

HISTORICAL PRESERVATION COMMISSION
EDGERTON CITY HALL
12 ALBION STREET

Monday, July 18, 2022 at 5:45 p.m.

NOTICE: The meeting noticed above will also be live streamed on a Zoom platform: To view the meeting, please select the link to the meeting listed on the **calendar events** on the City website's home page at www.cityofedgerton.com. Due to occasional technical difficulties, citizen participation via Zoom may not be possible.

1. Call to Order; Roll Call.
2. Confirmation of Meeting Notice Posted on Friday, July 15, 2022.
3. Approve June 20, 2022 Historical Preservation Commission Meeting Minutes.
4. Consider Certificate of Appropriateness for 210-212 W Fulton Street.
5. Consider mural policies.
6. Public Comment.
7. Adjourn

cc: All Committee Members City Administrator
All Council Members
Department Heads Newspapers

NOTICE: If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the City Administrator's office at least 6 hours prior to the meeting to request adequate accommodations. Telephone: 884-3341

**JUNE 20, 2022 HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
CITY OF EDGERTON**

Chairperson Sarah Braun called the meeting to order at 5:33 p.m.

Commission members present were Patti Gullickson, Andrew Nelson, LeAnn Cantwell (arrived at 5:45pm) Kathleen Hessian, and Sarah Braun.

Absent: Mona Reiersen and Carrie Larson

Also present was City Administrator Ramona Flanigan and citizens.

Flanigan confirmed the meeting agendas were properly posted Friday, June 17, 2022 at the Post Office, Edgerton Library, City Hall and the City's website.

APPROVAL OF MINUTES: A Braun/Hessian motion to approve the February 14, 2022 Historic Preservation Commission meeting minutes passed, all voted in favor.

CONSIDER CERTIFICATE OF APPROPRIATENESS FOR 14 W FULTON ST: The owner of 14 W Fulton St is requesting approval to complete the following: installation of an exterior stairway on the rear of the building, installation of a new awning and installation of new storefront windows.

A Braun/Nelson motion to approve a Certificate of Appropriateness for 14 W Fulton St for installation of a treated wood exterior stairway and landing on the rear of the building as drawn, with the caveat that if Alliant were to move the gas meter then the alternative plan with no landing would also be appropriate, passed on 5/0 roll call vote.

A Braun/Cantwell motion to approve a Certificate of Appropriateness for 14 W Fulton St for the installation of a new shed style awning in the proposed green color with no logo passed on a 5/0 roll call.

A Braun/Hessian motion to approve a Certificate of Appropriateness for 14 W Fulton St for the installation of new storefront windows passed on a 5/0 roll call.

CONSIDER CERTIFICATE OF APPROPRIATENESS FOR 110 HENRY ST: The owner of 110 N Henry St is requesting approval to replace the service door and the brick filled window on the Henry St side of the building. The frames will be bronze colored. The owner is also requesting approval to modify a previously approved certificate of appropriateness to replace the overhead garage door with a glass paneled garage door.

A Cantwell/Gullickson motion to approve a Certificate of Appropriateness for 110 N Henry St for replacement of the service door and window replacement passed on a 4/0/1 roll call vote. Kathy Hessian abstained.

A Braun/Nelson motion to approve a Certificate of Appropriateness modification for 110 N Henry St for replacement of the overhead garage door passed on a 4/0/1 roll call vote. Kathy Hessian abstained.

CONSIDER CERTIFICATE OF APPROPRIATENESS FOR 16 SWIFT ST: The owner of 16 Swift St is requesting approval to replace several windows and the rear door.

A Braun/Cantwell motion to approve a Certificate of Appropriateness for 16 Swift St for the replacement of the windows and door with the intent to fill the original space passed on 5/0 roll call vote.

CONSIDER CERTIFICATE OF APPROPRIATENESS FOR 11 CANAL ST: The owner of 11 Canal St is requesting approval to replace 7 windows and install a commercial door system. The windows and door system will have bronze aluminum framing.

A Braun/Cantwell motion to approve a Certificate of Appropriateness for 11 Canal St for the replacement of 7 windows and the installation of the commercial door system with transom and frosted transom windows passed on a 5/0 roll call vote.

