



City of Burlington

HISTORIC PRESERVATION COMMISSION DRAFT MEETING MINUTES THURSDAY, AUGUST 26, 2010

Call to Order

The meeting was called to order by Acting Chairman Peter Hintz at 6:30 p.m.

Roll Call

Present: Commissioners Bob Henney, Alderman Peter Hintz Acting Chairman, Joel Weis, Building Inspector/Zoning Administrator Patrick Scherrer and Tina Chitwood of Racine County Economic Development Corporation. Commissioner Judy Stone arrived at 6:31 p.m. Excused: Chairman Tom Stelling and Commissioner Maria Veronico-Ventura.

Citizen Comments

Dale Bruesewitz brought up the painting of El Chava Super Mercado at 116 W. Chestnut St. and Acting Chairman Hintz stated that this would be addressed under discussion of current projects.

Approval of June 24, 2010 Minutes

Acting Chairman Hintz entertained a motion to approve the minutes of June 24, 2010. Commissioner Henney stated that 140 W. Chestnut St. should not read "painted railing red". Commissioner Weis stated that he should be included in the roll call of the minutes. Secretary June Bobier stated that Patrick Scherrer, Building Inspector should be included in the roll call of the minutes. Acting Chairman Hintz entertained a motion. Commissioner Henney motioned to approve the minutes as amended and Commissioner Weis seconded the motion. All aye. Motion carried.

Certificate of Appropriateness for Mike Melby, BTSR, 152 E. Chestnut St.

Dennis Spankowski of Burli Signs addressed the commission and gave a short presentation stating that they are placing letters on an existing sign. There was some concern about the size of the sign being 70 square feet. The maximum allowed under the regular zoning code would be 60 square feet. Zoning Administrator Scherrer asked Mr. Melby if the fake stone is behind the existing sign. Mr. Melby stated that there is not.

Zoning Administrator Scherrer stated that under the regular code they use the “framed” area of the sign to determine the square feet and it was his recommendation to leave the sign the way it is because if it is taken down to conform to the 60 square feet area allowed then the façade would require some patching that would not look good. Commissioner Stone stated that there was no uniformity among the font and size of the lettering. There was some discussion about making the lettering all caps but there would be a lack of room. It was agreed that it would be better if the lettering were all in bold caps. Zoning Administrator stated that under the typical city code if you change the lettering on an existing same it is the same as if you were putting up a new sign. Acting Chairman Hintz entertained a motion. Commissioner Erickson motioned to approve the re-lettering of the sign without reducing the sign and in future if the stone from the building is removed it would have to conform to the 60 square foot area requirement. Commissioner Weis seconded. All aye. Motion carried.

Façade Grant Application for Mike Melby, BTSR, 152 E. Chestnut St.

Tina Chitwood recommended a façade grant for the approved sign in the amount of \$250. Acting Chairman Hintz entertained a motion. Commissioner Weis moved to approve and Commissioner Erickson seconded. All aye. Motion carried. A roll call vote was then taken. Stelling: excused; Erickson: Aye; Henney: Aye; Hintz: Aye; Stone: Aye; Veronico-Ventura: absent; Weis: Aye.

Sign Permit Application for Needful Things, Greg Davis, 173 E. Chestnut St.

Greg Davis, owner, was present and gave a short presentation. Acting Chairman Hintz entertained a motion. Commissioner Erickson moved to approve the sign (6 square foot wall sign on the existing sign band area located above the windows on the front of the building made of century-old barn wood with pine letters 6 inches tall colored orange and goldenrod) and Commissioner Henney seconded. All aye. Motion carried.

