASTICS</b>	
06-100	Front Façade Work - Pine St	
	Window Repair - Pine St side	
	Front Façade Work & Stair Door - Washington St	
07-000	<b>MOISTURE &amp; DAMPPROOF</b>	
07-100	Damproofing	
07-200	Air Barrier	
07-200	Building Insulation - Walls	
07-320	EIFS	
07-320	Siding/Trim	
07-400	Roofing & Sheet Metal	
08-000	<b>OPENINGS</b>	
08-100	Pine St Storefront & Window Work	
08-500	Pine St Side Window Replacement	
08-100	Washington St Rear Storefront	
08-500	Misc Glazing	
08-700	Finish Hardware	
09-000	<b>FINISHES</b>	
09-200	Pine St Storefront Drywall Repairs	
09-200	Pine St side Drywall Repairs	
09-300	Hard Tile	
09-600	Resilient & base	
09-650	Carpet Repair - Pine St	
09-800	Acoustical Ceiling	
09-800	Acoustic Treatments	
09-900	Painting - Pine Street	
09-900	Painting - Side Windows & Door	
09-900	Painting - Stair Well Rework & Railings	
09-900	Painting - Washington Street Entrance	
09-900	Painting - Washington Street Alley	300
23-000	<b>HVAC</b>	
23-100	HVAC System	
26-000	<b>ELECTRICAL</b>	
26-100	Electrical - Pine St	
26-100	Light Fixtures	

Design Services	0
Construction Services	1,362
Contingency	908
<b>TOTAL</b>	<b>13,623</b>

City of Burlington  
Façade Improvement Grant Program  
Application Form

Office Use Only  
Date Received 2-27-17  
Time Received 1:50 pm  
Application Number 6

Applicant Name: Parkview Planners LLC

Contact Name: Leslie Scherrer Pella, PSG, Inc.

Name of Tenant: Scott Herman & Residential tenants on upper levels

Name of Business: Thrivent Financial

Telephone Number: 262-758-6064 Facsimile Number: 262-364-2661

E-Mail Address: Leslie@PSGwisconsin.com

Project Address: 208 Washington St. - Side/Alley Façade, Burlington, WI  
PSG - 448 Falcon Ridge Drive, Suite B, Burlington, WI 53105

Mailing Address: Parkview Planners - 400 N. Pine Street, Burlington, WI 53105

Does the applicant own the project building?  Yes  No

If the answer to the above question is no, please attach a letter from the owner expressing approval of the project proposal.

Will you be using the services of an architect or engineer?  Yes  No

If yes, list your architect or engineer of preference: \_\_\_\_\_

Estimated Project Cost: \$13,623.00

**Attach qualified contractor bid documents and all cost breakdowns by category such as masonry repair, window replacement, etc.**

Proposed start date: May 1, 2017

Proposed completion date: June 15, 2017

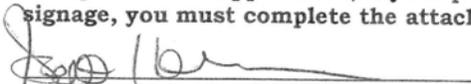
What is (are) the existing use(s) of the building? Retail/Office & Apartments

Will this project proposal cause a change in the building's use? No

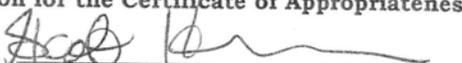
If so, please explain. \_\_\_\_\_

Do you intend to apply for the Historic Preservation Tax Credit on this project?  Yes  No

**As a part of this application, if your project includes any improvement with the exception of only signage, you must complete the attached "Application for the Certificate of Appropriateness".**

  
Signature of Applicant

Scott Herman, Parkview Planners LLC  
Print Name

  
Signature of Property Owner

Scott Herman, Parkview Planners LLC  
Print Name

**APPLICANTS WHO DEVIATE FROM THE APPROVED APPLICATION WILL BE DISQUALIFIED FROM THIS GRANT PROGRAM.**



CITY OF BURLINGTON

**Building & Zoning Department**  
300 N. Pine Street, Burlington, WI, 53105  
(262) 342-1164 – (262) 763-3474 fax  
www.burlington-wi.gov

<b>Historic Preservation Commission Item: 7D (1)</b>	<b>Date:</b> March 23, 2017
<b>Submitted By:</b> Gregory Guidry, Building Inspector	<b>Subject:</b> Certificate of Appropriateness for 615 N. Pine Street

**Details:**

Joseph Schaefer of Halpin Personnel is requesting approval of a Certificate of Appropriateness located at 615 N. Pine Street. The proposed project consists of:

- The installation of a window sign placed above the entryway within the transom band on the exterior. The window sign covers less than 30% of the glass area with the letters measuring 4 inches in height. The sign is 15 inches high by 29 inches wide on a printed vinyl sticker.

Graef, whose memorandum is attached, recommends approval of this request, subject to conditions listed in the March 13, 2017 memorandum to the Commission.

**Financial Remarks:**

The approved items will be paid 100% by the owner.

**Executive Action:**

This item is for consideration to approve the Certificate of Appropriateness at the March 23, 2017 Historic Preservation Commission meeting.



collaborāte / formulāte / innovāte

## STATEMENT ON REVIEW OF APPLICATION

**TO:** Historic Preservation Commission  
City of Burlington

Copies to: Carina Walters, City Administrator  
Megan Watkins, Director of Administrative Services  
Gregory Guidry, Building Inspector  
Gregory Governatori, City Engineer, Kapur & Associates, Inc.  
Joseph Schaefer of Schaefer Sign & Graphic, Applicant

**FROM:** GRAEF  
Kristian Vaughn  
Tanya Fonseca, AICP

**DATE:** March 13, 2017

**SUBJECT:** Review of Certificate of Appropriateness and Sign Permit Applications for 615 N. Pine Street, Burlington, WI 53105

Joseph Schaefer of Schaefer Sign & Graphic (Applicant) submitted Certificate of Appropriateness and Sign Permit applications for a window sign to be installed above the entryway at 615 N. Pine Street, Burlington, WI 53105. The installation is proposed to occur within the transom window band.

Upon review of the Applicant's materials, it was determined that the proposed sign and its installation were allowable without the receipt of permits.

- As a window sign (defined in §315-140), its installation is allowable without a permit pursuant to §315-64(K):  
"Window signs not exceeding 30% of the glass area of the glass areas that are used for exits/entrances or necessary for visibility to exits/entrances. All other glass shall be considered part of the building and held to the same restrictions as any other part of the building."

Upon visual inspection of the sign's location in the transom window, it is apparent that the sign occupies less than 30% of the glass area.

- The submission of a Certificate of Appropriateness application is required when a project proposes to make "alterations [to] the architectural appearance of any structure within an HPO Historic Preservation Overlay District," pursuant to §315-139. As the proposed sign would be installed within the transom window band and would not alter the architectural appearance of the structure, a review of the proposed project with the requirements enumerated in §315-139 is not warranted.

Application for the Certificate of Appropriateness

Per section § 315-42 of the HPO Historic Preservation Overlay District zoning ordinance, the following application must be completed when alterations in the architectural appearance of any structure within the HPO district is proposed.

Please provide the following:

1. Architectural plans, elevations, photographs, color samples and/or perspective drawings and sketches illustrating the design and character of all proposed alterations (except painting, see below) must be submitted. Said elevations and drawings shall indicate the location and placement of all auxiliary building equipment such as heating, ventilating, and/or air-conditioning equipment. These drawings are to be completed to a recognized architectural scale with the name of the project noted. Building plans shall be submitted with all detail drawn on each elevation. Plans drawn with partial building details indicated will be returned to the Applicant for redrafting.

For alterations consisting of painting only, color samples and photographs shall be submitted indicating the areas to be painted.

2. Applicant Name: JOSEPH SCHAEFER
3. Contact Name: - SAME -
4. Name of Tenant: HALPIN PERSONNEL 615 N. AVE SUITE 102
5. Name of Business: - SAME -
6. What is (are) the existing use(s) of the building? BUSINESS TENANTS
7. Telephone Number: 262-806-3500 Facsimile Number: 262-758-6320
8. E-Mail Address: MAXX@HALPINPERSONNEL.COM
9. Project Address: 615 N. PINE Burlington, WI
10. Mailing Address: 615 N. PINE SUITE 102
11. Does the applicant own the project building? Yes  No
12. If no, please list owner's name and address: OLD NEIGHBORHOOD LLC 40 R1220 DIERSON
13. Architect or engineer's name and address: N/A 549 MILW B.N. CT
14. Date of submittal of plans: 2/27/17
15. Scale of drawings noted on each drawing: 1" = 1'
16. Building type, size and location: COMMERCIAL, 50,000 sq ft, 615 N. PINE
17. Height of building: 75'
18. Exterior material samples to be provided: N/A

NOTE: Please supply material samples of all exterior alterations for the HPC meeting.

19. Proposed Start Date: N/A
20. Proposed Completion Date: \_\_\_\_\_

21. Additional information may be requested to include, but not limited to, the following:

- A. Photographs from the site adjacent neighboring structures and/or property;
- B. Detailed drawings of decorative elements of the buildings and/or structure(s);
- C. Sectional building or site drawings drawn to recognized engineering or architectural scale.

**NOTE: Please provide any and all information that will illustrate to the Commission the effect of the proposed change.**

**Property Owner**

OLD NEIGHBORHOOD LLC

Print

Signature

Date

**Applicant**

JOSEPH SCHAEFER

Print

Signature

Date

SCHAEFER SIGN & GRAPHICS



Please reserve my position for Façade grant money in the event additional funding is made available in the future. I understand I would be required to complete a Façade Grant Application within 25 business days of notification of fund availability or I would lose my reserved position.



STOP! Have you included the following with your application?

1. Color photographs of current building façade, including some view of the buildings on either side for context;
2. Architectural plans, elevations, and/or perspective drawings and sketches illustrating the design and character of all proposed alterations completed to a recognized architectural scale with the name of the project noted;
3. Historic photos of your building as it appeared in the past. You are required to visit the Burlington Historical Society Museum at 232 North Perkins Blvd. for this information if your project includes façade renovations;
4. Material samples of all exterior alterations; i.e., color samples, siding. Only one sample per design element is required;
5. 10 copies of all supplemental information; i.e., drawings, renderings, elevations, photos/pictures, etc. that are not easily duplicated due to size or other restrictions.

If any of the above pertain to your project and are not included with your application, your application will be considered INCOMPLETE and will not be placed on the meeting agenda for discussion.

THANK YOU FOR YOUR COOPERATION!



## CITY OF BURLINGTON

**Building & Zoning Department**  
300 N. Pine Street, Burlington, WI, 53105  
(262) 342-1164 – (262) 763-3474 fax  
www.burlington-wi.gov

<b>Historic Preservation Commission Item: 7D (2)</b>	<b>Date:</b> March 23, 2017
<b>Submitted By:</b> Gregory Guidry, Building Inspector	<b>Subject:</b> Sign Permit for 615 N. Pine Street

**Details:**

Joseph Schaefer of Halpin Personnel is requesting approval of a Sign Permit located at 615 N. Pine Street. The proposed project consists of:

- The installation of a window sign placed above the entryway within the transom band on the exterior. The window sign covers less than 30% of the glass area with the letters measuring 4 inches in height. The sign is 15 inches high by 29 inches wide on a printed vinyl sticker.

Graef, recommends approval of this request, subject to conditions listed in the March 13, 2017 memorandum to the Commission.

**Financial Remarks:**

The approved items will be paid 100% by the owner.

**Executive Action:**

This item is for consideration to approve the Sign Permit at the March 23, 2017 Historic Preservation Commission meeting.

City of Burlington  
Historic Preservation Overlay District  
Sign Permit Application

**All parties intending to place signage within the HPO District must complete the following steps:**

- ⇒ Provide completed Sign Permit Application to the City of Burlington Building Inspector's office located at 300 North Pine Street, Burlington;
- ⇒ Application must be submitted 25 business days prior to the regularly scheduled Historic Preservation Commission (HPC) meeting. The HPC meets every 4<sup>th</sup> Thursday of the month at 6:30 p.m. within the Common Council Chambers located at 224 East Jefferson Street.
- ⇒ Upon a recommendation to approve the proposed sign, the HPC will provide their recommendation to the Plan Commission. The Plan Commission meets every 2<sup>nd</sup> Tuesday of the month at 6:30 p.m.

**You are encouraged to attend said meetings to address any questions or concerns that the Commission members may have regarding your sign application.**

Please find the attached ordinances, which indicate the standards of signage within the HPO district.

