



**HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
THURSDAY, FEBRUARY 27, 2020**

The meeting was called to order by Aldermanic Representative Susan Kott at 5:30 p.m. Commissioners Steve Wagner; Ken Morrison; Kevin O'Brien; and Bernard Petersen were present. Chairman Darrel Eisenhardt and Commissioner Frank Capra were excused. City Administrator Carina Walters was also present.

**CITIZEN COMMENTS**

None

**APPROVAL OF MINUTES**

Commissioner Wagner moved, and Commissioner O'Brien seconded to approve the minutes of January 23, 2020.

**LETTERS AND COMMUNICATIONS**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**A. To consider approving a Certificate of Appropriateness application from Bob and Pat Sullivan for property located at 700 N. Pine Street for renovations to the rear of the building.**

- Aldermanic Representative Kott introduced and opened this item for discussion.
- Tanya Fonseca stated the applicant is looking to do improvements to the exterior of the building. Ms. Fonseca further stated EIFS is not a very durable material, and encourages a stronger material, considering trucks will be loading and unloading in this area.
- Bob Sullivan, applicant, explained originally there were no walls on this building, because it was a train station. In the 1940s the brick walls were added, but with no insulation. The plan is to make this establishment into a brewery and taproom. Mr. Sullivan further explained he tried matching the brick, however, this was not feasible in cost and color for such a small area. The left garage door would be removed, and the right garage door would be made smaller with a pedestrian door next to it. In order to get insulation and color of bricks to match, he had to go with EIFS. This area is not being used for loading, and is not in public view.

- Aldermanic Representative Kott asked why the wall needs to be covered if only one door is being closed off. Mr. Sullivan replied in order to install the insulation there has to be something to cover it with, plus there is not enough room for insulation inside the building. Aldermanic Representative Kott suggested going with the darker color for the EIFS to blend in with the brick, just as long as it is a historical color. Aldermanic Representative Kott stated the colors could be approved by City staff. Commissioner Wagner asked if the EIFS would cover from wall to wall. Mr. Sullivan responded, yes.
- There were no further comments.
- Commissioner Wagner moved, and Commissioner O'Brien seconded to approve the Certificate of Appropriateness contingent staff reviews the historical color.
- All were in favor and the motion carried.

## **DISCUSSION ITEMS**

### **A. Discussion and decision for a timeline to retroact Façade Grants, and if a Certificate of Appropriateness application for signage is required to receive a grant.**

- Aldermanic Representative Kott introduced and opened this item for discussion.
- Carina Walters, City Administrator, explained at the January 23, 2020 meeting an applicant asked for a grant after installing signage, and the Commissioners wanted to know if it was the correct thing to do. Ms. Walters suggested adding this discussion to the agenda.
- The Commissioners had a discussion regarding grants and applications. During the discussion the Commissioners agreed that a Certificate of Appropriateness application is not needed to receive a grant for signage. They also agreed that the Grant application should be submitted at the same time as the Certificate of Appropriateness or Sign Permit application. The Commissioners stated the building inspector could approve vinyl signage on windows. The Commissioners further stated in order to receive a grant, work cannot be started prior to approval.
- The Commissioners mentioned an awning was installed without coming for approval. The Commissioners asked if a citation can be given, and what will be done. Ms. Walters answered the owners will be contacted and will need to go through the process for approval. Ms. Fonseca responded according to the City ordinance a citation without a sign permit is allowed.
- Ms. Walters stated staff will amend the language on the applications to reflect these decisions, and bring them before the board for approval.

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

- Aldermanic Representative Kott introduced and opened this item for discussion.
- Aldermanic Representative Kott stated Round 8 has \$39,475.57 pending with projects not completed, Round 9 has \$4,563.99 pending with projected not completed, and \$50,000 of grant money was approved for Round 10 in 2020.

## **ADJOURNMENT**

Commissioner Petersen moved, and Commissioner Wagner seconded to adjourn the meeting at 6:22 p.m. *All were in favor and the motion carried.*

Recording Secretary,

Kristine Anderson  
Administrative Assistant