



**HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
Thursday, September 22, 2016**

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

CITIZEN COMMENTS

Judith Schulz, 533 Milwaukee Avenue, stated she believes the Historic District should work for all. Ms. Schulz explained how she proposed to the historic district 20 years ago that replica materials like vinyl windows should be used, if you paint them they look historic. The letters on the window used to be placed on the inside and now the ordinance has changed to placing vinyl letters on the outside of the window. The windows in the historic district are typically square but some businesses have a horizontal split in half which is not the right proportion for most windows. The wide mullions in the center of the window do not fit well in the Historic District and new products are being made that make materials look historic.

Chairman Stelling stated the windows and conversation brought up at this meeting, can be placed on a future agenda to discuss, since it was a citizen comment and cannot be discussed at this time.

APPROVAL OF MINUTES

Commissioner Eisenhardt moved, and Commissioner Weis seconded to approve the minutes of July 28, 2016. All were in favor and the motion carried.

LETTERS AND COMMUNICATIONS

None

OLD BUSINESS

A. A recommendation to the Common Council from Shad Branen of Keuper Mercantile (formerly Schuette-Daniels Furniture) for property located at 413 & 425 N. Pine Street for an extension of the Certificate of Appropriateness for up to one year.

- Chairman Stelling introduced and recused himself.
- Alderman Preusker introduced and opened this item for discussion.

- Shad Branen, owner, stated his Façade Grant expires October 22, 2016. Mr. Branen explained that he has been working with the State for the past six months for a State Grant, and in order to be able to receive that grant he cannot proceed with any improvements until the grant is approved. Mr. Branen commented he is finalizing his plans to determine if things will be changing. He was considering, on the green side wall, instead of painting the brick it would be brick with ephus over the wall, which would be for an energy saving insulation. Commissioner Erickson stated if the Certificate of Appropriateness is extended and any new changes happen, Mr. Branen will have to present them before the Historic Preservation Commission again. The City would like to see the work completed on this building since it is significant to the downtown area.
- There were no further comments.
- Commissioner Eisenhardt moved, and Commissioner Weis seconded to extend the Certificate of Appropriateness for additional one year.
- All were in favor and the motion carried.

B. A recommendation to the Common Council from Shad Branen of Keuper Mercantile (formerly Schuette-Daniels Furniture) for property located at 413 & 425 N. Pine Street for an extension of the Façade Grant Program for up to one year.

- Alderman Preusker introduced and opened this item for discussion.
- There were no comments.
- Commissioner Erickson moved, and Commissioner Eisenhardt seconded to extend the façade grant for an additional one year.
- Roll call: Commissioner Joel Weis; Commissioner Jeff Erickson; Commissioner Darrel Eisenhardt; and Alderman Preusker.
- All were in favor and the motion carried.

NEW BUSINESS

A. A Certificate of Appropriateness application from James Hayes for property located at 597 N. Pine Street (Rugan's) to install and paint an electrical conduit on the side of the building, install a light fixture next to the side entrance door, install fresh air intake louvers and install lights above the entrance door.

- Alderman Preusker introduced and opened this item for discussion.
- Jim Hayes, owner, explained they installed an electrical conduit on the side of the building facing Milwaukee Avenue for public safety. Mr. Hayes stated WE Energies agreed it was the

best and only option. The conduit will be painted to match the brick. The fresh air intake louvers were placed in one of the window openings since the rooftop did not provide a certain separation, which is required for the ventilation to work properly. Currently on the roof, are four air conditioning units to keep the place cool, the waste lines that come in had to go on the window side to bring in fresh air so contaminated air would not come in. The louvers will be painted to match the other windows. The lights that shine down on the Rugan's sign are two small 10 LED watt lights and another one by the side door. Alderman Preusker stated that previously there was a light by the side door. Tom Stelling, Stelling & Associates, commented that the light at the side door and above the sign were painted black inside of the lights to reduce the glare.

- Gregory Guidry, Building Inspector, stated there are other buildings in the downtown area that have electrical pipes running on the sides of the buildings. Mr. Guidry noted that Zumpanos has two lights by their doors and Chase Bank have shiny kitchen hoods on top of their roof along with an air conditioning unit in the window. Mr. Guidry stated the Rugan's lights above the door can be adjusted if needed and the side light has been corrected. The fresh air intake louvers had to be place on the side of the building since there are lots of other units on the roof.
- There were no further comments.
- Commissioner Erickson moved, and Commissioner Weis seconded to recommend approving the Certificate of Appropriateness to install lights by the doors, install and paint the electrical conduit and fresh air intake louvers, subject to Gregory Guidry's September 15, 2016 memorandum.
- All were in favor and the motion carried.

DISCUSSION ITEMS

A. Review of Façade Grant Funding Status.

- Alderman Preusker introduced and opened this item for discussion.
- Alderman Preuker stated that no funds were remaining for 2016. Alderman Presker also stated he could try and request a larger amount of funds that would help cover for repainting and maintenance projects for 2017. Mr. Stelling stated he knows the City hired a company to see if building codes are in compliance. The Commissioners discussed they would like to request \$50,000 in grant money for 2017.
- There were no further comments.

ADJOURNMENT

Commissioner Erickson moved, and Commissioner Weis seconded to adjourn the meeting at 7:13 p.m. *All were in favor and the motion carried.*

Recording Secretary,

Kristine Anderson
Administrative Assistant