Project Location: (Building Address) <i>615 N. PINE ST.</i>	Applicant Name(s): <i>JOSEPH SCHAEFER SCHAEFER SIGN GRAPHIC</i>
Property Owner Name: <i>OLD NEIGHBORHOOD LLC 46 RIZZIO &amp; DIXSON</i>	Applicant Mailing Address: <i>549 MILW BURLINGTON, VT</i>
Property Owner Telephone Number: <i>262 652 5050</i>	Applicant Telephone Number: <i>847 800 4365</i>
Property Owner Fax Number: <i>NONE</i>	Applicant Fax Number: <i>NONE</i>
Sign Contractor <i>SIGN &amp; SCHAEFER GRAPHICS</i>	Sign Contractor Mailing Address <i>1217 LAKE SHORE BURLINGTON VT</i>

1. Signs Prohibited in the HPO District.  
In addition to signs prohibited in ALL ZONING DISTRICTS as set forth in § 315-65, the following signs are prohibited:

- A. **Freestanding Signs.** Exception – one sandwich sign not exceeding six (6) square feet per sign face and does not constitute a public safety or traffic hazard.
- NIA*
- Applicable to proposed sign permit application?**     Yes     No
- B. **Plastic Formed Signs.** No plastic formed signs or signs formed from plastic-like materials unless such materials simulate historic signage.
- NIA*
- Applicable to proposed sign permit application?**     Yes     No

2. Wall, Fascia (including transoms) and Awning Signs.

A. **Placement.** All wall, fascia, transoms and awning signs shall be placed BELOW the upper edge of the traditional building sign band (for graphic example, please see page three of attached HPO zoning ordinance). No signage allowed above upper edge of said sign band, with the exception of projecting and hanging signs (see item #3).

Applicable to proposed sign permit application?  Yes  No  
Conform to Placement Requirement?  Yes  No *NIA*

B. **Maximum Signage Area.** Total cumulative signage area of all exterior signage placed upon street-facing façade of building (does not include signage placed inside of windows, freestanding sandwich signs or projecting and overhanging signs) shall NOT EXCEED 15% of total facade area of the FIRST FLOOR street-facing façade.

Applicable to proposed sign permit application?  Yes  No  
Conform to Maximum Signage Requirement?  Yes  No

If yes, indicate the total façade area (in square feet) of the first floor street-facing façade: 200 square feet.

If applicable, indicate the current total cumulative signage area (square feet) of all street-facing signs: 200 square feet.

C. **Maximum Signage Lettering.** For wall and fascia signage, lettering shall not be greater than 12" in height AND cover not more than 60% of the sign board on which the letters are placed.

Applicable to proposed sign permit application?  Yes  No  
Conform to Lettering Requirement?  Yes  No *HEIGHT OF LETTERS = 4 1/2"*

D. **Maximum Number of Wall, Fascia, Transom and Awning Signs.** Total number shall not exceed 3 signs. Gilded, vinyl or painted letters on the inside or outside of storefront display windows are not included within said maximum.

Applicable to proposed sign permit application?  Yes  No  
Conform to Maximum Requirement?  Yes  No

If yes, indicate the total façade area (in square feet) of the upper (second) floor street-facing façade (as measured from the upper edge of the sign band to the upper edge of the cornice): 200 square feet.

If applicable, indicate the current total cumulative signage area (square feet) of all projecting and hanging signs facing the street: 0 square feet.

E. **Wall, Fascia and Transom Sign Placement.** No wall sign or fascia (including transom) shall be placed to visually obscure architectural details of the building.

Applicable to proposed sign permit application?  Yes  No  
Conform to Placement Requirement?  Yes  No *NIA*

3. Projecting and Hanging Signs.

A. **Minimum and Maximum Height.** All projecting and hanging signs shall be elevated a minimum height of 8 feet. Said signs may be placed ABOVE the sign band; however not above the top edge of the largest second story window.

Applicable to proposed sign permit application?  Yes  No  
Conform to Placement Requirement?  Yes  No

N/A

B. **Limitation of the Extension.** All projecting and hanging signs shall not project more than 5 feet from the surface of its supporting building. All said signs shall not extend closer than 2 feet to any public street curb or pavement.

Applicable to proposed sign permit application?  Yes  No  
Conform to Extension Requirement?  Yes  No

N/A

C. **Placement of Projecting and Hanging Signs.** All projecting and hanging signs shall be placed perpendicular to the façade and not flush with building façade.

Applicable to proposed sign permit application?  Yes  No  
Conform to Perpendicular Requirement?  Yes  No

N/A

D. **Maximum Area of Projecting and Hanging Signs.** The maximum cumulative area allowed for projecting and hanging signs shall not exceed 7% of the UPPER building façade area.

Applicable to proposed sign permit application?  Yes  No  
Conform to Maximum Area Requirement?  Yes  No

N/A

E. **Limitation of the Number of Projecting and Hanging Signs.** The total number of projecting and hanging signs allowed on a structure shall be 1 sign per business.

Applicable to proposed sign permit application?  Yes  No  
Conform to Number of Signs Requirement?  Yes  No

N/A

4. **Illumination of Signs.**

A. **No internally illuminated signs shall be placed in the HPO District.** If signs are illuminated, signs shall be EXTERNALLY illuminated.

Applicable to proposed sign permit application?  Yes  No  
Conform to Illumination Requirement?  Yes  No

N/A

B. **Non-flashing, illuminated neon signs shall be permitted.**

Applicable to proposed sign permit application?  Yes  No  
Conform to Neon Requirement?  Yes  No

5. **Limitation of Types of Window Signs.**

All window signs, including transom windows, shall be gilded, painted, vinyl, etched glass or leaded glass letters placed on the inside of storefront display windows. Product and/or company logo signs are allowed on the inside of storefront display windows.

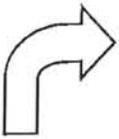
Applicable to proposed sign permit application?  Yes  No  
Conform to Types of Signage Requirement?  Yes  No

ONE WINDOW SIGN

6. **Signage Color.**

All signage shall be of a color, which is compatible with the color of the building construction materials found in the HPO District.

Applicable to proposed sign permit application?  Yes  No  
Conform to Color Requirement?  Yes  No



Please attach a **recent photograph** of the entire façade of the building upon which the sign is proposed to be placed (minimum size of 3 inches by 5 inches) and a drawing or other graphic display of the proposed signage (drawn to a known architectural or engineering scale and properly dimensioned). This display must include all details that are applicable to said application including the following:

1. Proposed sign placement on the building with scaled dimensions indicating placement, distance extension from building and height of the sign relative to the abutting sidewalk (or surrounding grade if there isn't a sidewalk) for each sign proposed.  
 **Yes**      **No**
2. The actual building dimensions, height and length of window(s) and/or door(s) for the proposed sign placement.  
 **Yes**      **No**
3. The material composition of the sign and its various elements.  
 **Yes**      **No**
4. The color(s) of the sign(s) proposed.  
 **Yes**      **No**
5. Scale of the drawing or graphic noted.  
 **Yes**      **No**
6. Date of the drawing or graphic noted.  
 **Yes**      **No**
7. Name of the preparer of the drawing noted.  
 **Yes**      **No**

**I hereby certify that all statements, forms and attachments submitted hereto are true and correct to the best of my knowledge and belief.**

**Property Owner**

Print DR NEIL BOEHM LIE     Signature [Signature]     Date 12/27/17  
 Print 410 RIZZO DRIVE

**Applicant**

Print JOSEPH SCHAEFER     Signature [Signature]     Date 2/27/17  
 Print 90 SCHAEFER SIGN  
GRAPHICS.



Proposal to place one 15" high by 29" wide printed sticker on the window above the door at 615 N. Pine Street for tenant Halpin Personnel.

Placement of the sign on the window above the entrance door at 615 N. Pine.

Building height 75 feet, window length where sign to be placed is 36 inches wide by 45 inches tall.

Sign is printed on Vynal and will be placed on exterior of window.

See mock-up for colors

Scaled at approximately 1" = 1'

  
Submitted by : Joseph Schaefer dba Schaefer Sign and Graphics

  
Date

100 93 037





CITY OF BURLINGTON

**Administration Department**  
300 N. Pine Street, Burlington, WI, 53105  
(262) 342-1161 – (262) 763-3474 fax  
www.burlington-wi.gov

<b>Historic Preservation Commission Item: 8A</b>	<b>Date: March 23, 2017</b>
<b>Submitted By: Megan Watkins, Director of Administrative Services</b>	<b>Subject: Façade Grant Funding</b>

**Details**

Attached please find the Façade Grant Funding report for Round 7 dated March 15, 2017 with actual balance remaining of \$45,000 for 2017. Round 6 with \$0.00 actual balance remaining, with one project currently under construction. Round 5 with \$0.00 actual balance remaining, attached for your convenience, continues to have four projects currently under construction.

**Executive Action:**

This item is for discussion only at the March 23, 2017 Historic Preservation Commission meeting.





**Burlington HPC - Façade Grant Funding, Round #5+- \$20118.62 (a)**

Applicant Name/Company	Property Address	Total Improvement Amount Proposed	Grant Amount Approved for Funding	Notes	Approved Date	Expiration Date	Funded	Amount Funded	Date Paid
Raw Salon & Spa	332 N. Pine Street	\$10,035.50	\$5,000.00	Expired	6/25/2015	6/25/2016	None - Returned	None - Returned	Expired
Face It	240 E. Chestnut Street	\$1,500.00	\$750.00		8/27/2015	8/27/2016	Yes	\$750.00	9/25/2015
Keuper Mercantile (old Scheutte Daniels)	413 & 425 N. Pine Street - west side	\$13,705.00	\$5,000.00	Extended for 1 yr.	10/22/2015	Org: 10/22/16 New:10/22/17	Pending	Pending	Pending
Keuper Mercantile (old Scheutte Daniels)	413 & 425 N. Pine Street - east side	\$9,552.00	\$4,776.00	Extended for 1 yr.	10/22/2015	Org: 10/22/16 New:10/22/17	Pending	Pending	Pending
Keuper Mercantile (old Scheutte Daniels)	413 & 425 N. Pine Street - north side	\$19,447.00	\$4,592.62	Extended for 1 yr.	10/22/2015	Org: 10/22/16 New:10/22/17	Pending	Pending	Pending
Steve Madey - Uncle Steve's Garage	564 N. Pine Street	\$13,000.00	\$3,025.00		7/28/2016	7/28/2017	Pending	Pending	Pending
Paul Schroeder - Ide Fine Jewelry	348 N. Pine Street	\$3,950.00	\$1,975.00		7/28/2016	7/28/2017	Yes	\$1,975.00	11/17/2016

<b>Obligated Funds:</b>	\$20,118.62
<b>Total Disbursed to Date</b>	\$ 2,725.00
<b>Pending</b>	\$17,393.62
<b>Actual Balance Remaining:</b> \$20,118.62 less Total Disbursed and Pending =	<b>\$0.00</b>

**Updated:** 3/15/2017

NOTES:  
(a)Total Round 5 funding includes: \$20,000 allotment (2015) , \$118.62 undisbursed funds from Round 4



**CITY OF BURLINGTON**

**Administration Department**  
300 N. Pine Street, Burlington, WI, 53105  
(262) 342-1161 – (262) 763-3474 fax  
www.burlington-wi.gov

