



**HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
THURSDAY, JULY 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 Bernard Petersen were present. Commissioners Steve Wagner and Kevin O'Brien were excused. Assistant City Administrator/Zoning Administrator Megan Watkins and City Planner, Tanya Fonseca were also present.

**CITIZEN COMMENTS**

None

**APPROVAL OF MINUTES**

Commissioner Morrison moved, and Commissioner Capra seconded to approve the minutes of June 27, 2019.

**LETTERS AND COMMUNICATIONS**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**A. To consider approving a Certificate of Appropriateness (COA) and Sign Permit applications from Jonathan Thorngate for property located at 473 Milwaukee Avenue to improve the façade, outdoor space, and install a wall sign.**

- Chairman Eisenhardt introduced and opened this item for discussion.
- Tanya Fonseca, Graef explained this structure is built to be a little more on the Contemporary side, but the commissioners can be lenient since it is a non-contributing structure. The original style is not required like other contributing buildings.
- Jonathan Thorngate, LifeBridge Church representative, stated the goal is to raise the height of the building to block the apartment in the back, the roof will look like an awning structure, and a recessed panel look.
- Chairman Eisenhardt asked if the windows and frames are identical to LifeBridge Church. Mr. Thorngate answered yes, everything including the lighting will match the church as close as possible. Commissioner Capra questioned if Mr. Thorngate is trying to match the paint color to compliment the church. Mr. Thorngate replied yes, more of a gray/blue would be best, he is flexible on the historic color.

- Chairman Eisenhardt asked if the façade will be the same on all three sides. Mr. Thorngate responded the façade improvements will wrap up to the privacy fence, enough to be out of the line of site. Commissioner Petersen asked if Mr. Thorngate would consider a different style railing. Mr. Thorngate replied yes, and would come back with a new rendering. Mr. Thorngate showed samples of windows and sign letters.
- There were no further comments.

**1) Motion for COA**

- Commissioner Morrison moved, and Aldermanic Representative Kott seconded to approve the COA for the design, contingent the applicant comes back with a rendering of a different style railing.
- All were in favor and the motion carried.

**2) Motion for Sign Permit**

- Aldermanic Representative Kott moved, and Commissioner Morrison seconded to approve the Sign Permit.
- All were in favor and the motion carried.

**B. To consider approving a Certificate of Appropriateness (COA) and Sign Permit applications from Bevin Dawson for property located at 488 Milwaukee Avenue to improve the façade, and install a projecting and wall sign.**

- Chairman Eisenhardt introduced and opened this item for discussion.
- Ms. Fonseca explained this building was pieced together over the years with an addition of a 3-story after the fire, and part of the original building. Ms. Fonseca stated the Wisconsin Historical Society was consulted when doing the review because of the complexity, which they commented that a building should not be made historical if most of the historic character look is gone. A building should be repaired or restored, but not created.
- Commissioner Capra stated with the 3-story building as proposed the façade looks modern, and suggested adding window sills to give the façade some dimension. Commissioner Capra asked if the window sills can mimic with what is existing. Bevin Dawson, owner, replied the façade will resemble the 1950s picture, with the window sills remaining and larger window openings. Mr. Dawson stated the sign board will also add depth to the façade.
- Commissioner Petersen questioned if the roof line is tall enough to hide the Heating, Ventilation, and Air Conditioning unit, and if the door on Chestnut Street is an entrance. Mr. Dawson responded, yes the roof comes up high enough to hide the equipment, the door on Chestnut Street is only an emergency exit. Aldermanic Representative Kott and Commissioner Capra questioned if there will be bulkheads under the front windows on the right side (3-story

