



**HISTORIC PRESERVATION COMMISSION  
SPECIAL MEETING MINUTES  
Wednesday, October 3, 2018**

The meeting was called to order by Chairman Darrel Eisenhardt at 5:02 p.m. Aldermanic Representative Susan Kott; Commissioner Steve Wagner; Commissioner Frank Capra were present. Commissioner Ken Morrison; Commissioner Kevin O'Brien; and Commissioner Daniel Colwell were excused.

**CITIZEN COMMENTS**

None

**APPROVAL OF MINUTES**

Aldermanic Representative Kott moved, and Commissioner Wagner seconded to approve the minutes of August 23, 2018.

**LETTERS AND COMMUNICATIONS**

None

**OLD BUSINESS**

**A. 588 N. Pine Street – Corner Vapery (Silver Cloud), this was tabled August 23, 2018**

**1. Sign Permit application to install signage of a new logo**

- Chairman Eisenhardt introduced and opened this item for discussion.
- Gregory Guidry, Building Inspector, explained on August 23, 2018 this item was tabled because of the concern of the font style for the signage. Mr. Guidry further explained this is the same logo as the Kenosha location, which the City of Burlington allows.
- There were no further comments.
- Commissioner Wagner moved, and Aldermanic Representative Kott seconded to approve the Sign Permit.
- All were in favor and the motion carried.

**B. 557 N. Pine Street – Arcade Driving School**

**1. Extension of a Certificate of Appropriateness for the front façade**

- Chairman introduced and opened this item for discussion.

- Mr. Guidry stated the property owner is requesting an extension until the end of the year for completion. Mr. Guidry suggested to allow the extension until April, 2019 in case there are issues.
- There were no further comments.
- Aldermanic Representative Kott moved, and Commissioner Capra seconded to approve the extension for the Certificate of Appropriateness to expire April 30, 2019.
- All were in favor and the motion carried.

## **2. Extension of a Façade Grant application for the front façade**

- Chairman introduced and opened this item for discussion.
- There were no comments.
- Commissioner moved, and Commissioner seconded to approve the extension of the grant to expire April 30, 2019.
- All were in favor and the motion carried.

## **NEW BUSINESS**

### **A. 457 Milwaukee Avenue – LifeBridge Church**

#### **1. Certificate of Appropriateness and Sign Permit to paint signage on the side wall**

- Chairman Eisenhardt introduced and opened this item for discussion.
- Mr. Guidry explained the ordinance does not allow brick to be painted in the historic district, unless it was previously painted. The Zoning Board of Appeals approved larger sized letters for the signage on the front of the building on June 14, 2016, to look more proportionate. Mr. Guidry stated the font size would not be any larger than what is currently there, and is using different font sizes and styles.
- Aldermanic Representative Kott asked if the whole background was blue with white writing. Commissioner Wagner responded no, just the center portion is blue. Chairman Eisenhardt stated the left and right sides of the building are white with black lettering. Aldermanic Representative Kott questioned why it was so busy looking with the curves and the curving words on the left and right sides. Jon Thorngate, representative, replied with the left and right sides they are trying to pull in some of the historical aesthetic look. Mr. Thorngate explained the curved lettering is historic looking, like the curved brick over the windows that can be found in the downtown area. The historical font created is similar to what was used on the original Chevrolet sign. Mr. Thorngate further explained it looks busier on a small picture,

than it will on a huge building. Commissioner Wagner asked what year the photograph was taken for the Chevrolet dealership sign. Chairman Eisenhardt guessed it was taken in the 1950s, based on the cars. Aldermanic Representative Kott stated back then there were no ordinances, and now we request logos and serif letters, which there are none. Commissioner Capra stated he thought it looks nice, but wondered if the context had any regulations. Mr. Guidry replied there are State laws that restrict what we can and cannot approve with signage.