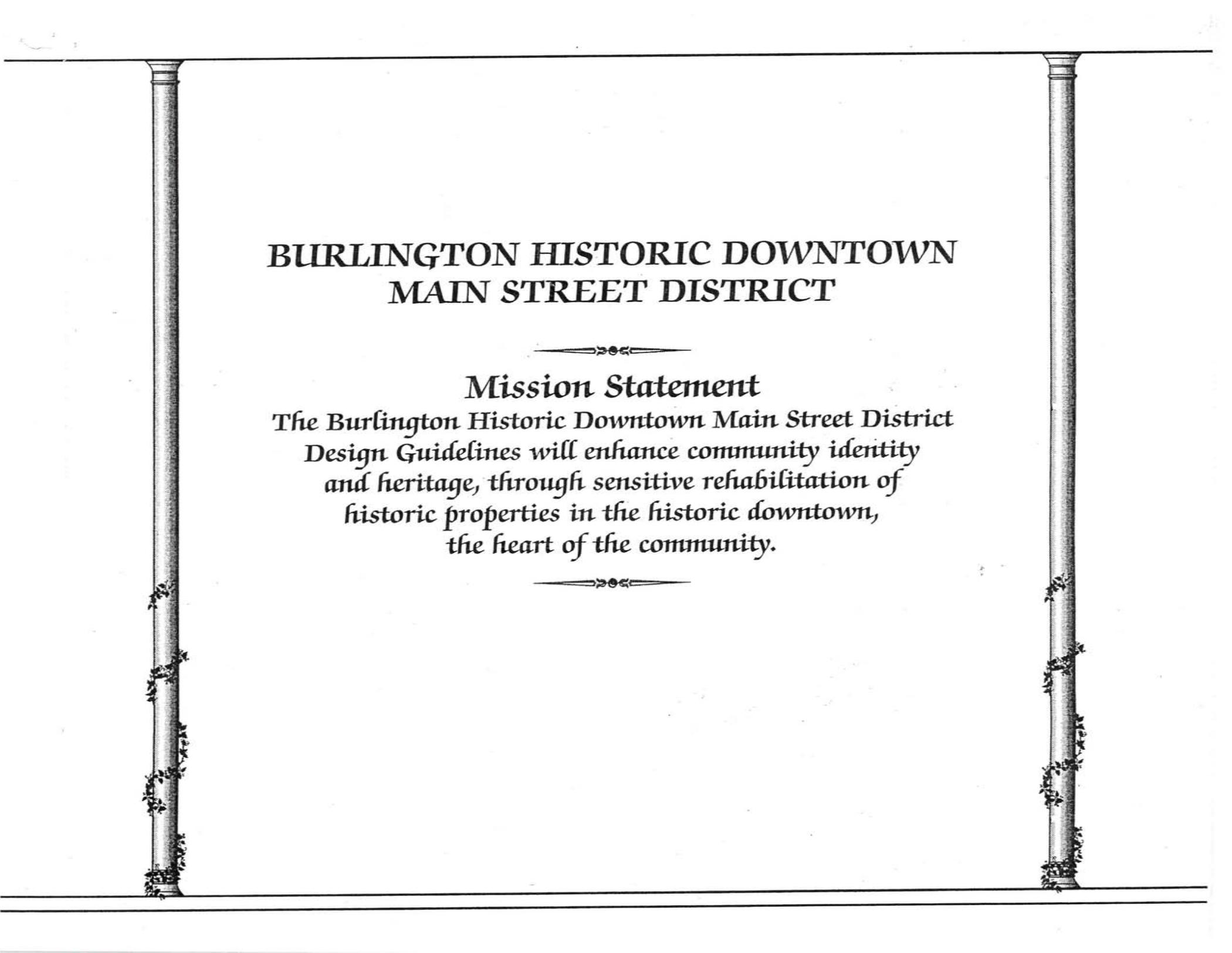
<b>Historic Preservation Commission Item: 8B</b>	<b>Date: March 23, 2017</b>
<b>Submitted By: Gregory Guidry, Building Inspector</b>	<b>Subject: Discussion for ordinances</b>

**Details:**

Attached please find the correspondence regarding the historic ordinances.

**Executive Action:**

This item is for discussion only at the March 23, 2017 Historic Preservation Commission meeting.



**BURLINGTON HISTORIC DOWNTOWN  
MAIN STREET DISTRICT**

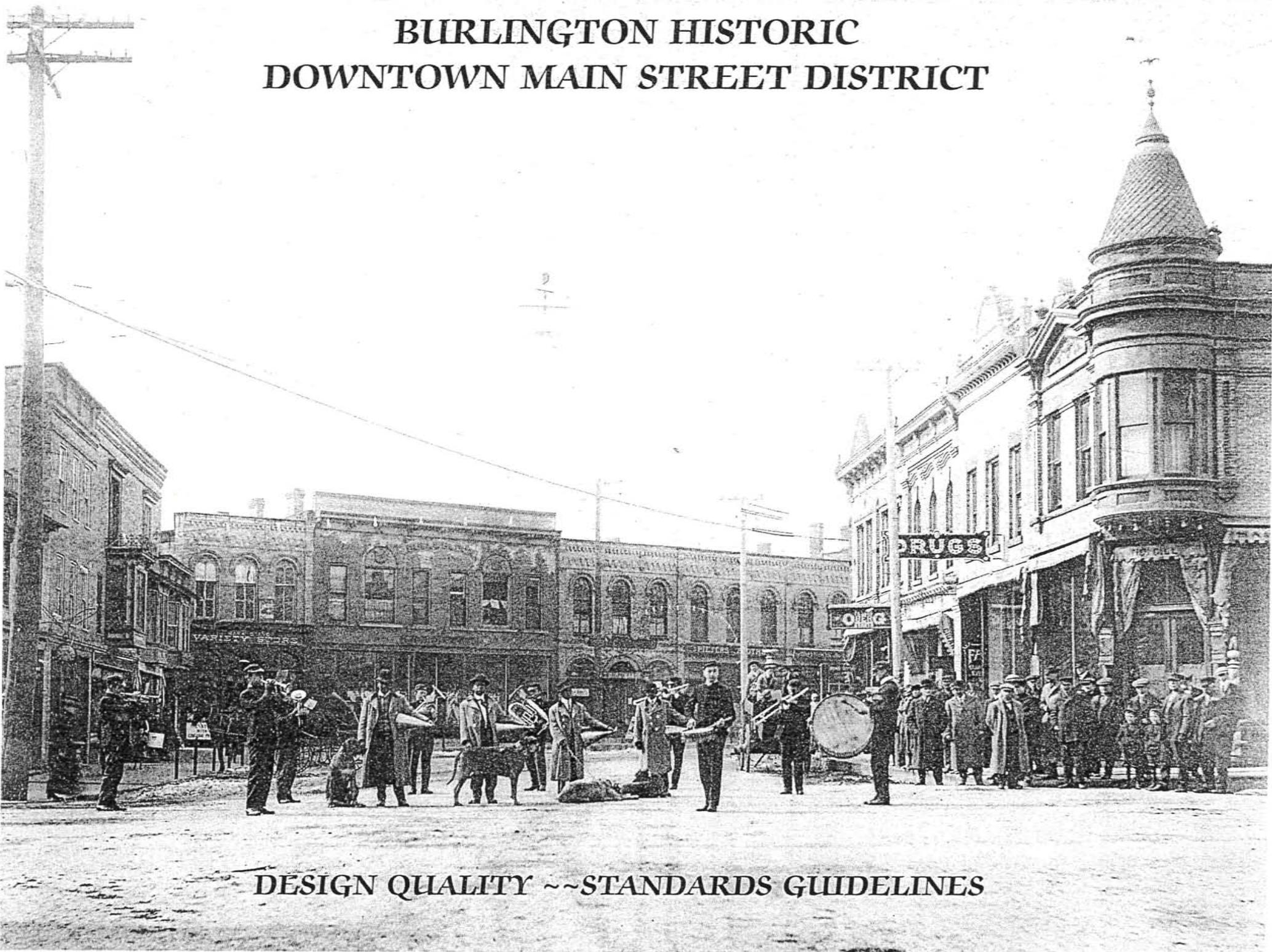
—❦—

**Mission Statement**

*The Burlington Historic Downtown Main Street District  
Design Guidelines will enhance community identity  
and heritage, through sensitive rehabilitation of  
historic properties in the historic downtown,  
the heart of the community.*

—❦—

# BURLINGTON HISTORIC DOWNTOWN MAIN STREET DISTRICT

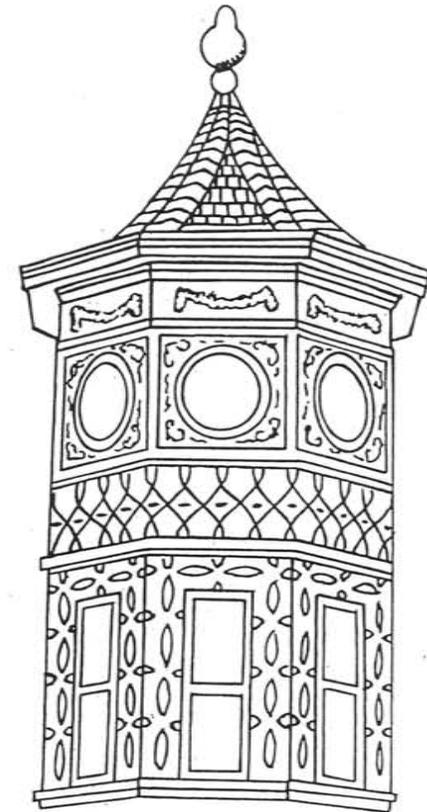


DESIGN QUALITY ~~STANDARDS GUIDELINES

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*Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.*



## 1993 Main Street Program

<b>Program Manager:</b>	Thomas O'Hara
<b>Board President:</b>	Frank Cannella, Jr.
<b>Board Secretary:</b>	Judy Weis
<b>Board Treasurer:</b>	Scott Temple
<b>Design Chairman:</b>	Dick Granholm
<b>Promotion Chairman:</b>	Shad Branen
<b>Economic Restructuring Chairman:</b>	Kevin McKillip
<b>Chamber President:</b>	Dr. William Stone

### Board Members:

Matt Daniels	Ig Robers
Gail Ellis	Dave Roegner
Mayor Jeannie Hefty	Judy Stone
Dianne Leyerle	

# INTRODUCTION

## *Design Quality Standards Guidelines*

Each building in Burlington's downtown plays a unique and vital role in its overall image. The storefront and its window displays; the signage, awnings and canopies; the scale and proportion of the building; as well as the materials and ornamentation are all integral components in the successful design of the building. Property owners interested in improving the visual appeal of their building need to assess the current condition of the entire facade keeping in mind the following questions:

- ⌘ What impact does a visual improvement have upon the image of my business?
- ⌘ How can a storefront improvement relate to the entire visual impact of the building?
- ⌘ How does the building relate to the neighboring buildings?
- ⌘ How does a storefront improvement relate to the historic upper facade of the building?
- ⌘ What changes can be made to improve the appearance and integrity of the upper facade of the building?

The following Design Quality Standards Guidelines serve as a reference for rehabilitation and improvement projects in the Burlington Historic Downtown Main Street District.

Building Owners wishing to participate in the Burlington Historic Downtown Main Street District's Low Interest Loan Program are required to have all drawings approved by the Historic Downtown Main Street Design Review Committee in order to access the funds. Information on the Low Interest Loan Program is located in Appendix C.



*Southeast corner of Chestnut and Milwaukee.  
Former site of the Jones House Hotel*

# HISTORY OF BURLINGTON

It was not until the Black Hawk War of 1832 that settlers seeking homesites began to come in any number to this region. Moses Smith and William Whiting were the first persons to stake out a claim upon the present site of Burlington on December 15, 1835. On this visit they made a "jack-knife" claim; that is they carved their names and the date on trees.

During the summer of 1836 the pace of arrivals increased significantly. For the most part settlers came to the area from New England by way of the Great Lakes. It was at that time that Moses Smith and Samuel C. Vaughn began to develop lumber mill sites. They constructed a dam and an "up and down" saw mill on the Fox River. The dam and its mill were only partially completed when Vaughn and Smith dissolved their partnership. In the spring of 1837 Pliny Perkins and his father, Ephraim, came to town from Joliet, Illinois, and purchased the unfinished dam and mill. It was at that time that they began to build a small grist mill, known as a three-run mill. Both mills were instrumental in helping to establish the small village.

Settlers continued to arrive in the small community of Foxville, as Burlington was then known. Tradespeople, farmers, retailers, and saloon keepers all attempted to eke out a living. Life in the small village was difficult and harsh but the people persisted and prospered. The town was officially renamed Burlington in 1839.

A more material effect upon village growth was the establishment of roads. In 1841 Burlington business interests required a thoroughfare directly to Lake Michigan. The road to Southport, first staked out by E.D. Putman in 1836, was selected as the most feasible route. That road remained an important one for many years.

