



**HISTORIC PRESERVATION COMMISSION
AMENDED MEETING MINUTES
THURSDAY, APRIL 25, 2019**

The meeting was called to order by Chairman Darrel Eisenhardt at 5:30 p.m. Aldermanic Representative Susan Kott; Commissioners Frank Capra; Ken Morrison; and Kevin O'Brien were present. Commissioner Steve Wagner and Dennis Tully were excused. Student Representatives Tyler Van Patten and Grace Lashbrook were excused.

CITIZEN COMMENTS

Wendy Lynch, 132 Duane Street, explained removing the tar marks on Flippy's wall, 401 N. Pine Street, is the same price as painting it. Ms. Lynch asked the Commissioners if they would allow the whole wall to be painted without going through the process, since there is a limited time offer on the price to paint. Tanya Fonesca, Graef, stated "Citizen Comments" is not for discussion, unless it is on the agenda. Commissioner O'Brien stated the Commissioners have made quick decisions in the past that were wrong choices, so did not want to rush with this decision.

Judith Schulz, 533 Milwaukee Avenue, stated that Preservation Racine is giving an award to 149 Edward Street and 233 Edward Street in Burlington for their buildings.

APPROVAL OF MINUTES

Aldermanic Representative Kott moved, and Commissioner Morrison seconded to approve the minutes of February 28, 2019.

LETTERS AND COMMUNICATIONS

None

OLD BUSINESS

None

NEW BUSINESS

- A. To consider approving a Certificate of Appropriateness application from Teacher Place for property located at *533 Milwaukee Avenue* for the restoration to the front façade.
 - Chairman Eisenhardt introduced and opened this item for discussion.
 - Ms. Foneca stated the owner is proposing to repair and maintain the façade, repaint the wood, and make improvements on the signage. Ms. Fonseca further stated there was a typo in the memorandum where BDO board should be MDO board.
 - Ms. Schulz, owner, presented pictures and samples of the building before and after repairs that were done previously.

- Commissioner O'Brien explained that sometimes material cannot be used like it was in the past, so other material is required to be used. Chairman Eisenhardt asked what Fypon was. Ms. Fonesca answered it is like a polyurethane product that replicates the look of wood trim. The Commissioners questioned if the colors being proposed should not be approved, since they are not historic colors to begin with from 19 years ago. Ms. Schulz stated these colors were approved back in 2000, and the same colors are being used to re-paint.
 - Ms. Schulz commented that someone wrote incorrect information on her application.
 - Commissioner O'Brien asked Ms. Schulz if she had received any other quotes for the job. Ms. Schulz responded yes there were multiple bids, but was pleased with the work this company had done in the past.
 - There were no further comments.
 - Aldermanic Representative Kott moved, and Commissioner Capra seconded to approve the Certificate of Appropriateness to restore the front façade, provided the colors used are consistent with historic colors to match the existing colors.
 - All were in favor and the motion carried.
- B.** To consider approving a Certificate of Appropriateness application from Teacher Place for property located at *541 Milwaukee Avenue* for the restoration to the front façade.
- Chairman Eisenhardt introduced and opened this item for discussion.
 - Ms. Schulz shared a little history that the Grand Army of the Republic used to meet upstairs years ago.
 - Commissioner O'Brien questioned if 533 & 541 Milwaukee Avenue are non-profit businesses. Ms. Schulz replied yes they are non-profit and the 43rd year in Burlington.
 - There were no further comments.
 - Aldermanic Representative Kott moved, and Commissioner Capra seconded to approve the Certificate of Appropriateness to restore the front façade, provided the colors used are consistent with historic colors to match the existing colors.
 - All were in favor and the motion carried.
- C.** A Façade Grant Program application from Teacher Place for property located at *533 Milwaukee Avenue* for the restoration to the front façade.
- Chairman Eisenhardt introduced and opened this item for discussion.

- The Commissioners discussed whether 533 & 541 Milwaukee Avenue is one building or two, because there is one tax parcel for both addresses. Ms. Schulz explained 19 years ago this body had encouraged two façade grants. Ms. Schulz further explained there are two water lines, but one tax parcel because State has jurisdiction approval over the building changes regarding fire doors. Ms. Fonesca stated the GIS map on Racine County shows one tax parcel with a tie line, which separates the building. Aldermanic Representative Kott asked if the building could be sold as two separate buildings. Ms. Schulz answered yes, plus there is a door way that connects the two buildings. Commissioner Morrison asked what has happened with similar façades. Chairman Eisenhardt responded multiple façade grants were given to similar properties.
- There were no further comments.
- Aldermanic Representative Kott moved, and Commissioner Capra seconded to approve the Façade Grant to restore the front façade.
- Roll call: Chairman Eisenhardt; Aldermanic Representative Kott; and Commissioners Capra; Morrison; and O'Brien.
- All were in favor and the motion carried.

Student Representative Grace Lashbrook arrived at 6:22 pm.

D. A Façade Grant Program application from Teacher Place for property located at *541 Milwaukee Avenue* for the restoration to the front façade.

- Chairman Eisenhardt introduced and opened this item for discussion.
- There were no comments.
- Aldermanic Representative Kott moved, and Commissioner Capra seconded to approve the Façade Grant to restore the front façade.
- Roll call: Chairman Eisenhardt; Aldermanic Representative Kott; and Commissioners Capra; Morrison; and O'Brien.
- All were in favor and the motion carried.

DISCUSSION ITEMS

A. Review of Façade Grant Funding Status

- Chairman Eisenhardt introduced and opened this item for discussion.

- Chairman Eisenhardt asked how far along 557 N. Pine Street is with completing the façade repairs. Gregory Guidry, Building Inspector, replied the construction portion is completed, however, the owner ran into issues and found rotten wood, which is being replaced with a flat wood panel, as it was originally, instead of the raised design. The Commissioners questioned if a building permit has been issued for 164 E. Washington Street. Mr. Guidry answered no one has applied for one. Mr. Guidry stated the building is under contract, and the city has been told the same work that was approved would be done. Mr. Guidry further stated Brian Torgerson will be liable for any permits. Ms. Fonseca explained if the applicant wants any changes, they will need to propose those ideas.
- Aldermanic Representative Kott asked if anyone had been paid out last month. Chairman Eisenhardt responded no, but 164 E. Washington got approved for three façade grants.

Student Representative Tyler Van Patten arrived at 6:30 pm.

ADJOURNMENT

Commissioner Morrison moved, and Commissioner O'Brien seconded to adjourn the meeting at 6:32 p.m. *All were in favor and the motion carried.*

Recording Secretary,

Kristine Anderson
Administrative Assistant