



**HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
THURSDAY, OCTOBER 28, 2021**

The meeting was called to order by Chairman Darrel Eisenhardt at 5:30 p.m. Alderman Shad Branen; Commissioners Susan Kott; Steve Wagner; and Bernard Petersen were present. Commissioner Ken Morrison was excused. Doug Kaare, Lakota, was present.

**CITIZEN COMMENTS**

Judith Schulz, 533 & 541 Milwaukee Avenue, commented that she hopes to be added on the next agenda regarding an extension to her Certificate of Appropriateness and Façade Grant.

**APPROVAL OF MINUTES**

Commissioner Wagner moved, and Commissioner Kott seconded to approve the minutes of August 30, 2021.

**LETTERS AND COMMUNICATIONS**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**A. To consider approving a Certificate of Appropriateness application from Brad Paradeis for property located at 532 N. Pine Street for replacing windows and doors on the first level.**

- Chairman Eisenhardt introduced and opened this item for discussion.
- Doug Kaare introduced himself to the members as the reviewer from the Lakota Group.
- Mr. Kaare explained the owner proposes to replace the doors and windows with anodized aluminum. However, per Historic Preservation District Standards & Guidelines windows and doors are to be repaired or replaced with wood or similar material if it cannot be repaired. Thus, the anodized aluminum windows and doors do not meet the guidelines. Mr. Kaare stated that aluminum has been approved in the past.
- Brad Paradeis, owner, stated that the anodized aluminum is the standard for businesses today and is hoping to bring the first level to life again with the improvements. In the future, a canopy awning will be built like it was in the past, along with signage. Mr. Paradeis explained the windows will have glass in the arches to open them up and the doors will have

side light windows. Mr. Paradeis stated he intends to keep the original look but use modern material since it is more weather resistant and durable.

- Commissioner Kott commented that the side light windows are not historic and suggested double doors. Mr. Paradeis does not see how double doors are natural with opening nor good for fire safety reasons. Commissioner Wagner responded that the double doors probably won't fit in the existing opening. Commissioner Wagner stated he likes the arched windows, and this building is a non-contributing building in the historic district. Commissioner Wagner asked if the brick is being repaired or cleaned. Commissioner Wagner suggested to address the center door to be more historic in style. Commissioner Petersen agreed with Commissioner Kott that the doors should not have side lights. Commissioner Kott stated the glass door should be centered with a wood frame on either side instead of the side light window. Mr. Paradeis reiterated that all doors will be moved forward, no side lights, the middle door will be historic, the brick will be cleaned, glass will be in the arched windows, and wood will be on the sides of the door.
- Alderman Branen questioned if this project qualifies for a façade grant. The Commissioners replied yes, the application will be at a future meeting.
- Commissioner Wagner mentioned the tenant doors and the five windows could be approved, then a later date the main door, awning, and façade grant. Doug Karre, Lakota, suggested to Mr. Paradeis there is a Federal and Wisconsin Tax Credit he could apply for through Racine County.
- Chairman Eisenhardt stated one of the sills is cracked and should be repaired. Mr. Paradeis replied yes, the sill will be repaired.
- There were no further comments.
- Commissioner Kott moved, and Commissioner Wagner seconded to approve the Certificate of Appropriateness to remove wood boards, that all radius windows return to glass, but contingent that all three doors be centered and single-glass with black anodized aluminum frames to the right and left of each door and no side light, with a 16-inch kickplate, and staff to approve all doors prior to installation.

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 stated there has been no changes since the September 23, 2021 meeting.

**ADJOURNMENT**

Commissioner Petersen moved, and Commissioner Kott seconded to adjourn the meeting at 6:15 p.m. All were in favor and the motion carried.

Recording Secretary,

Kristine Anderson  
Administrative Assistant