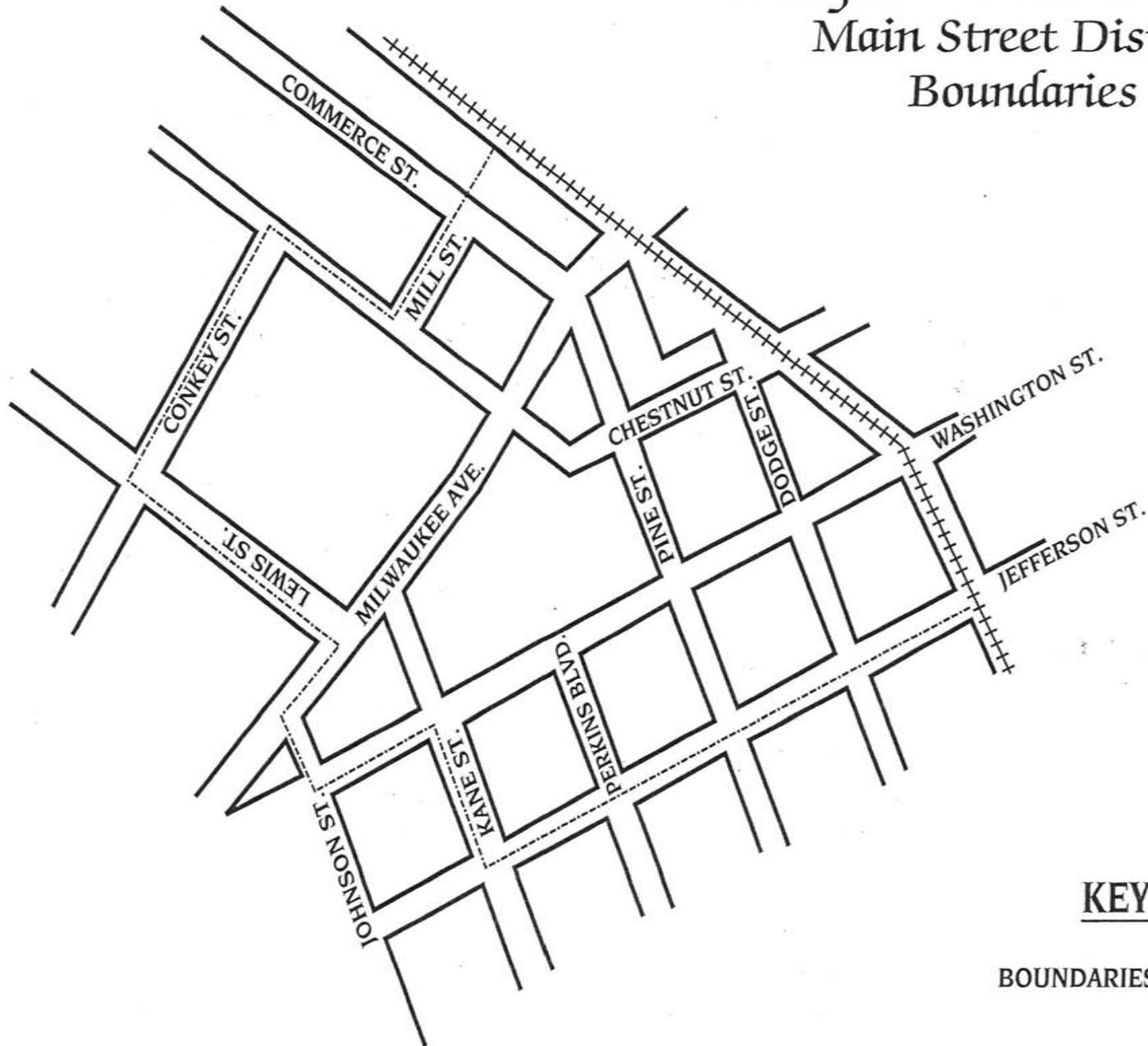
The late 1880's saw great strides made in the growth of the village. In November 1886 the settlement had reached the status of an incorporated village. By February of 1900, when the population had increased to 2,256 residents, it officially became a town. The town officials carried on the improvements started by the village government with a new dedication and purpose. The paving of streets, the development of a waterworks and sewer system, the organization of a fire department, the establishment of city wide postal service, and the installation of electrical, telephone, and gas services all helped shape Burlington into the city it is today.

The history of Burlington is marked by industrious people who left their legacy in the buildings and homes of our beautiful city. They built structures to house every type of retail service available on the prospering frontier and in the process created an exceptional downtown. These structures were built with a quality of craftsmanship and detailing that sets these buildings apart from any other in our region. Burlington, as a result, is one of the most architecturally distinct towns in southeastern Wisconsin.



Chestnut Street "Loop", looking west

# Burlington Historic Downtown Main Street District Boundaries



KEY \_\_\_\_\_

BOUNDARIES { +++++  
                  -----

# DESIGN ISSUES

## The Traditional Facade

The traditional commercial storefront is the most important element that distinguishes and gives historical significance and a unique character to downtown Burlington. The majority of our historic commercial buildings date from the late 1800's to the early 1900's. When originally constructed, the buildings shared a consistency in design and proportion that created a strong visual image. A visually unified downtown goes a long way in attracting people to our area as well as to the individual shops and businesses that are located here.

The basic commercial facade consists of three parts: the storefront with an entrance and large display windows, an upper masonry facade with regularly spaced windows, and a decorative cornice. These components may appear in various shapes, sizes, and styles but the result is essentially the same facade.

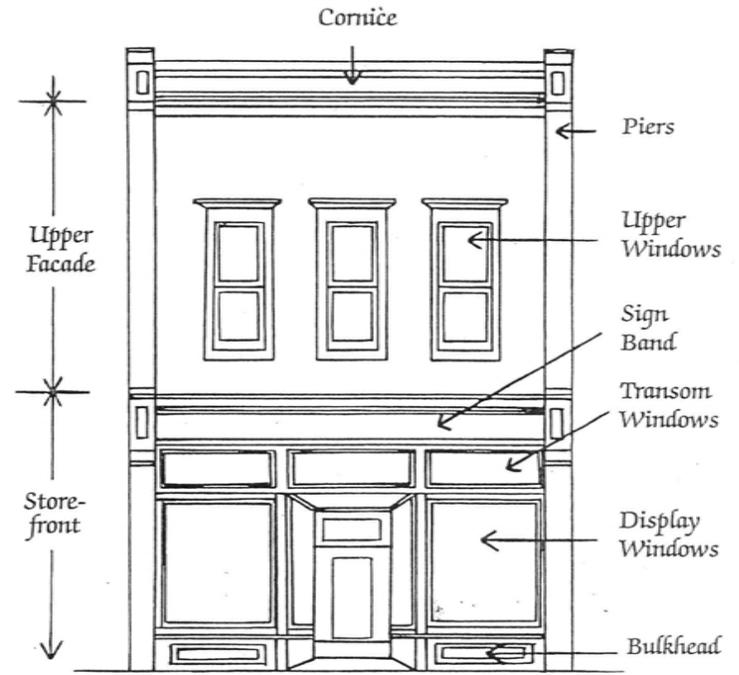
Over the years changes have occurred to commercial buildings in response to various merchandising trends, technology, and changing tenants. In most cases the changes are only at the storefront level while the upper facade remains intact. Most revisions to the storefront area are superficial, leaving the structural integrity of the original storefronts in place.

## Storefront Design

The traditional building facade has a well-defined opening that the original storefront filled. The opening is bounded on each side by piers that were usually constructed of masonry. It is bounded on the top by the storefront cornice which is the structural member that supports the upper facade, the opening is bounded below by the bulkheads and sidewalk.

The storefront is composed almost entirely of windows. The large glazed opening of the storefront served as an area to display goods. Additionally, the transom windows above the display area served to allow natural light to reach deep into the store thus minimizing the need for artificial lighting.

The windows of the storefront are also an important factor because they contribute to the overall proportion of the facade. The proportion of window to wall areas in the traditional facade calls for more glass and less wall at the storefront level. It is balanced by more wall and less glass on the upper facade. When buildings were constructed using these proportions, the downtown maintained a consistent design theme.



TRADITIONAL FACADE  
COMPONENTS

## Storefront Improvements

In considering improvements to the facade it is very important that the original storefront opening is respected and maintained. The renovated storefront should be designed to fit the dimensions of the original storefront opening.

Ideally, the basic storefront design should include: large windows with narrow framing members, a recessed entrance, an overhead transom, a storefront cornice, an exposed structural element of a horizontal sign panel at the top of the storefront cornice to separate it from the upper facade, and low bulkheads at the base to protect the windows and act as a platform for window displays. The basic configuration can be constructed from traditional or contemporary materials.

Key points to consider in storefront improvements:

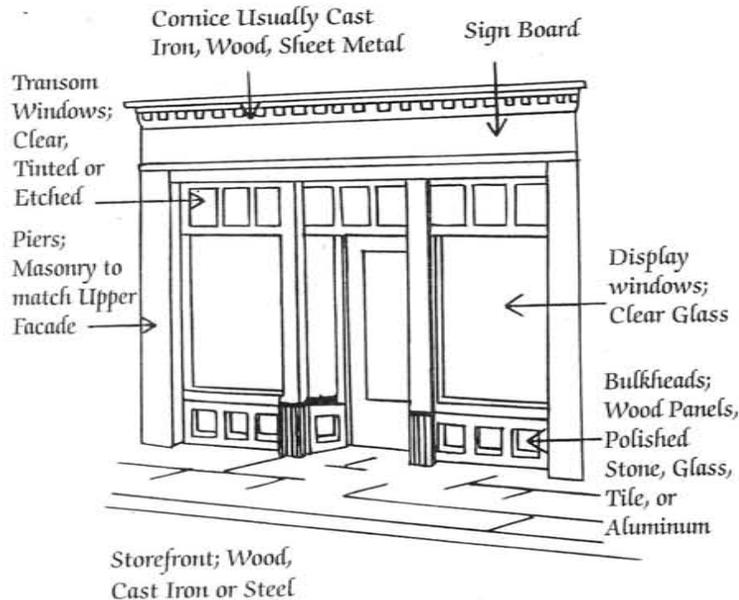
- The storefront should be composed almost entirely of glass. If glass is not appropriate for the business, consider the use of interior window treatments as a solution.
- The entry should be maintained and restored in its original location and configuration. If the original entry has been changed, the new entry should be designed and placed considering traditional design themes and its relationship to the overall building facade and symmetry.
- Transom windows that have been covered or blocked should be restored.
- Storefront bulkheads should be restored or renovated.
- Original elements such as cast iron columns, storefront cornices, entry doors and lighting fixtures should be restored.
- Lighting, signage and awnings should all be integrated into the overall design of the storefront.

The storefront design must be true to the time period in which the building was constructed. Renovating late 19th and early 20th century buildings such as the ones we have in Burlington with inappropriate historical motifs is unsuitable.

Building owners planning the renovation of a storefront will find it very helpful to contact the Burlington Historical Society to inquire if any historic photographs of the building are available. These photographs can be valuable tools in helping to determine the original design, materials, and signage used on the building.

## Storefront Materials

When designing a new storefront or renovating an existing storefront, the goal should be a transparent facade. Keeping the storefront materials simple and unobtrusive will help to achieve this goal. There is no need to introduce additional types of building materials to those that originally existed on the building.



## COMMON STOREFRONT MATERIALS

Utilization of existing materials is preferred whenever possible. Repairing those materials when not up to standards is more appropriate than replacing them. If replacement is necessary, quality materials and their consistent use throughout the building is necessary to achieve simplicity and uniformity in the design.

Typical examples of materials and their location on the storefront:

- ⊗ Storefront Frame – wood, cast iron, anodized aluminum
- ⊗ Display Windows – clear untinted glass
- ⊗ Transom Windows – clear, tinted, stained or etched glass
- ⊗ Entrance Doors – wood or commercial aluminum with a large glass panel
- ⊗ Bulkheads – wood panels, polished stone, glass, tile or metal clad plywood panels
- ⊗ Storefront Cornice – wood, cast iron or sheet metal
- ⊗ Side Piers – same material as the upper facade (typically masonry)

Certain materials should never be used on traditional commercial buildings because they have no relationship to the building's original design themes and therefore flaw the consistency of appearance of the building and as a result the entire downtown area. Such inappropriate materials include but are not limited to: cultured stone, artificial brick, rough textured wood siding, wooden shingles on mansard roofs, gravel aggregate and stucco materials.

## Color

As with materials, the color scheme chosen for the facade should be sensitive to the time period of the building. It should also be sensitive to the neighboring buildings and to the style of the building itself.

If the masonry facade was painted at some time and the paint seems to be holding - it should be painted again. When repainted the masonry should be within its natural color range.