CONSIDER CERTIFICATE OF APPROPRIATENESS FOR 117 SWIFT ST: The owner of 117 Swift St is requesting approval to reside the dormer on the east side of the building and replace some of the windows in the dormer. Currently two of the four windows are covered and the owner plans to reinstall those windows, along with the middle window. The top arched window will be covered rather than replaced due to high costs. The existing window trim will remain and the 3 square windows will fill the original openings. The siding color will match the existing color as close as possible.

A Gullickson/Braun motion to approve a Certificate of Appropriateness for 117 Swift St for the replacement of 3 square windows, preservation of the round window opening by painting the window a dark color to look like glass and the replacement of the scalloped siding passed on a 5/0 roll call vote.

CONSIDER CERTIFICATE OF APPROPRIATENESS FOR 21 HENRY ST: The owner of 21 Henry St is requesting approval to replace an awning. The awning will use the existing structure and will have the same fabric, color and the text.

A Gullickson/Cantwell motion to approve a Certificate of Appropriateness for 21 Henry St for the replacement of an awning in the same color, fabric and text was passed on a 5/0 roll call vote.

CONSIDER MURAL POLICIES: Discussion surrounding a potential downtown mural program began and information about was distributed to committee members for consideration.

Being of no other business before the Committee, a Cantwell/Gullickson motion to adjourn passed, all voted in favor.

