



**HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
THURSDAY, JANUARY 27, 2012**

Call to Order

The meeting was called to order by Chairman Stelling at 6:30 p.m.

Roll Call

Present: Chairman Tom Stelling, Commissioners Jeff Erickson, Peter Hintz, and Judy Stone, and Maria Veronico-Ventura, Student Representative Katie Hart and Building Inspector/Zoning Administrator Patrick Scherrer were present. Commissioners John Lynch and Joel Weis were excused. Also present was Stephanie Schulte of Racine County Economic Development Corporation.

Citizen Comments

There were no citizen comments.

Approval of October 31, and November 2, 2011 Minutes

Chairman Stelling entertained a motion. Commissioner Erickson moved to approve the minutes of October 27, 2011 meeting and Commissioner Veronico seconded. After being informed of an error in the date, Commissioner Erickson revised his motion to approve the minutes of the October 31, 2011 meeting and Commissioner Veronico seconded. All aye. Motion carried. Commissioner Erickson then seconded to approve the minutes of the November 2, 2011 minutes. Commissioner Veronico seconded. Recording secretary June Bobier stated that there was an error in the adjournment time of 7:05 p.m. and thought it should be later. Commissioner Erickson stated that it should be 7:21 p.m. and revised his motion to reflect this and Commissioner Veronico seconded. All aye. Motion carried.

481 Milwaukee Ave., Bigelow Refrigeration, Certificate of Appropriateness

Dennis Spankowski of Burli Signs was present and explained the proposed plan for the signage and awning. Commissioner Erickson moved to recommend approval to the Common Council for the Certificate of Appropriateness subject to the following conditions:

1. The application and various other attached materials submitted to the City by the applicant for the "Certificate of Appropriateness" to be in compliance with Sections 315-42B. and E. and 315-139 of the City of Burlington Zoning Ordinance.
2. The drawing submitted by the applicant notwithstanding, the proposed awning cannot extend more than four (4) feet from the building.
3. The drawing submitted by the applicant notwithstanding, the location of the top edge of the proposed awning will be above the transom window; and will meet the requirement of the City Zoning Ordinance that the height of the awning will be greater than 7.5 feet above the sidewalk.

Commissioner Veronico seconded. All aye. Motion carried. All aye. Motion carried.

Sign Permit Application

Commissioner Veronico moved to recommend approval to the Common Council for the Sign Permit Application and Commissioner Stone seconded. All aye. Motion carried.

Façade Grant Application

Chairman Stelling entertained a motion. Commissioner Erickson motioned to grant the \$4,650 in façade grant monies for the sign, awning and painting of second floor exterior window shutters as long as the three contingences in RCEDC's memo are met as follows:

- Applicant will provide invoices and/or receipts and lien waivers to the HPC to ensure compliance with the original application.
- Applicant will wait to perform this work until Common Council takes final action on approval.
- If the project is not completed and if the façade grant is not disbursed within six months, the HPC reserves the right to rescind the allotted grant amount.

Commissioner Hintz seconded the motion. A roll call vote was taken: Stelling: Aye; Lynch: Excused; Erickson: Aye; Hintz: Aye; Stone: Aye; Veronico: Aye; Weis: Excused. All aye. Motion carried.

109 E. Chestnut St., MPC Property Management, Certificate of Appropriateness

Commissioner Erickson motioned to recommend approval to the Common Council of the Certificate of Appropriateness for the two vinyl window signs. Recording secretary June

Bobier stated that the color of the signs will be green rather than white. Commissioner Hintz seconded. All aye. Motion carried.

Sign Permit Application

Commissioner Erickson motioned to recommend approval to the Common Council of the Sign Permit Application for the two vinyl window signs. Commissioner Hintz seconded. All aye. Motion carried.

Discussion of Current Projects and Response Team Visits.

Dennis Spankowski stated that Oldenburg Insurance (100 E. Chestnut St.) wants to redo or

replace their canvas awning. He was advised that this will need to come before the board since different colors will be used. The commission agreed that the El Burrito and RCOC projects could come off the list. The MPC project (109 E. Chestnut St.) is in progress. Pat Scherrer stated that he will contact Dale Bruesewitz in the Spring about getting the roof railing at 148 W. Chestnut St. painted red.

Review of Grant Funding Status

There is \$30,000 in grant fund monies, of which \$13,503.12 is unobligated. There is \$28,753.12 remaining in Façade Granting Funding #4. Commissioner Erickson stated that according to the chart for Façade Grant Funding #4, there appears to be some notes missing at the bottom of the page regarding the Mike Sullivan project at 256 E. Chestnut St. and MPC Property Management project at 109 E. Chestnut St. Stephanie stated that this would be addressed.

Historic Intensive Survey Update by Jennifer Lehrke of LJM Architects.

Jennifer Lehrke of LJM Architects stated that their team looked at 400 buildings and structures. She explained that they identified two historic districts, nine areas and six complexes.

She stated that a “district” is a “cluster” of unrelated buildings that purvey a sense of style, time and place and a “complex” is an area related by use or ownership and that there were 46 “individual” properties identified.

She presented a map on a power point presentation that displayed the nine “areas” of interest:

1. Existing Downtown District
2. Turn of the Century Residential District

3. Revival Style Residential District
4. St. Mary's Church Complex
5. God's Acre Cemetery Complex
6. St. Charles Borromeo Church Complex
7. Rainbow Motel Complex
8. Burlington Cemetery Complex
9. St. Francis Friary Complex

The Commission discussed with Jennifer about a possible Mormon Road project.

Jennifer informed the commission that a further update would be forthcoming.

Discussion Concerning Potential/Future Projects and Notices of Violations in the Historic Preservation Overlay District

Chairman Stelling brought up the subject of the large painted signs on the side of the former Bigelow Refrigeration building at 457 Milwaukee Ave. He wanted the Commission's input on whether they should be removed or whether they are historic in nature and should remain. He further stated that this building is not considered a "contributing" building even though it is in the Historic District. Zoning Administrator Pat Scherrer stated that off premises advertising is not permitted by the code since Bigelow Refrigeration is relocating to 481 Milwaukee Ave. Chairman Stelling stated that there are four options: 1. Dr. Fait, the new owner could paint his own signs on the side of the building, 2. the existing signs could be removed completely, 3. the signs could be restored to the original "Humphrey Chevrolet" signs or 4. the sign could be whited out to read "City Official Historic District". Chairman Stelling indicated that he wanted the commissioners to further consider the options and he would talk to Dr. Fait about it and get his input.

Adjournment

Chairman Stelling entertained a motion. Commissioner Erickson moved to adjourn the meeting and Commissioner Stone seconded. All aye. Motion carried. The meeting was adjourned at 7:35 P.M.

Respectfully submitted,

June Bobier
Administrative Assistant
City of Burlington