Colors should accentuate the architectural details of the building. The levels of coloration can be broken down as follows:

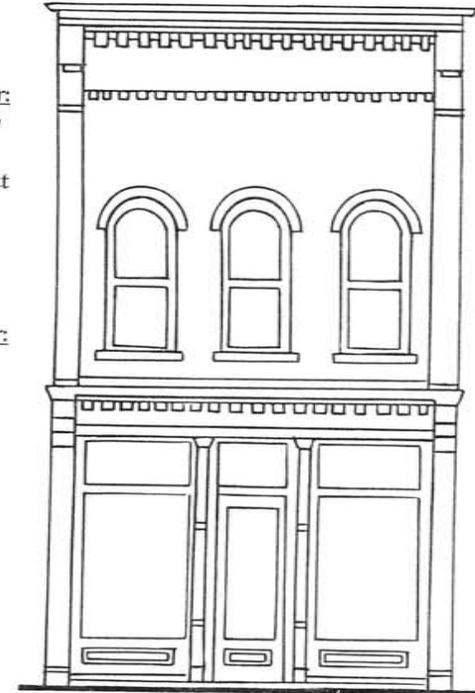
- ⊗ Base Color
- ⊗ Major Trim Color
- ⊗ Minor Trim Color
- ⊗ Accent Color

Base Color: Wall Surfaces, Storefront Piers,  
Cornice – When it is the same material as  
the wall

Major Trim Color:  
Cornice, Window  
Hoods, Window  
Frames, Storefront  
Cornice

Minor Trim Color:  
Window Sash,  
Doors

Accent Colors:  
Small Details on  
Window Lintels,  
Cornices,  
Columns,  
Bulkheads



## PAINT SCHEME COMPONENTS

## MAINTENANCE AND REPAIR

Many of the buildings in downtown Burlington possess two favorable qualities. One is that they have been minimally altered, thus keeping the structural integrity intact. The second quality is the survival of original design features and materials. Many alterations consist of materials that were merely attached to existing walls and did not involve reconstruction or demolition. This very favorable situation will enable downtown property owners to renovate and repair their buildings with little effort. With very few exceptions, each building can easily be restored to its original design creating a beautiful and visually pleasing business center.

Before considering any repair or remodeling, materials should be examined by an architect or contractor as to their actual condition and potential for cleaning and repair. Once the materials have been evaluated then cleaning, maintenance, and repair may proceed.

All work should be professionally done, so that proper equipment and technique can be utilized. A brief description of repair and maintenance follow for the property owner's basic familiarity.

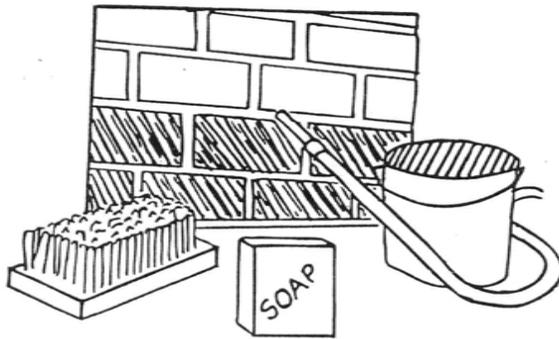
### *Masonry –*

Many of the buildings in downtown Burlington are constructed of brick; there are few made from stone or concrete block. It should not be assumed that all masonry needs to be cleaned. Minor staining or discoloration adds character to the structure and should remain as an acceptable condition. If the masonry is deemed unacceptable, several cleaning methods may be used. Because of the wide variety of unforeseeable factors in masonry cleaning, a test patch of the chosen method in an inconspicuous area of the building should always be required.

### *Water Cleaning –*

Washing with water and a detergent is the simplest method and is successful on lightly soiled masonry. This method is probably the easiest for the amateur. Water cleaning involves two steps: the first is spraying with water to presoak the masonry, thus removing dirt deposits not tightly bonded to the surface. The final step involves scrubbing with a hand or power brush.

Whether done by an amateur or professional, care must be taken to avoid water damage. Brick cleaning should be done before finishing the interior of that particular wall to avoid water damage. Water cleaning should be avoided in colder weather, as absorbed water can freeze and fracture surfaces. Test washing a small area of the wall will determine how long it will take and how effective it will be.



*Use of a detergent and scrub brush  
is the safest method*

## Pressurized Water Cleaning –

PRESSURIZED WATER CLEANING SHOULD NOT EXCEED 600 PSI ON MASONRY SURFACES AND EXTREME CARE SHOULD BE TAKEN WHEN CLEANING WOOD SURFACES WITH WATER.

High pressure water cleaning can be as detrimental as sand blasting on some building surfaces. The process uses special equipment to develop enough hydraulic pressure to “force spray” the building surface. If too much pressure is used it will force mortar out from between the joints creating the need to repoint the masonry. It can also severely damage already unsound masonry. Interior water damage and unacceptable water absorption are also concerns with this method of cleaning.

## Chemical Cleaning –

Due to the large variety of chemicals, potential toxicity, clean-up, and specialized equipment, professional help must be used. Chemical cleaning is best suited for paint removal and for the removal of deep stains. Once the chemical has been applied and the paint has softened, it is then rinsed off with a spray of water not to exceed 600 psi. Care must be taken in the use of acids. It is important to recognize that even in a diluted solution, acids can be harmful to limestone, marble and some types of metals.

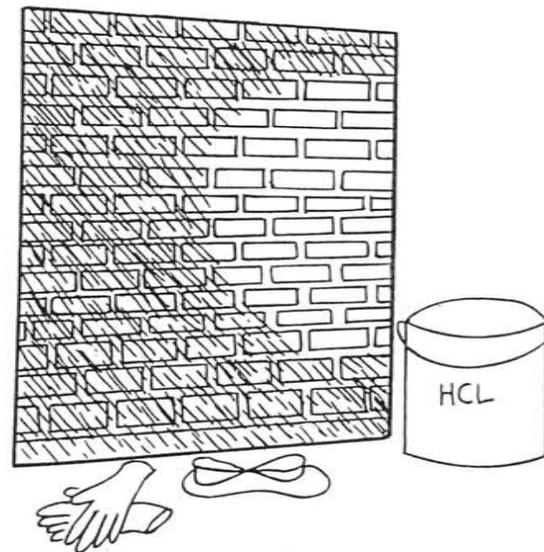
## Sandblast Cleaning –

SANDBLASTING IS NOT RECOMMENDED ON ANY MASONRY WALL.

Sandblasting is the most detrimental of all cleaning methods, especially when considering brick. Sandblasting removes the hard outer surface of the brick and exposes the softer inner surface to weathering. The pitting and roughness that sandblasting creates will hasten premature weathering and damage. Sandblasting can, however, be used for the cleaning of cast iron.

## Tuckpointing –

Weathering of masonry also involves the mortar joints. If the masonry is to be cleaned, the addition of new mortar to the joints may be necessary. This is called tuckpointing. The joints are first thoroughly cleaned in a manner which will be the least damaging to the sound mortar still in place and to the bricks. Then, new mortar that matches the historic mortar in color and texture, and is softer than the brick and is as soft or softer than the historic mortar can be filled in and finished to match the original depth and style of the joint. Mortar can also be tinted to match any existing color. After tuckpointing, the surrounding masonry must be cleaned free of the excess mortar.

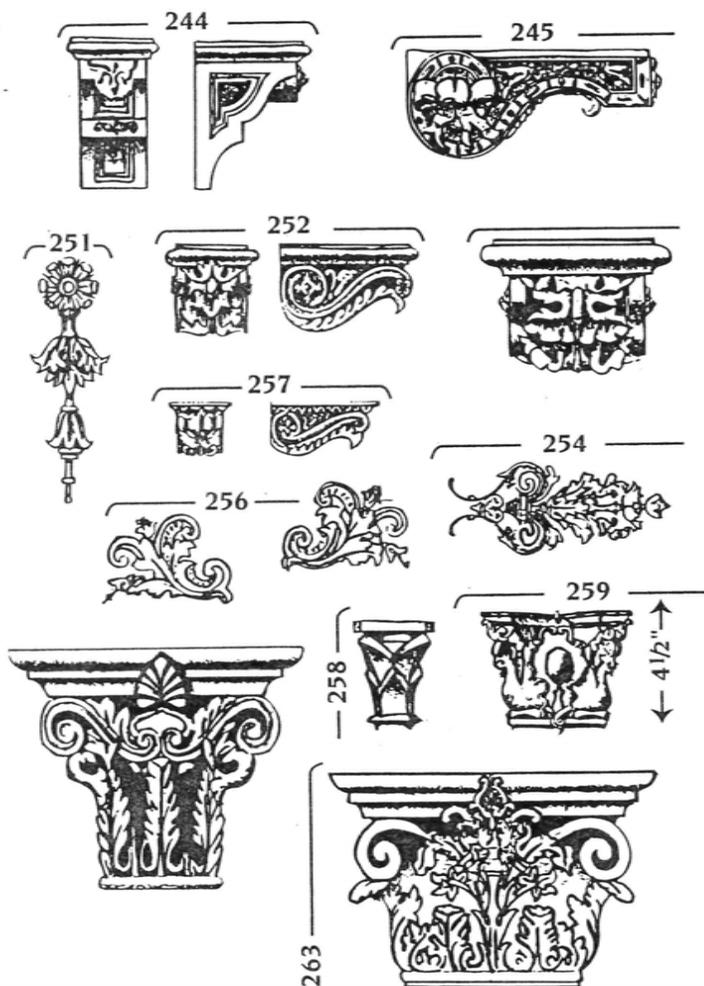


DO A TEST PATCH FIRST TO DETERMINE EFFECTIVENESS

Sandblasting destroys outer surface of the brick exposing the softer inner surface to weathering



## Zinc Roofing & Ornamenting Co.



## Wood

The exterior use of wood on buildings in downtown Burlington has been primarily for the construction of window and door framing. Although masonry dominates storefronts as a building material, wood was also used in creating cornices, brackets, bracing and trim. It is important to recognize the value of retaining the wood elements contained in the original design to keep the building's integrity intact.

When repairing wood there are a variety of options that can be used depending upon the severity of damage. Retaining the existing wood is the first option to be considered. Repairing the wood in place, whether by splicing or using a consolidant, is the next best method. Total replacement of the damaged wood is the final option. The philosophy being, retain if it is possible, repair if it is necessary, and replace if there is no other option.

## Architectural Metals

Architectural metals such as cast iron, copper, galvanized steel, tin and zinc, are also used on the traditional building facade. Aluminum can also be found, primarily on window and door frames.

Any metal encountered can be cleaned. As with masonry, care must be taken to avoid damage by using the gentlest means possible. Sand blasting is to be avoided on all metals with the exception being cast iron. Softer metals can be cleaned with solvents or sanding.

Ferrous metals (metals with an iron content) such as steel door frames, should be painted to prevent rusting. Copper, stainless steel or other similar metals are meant to be exposed. Aluminum can be painted, unpainted or installed with a factory finish.

Metals that are damaged beyond repair can be reconstructed from a variety of materials including wood, fiberglass, epoxy, or another metal. Please note, there is a naturally occurring reaction called electrolysis which happens when two dissimilar metals come into contact with each other. The result is damaging to both surfaces. When replacing a damaged element with metal always be sure to insulate between the two dissimilar metals.

## Windows

Windows are a prominent and important feature of storefronts. Unfortunately, they are often the most altered and neglected of storefront materials. Repair of the existing window frames and sash should be done whenever possible. This can be accomplished by patching, splicing and consolidating the existing materials. Only if the existing windows are beyond repair should total window replacement be considered. Good windows contain several attributes.

1. ENERGY CONSERVATION – Modern units contain insulated glazing and “thermally broken” frames. Both glazing and frames contain either an air space or gasketing to eliminate frost and moisture penetration. If original units are repaired, custom fabricated storm units can be installed to provide similar energy savings.
2. LIGHT QUALITY – Proper sizing of the storefront window will enhance the amount of natural light entering the store. Modern glass can even control the type of light entering through it. This type of glass is known as E-rated glass and can help prevent the discoloration of merchandise. All storefront glass should be untreated.
3. AESTHETICS – Window manufacturers offer many colors, shapes and styles in a variety of standard and custom sizes. Custom units can be made to fit any opening or building style. Properly designed windows will enhance the original character of the building and add to its overall value.

If windows are to be completely replaced, the new units should fill the entire original opening and match the profile of the existing units. If replacement windows are currently in place that do not fill the entire opening the new units should restore what has been lost through the previous remodeling. Consideration should be given to the window mullions which will help provide design continuity throughout the entire building.