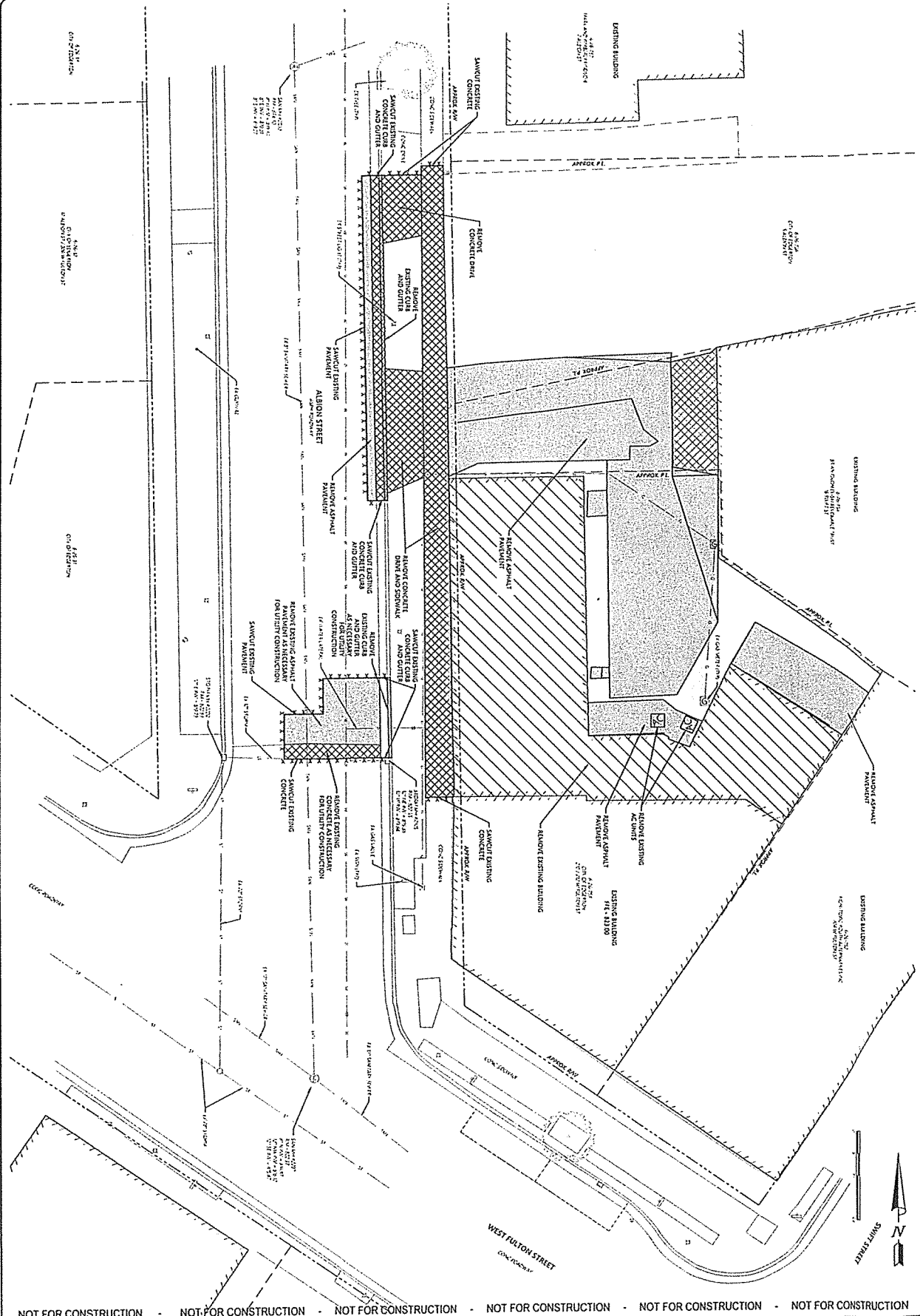
Ramona Flanigan/mjf
City Administrator

Memo

To: Historic Commission
From: Staff
Date: 7/15/2022
Re: July 18, 2022 Meeting

Application for a Certificate of Appropriateness for 210 -212 14 W Fulton Street: Edgerton Community Outreach is requesting a certificate of appropriateness to complete the following:

- Storefront: Significant modifications to the storefront on both the Albion and West Fulton Street storefronts. The new façade restores some of the elements of the original storefront by: adding a cornice and pilasters; and adding transom windows and more glass. Storefront windows are aluminum frame and bronze in color. The material used to create the trim is cement board.
- One Story: Remove all of the one-story part of the building that is on the north side.
- Addition: Construct an addition to the north side of the building for a stairwell and elevator serving all three floors of the original structure and restrooms, a mechanical room, and an entrance from the new parking lot on the first floor. The second and third floors of the addition have a smaller floor area (footprint) than the first floor. The siding on the addition is cement board.
- Windows: Replace all the windows. The upper floor windows are double hung, dark bronze fiberglass that will fill the original openings.
- Land Use: Re-establish six residential apartments on the upper floors. Construct meeting and gathering space on the first floor with new restrooms and a commercial kitchen.
- East wall: Reconstruction of approximately half of the east, masonry wall (wall facing the teen center) due to its poor condition. Reside it with EFIS made to match the existing brick.
- Door to apartments: The door on W Fulton Street to the stairs serving the upper floors is being removed. Access will be in the rear of the structure.
- Parking lot: construct a parking lot on the north side of the building.
- Cornice: The plan includes increasing the size of the cornice to account for roof insulation and to match the addition.
- Painted masonry: The painted area on the existing street facades will increase slightly to match the "alley" parapet.
- Signage: No signage is planned at this time but would be installed over the W Fulton Street doors.



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CA 01	DESIGNED BY: TM
	CHECKED BY: CP
	APPROVED BY: -
	DATE: 6/20/12
	PROJECT NO: 1211

