



**HISTORIC PRESERVATION COMMISSION  
AMENDED MEETING MINUTES  
Thursday, March 23, 2017**

The meeting was called to order by Chairman Tom Stelling at 6:30 p.m. Alderman Tom Preusker; Commissioner Darrel Eisenhardt; Commissioner Maria Veronico; and Commissioner Kevin O'Brien; were present. Commissioner Jeff Erickson was excused.

**CITIZEN COMMENTS**

Judith Schulz, 533 Milwaukee Avenue, informed the Commissioners of free programs run by Racine Tourism taking place May 6, 2017. There will also be open house at the Historical Society. Ms. Schulz stated she will be placing signs in her window at 533 Milwaukee Avenue showing the changes of the historic downtown buildings over the years.

**APPROVAL OF MINUTES**

Commissioner Eisenhardt moved, and Commissioner Veronico seconded to approve the minutes of March 23, 2017.

Ms. Schulz stated she would like to correct the March 23, 2017 Minutes to read “display a photo history in the display window at 533 Milwaukee Avenue showing the changes of the two 541 & 533 Milwaukee Avenue downtown buildings over the years” instead of “placing signs in her window at 533 Milwaukee Avenue showing the changes of the historic downtown buildings over the years”.

Ms. Schulz also stated she was hoping to add her discussion comments:

- “Windows would be more historic if the full length and size of window openings were used as in the original building photos, and not divided up into sections; because dividing for the sake of integrity doesn’t retain and doesn’t preserve the historic look that we all want to preserve.”
- “The detail of the vertical divisions on the bulkhead that should be repeated rather than making one section out of it to retain the original look on a building reviewed tonight”.
- “That modern logos and (should say on) signs should be allowed as long as they are not plastic, as she indicated was discussed and approved at the Planning Commission when the HPC ordinance was first written”.

Commissioner Eisenhardt moved, and Commissioner Veronico seconded to amend the minutes to reflect the changes and additions to the minutes of March 23, 2017. All were in favor and the motion carried.

## **LETTERS AND COMMUNICATIONS**

None

## **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**

- Chairman Stelling introduced and opened this item for discussion.
- Alderman Preusker moved, and Commissioner Eisenhardt seconded to take the Certificate of Appropriateness and Façade Grant off the table from March 9, 2017.
- Jonathan Thorngate of LifeBridge Church explained last year the Certificate of Appropriateness and Façade Grant were approved, but were not able to complete the repairs because financing held them up. Currently they are waiting for the State's review to pass in May and the repairs will be completed late summer or early fall.
- There were no further comments.
- Alderman Preusker moved, and Commissioner Veronico seconded to approve the Certificate of Appropriateness extension for 1 year with an expiration date of March 24, 2018.
- All were in favor and the motion carried.

### **2) Façade Grant extension**

- Chairman Stelling introduced and opened this item for discussion.
- There were no comments.
- Commissioner Eisenhardt moved, and Alderman Preusker seconded to approve the Façade Grant extension for 1 year with an expiration date of March 24, 2018.
- Roll call: Chairman Tom Stelling; Alderman Tom Preusker; Commissioner Darrel Eisenhardt; Commissioner Maria Veronico; and Commissioner Kevin O'Brien.
- All were in favor and the motion carried.

## **NEW BUSINESS**

### **A. 525 Milwaukee Avenue – Commercial Investment Properties Corp.**

#### **1) Certificate of Appropriateness to repair façade and add canopy**

- Chairman Stelling introduced and recused himself.
- Alderman Preusker introduced and opened this item for discussion.
- Tom Stelling, Stelling & Associates, stated revised plans were distributed at the beginning of the meeting that addresses some issues regarding measurements for the awning.
- Doug Harris, owner, showed photos of the current building and what it would look like after the repairs. Mr. Harris explained the door will be replaced with a custom made wood door with a window, installing new trim, paneling and canopy over the existing cedar shake. Commissioner O'Brien clarified the canopy was of a canvas material. Commissioner Eisenhardt questioned if there are two windows. Mr. Harris responded there are two windows, panels and molding over the brick. Commissioner Eisenhardt clarified the bottom portion of the building will match the coloring that is on the top portion, above the windows. Gregory Guidry, Building Inspector, stated the clearance for the awning meets the City's Ordinance.
- There were no further comments.
- Commissioner Eisenhardt moved, and Commissioner Veronico seconded to recommend approval of the Certificate of Appropriateness to repair the façade and add a canopy, subject to Graef's March 13, 2017 memorandum.
- All were in favor and the motion carried.