### A WORD OF WARNING

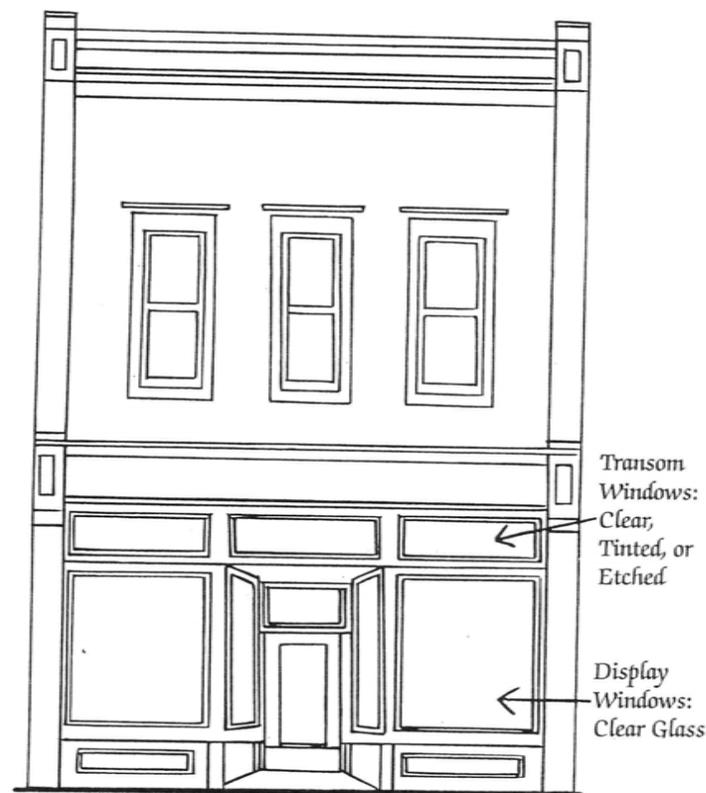
Maintenance and repair of existing buildings often require removal of undesirable or damaged materials. Burlington’s buildings were constructed before asbestos or lead paint were discovered to be hazardous materials. Not only is it unhealthy to remove certain forms of asbestos, it is unlawful. If asbestos or materials containing asbestos or lead paint is suspected, notify an architect or contractor who will verify its presence and recommend a certified removal company, if necessary.

## AWNINGS AND SIGNS

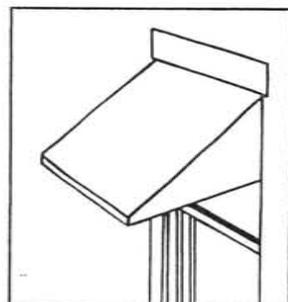
### Awnings

Canvas awnings were traditionally used to provide protection for pedestrians and shade for the storefront window. Today, both awnings and signs are important design elements and contribute to the overall appearance of the building. A quality awning and an appropriate sign can add significantly to the image of the business inside the building.

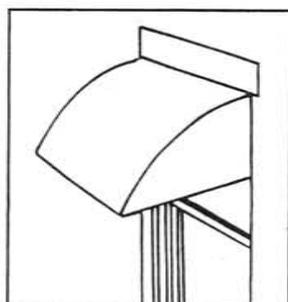
Lettering and signage on the awning should be limited to the valance and ideally will meet the standards set forth in the section on signs and the City of Burlington Sign Ordinance.



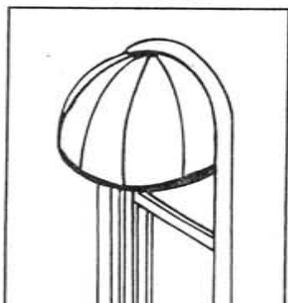
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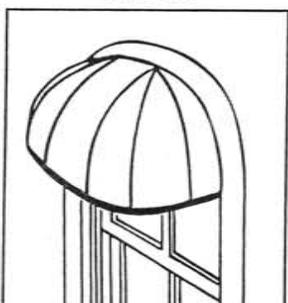
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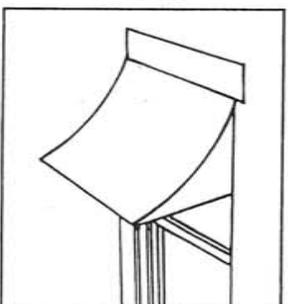
Convex



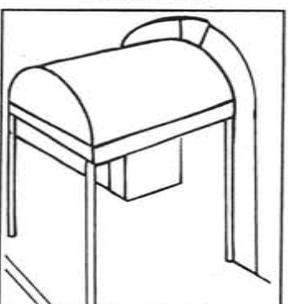
Dome



Bullnose



Concave



Marquee

Cloth awnings are the type typically used in historic downtowns. Other materials are available and may be acceptable provided they reinforce the integrity of the building and the surrounding buildings.

The awning color selected should be compatible with the building and with adjacent buildings.

The traditional commercial awning profile is of the watershed design, a standard design with straight seams and no curves. Other profiles are available but tend to be too contemporary when placed on a traditional facade. The dome or bullnose profile should only be used in conjunction with arched window openings.

## Sign Guidelines and Recommendations

The purpose of these guidelines is to make suggestions to building owners on how to better enhance their business image and the image of downtown Burlington through signage. After a building's facade, signage is the next most important element in creating a positive first impression on customers. These recommendations have been written with the intention of promoting voluntary change. The committee has had to consider both the needs of the business and the public. It should be noted that in all cases concerning signage the City of Burlington Sign Ordinance, section 2-17-0609, and the city Building Inspector should be consulted.

### Types of Signs:

**PLASTIC FORMED SIGNS** – are not appropriate for downtown. Their original intention was to be used in strip shopping center areas and with newer structures. The integrity of the historic building is lost when plastic formed signs are applied.

**NEON** – is an appropriate sign type for downtown, especially on some buildings that were built between 1920 and 1950. The size should fit within the guidelines published in this booklet.

**WOODEN** – painted or carved signs, or wooden letters are appropriate for all buildings in downtown.

**BANNERS and CLOTH SIGNS** – are appropriate for the downtown area. Care must be taken to be sure that the sign is fastened securely.

**METAL** – aluminum, copper and steel are a few of the options available for metal signs and are appropriate for downtown.

**PAINTED** – signs placed directly on the storefront window are appropriate for downtown.

## STANDARDS FOR SIGNS

**SIZE** – The size of the lettering on the sign usually determines the size of the sign. The lettering should be no larger than 12 inches in height, and cover no more than 60% of the surface area of the sign board. The actual sign board should be no larger than the length of the building and two feet high.

**NUMBER OF SIGNS** – Each business should have no more than three signs on its storefront, indicating the name and type of business. The building number is not considered a sign. The committee recommends that all businesses paint their building number somewhere near the entrance of the business. There should be only one overhanging sign, one flush mounted sign and one window sign or signage on the awning. Each business should have no more than one sign on the back of the building. Signs used on the rear facade of buildings should be similar in style and color to the front signage.

**PLACEMENT OF SIGNS** – Signs may be flush mounted on the building. Two places which are ideal for signage, depending on the type of sign being considered, are the transom area and that area directly over the transom. Overhanging signs are also acceptable and should be limited to one per business. Overhanging signs must meet the requirements in the city sign ordinance. Signs may also be painted on the window or on the awning valance.

Too much signage, poorly maintained signage, or signs placed in competition with one another can give the entire downtown a negative image. Each business owner should be aware of how their signs look in relationship to their buildings, their neighbors' buildings and also how their signs affect the look of the business district as a whole.

## LIGHTING

Buildings are illuminated for a number of reasons such as business identity, prestige, aesthetics, safety, or symbolism. Regardless of reason, lighting is a subtle and refined, yet highly effective means of advertising.

Today's light sources provide an excellent opportunity to enhance the charm and individual characteristics of a building's exterior. Whatever the application, well-planned night-time lighting is a chance to dramatize building facades with a minimal investment. Neon lighting can be an option if it is in keeping with the historic character and time frame of the building.



Letters are to be 50% (maximum) of the height of the signboard

Window signs should be small and concise so as to not interfere with the merchandise



Pine Street, Burlington, Wisconsin

## Entry Lighting

A recessed light fixture with a diffuser lens can often be incorporated in an entry way if a sufficient cavity above is available. Other alternatives are surface mounted ceiling fixtures or possibly traditional style wall mounted lanterns, as long as they are appropriate for the building style.

## Sign Lighting

Depending on the type and style of signage, most can be illuminated with directional light sources mounted directly to the sign or from the building. Consideration must be given to passing pedestrian and vehicular traffic, so that the lights do not create glare.

## VISUAL SCREENING

Many places of business require outside trash receptacles, mechanical units and other apparatus that is obtrusive, unsightly and often impedes pedestrian traffic. As essential as this equipment may be, these objects provide little to the aesthetics of the building. There are several methods of reducing their negative effects.

1. **ELIMINATION** – If possible, eliminate these objects. Trash receptacles can be located inside if there is space available without endangering health or creating an odor problem. Air conditioning condensers can be roof mounted and electrical transformers can be installed inside the building. It must be noted however, that some equipment must be housed in fire-rated and ventilated areas.
2. **PLACEMENT** – The most economical method of “screening” is placing unwanted objects away from pedestrian and vehicular traffic. Attention should be given to access for maintenance and pickup, especially if the objects in question are trash receptacles. Consideration should also be given to adjacent property owners and their pedestrian and vehicular traffic patterns.
3. **CONCEALMENT** – In many instances, trash receptacles, condensers or transformers must occupy the same general area desired for pedestrians. At that point the only option is concealment. There are many types of visual barriers that are available. The preferred method would be to construct the barrier out of the same material as the adjacent building. Barriers can also be made of wood or metal fencing material, but keep in mind that wood is the preferred material when considering historic buildings. Another viable option would be to use landscaping as concealment. Landscaping can be a beautiful addition to any downtown area.

## PEDESTRIAN ACCESS

Building entrances must be planned in such a way as to ensure convenience, safety and repeat business. Customer access must be associated with a clear identification of entry points.

Front Entrances – are an integral part of the storefront design. It is the first impression a customer has of a business and is therefore very important. A strong image and positive first impression can be created around the front entrance by taking into account how awnings, canopies, color, lighting, signs, and the overall proportions will affect the customer.

Rear and Side Entrances – are important additional points of entry and should not be overlooked. In some instances these additional points of entry are accessible to more convenient parking than the front entrance. For that reason, rear and side entrance treatments should include the entire exposed wall for identity. The potential impact of those walls should not be overlooked.

A combination of front entrances along with side or rear entrances is known as “double fronting”. There are certain advantages to this:

1. Circulation patterns are enhanced.
2. Customers may have better access to off street parking.
3. Store identity can be created on more than one side of the building.

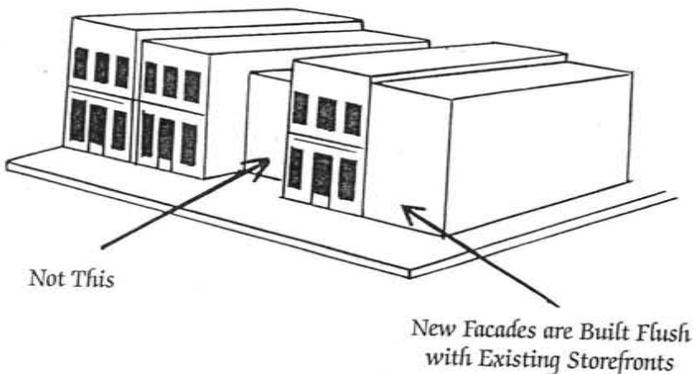
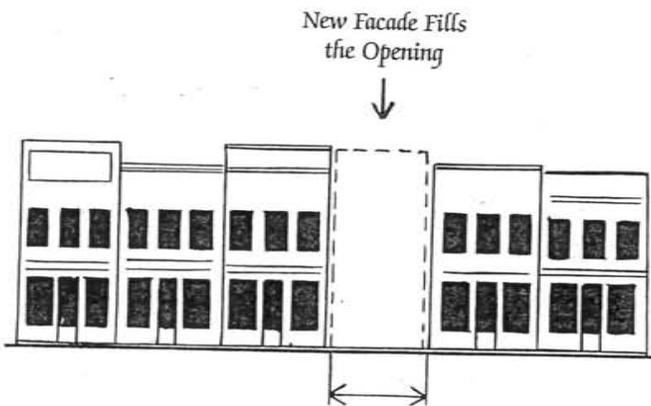
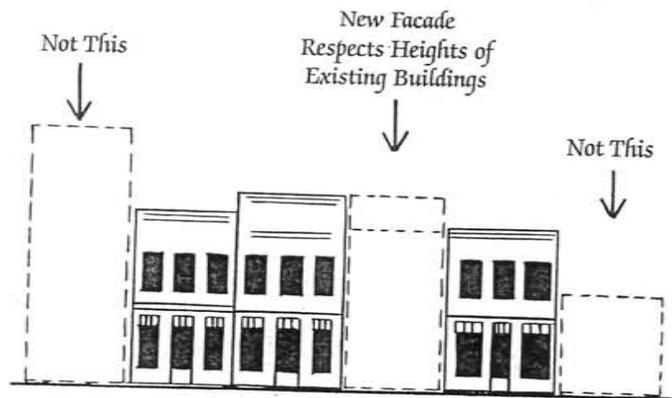
## INFILL STRUCTURES

Appropriate new construction on vacant downtown lots is encouraged. The success of these buildings can be enhanced by recreating the rhythm of existing building facades. It is important that individual buildings act as part of the entire street facade, also known as the streetscape. When a building is missing and a parking lot or out of scale building is built, for example, the streetscape is disrupted and the rhythm of the buildings is thrown off.