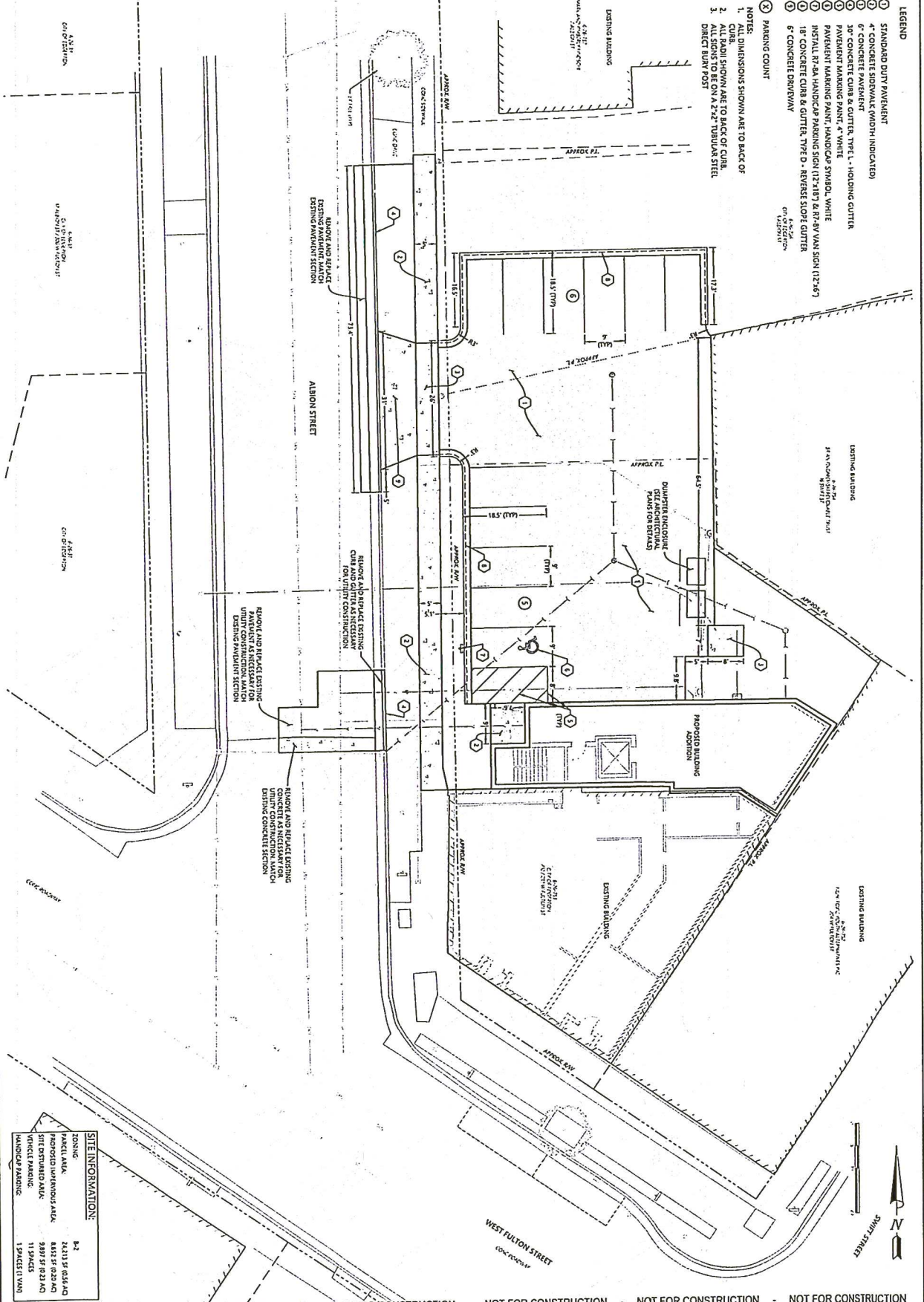
210/212 FULTON ST. REDEVELOPMENT
 EDGERTON COMMUNITY OUTREACH
 CITY OF EDGERTON
 ROCK COUNTY, WISCONSIN

EXISTING CONDITIONS & -7- LS PLAN

ISSUANCE	2012.06.30
REVISION	
REVISION	
REVISION	
REVISION	

Batterman
 engineers surveyors planners
 2857 Barabois Drive Beloit, Wisconsin 53511
 608.365.4864 www.batterman.com





LEGEND

- ① STANDARD DUMP PAVEMENT
- ② 4" CONCRETE SIDEWALK (WIDTH INDICATED)
- ③ 8" CONCRETE CURB & GUTTER, TYPE L - HOLDING GUTTER
- ④ 3" CONCRETE CURB & GUTTER, TYPE L - HOLDING GUTTER
- ⑤ PAVEMENT MARKING PAINT, 4" WHITE
- ⑥ PAVEMENT MARKING PAINT, HANDICAP SYMBOL, WHITE
- ⑦ INSTALL 32" x 48" HANDICAP PARKING SIGN (12" x 18" & 18" x 24" VAN SIGN (12" x 6")
- ⑧ 18" CONCRETE CURB & GUTTER, TYPE D - REVERSE SLOPE GUTTER
- ⑨ 5" CONCRETE DRIVEWAY
- ⑩ PARKING COUNT

- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB
 2. ALL ROAD SHOWN ARE TO BACK OF CURB
 3. DIRECT BURIAL POST

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SITE INFORMATION:

