



**HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
THURSDAY, MAY 28, 2020**

The meeting was called to order by Chairman Darrel Eisenhardt at 5:38 p.m. through Zoom Meetings. Commissioners Frank Capra; Ken Morrison; and Kevin O'Brien were present. Aldermanic Representative Susan Kott; Commissioners Steve Wagner; and Bernard Petersen were excused. Carina Walters, City Administrator; Gregory Guidry, Building Inspector; and Tanya Fonseca, Graef were also present.

CITIZEN COMMENTS

None

APPROVAL OF MINUTES

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

Roll call vote: Aye-4, Nay-0. Chairman Eisenhardt; Commissioners Capra; Morrison; and O'Brien. Motion carried.

LETTERS AND COMMUNICATIONS

None

OLD BUSINESS

A. To consider an extension request to the Certificate of Appropriateness and Façade Grant for property located at 164 E. Washington Street from Dustin & Molly Elsbury.

- Chairman Eisenhardt introduced and opened this item for discussion.
- Gregory Guidry, Building Inspector, explained a lot of work has been completed and the applicant is requesting more time for completion. The windows are ordered, the back corner door by the alley side has been relocated, and some tuck-pointing is finished. There is major work being done to the interior, and after the floor installed, the windows can be installed.
- Chairman Eisenhardt asked if they have considered repairing the bulkhead, storefront windows, and cornice. Molly Elsbury, applicant, answered the bulkhead, storefront windows and everything else mentioned in the conditional approval will be replaced, except for the cornice. Commissioner Capra questioned if there are any design changes. Ms. Elsbury responded the look will be very similar, but will have a larger space between the storefront windows with a transom window above the windows and doors.

- Commissioner O'Brien asked Ms. Elsbury if a 6 month extension was sufficient. Ms. Elsbury replied their goal was to be completed by the end of August. The floor is currently being replaced, and then the windows can be installed. Ms. Elsbury commented the exterior doors are being delivered mid-July.
- There were no further comments.
- Commissioner O'Brien moved, and Commissioner Capra seconded to approve the Certificate of Appropriateness and Façade Grant extension until December 1, 2020.

Roll call vote: Aye-5, Nay-0. Chairman Eisenhardt; Commissioners Capra; Morrison; O'Brien; and Petersen. Motion carried.

Commissioner Bernard Petersen joined the meeting at 5:45 p.m.

NEW BUSINESS

A. To consider approving a Certificate of Appropriateness application from Nicholas & Kelly Willkomm for property located at 388 N. Pine Street to repair the façade and replace the awning.

- Chairman Eisenhardt introduced and opened this item for discussion.
- Tanya Fonseca, Graef, explained the applicant proposes to repair the parapet, cornice, tuck-pointing, and replace the awning. At the January 23, 2020 meeting the applicants gave a presentation on the possible options for façade repairs. The proposals for repairs meet the guidelines. Mr. Guidry added the applicant is maintaining what is currently there.
- Nicholas Willkomm, applicant, stated the façade will remain stone, and be repaired to match the existing.
- There were no further comments.
- Commissioner Capra moved, and Commissioner O'Brien seconded to approve the Certificate of Appropriateness.

Roll call vote: Aye-5, Nay-0. Chairman Eisenhardt; Commissioners Capra; Morrison; O'Brien; and Petersen. Motion carried.

B. A Façade Grant Program application from Nicholas & Kelly Willkomm for property located at 388 N. Pine Street to repair the North and West façades.

- Chairman Eisenhardt introduced and opened this item for discussion.

- Mr. Guidry stated the façade grant would be \$5,000 for each side, and the repairs satisfy the requirements.
- There were no further comments.

1) Motion for the North façade

- Commissioner O’Brien moved, and Commissioner Morrison seconded to approve the Façade Grant for the North façade, but not to exceed \$5,000.
- Roll call vote: Aye-5, Nay-0. Chairman Eisenhardt; Commissioners Capra; Morrison; O’Brien; and Petersen. Motion carried.

2) Motion for the West façade

- Commissioner O’Brien moved, and Commissioner Capra seconded to approve the Façade Grant for the West façade, but not to exceed \$5,000.
- Roll call vote: Aye-5, Nay-0. Chairman Eisenhardt; Commissioners Capra; Morrison; O’Brien; and Petersen. Motion carried.

C. To consider approving a Certificate of Appropriateness application from Craig Faust for property located at 140 and 148 W. Chestnut Street to repair and repaint the façade, replace window, add an awning, and add fenced in patio area.