The design of the new buildings must be compatible with neighboring buildings. Because these infill buildings are new they should look new and not attempt to duplicate historic structures. The appearance, however, should be sensitive and appropriate to the characteristics of the surrounding buildings. Infill structures must take design cues from existing architectural parameters already established in the downtown area, such as height, width and the rhythm of the bays that surrounding buildings have established.



*Western Corner of Chestnut and Pine Streets*



**PROPORTION** – The height and width of infill structures will be determined by the proportions of the buildings that are immediately adjacent to it. The building height should be similar to adjacent buildings. The entire width of the void between the buildings should be filled. If the void is wider than the surrounding buildings, the facade should be broken into discernible bays which mimic the rhythm of facades on the streetscape.

**COMPOSITION** – The organization of the elements for the new facade should be similar to that of surrounding facades. Storefront cornice heights, bulkhead heights and rhythms that exist throughout the block should be carried out in the new facade. Existing window opening patterns of the upper facade and existing window openings of the lower storefront should be acknowledged in the new design. The ratio of window openings to solid wall should be in keeping with nearby buildings.

**BUILDING SETBACK** – Infill structures should align their facades flush with the adjacent buildings to reinforce the rhythm and consistency of the streetscape.

**MATERIALS** – The most common building material in downtown Burlington is brick, although there are a few constructed of other masonry products. Infill facades should be constructed with materials similar to the material in adjacent facades.

## BUILDING CODES AND PERMITS

Remodeling of existing buildings or the construction of new ones must comply with all applicable building codes. The City of Burlington Municipal Building Code and the State of Wisconsin Department of Industry, Labor, and Human Relations Building and Heating Codes are two that will always apply. Eating establishments must also comply with the Wisconsin Department of Health. Prior to the start of any construction, remodeling or demolition project, the City of Burlington Building Inspector must be consulted for the appropriate permits. Permits are the sole responsibility of the property owner or tenant.

## APPENDIX A

### *The Secretary of Interior's "Standards for Rehabilitation"*

The following standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that can characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired, rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

\* The Secretary of Interior's publication "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" can be obtained through the Burlington Area Chamber of Commerce Office.

## APPENDIX B

### *State and Federal Rehabilitation Tax Credits*

Owning a historic property in Wisconsin carries several benefits. One of these is the ability to participate in state and federal income tax incentive programs for the rehabilitation of historic properties. As of 31 December 1993, there are three programs available to property owners of structures that are listed in the national or state registers of historic places, or that may be eligible for listing in the national register. These programs are:

**Federal 20% Historic Rehabilitation Credit.**

A 20 percent federal investment tax credit (ITC) for rehabilitation of income producing historic buildings.

**Wisconsin 5% Supplement to the Federal Historic Rehabilitation Tax Credit.**

An additional 5 percent Wisconsin investment tax credit (ITC) for persons who qualify for the 20 percent tax credit and who begin actual rehabilitation work after January 1, 1989.

**Wisconsin 25% Historic Rehabilitation Credit.**

A 25 percent Wisconsin investment tax credit (ITC) for persons who rehabilitate non-income producing historic properties and who begin actual rehabilitation work after January 1, 1989.

There is also a program available to owners of properties which are not listed in the National Register.

**Federal 10% Non-Historic Tax Credit.**

A 10% federal investment tax credit (ITC) for persons who rehabilitate income-producing buildings which were built before 1936.

The rules for applying for these programs vary and are subject to change. A complete recitation of the rules governing these programs is beyond the scope of this summary.

If you own or plan to own qualifying property, the Burlington Historic Downtown Main Street District and the Division of Historic Preservation will be happy to assist you in participating in these programs.

### PROGRAM REQUIREMENTS

#### *Federal 20% Rehabilitation Credit plus Wisconsin 5% Supplement*

- ⊕ Property must be historic. It must be listed in the National Register or within the boundaries of a National Register district and be a contributing structure; or be determined to be eligible for inclusion in the National Register through part one of the application process.
- ⊕ Minimum investment. You must spend at least as much as the adjusted basis of the building; or \$5,000, whichever is greater.
- ⊕ Must comply with the Secretary of the Interior's Standards for Rehabilitation.
- ⊕ Formal application is required.
- ⊕ Property must be a building.
- ⊕ Property must be income producing. It must be depreciable by IRS standards.
- ⊕ Cannot sell the building or destroy its historical significance for five years or repay the tax credit to the IRS.
- ⊕ May apply after work is begun to receive federal 20% credit; Must apply before work begins to receive additional Wisconsin 5% credit.

# APPENDIX C

## *Low Interest Loan Pool Guidelines*

### I. GOAL

The goal of revitalization in the Burlington Downtown Historic Main Street District (BDHMSD) is an important one for many reasons. Not only is it the traditional center of community activity, the downtown is also the center of the community's existence, reflecting its spirit, pride, commitment and the economic health and vigor of the entire city.

### II. INTENT

The intent of the BDHMSD Low Interest Loan Pool is to provide financial incentives and assistance to aid in the rehabilitation of historic downtown Burlington properties. A low interest loan for the purposes of this program is one that is given at the prime lending rate at the time of closing. The rehabilitation of downtown commercial buildings is essential for creating an atmosphere conducive to investment: an atmosphere that will foster the development of new businesses, create jobs, increase civic pride, reserve the wealth of historic buildings downtown and create a sense of community progress and economic growth.

### III. ELIGIBLE PROPERTIES

The real property to be improved must be located within the designated Historic Downtown Main Street District boundaries as illustrated by the map on page 6 of these guidelines. Multiple facades or storefronts, which are part of one building and with the same owner, will be considered as one project and as such will be eligible for a single loan.

### IV. ELIGIBLE ACTIVITIES

All projects using Low Interest Loan Pool funds must comply with the Design Quality Standards Guidelines and be approved by the BDHMSD Design Review Committee. In order to ensure visible renovation, all projects must involve improvements directly affecting the main building facade and may include, (but not limited to): repair to building exteriors; painting and/or cleaning exterior surfaces; masonry repair; repairing or replacing - cornices, entrances, windows, awnings or decorative details; and sign removal, repair or replacement.

In addition, once the exterior design has been approved, funds may be used for the following eligible activities: structural repair; renovation of rear entrances; site improvements; fixed improvements to the interior; upper story renovation into high quality office or apartment use; and professional design or architectural services.

### V. INELIGIBLE ACTIVITIES

Only new loan applications will be accepted. No refinancing of existing debts, non-fixed improvements, business inventory, property acquisition, sweat-equity, working capital, improvements made prior to approval or periodic maintenance will be allowed under this program.

### VI. MINIMUM/MAXIMUM LOAN AMOUNTS

For the purpose of this loan pool, a minimum loan is \$2,000. The maximum amount to be loaned is determined by the project scope and its historic preservation significance.

### VII. BORROWING CRITERIA

Loans shall be made to eligible tenants or owners of structures or businesses consistent with criteria established within this policy. No loan shall be made under this program to any party who does not meet the borrowing standards of the financial institution assisting BDHMSD in the financial administration of the loan. The lender may require collateral to secure the loan. The approval or rejection of the funding request is the sole responsibility of the lender. ALL FINANCIAL INFORMATION WILL BE HELD IN THE STRICTEST CONFIDENCE BETWEEN THE LENDER AND THE APPLICANT AND WILL NOT BE MADE AVAILABLE TO BDHMSD AT ANY TIME.

### VIII. CLOSING COSTS

All loans shall be serviced by the participating lender. All standard and customary closing costs may be included in the loan amount.

## IX. LOAN INTEREST RATE

Participating lender interest rates will be variable; however it will not exceed the prime lending rate as quoted in the *Wall Street Journal* on the day of closing. This rate will be floating, but will not exceed 10% nor be lower than 6%, and can only be adjusted by a maximum of 1% per year on the anniversary date of the closing.

## X. PROPOSED TERMS

Each participating lender will determine the appropriate monthly payment to amortize the loan over a term of up to five years. All loans shall be secured by a fully recorded deed of trust or similar security instrument at the discretion of the lender. Sufficient equity must exist in the property to cover any outstanding liens and the amount of the low interest loan. The project must commence within 30 days after the loan approval and be completed within 150 days after loan approval. Loans made to tenants shall be secured by collateral acceptable to the financial institution, and other conditions may apply. Tenants shall have an acceptable long-term lease for the property (at least as long as the terms of the loan). Specific loan terms will vary by project and lender guidelines. Loans are processed on a first come first serve basis and funds are limited. The loan will become immediately due and payable at the time of sale, transfer or any other conveyance of the property.

## XI. DISBURSEMENT

The loan funds will be disbursed on a construction draw basis until the rehabilitation work is completed. Final payments will be issued after a final inspection has been completed by BDHMSD and the borrower has approved the final work. The BDHMSD will be responsible for approving an acceptable level of exterior renovation in conformity to its established Design Quality Standards Guidelines, stated herein.

## XII. BUILDING MAINTENANCE CLAUSE

As a condition of having access to the loan pool funds the borrower agrees to maintain the building for a period of time to be co-terminus with the amortization period of the loan. If the building is not maintained the borrower would first receive a letter from BDHMSD stating the lack of maintenance to the building and their responsibility according to the loan agreement. If after two such notices the problem still remains unchanged the bank would then be notified that the borrower is in default of the original loan agreement and the loan rate will be increased to market rate for personal loans or the calling due of the loan.

## XIII. APPLICATION PROCESS

The proposed borrower will obtain a facade renovation application form from the BDHMSD office (see page 25). This will be used to determine initial project scope and appropriateness.

The proposed borrower will submit a complete work renovation plan or drawings with cost estimates from at least two contractors, along with a description of methods and materials to be used and the completed BDHMSD application along with any other appropriate project information to the Chamber office.

The plans for the proposed work shall be reviewed by the BDHMSD Design Review Committee to assure compliance with the Design Quality Standards Guidelines.

Upon approval by the review committee the application packet will be stamped "Approved For Lending Only If This Design Plan Is Strictly Followed". It will then be forwarded to the participating BDHMSD loan pool lender (selected by the borrower) for loan application, final underwriting, and loan approval.

The borrower will then complete all necessary loan forms from the lender who will then accept or decline the loan based on the lender's criteria. All financial information will be kept between the lender and the borrower, under no circumstances will the BDHMSD have access to financial records.

The lender reserves the right to require additional information, modify the loan request or impose collateral requirements.

The borrower agrees that the work will be monitored by the BDHMSD Design Review committee to assure compliance with the guidelines and the approved design, and is a condition of the granting of the below market rate loan. No changes will be made to the approved design without the written consent of the BDHMSD. Failure to comply with the requirements imposed by the BDHMSD or the lender will be grounds for calling the loan due or increasing the interest rate to the current market rate for personal loans.

#### XIV. APPLICATION DISAPPROVAL

The following shall be grounds for disapproval: loan funds used for ineligible activities; the property is ineligible; the borrower does not have sufficient equity or financial security; or if the funds are used for renovation work that is not consistent with the architectural integrity of the building or neighborhood.

#### XV. CODES AND REGULATIONS

It is imperative that once the design has been approved by the design committee that the plans are shown to the building inspector for conformance to the following issues: zoning and flood plain regulations; sign ordinances; existing Wisconsin building codes; fire codes and any other applicable regulations. Note: approval of the Design Review Committee does not mean that the plans will be approved by the building inspector. A line of communication should be established with the building inspector in conjunction with the preliminary plans meeting and should continue for the benefit of all parties throughout the process. Permits are the responsibility of the borrower. The building inspector for the City of Burlington can be contacted at 763-7950.

*The Burlington Downtown Historic Main Street District and its participating lenders are equal opportunity lenders in accordance with federal fair lending laws, and will not discriminate on the basis of age, sex, national origin, religion, handicap or family status.*

### Summary for participation in the Burlington Historic Main Street District's Low Interest Loan Pool

Contact the Burlington Area Chamber of Commerce office to discuss the scope of the project.

Review this Design Quality Standards Guidelines Booklet for project compliance.

