



**HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
Thursday, May 24, 2018**

The meeting was called to order by Chairman Darrel Eisenhardt at 6:30 p.m. Aldermanic Representative Susan Kott; Commissioner Frank Capra; and Commissioner Steve Wagner were present. Commissioner Maria Veronico; Commissioner Kevin O'Brien; and Daniel Colwell were excused. Student Representative Tyler Van Patten was present.

CITIZEN COMMENTS

Judith Schulz, 525 Milwaukee Avenue, invited everyone to a Cornerstone opening September 8, 2018. Ms. Schulz further stated a couple buildings downtown have one color scheme, but 572 N. Pine Street indicates three or four different colors and would like the Commissioners to take into consideration when approving it.

APPROVAL OF MINUTES

Aldermanic Representative Kott moved, and Commissioner Wagner seconded to approve the minutes of April 26, 2018.

LETTERS AND COMMUNICATIONS

None

OLD BUSINESS

A. 489 Milwaukee Avenue – World Finance Corporation, tabled April 26, 2018

1. Certificate of Appropriateness to install a projecting sign

- Chairman Eisenhardt introduced and opened this item for discussion.
- Aldermanic Representative Kott stated at the April 26, 2018 meeting the Commissioners might have approved the “Loan & Taxes” signage if it had been removed or had a Serif font. Commissioner Wagner stated the signage installed was different than what was submitted on paper.
- There were no further comments.
- Aldermanic Representative Kott moved, and Commissioner Wagner seconded to approve the Certificate of Appropriateness for the awning and signage provided the “Loan & Taxes” are removed or the letters are a smaller Serif font.
- All were in favor and the motion carried.

2. Sign Permit application to install a projecting sign

- Chairman Eisenhardt introduced and opened this item for discussion.
- There were no comments.
- Aldermanic Representative Kott moved, and Commissioner Capra seconded to approve the “Loan & Taxes” sign installation provided it was removed or a smaller Serif font with letters no larger than 12 inches high.
- Aldermanic Representative Kott moved, and Commissioner Wagner seconded to approve the perpendicular sign installation.
- All were in favor and the motion carried.

NEW BUSINESS

A. 572 N. Pine Street – Parts and Smarts

1. Certificate of Appropriateness to paint the front and rear façade

- Chairman Eisenhardt introduced and opened this item for discussion.
- Commissioner Wagner asked if this application pertained to the windows. Gregory Guidry, Building Inspector, responded no only the paint, but stated that windows should fill most of the space instead of plywood. Al Strelbicki, owner, stated the business across the street does not have full windows. Aldermanic Representative Kott explained that it was not the Commissioners position to enforce Mr. Strelbicki to change the windows.
- Chairman Eisenhardt responded the rotten wood would need to be replaced where necessary.
- Commissioner Wagner stated that when power washing the windows, they need to be careful.
- There were no further comments.
- Aldermanic Representative Kott moved, and Commissioner Capra seconded to approve the Certificate of Appropriateness for the painting of the front and rear façade.
- All were in favor and the motion carried.

2. Façade Grant application to paint the front and rear façade

- Chairman Eisenhardt introduced and opened this item for discussion.

- Aldermanic Representative Kott stated the owner should get an estimate for filling in the plywood area with a trim. Commissioner Wagner commented that when looking from inside the apartment building, the ceiling would need to be raised, which is most likely not a possibility. Chairman Eisenhardt asked if the windows on the second level could be a fake type of glass to enhance the appearance.
- Ms. Schulz asked if there are matching grants to help with the windows. Ms. Schulz commented that at the Top Museum/Teacher's Place she had to angle the windows inside so they are full size. Chairman Eisenhardt replied there are matching grants for windows.
- Commissioner Wagner stated he would like to see more of a trim from the top of the window to the brick with a cross beam, to break up the plywood look, since it would be a lot to paint in one color. Commissioner Wagner reminded the Commissioners that this grant is for the painting, and not for the windows. The Commissioners stated they would like to see it restored to its original state.
- Aldermanic Representative Kott stated new drawings and an estimated proposal would need to be submitted for approval. Aldermanic Representative Kott also stated that once a grant gets approved, they owner cannot request another grant for a certain amount of time. Commissioner Wagner was inquiring how this can be approved if Mr. Strelbicki wants to apply for an additional grant.
- Student Representative Van Patten stated this item could be tabled until a new estimate was given.
- There were no further comments.
- Aldermanic Representative Kott moved, and Commissioner Wagner seconded to approve the Façade Grant to paint the front and rear façade, with additional trim to be decided by the owner, which will also be part of this Façade Grant. The applicant would need to come back for approval for additional trim to the upper windows after an estimate of the trim has been determined.
- Roll call: Aldermanic Representative Susan Kott; Commissioner Frank Capra; Commissioner Steve Wagner; and Chairman Darrel Eisenhardt.
- All were in favor and the motion carried.
- Ms. Schulz stated if this gets approved everyone else will want to do the same, but feels the windows should be opened up since anything is possible. Chairman Eisenhardt replied that the way the building is constructed inside it is not feasible to have full length windows, and would be costly.

DISCUSSION ITEMS

A. Review of Façade Grant Funding Status

- Chairman Eisenhardt introduced and opened this item for discussion.
- Commissioner Eisenhardt stated Round 7 has a few projects pending and Round 8 has the remaining balance of \$49,680.96.
- Commissioner Wagner asked what the timeframe was from the date of approval to completion. Chairman Eisenhardt answered the applicant has one year to complete the project in order to receive the grant.
- Aldermanic Representative Kott stated the Mercantile building has paint peeling off even though power washing was done twice. Gregory Guidry, Building Inspector, explained there are limited ways on how power washing brick can be done in the historic district.
- Commissioner Wagner questioned if a business installs signage that has not been approved, can it be tied to the grant or for an Occupancy Permit not to be issued. Mr. Guidry explained that an Occupancy Permit is not required for these businesses, unless remodeling has been completed, and an applicant cannot receive a grant until it has been applied for and approved. Mr. Guidry further stated that some applicants have installed their signs without asking for approval and that they go up quickly. Mr. Guidry further stated it is at the owners risk to install prior to approval.
- Angela Phetteplace and Dana Petrillo, representatives for World Finance, stated the manager informed no one of signage being installed. Aldermanic Representative Kott asked if “Loan & Taxes” could be the same font as World Finance with maximum letter of 12 inches high or removed.
- Ms. Schulz suggested to have a letter go out with tax bills or separately to notify business owners that an approval is needed before installing signs. Chairman Eisenhardt stated taxes are sent by Racine County and new businesses sometimes come in without any approval. Commissioner Wagner and Aldermanic Representative Kott stated that it is hard to find the exact wording, and people will always find a loop hole.

ADJOURNMENT

Commissioner Capra moved, and Commissioner Wagner seconded to adjourn the meeting at 7:21 p.m. *All were in favor and the motion carried.*

Recording Secretary,

Kristine Anderson
Administrative Assistant