Certificate of Appropriateness for 240 E. Chestnut St., Face It, Linda Fischer

John Fischer, owner, was present and gave a short presentation. He stated that he wants to paint the front and back of the building a shade darker gray with highlighted accent color of charcoal. He showed a sample of the colors. There was some discussion regarding the sign be made of a plastic-like material and since the code states that as long as the material is historic-like in appearance then it would be acceptable. Tina Chitwood wanted a revised estimate from the Fischer’s since power washing of the building is not allowed, but we would allow scraping. Acting Chairman Hintz entertained a motion. Commissioner Weis moved to approve the Certificate of Appropriateness and Commissioner Erickson seconded. All aye. Motion carried.

Sign Permit Application for 240 E. Chestnut St., Face It, Linda Fischer

Acting Chairman Hintz entertained a motion. Commissioner Henney motioned to approve the sign permit application. (10 foot long, four foot tall, vinyl wall sign for the

front of the building above the canopy/awning area located above the windows and entry door with violet lettering, blue trim and an ivory background and the installation of an eight foot long, three foot tall vinyl wall sign for the rear of the building below the pitched roofline and above the rear door with violet lettering, blue trim and an ivory background) and Commissioner Stone seconded. All aye. Motion carried.

Façade Grant Application for 240 E. Chestnut St., Face It, Linda Fischer

Acting Chairman Hintz entertained a motion. Commissioner Erickson moved to approve the façade grant application in the amount of \$250 for the sign and \$245 for the scraping (rather than the proposed power washing) caulking and staining and Commissioner Weis seconded. A roll call vote was then taken. Stelling: excused; Erickson: Aye; Henney: Aye; Hintz: Aye; Stone: Aye; Veronico-Ventura: absent; Weis: Aye.

Certificate of Appropriateness for 609 N. Pine St., Cannella Response Television, LLC, Accounting, Midwest Tai Chi and Self Defense

Carrie Bartz, representative for the window sign, gave a short presentation. Acting Chairman Hintz entertained a motion. Commissioner Erickson moved to approve the Certificate of Appropriateness and Commissioner Henney seconded. All aye. Motion carried.

Sign Permit Application for 609 N. Pine St., Cannella Response Television, LLC, Accounting, Midwest Tai Chi and Self Defense

Acting Chairman Hintz entertained a motion. Commissioner Henney moved to approve the Sign Permit application. (a 22-inch wide x 36-inch long door window sign – 5.5 square feet – to cover about 57.4 percent of the door glass with colors of brown, gray and black) and Commissioner Erickson seconded. All aye. Motion carried.

Façade Grant Application for 609 N. Pine St., Cannella Response Television, LLC, Accounting, Midwest Tai Chi and Self Defense

Acting Chairman Hintz entertained a motion. Commissioner Erickson moved to approve the façade grant application in the amount of \$78.85 for the window sign and Commissioner Stone seconded. A roll call vote was then taken. Stelling: excused; Erickson: Aye; Henney: Aye; Hintz: Aye; Stone: Aye; Veronico-Ventura: absent; Weis: Aye.

Acting Chairman Hintz that these items are officially approved at the next council meeting.

At this time Patrick Scherrer, Building Inspector stated that some siding came down at 488-92 N. Pine St. (Cannella Response Television) and that it was repainted the same color that had been approved the commission earlier. This was an emergency repair.

Discussion of Current Projects and Response Team Updates

140 W. Chestnut St. (Bruesewitz) – Façade grant (\$250.00) for a sign was disbursed and closed June 22, 2010.

148 W. Chestnut St. – Dale Bruesewitz stated that the railing is to be white, not red, fence is up. (The September 25, 2008 minutes indicated that the approved color was “skelly red”.) He stated that there is now a fence around the property.

He also stated that he is not happy with the orange color that part of the front of the building at 116 W. Chestnut St. (El Chava Super Mercado) was painted. He stated that the rules should be enforced uniformly. Pat Scherrer is to call the owner about this. Commissioner Stone stated that we need a time frame in which people need to become compliant.