building). Mr. Dawson answered no, there is no reference that there ever were bulkheads. Mr. Dawson explained the bulkheads in the 1950s picture is a man-made wooden bulkhead and not concrete. Mr. Dawson explained he did not want to mix other materials that do not match with anything else to create bulkheads. Aldermanic Representative Kott asked if he would do metal bulkheads. Mr. Dawson replied no, because the metal does not exist on the building. Aldermanic Representative Kott mentioned that the 1950s photograph shows the bulkhead, and Mr. Dawson should leave the bulkheads on the 3-story building. Mr. Dawson explained currently there is brick/concrete, but if concrete was added it would not match, since it would be fresh concrete. Mr. Dawson stated the bulkheads are wooden and man-made. Ms. Fonseca stated it is helpful to have good photographic evidence to replicate something that is no longer there, but the point of historic rehabilitation for these buildings is so they can be used in 2019. Commissioner Morrison reminded the members that something should not be created that might have been there, but no longer is. Mr. Dawson replied it is hard to make something look historic when you cannot tell what was there, since there is very little remaining from the fire. Mr. Dawson commented it is unknown how much can be salvaged, and what will be found underneath until the façade gets torn off or repairs take place. Aldermanic Representative Kott stated it is hard to approve the unknowns. Ms. Fonseca suggested that the Commissioners could send representatives out during the process. Commissioner Petersen stated that he has more flexibility since it is not a historic building anymore. The Commissioners wanted to review the list of requirements. Ms. Fonseca stated the window sills that would remain is the only thing mentioned. Aldermanic Representative Kott requested to show detail of the metal trim that runs under the sign band. Mr. Dawson stated the trim could be shown. Chairman Eisenhardt replied metal is not historic and the concrete would show as new, so leave the 3-story building as presented. Aldermanic Representative Kott explained the window sills on the 3-story building will help the building not look so contemporary. Ms. Fonseca stated the motion is to include all window sills and metal strip under the cornice. Mr. Dawson responded in the 1968 fire picture there is no metal strip, but masonry instead. Ms. Fonseca commented that the metal trim is now out of the motion. Aldermanic Representative Kott agreed to no metal strip.

- There were no further comments.

#### **1) Motion for COA**

- Aldermanic Representative Kott moved, and Commissioner Capra seconded to approve the COA contingent on retaining/replicating the window sills on both buildings if damaged, and site visits by 2 or 3 Commissioners as façade is being torn off.
- All were in favor and the motion carried.
- Aldermanic Representative Kott asked what type of font is being used for the signage. Mr. Dawson responded the circle sign on the corner is the logo and “The Loop Commons” sign will both have different fonts. Mr. Dawson explained the corner sign is logo because they do not want to encourage traffic on Chestnut Street, since the entrance door is on Milwaukee Avenue. There will only be two signs for the whole building and not each business.

#### **2) Motion for Sign Permit**

- Commissioner Capra moved, and Commissioner Morrison seconded to approve the Sign Permit as presented.
- All were in favor and the motion carried.

**C. A Façade Grant Program application from Bevin Dawson for property located at 488 Milwaukee Avenue to improve the façade, and install a projecting and wall sign.**

- Chairman Eisenhardt introduced and opened this item for discussion.
- There were no comments.
  - 1) **Motion for West façade**
    - Aldermanic Representative Kott moved, and Commissioner Morrison seconded to approve the Façade Grant for the West façade, but not to exceed \$5,000, and based upon COA conditions.
    - Roll call: Chairman Eisenhardt; Aldermanic Representative Kott; and Commissioners Capra; Morrison; and Petersen.
    - All were in favor and the motion carried.
  - 2) **Motion for East façade**
    - Commissioner Morrison moved, and Aldermanic Representative Kott seconded to approve the Façade Grant for the East façade, but not to exceed \$5,000, and based upon COA conditions.
    - Roll call: Chairman Eisenhardt; Aldermanic Representative Kott; and Commissioners Capra; Morrison; and Petersen.
    - All were in favor and the motion carried.
  - 3) **Motion for North façade**
    - Aldermanic Representative Kott moved, and Commissioner Petersen seconded to approve the Façade Grant for the North façade, but not to exceed \$5,000, and based upon COA conditions.
    - Roll call: Chairman Eisenhardt; Aldermanic Representative Kott; and Commissioners Capra; Morrison; and Petersen.
    - 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 explained Round 8 has a \$0.00 balance remaining and Round 9 would have \$9,475.57 remaining.

## **B. To consider approving the Sign Ordinance revisions.**

- Chairman Eisenhardt introduced and opened this item for discussion.
- Ms. Fonseca explained the three signs were corrected to four signs that were previously determined. Assistant City Administrator/Zoning Administrator Megan Watkins stated “see page 20” will not go in the ordinance, since it has to get approval every time the guidelines are amended. Ms. Watkins further stated it will be changed on the application. Ms. Watkins explained once this is approved, it will go to Plan Commission, then Common Council for final approval.
- There were no further comments.
- Aldermanic Representative Kott moved, and Commissioner Capra seconded to approve Sign Ordinance Chapter 315-74, with changing “Front Façade to Street Facing Facade” in title, removal of see page 20, and replace Historic Preservation Overlay District to HPO throughout the document.
- All were in favor and the motion carried.

## **ADJOURNMENT**

Aldermanic Representative Kott moved, and Commissioner Capra seconded to adjourn the meeting at 6:53 p.m. *All were in favor and the motion carried.*

Recording Secretary,

Kristine Anderson  
Administrative Assistant