- Chairman Eisenhardt introduced and opened this item for discussion.
- Ms. Fonseca explained at the May 12, 2020 Plan Commission meeting it was discussed that this property operates as one property. The owner plans to paint and tuck-point both buildings, add a side awning, iron fence for the patio, and install new windows to 140 W. Chestnut Street. Ms. Fonseca stated the awning is to be of historic color. Ms. Fonseca suggested that the owner consider using wood windows, and removing the front awning to show the original structure. The Plan Commissioners approved of a new side door for access to the patio.
- Craig Faust, owner, stated vinyl windows were recommended since the wood deteriorates too fast. Mr. Faust further stated if the awning was removed it would cause the tenants’ bills to be too expensive, since the awning helps block the sun. Mr. Faust commented the new awning will be a close match to the front awning.
- Commissioner Morrison asked if the colors on the building are historic. Mr. Faust replied the paint on the brick will be removed and cleaned, but may need to be re-painted as a historic color if there are multiple brick colors. Both buildings will be painted in Roycroft Copper Red and Birdseye Maple. Commissioner Morrison asked for clarification that it was acceptable to paint the brick since it already is. Ms. Fonseca answered yes, the brick can be re-painted if it has previously been painted.

- Chairman Eisenhardt asked how far the fence will be from the corner. Mr. Guidry responded the fence will be 3 feet from the right-of-way, and will replace the existing fence.
- Chairman Eisenhardt questioned if the side door is used by employees or customers. Mr. Faust responded the door is for both, since there is no access through the gate to get to the patio.
- There were no further comments.

1) Motion for 140 W. Chestnut Street

- Commissioner O'Brien moved, and Commissioner Petersen seconded to approve the Certificate of Appropriateness.
- Roll call vote: Aye-5, Nay-0. Chairman Eisenhardt; Commissioners Capra; Morrison; O'Brien; and Petersen. Motion carried.

2) Motion for 148 W. Chestnut Street

- Commissioner O'Brien moved, and Commissioner Capra seconded to approve the Certificate of Appropriateness.
- Roll call vote: Aye-5, Nay-0. Chairman Eisenhardt; Commissioners Capra; Morrison; O'Brien; and Petersen. Motion carried.

D. A Façade Grant Program application from Craig Faust for property located at 140 and 148 W. Chestnut Street to make improvements to the façade on two buildings.

- Chairman Eisenhardt introduced and opened this item for discussion.
- Mr. Guidry stated for 140 W. Chestnut Street approximately \$12,000 meets the criteria for a grant, so the maximum grant allowed is \$5,000. Mr. Faust commented the total cost of the project is estimated between \$35,000 and \$40,000, but what was submitted has been separated out as to what qualifies for a grant.
- Chairman Eisenhardt asked once the fence and color is determined, if it should come back for staff or Commissioners' approval. Mr. Faust answered the fence will be a black wrought iron fence.
- There were no further comments.

1) Motion for 140 W. Chestnut Street façade

- Commissioner Petersen moved, and Commissioner O'Brien seconded to approve the Façade Grant for 140 W. Chestnut Street, but not to exceed \$5,000.

- Roll call vote: Aye-5, Nay-0. Chairman Eisenhardt; Commissioners Capra; Morrison; O'Brien; and Petersen. Motion carried.

2) Motion for 148 W. Chestnut Street façade

- Mr. Guidry stated for 148 W. Chestnut Street the qualified grant amount is \$2,722.50. Chairman Eisenhardt asked why the brick and rebuilding of the dome was not included as part of the grant. Mr. Guidry commented he will ask staff to confirm the calculations.
- Commissioner Morrison moved, and Commissioner Capra seconded to approve the Façade Grant for 148 W. Chestnut Street façade in the amount of \$2,722.50, but to consider and include additional money if the additional costs for the brick (\$220) and dome (\$500) are eligible.
- Roll call vote: Aye-5, Nay-0. Chairman Eisenhardt; Commissioners Capra; Morrison; O'Brien; and Petersen. Motion carried.

E. To consider approving a Sign Permit application from Michael Hammes for property located at 597 N. Pine Street to install a hanging sign.

- Chairman Eisenhardt introduced and opened this item for discussion.
- Mr. Guidry explained the sign is a little larger than the existing Rugans' sign, but still meets all requirements in size, height, and color.
- There were no further comments.
- Commissioner Morrison moved, and Commissioner O'Brien seconded to approve the Sign Permit.

Roll call vote: Aye-5, Nay-0. Chairman Eisenhardt; Commissioners Capra; Morrison; O'Brien; and Petersen. Motion carried.

DISCUSSION ITEMS

A. Review of Façade Grant Funding Status.

- Chairman Eisenhardt introduced and opened this item for discussion.
- Mr. Guidry commented that 488 Milwaukee Avenue has made a lot of progress, but expires in July. Mr. Guidry stated he suggested that the owner request an extension for his grant, which staff has received and will be placed on the next agenda.

ADJOURNMENT

Commissioner Petersen moved, and Commissioner Capra seconded to adjourn the meeting at 6:35 p.m.

Roll call vote: Aye-5, Nay-0. Chairman Eisenhardt; Commissioners Capra; Morrison; O'Brien; and Petersen. Motion carried.

Recording Secretary,

Kristine Anderson
Administrative Assistant