Review of Grant Funding Status

Tina Chitwood stated that there are unobligated funds prior to today’s meeting of \$1192.00. There is a \$12,871.00 balance. Today we approved \$824 in funds. Tina presented a request in July to the CDA to recapitalize the façade grant program. City Administrator Lahner sent the request to Ehlers and they are going to try to capitalize the program with monies from the TID and she has not heard a response from him yet on that. Tina also marketed the façade grant program at two events in July – at a finance seminar sponsored by Business Lending Partners at the Veteran’s Terrace and also at the July Chamber of Commerce meeting.

Update regarding the WHS CLG subgrant application.

Tina Chitwood stated that we are going to pursue putting in an application to the Wisconsin Historical Society to do an intensive community-wide survey of historic structures. We need to do a letter of intent that is due by September 9. She received three responses from three different firms that are eligible to do work for the Historical Society. All came in at around the same price for a community-wide survey at around \$25,000, which is 100 percent covered by the grant should we receive one. Acting Chairman Hintz asked if we would have to receive the grant before we start the inventory and Tina stated that we would.

Discussion of historic paint colors by John Krueger of Menards.

John Krueger, manufacturer’s representative for Konkel paints working with the Menards Store introduced himself and stated that he was here to learn the Historic Preservation process in hopes to be working with us regarding paints and building products. Commissioner Stone asked if Menard’s have a list of historic paints and John stated that they do. He stated that he has realized the importance of colors by being at tonight’s meeting.

Review and possible action concerning façade grant allotments approved in 2007 and 2008 which have not been disbursed to applicants.

Tina stated that there are façade grants for funds that have not been disbursed. There was no response to a letter sent by Tina to comply. There was a consensus that the property owners and business owners can reapply for a Certificate of Appropriateness for what has been done on their facades so far.

Kerkman's Split Ends, 316 N. Pine St.

A response team visit was done in July and work was not completed as approved. Acting Chairman Hintz entertained a motion. Commissioner Stone moved to rescind the façade grant amount of \$2,550 (façade work that included bulkhead replacement and painting which were not done) and Commissioner Weis seconded to rescind. A roll call vote was then taken. Stelling: excused; Erickson: Aye; Henney: Aye; Hintz: Aye; Stone: Aye; Veronico-Ventura: absent; Weis: Aye.

John Hobbs, 340 N. Pine St.

Acting Chairman Hintz entertained a motion. Commissioner Weis moved and Commissioner Erickson seconded to rescind the façade grant amount of \$204.28 for replacement of a door. A roll call vote was then taken. Stelling: excused; Erickson: Aye; Henney: Aye; Hintz: Aye; Stone: Aye; Veronico-Ventura: absent; Weis: Aye.

Former Hammes Emporium, 160 E. Chestnut St.

Acting Chairman Hintz entertained a motion. Commissioner Erickson moved and Commissioner Weis seconded to rescind the façade grant amount of \$250.00 for a sign. A roll call vote was then taken. Stelling: excused; Erickson: Aye; Henney: Aye; Hintz: Aye; Stone: Aye; Veronico-Ventura: absent; Weis: Aye.

Troost, 133 E. Chestnut St.

A response team visit was done and the black cornice has not been painted.

There was a consensus to give them 30-45 days or they will lose their funding rather rescinding since this is a more recent project. A letter to Mr. Troost will be sent by Tina.

Commissioner Erickson stated that we need "policing powers". Scherrer will cite Jasmine Tree (109 E. Chestnut St.) for inappropriate paint colors for the building. There was a consensus that façade grants should have conditions of approval, like you lose funding if work is not completed within 6 months or a year and Tina will look into this.

Discussion Concerning Potential/Future Projects and Notices of Violations in the Historic Preservation Overlay District

Scherrer stated he was out of the loop due to surgery on his arm.

Discussion of policies, procedures and the vision for the future of the Historic Preservation Commission

There were no items to report.

Adjournment

Acting Chairman Hintz entertained a motion to adjourn. Commissioner Weis moved and Commissioner Henney to adjourn at 7:41 P.M.

Respectfully submitted,

June Bobier
Administrative Assistant
City of Burlington