ZONING:	R-2
PARCEL AREA:	74,111 SF (2,684 SQ. YD.)
PROPOSED PARCEL AREA:	84,037 SF (2,413 SQ. YD.)
EXISTING PARCEL AREA:	9,874 SF (226 SQ. YD.)
PROPOSED PARKING:	11 SPACES
HANDICAP PARKING:	1 SPACE (15' x 20')

DESIGNED BY: TH
 DRAWN BY: SP
 CHECKED BY: -
 APPROVED BY: -
 PROJECT NO: 2111

210/212 FULTON ST. REDEVELOPMENT
EDGERTON COMMUNITY OUTREACH
CITY OF EDGERTON
ROCK COUNTY, WISCONSIN

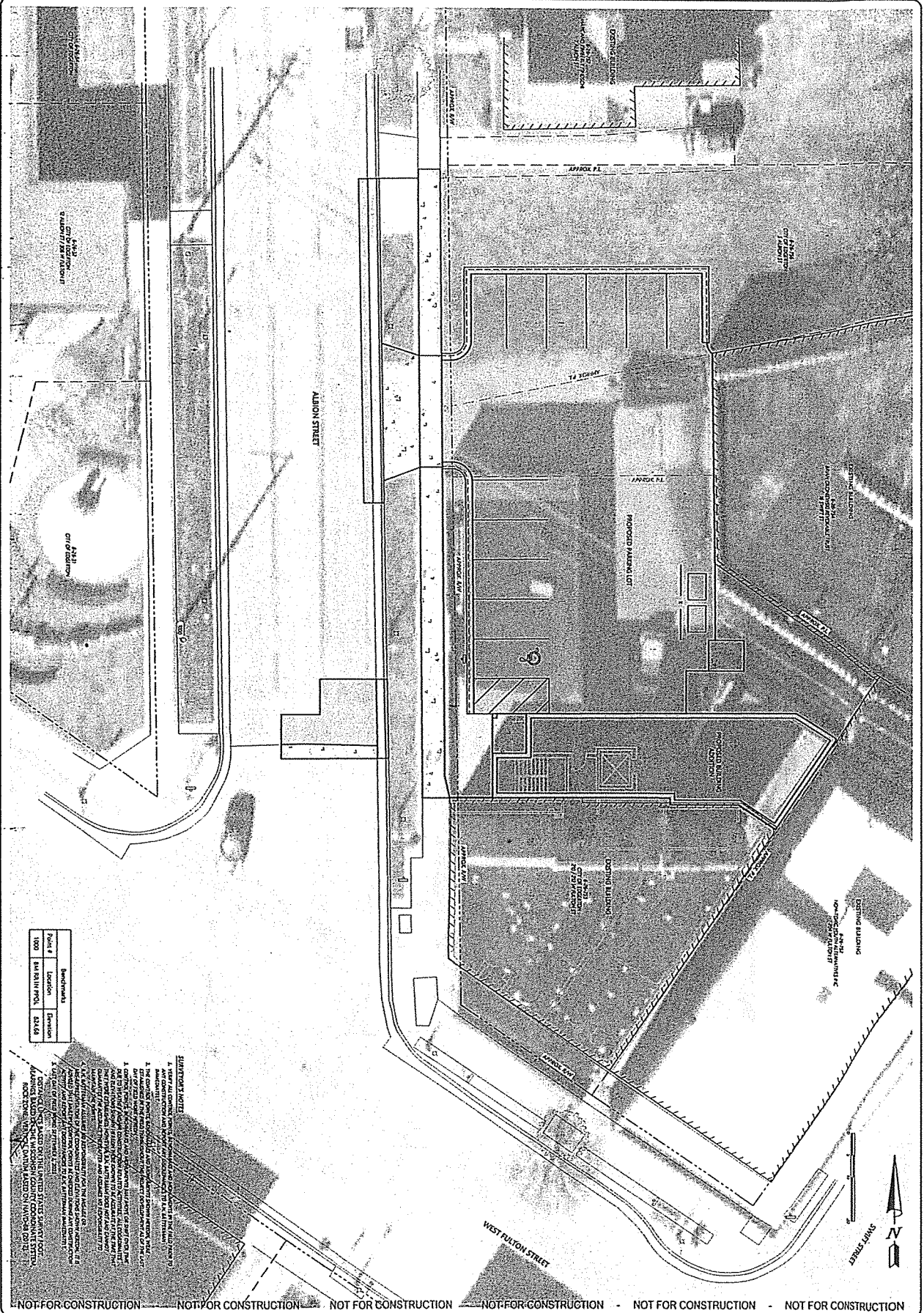
3155 - CA-03 - SITE LAYOUT PLANNING

SITE LAYOUT 1 - 8 -

ISSUANCE: 2022-06-30
 CLIENT/CITY REVIEW SET

Batterman
 engineers surveyors planners

2857 Bartlett Drive | Beloit, Wisconsin 53511
 608.365.4464 | www.tbatterman.com