- Commissioner Wagner stated the Commissioners set somewhat of a precedence with the Mercantile building, and was concerned. Mr. Guidry stated if the paint is taken off, the brick could be ruined. Commissioner Capra asked how many signs were allowed on the sides of a building. Mr. Guidry responded it is three signs per building, but asked if this is one big sign or three signs. Commissioner Capra responded it looks like three signs, but it could be counted as six signs. Mr. Guidry stated there is approximately 37 feet of wall to paint.
- Aldermanic Representative Kott asked if the words on top could be straight, and the bottom words (Relationships, Jesus, and Community) on the left side to be the same size as the right side (Everyone is Welcome). Commissioner Wagner asked if the applicant would need to come back if the hours changed. Mr. Thorngate stated the hours are small, and is the most frequently asked question, thus wanted it on the sign. Mr. Thorngate further stated if the hours change, they would go through the right approval process. Chairman Eisenhardt suggested maybe “Built On, Centered On, Focused On, and No One is Perfect” could be removed and the other words could be the same size, so it would not look so busy. Mr. Thorngate stated these are existing vision statements, so part of the words cannot be removed, the statement would not make sense. Mr. Guidry asked how many feet it is from the sidewalk to the bottom of the sign. Mr. Thorngate answered it was roughly 9 feet of unpainted brick. Mr. Guidry explained this was an unusual situation where the square footage for the paint and signage is counted as a whole, and not just the letters.
- Commissioner Capra stated the new proposed signage and the existing signage look similar, except for the missing divisions separating the signs. Aldermanic Representative Kott responded that she does not like how the words look so curvy. Commissioner Wagner asked if there was another building anywhere else in the city like this. Mr. Guidry replied there may be one other building, but not of this size. Commissioner Wagner stated he was looking at it from a precedent setting, and asked if there were any restrictions on linear square footage of the sign on the side of a building. Mr. Guidry answered it is 1.3 linear square footage of sign per linear frontage of the building, but this is over that requirement. Commissioner Wagner commented that maybe the brick could be painted without signs. Mr. Guidry stated since this is such a unique existing historical building and signage, a precedent would not be set, since the signage is being changed. Commissioner Capra asked if there was an ordinance regarding signage on the side of a building. Mr. Guidry replied no, but staff is working on updating the ordinance for the historic district.
- Chairman Eisenhardt reiterated that there were three options: 1) approve as presented, 2) approve by removing the right and left sides of the sign, or 3) make some modification.
- Mr. Thorngate asked if part of the signage can be approved, such as the middle section. Aldermanic Representative Kott responded no, that it would need to come back for a full

approval or denial, if it got tabled. Commissioner Capra asked if the new ordinance would have anything regarding this signage. Mr. Guidry answered the ordinance would not have any effect on this building, since it is so unique. Mr. Thorngate commented that they were hoping to start fixing the masonry, and painting the blue and white “LifeBridge Church” by this fall and the rest of it by early spring. Aldermanic Representative Kott asked if Mr. Thorngate was open to modifying the design. Mr. Thorngate replied that would not have a problem, but if the design concern is only one person, then it is enough reason to modify the design. Mr. Thorngate stated if it is tabled, then give some direction of what needs to be done.

- There were no further comments.
- Commissioner Wagner moved, and Commissioner Capra seconded to approve the Certificate of Appropriateness and Sign Permit as designed knowing that it is a unique situation, and is not setting a precedent for future buildings.
- 3 Ayes: Commissioner Wagner; Commissioner Capra; and Chairman Eisenhardt. 1 Nay: Aldermanic Representative Kott.

## **DISCUSSION ITEMS**

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

- Chairman Eisenhardt introduced and opened this item for discussion.
- Commissioner Eisenhardt stated there has been no changes since the last meeting on August 23, 2018.

## **ADJOURNMENT**

Aldermanic Representative Kott moved, and Commissioner Wagner seconded to adjourn the meeting at 5:33 p.m. *All were in favor and the motion carried.*

Recording Secretary,

Kristine Anderson  
Administrative Assistant