#### **2) Sign Permit application to install a sign**

- Alderman Preusker introduced and opened this item for discussion.
- Mr. Harris stated there will be a hanging sign and only the words printed on the awning.
- There were no further comments.
- Commissioner O'Brien moved, and Commissioner Eisenhardt seconded to approve a Sign Permit application to install a hanging sign, subject to Graef's March 13, 2017 memorandum.
- All were in favor and the motion carried.

### **3) Façade Grant application for the front façade**

- Alderman Preusker introduced and opened this item for discussion.
- There were no comments.
- Commissioner Eisenhardt moved, and Commissioner Veronico seconded to approve a Façade Grant Program application in the amount of \$5,000, but not to exceed \$5,000.
- Roll call: Alderman Tom Preusker; Commissioner Darrel Eisenhardt; Commissioner Maria Veronico; and Commissioner Kevin O'Brien.
- All were in favor and the motion carried.

## **B. 400 N. Pine Street – Thrivent Financial**

### **1) Certificate of Appropriateness for front façade along N. Pine Street**

- Chairman Stelling introduced and opened this item for discussion.
- John Fleischman, applicant, explained all the brick will be cleaned and clear glass windows will be placed in the arched panels to expose the original windows. Commissioner Veronico questioned why will there be separate windows instead of one whole window, where the Thrivent Financial sign is currently. Mr. Fleischman replied the reason for the separate windows are because of the limited size of the window for the size of the building and for integrity. Commissioner O'Brien commented that cleaning the brick may be difficult. Leslie Pella Scherrer, The Peter Scherrer Group, stated they will remove the paint the best they can. Alderman Preusker clarified the intent is to match the brick with Classic White trim and an accent color of Westchester Gray.
- There were no further comments.
- Alderman Preusker moved, and Commissioner O'Brien seconded to recommend approval of the Certificate of Appropriateness to repair the front façade, subject to Graef's March 13, 2017 memorandum.
- All were in favor and the motion carried.

### **2) Certificate of Appropriateness for side façade along E. Washington Street**

- Chairman Stelling introduced and opened this item for discussion.
- Chairman Stelling questioned if the whole building is being cleaned and if windows are being opened at the top. Chairman Stelling commented that maybe the brick was sandblaster in the past to reveal the three different shades of coloring. Ms. Scherrer stated a

window opening will be created in place of the far right door by the back. Commissioner Eisenhardt questioned if the fire escape is safe and sound. Scott Hermann, owner, replied yes it is safe.

- There were no further comments.
- Commissioner O'Brien moved, and Alderman Preusker seconded to recommend approval of the Certificate of Appropriateness to repair the side façade, subject to Graef's March 13, 2017 memorandum.
- All were in favor and the motion carried.

### **3) Façade Grant application for the front façade**

- Chairman Stelling introduced and opened this item for discussion.
- There were no comments.
- Alderman Preusker moved, and Commissioner Veronico seconded to approve a Façade Grant Program application for the front façade in the amount of \$5,000, but not to exceed \$5,000.
- Roll call: Chairman Tom Stelling; Alderman Tom Preusker; Commissioner Darrel Eisenhardt; Commissioner Maria Veronico; and Commissioner Kevin O'Brien.
- All were in favor and the motion carried.

### **4) Façade Grant application for the side façade**

- Chairman Stelling introduced and opened this item for discussion.
- There were no comments.
- Commissioner Eisenhardt moved, and Alderman Preusker seconded to approve a Façade Grant Program application for the side façade in the amount of \$5,000, but not to exceed \$5,000.
- Roll call: Chairman Tom Stelling; Alderman Tom Preusker; Commissioner Darrel Eisenhardt; Commissioner Maria Veronico; and Commissioner Kevin O'Brien.
- All were in favor and the motion carried.

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

**1) Certificate of Appropriateness for front façade repair**

- Chairman Stelling introduced and opened this item for discussion.
- Chairman Stelling asked if the plan was to strip the paint off the façade up to the window sill and leave the top portion of the brick alone. Ms. Scherrer replied the entire façade will be cleaned once the paint is removed from the bottom façade. Chairman Stelling stated the three panels above the lower windows contain four individual panels and asked if the three panels will be replaced with one large panel. Mr. Fleischman answered the three large panels will be replaced with three double faced aluminum panels. Chairman Stelling also questioned if the glass above the door that leads upstairs will remain. Mr. Fleischman replied the glass is sufficient so it is staying.
- There were no further comments.
- Alderman Preusker moved, and Commissioner Veronico seconded to recommend approval of a Certificate of Appropriateness application to repair the front façade, subject to Graef’s March 13, 2017 memorandum.
- All were in favor and the motion carried.