Complete preliminary Historic Downtown Main Street District project application and submit with plans and sketches (as appropriate) and copies of contractor's proposals and cost estimates.

Preliminary application and proposal is approved by the Historic Downtown Main Street Design Review Committee and forwarded to a Low Interest Loan Program participating lender.

The borrower then applies for the the actual loan at the participating lender. The bank and only the bank will then review all appropriate financial information and accept or decline the bank application based on their criteria.

If the loan application is approved by the lender the borrower will receive notification enabling work to begin.

The Historic Downtown Main Street Design Review Committee will monitor progress to insure compliance with the approved plans.

## Chapter 315. Zoning

### Article III. Zoning Districts

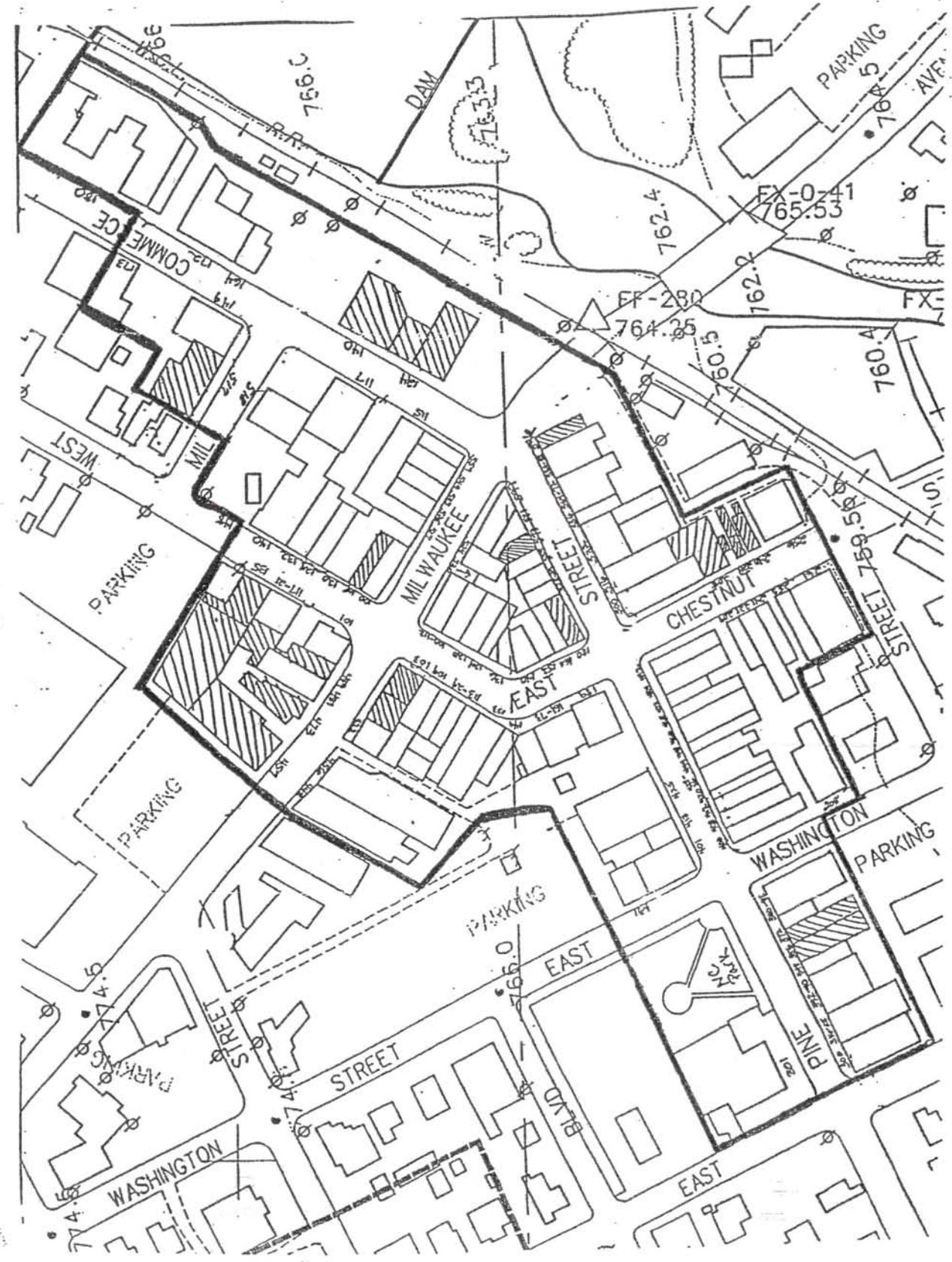
#### § 315-42. HPO Historic Preservation Overlay District.

[Added 10-5-1999 by Ord. No. 1607(11)]

- A. District intent. The HPO Historic Preservation Overlay District is intended to:
- (1) Provide for the protection and preservation of those structures whose historic or architectural interests are valuable contributions to the character and charm of the City or areas of the City. Such structures and areas are hereby deemed to represent a community asset justifying the public regulation of such structures and areas to ensure their preservation.
  - (2) Protect the historic community character of such structures and districts whose historic or architectural interests are valuable contributions to the character and charm of the City or areas of the City.
  - (3) Effect and accomplish the protection, enhancement, and perpetuation of improvements and of districts that represent or reflect elements of the City's cultural, social, economic, political, and architectural history.
  - (4) Safeguard the City's historic and cultural heritage, as embodied and reflected in such historic structures and historic districts.
  - (5) Stabilize and improve property values.
  - (6) Foster civic pride in the beauty and noble accomplishments of the past.
  - (7) Protect and enhance the City's attractions to residents, tourists, and visitors for education, pleasure, and general welfare.
  - (8) Serve as a support and stimulus to business and industry.
  - (9) Strengthen the economy of the City.
- B. District standards. District standards shall conform to those required in the underlying basic zoning district. In addition, the design guidelines as set forth in the publication titled "Burlington Historic Downtown Main Street District: Design Quality - Standards Guidelines," as amended, published by the Burlington Historic Downtown Main Street District, shall be used by the Historic Preservation Commission, Plan Commission, and Common Council as HPO District design standards and guidelines.
- C. Recommendation of the Historic Preservation Commission. A copy of a petition for rezoning to an HPO District shall be submitted to the Historic Preservation Commission when the petition is filed with the City Clerk for review and comment. When considering a petition for rezoning for an HPO District, the Plan Commission and the Common Council, in making their respective recommendations and determinations, shall take into consideration the recommendation of the Historic Preservation Commission.
- D. Designation of historic sites and historic districts. The Plan Commission, upon referral to and the recommendation of the Historic Preservation Commission, may recommend to the Common Council the designation of historic structures, historic sites, and historic districts within the City. Such designation should, however, be based upon the criteria established in § 315-114 of this chapter. Appropriate records, including photographs and plans, shall be kept as part of the City's official zoning file.
- E. Limitation on structural or appearance changes. Structural changes shall be regulated in the following manner:
- (1) Certificate of appropriateness required. There shall be no alteration in the architectural appearance of any structure within an HPO District without the approval or conditional approval of plans for such alterations by the Common Council. In determining whether to grant approval or approve with conditions or reject the request for a certificate of appropriateness, the Common Council shall take into consideration the recommendation of the Historic Preservation Commission. The recommendation of the Historic Preservation Commission to the Common Council may be to grant approval, approve with conditions or reject the request for a certificate of appropriateness. For the purposes of this section, alterations shall include any exterior change (including painting), addition to, or demolition of any part or all of the exterior of a structure. The Common Council shall make its decision within 45 days of its receipt of the Historic Preservation Commission's recommendation regarding the application for a certificate of appropriateness. Persons who are granted a certificate of appropriateness by the Common Council are required to obtain all other permits required by this Municipal Code or by the State of Wisconsin, from the appropriate authority, for the proposed alteration.  
[Amended 2-20-2001 by Ord. No. 1650(54); 12-7-2004 by Ord. No. 1762(14)]
  - (2) Basis for approval. No alterations shall be permitted that would tend to destroy or seriously impair the particular character and quality of the HPO Historic Preservation Overlay District. No change or alteration (including painting) of an historic structure, historic site, or historic district shall be permitted which destroys, seriously impairs, or significantly alters its character in terms of its historical or architectural interest.
  - (3) Repairs, destruction and reconstruction.  
[Amended 12-7-2004 by Ord. No. 1762(14)]
    - (a) Notwithstanding the provisions of § 315-84, total lifetime structural repairs, restoration, or alterations of a preservation structure may exceed 50% of the City's equalized value of the structure if the Common Council determines, upon recommendation by the Historic Preservation Commission, that the structure will be repaired, restored, or altered in a way that maintains the character of the structure and the character of the HPO District without significant alteration or change in such character. No person in charge of an historic structure or improvement in an HPO Historic Preservation Overlay District shall be granted a permit to demolish such property without review and recommendations by the Historic Preservation Commission to the Common Council.
    - (b) In the case of a two-story structure in the HPO District which has been destroyed, the Common Council may determine, upon recommendation by the Historic Preservation Commission, that the replacement structure may be constructed as a one-story structure but in a way that maintains the historic character of the destroyed two-story structure and the character of the HPO District streetscape facade without significant alteration or change in such character.
  - (4) Placement of satellite antenna dishes. [Added 8-16-2005 by Ord. No. 1784(8)]
    - (a) Definition. A "satellite antenna dish" is defined as:
      - [1] A dish antenna that is one meter (39.37 inches) or less in diameter and is designed to receive direct broadcast satellite service, including direct-to-home satellite service; or
      - [2] An antenna that is one meter or less in diameter or diagonal measurement and is designed to receive video programming services via MMDS (wireless cable). Such antennas may be mounted on masts to reach the height needed to establish line-of-sight contact with the transmitter; or
      - [3] An antenna that is designed to receive local television broadcast signals; or
      - [4] Other contemporary communications devices similar to the above, as may be defined by the Federal Communications Commission, and as the above descriptions may be amended by the Federal Communications Commission from time to time.
    - (b) Regulations. All satellite antenna dishes erected in the Historic Preservation Overlay District shall conform to the following regulations:

- [1] Whenever a satellite antenna dish is affixed to a building, it must be installed to avoid damaging the structure. For example, when affixed to a masonry structure, it should be attached to mortar joints, not the brick or stone.
  - [2] No more than two satellite antenna dishes are allowed on a lot or per dwelling unit, whichever is greater.
  - [3] Satellite antenna dishes shall be no larger than one meter in diameter.
  - [4] Satellite antenna dishes shall not be visible from a public street unless no signal reception is possible or reception will be substantially degraded if located in an allowed location on the lot.
  - [5] Satellite antenna dishes mounted to a tower where the total height will exceed 12 feet (as measured from surrounding grade) require a building permit.
  - [6] No signage is to be placed on satellite antenna dishes or antenna structures.
  - [7] The following satellite antenna dish placement shall not require a review for a certificate of appropriateness:
    - [a] Satellite antenna dishes, as well as other contemporary communications devices, which are located unobtrusively within the HPO District. The placement of these devices will not require a review if they are located on or near a structure so that they are not visible from the street. Specifically, the antennas should be located at the rear of the primary building or attached to the rear of the primary building (either on the rear walls or the rear slopes of the roof).
  - [8] On the front of a building, if the only possible location for the placement of a satellite antenna dish is attachment to the front of a building, either attached to the wall of the building or on the front roof slope, then the proposed design and location of the antenna, as well as any proposed screening material, must be submitted to the HPC for review. The antenna should be placed so that it is screened from view from the street or compatibly incorporated into the facade design. These options are only available if there is no other location for placement of the satellite dish antenna and it would be considered a hardship situation.
  - [9] Mounting hardware, including but not limited to wiring and poles, shall not be visible from a public street.
- (5) Revocation and expiration of certificate of appropriateness. In any case where a certificate of appropriateness has been granted by the Common Council for alterations in the architectural appearance of any structure within an HPO District and has not been established within one year after the date of granting thereof, then without further action by the Historic Preservation Commission or Common Council, the certificate of appropriateness authorization shall be null and void unless upon the showing of valid cause by the applicant, the Common Council (upon recommendation of the Historic Preservation Commission) may grant an extension of such certificate of appropriateness for a period not to exceed one year.  
[Added 9-20-2011 by Ord. No. 1931(8)]
- F. Permitted, accessory, and conditional uses. As per underlying basic zoning district classification.

**DOWNTOWN HISTORIC DISTRICT  
BURLINGTON, RACINE COUNTY, WISCONSIN**



Key:  Contributing     Non-Contributing     Boundary