



**HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
Thursday, April 28, 2016**

The meeting was called to order by Alderman Tom Preusker at 6:30 pm. Commissioner Darrel Eisenhardt; Commissioner Kevin O'Brien; and Commissioner Maria Veronico were present. Chairman Tom Stelling; Commissioner Joel Weis; and Commissioner Jeff Erickson were excused.

CITIZEN COMMENTS

None

APPROVAL OF MINUTES

Commissioner Eisenhardt moved, and Commissioner Veronico seconded to approve the minutes of March 24, 2016. All were in favor and the motion carried.

LETTERS AND COMMUNICATIONS

None

OLD BUSINESS

A. A revised Sign Permit application from Jonathan Thorngate for property located at 457 Milwaukee Avenue to install projecting and wall signs. This item was tabled at the March 24, 2016 meeting.

- Alderman Preusker introduced and opened this item for discussion.
- Eric Halbur of Abacus Architects stated the revised plans, for the signs, have both options for the 12 inch and 18 inch lettering. Mr. Halbur stated the reason why the letters are so large is because the original letters for the Chevy Dealer, according to the historic photos, were very large. Commissioner O'Brien verified that they are trying to mirror the style of the historic Chevy sign. Commissioner Veronico questioned if the size of the historic letters were also the 18 inches that they are proposing. Mr. Halbur responded the historic letters were actually larger. Mr. Halbur brought a sample of the material for the letter, which is a lightweight heavy-duty foam that will not deteriorate, fade or warp. Commissioner Eisenhardt asked if the only lighting will be the gooseneck lights. Mr. Halbur replied yes. Commissioner O'Brien stated, according to Mark Roffers' report, a plastic like material is not allowed in the Historic District. Commissioner Veronico stated this foam material is not a plastic like material. Alderman Preusker stated the 18 inch letters would look more proportionate against the building compared to the 12 inch. Commissioner O'Brien stated he thought it might be too overwhelming. Commissioner Veronico stated if the letters were moved down away from the lights, they may not look so big, besides the HPC Commissioners cannot approve anything

over 12 inches. Commissioner Veronico stated if 18 inch letter is what they would like, the request could be submitted to the Zoning Board of Appeals. Commissioner Eisenhardt stated the green square part of the sign is the logo and will be perpendicular to the building.

- Commissioner Eisenhardt stated that at the March 24, 2016 meeting the cleaning of the west elevation and the removal of the signage were issues and inquired how this is being resolved. Mr. Halbur stated the signage has always been there and would like to repaint over them, since it would be a challenge to remove the signage. Alderman Preusker stated there is no need to make a motion for the painting of the façade since there is no application at this time and would be a separate item.
- There were no further comments.
- Commissioner O'Brien moved, and Alderman Preusker seconded to recommend submitting an application to the Zoning Board of Appeals to consider signage larger than the 12 inches with the exception given the size of the façade, subject to Mark Roffers' memorandum.
- All were in favor and the motion carried.

NEW BUSINESS

None

DISCUSSION ITEMS

A. Review of Façade Grant Funding Status.

- Alderman Preusker introduced and opened this item for discussion.
- Alderman Preusker stated the \$20,000 in Round 6 has been used up by four projects recently approved. Round 5 has \$19,368.62 obligated funds that have four projects currently under-construction. Commissioner Eisenhardt questioned if there is available funding from the hotels. Alderman Preusker stated he would ask if the Community Development Authority (CDA) would have extra funds for the Historic District.
- There were no further comments.

B. Discussion regarding the creation of a façade maintenance program, with the potential request for funds and approval of the program by the Common Council. This item was table at the March 24, 2016 meeting.

- Alderman Preusker introduced and opened this item for discussion.
- Commissioner O'Brien stated that it would be better to use this type of fund for structural purposes and not painting. Commissioners O'Brien gave examples of structural purposes such as rotted out window frames, wood doors or simply falling apart. Alderman Preusker

stated the reason for the Historic District Façade Grant is to get the buildings up to historic standards, then it is the owner's responsibility. Commissioner Veronico stated the maintenance needs to be defined and discussed further with all the Commissioners before it is brought to Common Council.

- There were no further comments.
- All were in favor and the motion carried.

ADJOURNMENT

Commissioner Eisenhardt moved, and Commissioner Veronico seconded to adjourn the meeting at 7:34 p.m. *All were in favor and the motion carried.*

Recording Secretary,

Kristine Anderson
Administrative Assistant