**2) Certificate of Appropriateness for side/alley façade repair**

- Chairman Stelling introduced and opened this item for discussion.
- Chairman Stelling questioned if the paint will be removed from the façade that is around the corner. Mr. Fleischman stated the entire façade will be cleaned after the paint is removed and nothing is being done to the back side of the building. Chairman Stelling asked if the upper roof is used for anything. Scott Herman, owner, replied the roof can be used as an alternative 3<sup>rd</sup> floor exit.
- There were no further comments.
- Alderman Presuker moved, and Commissioner Eisenhardt seconded to recommend approval of a Certificate of Appropriateness application to repair the side/alley façade, subject to Graef’s March 13, 2017 memorandum.
- All were in favor and the motion carried.

**3) Façade Grant application for the front façade**

- Chairman Stelling introduced and opened this item for discussion.

- There were no comments.
- Alderman Preusker moved, and Commissioner O'Brien seconded to approve a Façade Grant Program application for the front façade in the amount of \$5,000, but not to exceed \$5,000.
- Roll call: Chairman Tom Stelling; Alderman Tom Preusker; Commissioner Darrel Eisenhardt; Commissioner Maria Veronico; and Commissioner Kevin O'Brien.
- All were in favor and the motion carried.

#### **4) Façade Grant application for the side/alley façade**

- Chairman Stelling introduced and opened this item for discussion.
- There were no comments.
- Commissioner Eisenhardt moved, and Commissioner O'Brien seconded to approve a Façade Grant Program application for the side/alley façade in the amount of \$5,000, but not to exceed \$5,000.
- Roll call: Chairman Tom Stelling; Alderman Tom Preusker; Commissioner Darrel Eisenhardt; Commissioner Maria Veronico; and Commissioner Kevin O'Brien.
- All were in favor and the motion carried.

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

#### **1) Certificate of Appropriateness to install a sign**

- Chairman Stelling introduced and opened this item for discussion.
- There were no comments.
- Alderman Preuseker moved, and Commissioner Veronico seconded to approve a Certificate of Appropriateness application to install a sticker sign above the entry transom window, subject to Graef's March 13, 2017 memorandum.
- All were in favor and the motion carried.

#### **2) Sign Permit application**

- Chairman Stelling introduced and opened this item for discussion.

- Commissioner Eisenhardt commented on how many other signs were already in the windows. Mr. Guidry state hopefully there will be some clarification on the number of signs allowed, once the current codes and guidelines are reviewed.
- There were no further comments.
- Alderman Preuseker moved, and Commissioner Veronico seconded to approve a Sign Permit application to install a sticker sign above the entry transom window, subject to Graef’s March 13, 2017 memorandum.
- All were in favor and the motion carried.

## **DISCUSSION ITEMS**

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

- Chairman Stelling introduced and opened this item for discussion.
- Chairman Stelling stated there would be \$20,000 for a remaining balance out of the \$50,000 allotted and \$30,000 of the grant money applied for, is to be completed within one year.
- There were no further comments.

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

- Chairman Stelling introduced and opened this item for discussion.
- Chairman Stelling stated the Commissioners are to review the historic guidelines and ordinances to see if there is anything that should be corrected or added and make a recommendation to City staff for review of these changes. Chairman Stelling stated this will be on the next agenda for discussion on April 27, 2017.
- Judith Schulz asked when a citizen can make a comment about the items on the agenda. Chairman Stelling replied when the item is being discussed or when asked if there is any further discussion, after the motion is made. Chairman Stelling apologized for not noticing that Ms. Schulz had raised her hand. Chairman Stelling asked what she wanted to comment on even though the decision has already been made. Ms. Schulz was hoping the window would be full length and not divided, even though it gives integrity to have divided windows, it would make it look more historic. Ms. Schulz also mentioned the detail on the pillars should be cleaned to give the original look and noticed on the agenda was a topic regarding ordinances for metal signs with illumination. Chairman Stelling stated the Commissioners are to review the ordinances for any changes they see that need correcting. Ms. Schulz suggested that modern logos and signs should be allowed as long as they are not plastic. Ms. Schulz thanked the Commissioners for doing all the reviews.

**ADJOURNMENT**

Commissioner Eisenhardt moved, and Commissioner Veronico seconded to adjourn the meeting at 7:34 p.m. *All were in favor and the motion carried.*

Recording Secretary,

Kristine Anderson  
Administrative Assistant