Point #	Location	Elevation
1000	1004	524.69

DISCLAIMER:
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DESIGNED BY: TN
 DRAWN BY: SP
 CHECKED BY: -
 APPROVED BY: -
 PROJECT NO.: 21022

SHEET NO.
C2.01

**210/212 FULTON ST. REDEVELOPMENT
 EDGERTON COMMUNITY OUTREACH
 CITY OF EDGERTON
 ROCK COUNTY, WISCONSIN**

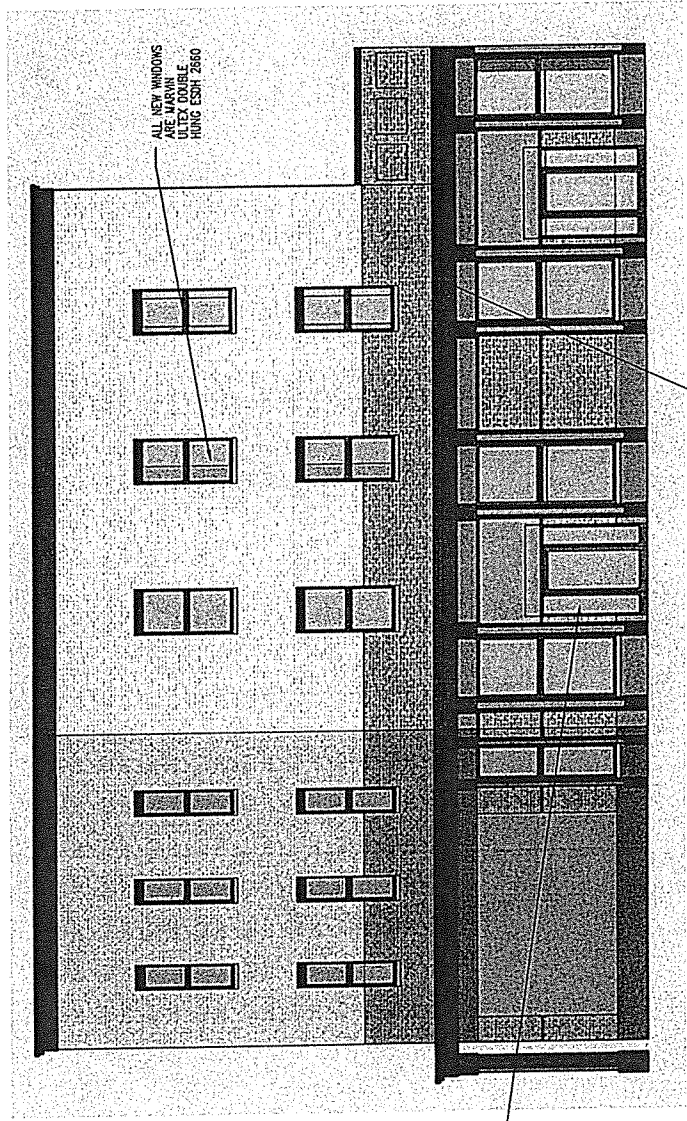
PROJECT OVER 9

ISSUANCE
 AUTHORITY REVIEW SET 2022-06-30

Batterman
 engineers surveyors planners
 2857 Baraboo Drive Baraboo, Wisconsin 53511
 608.365.4464 www.batterman.com



NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

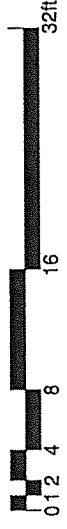


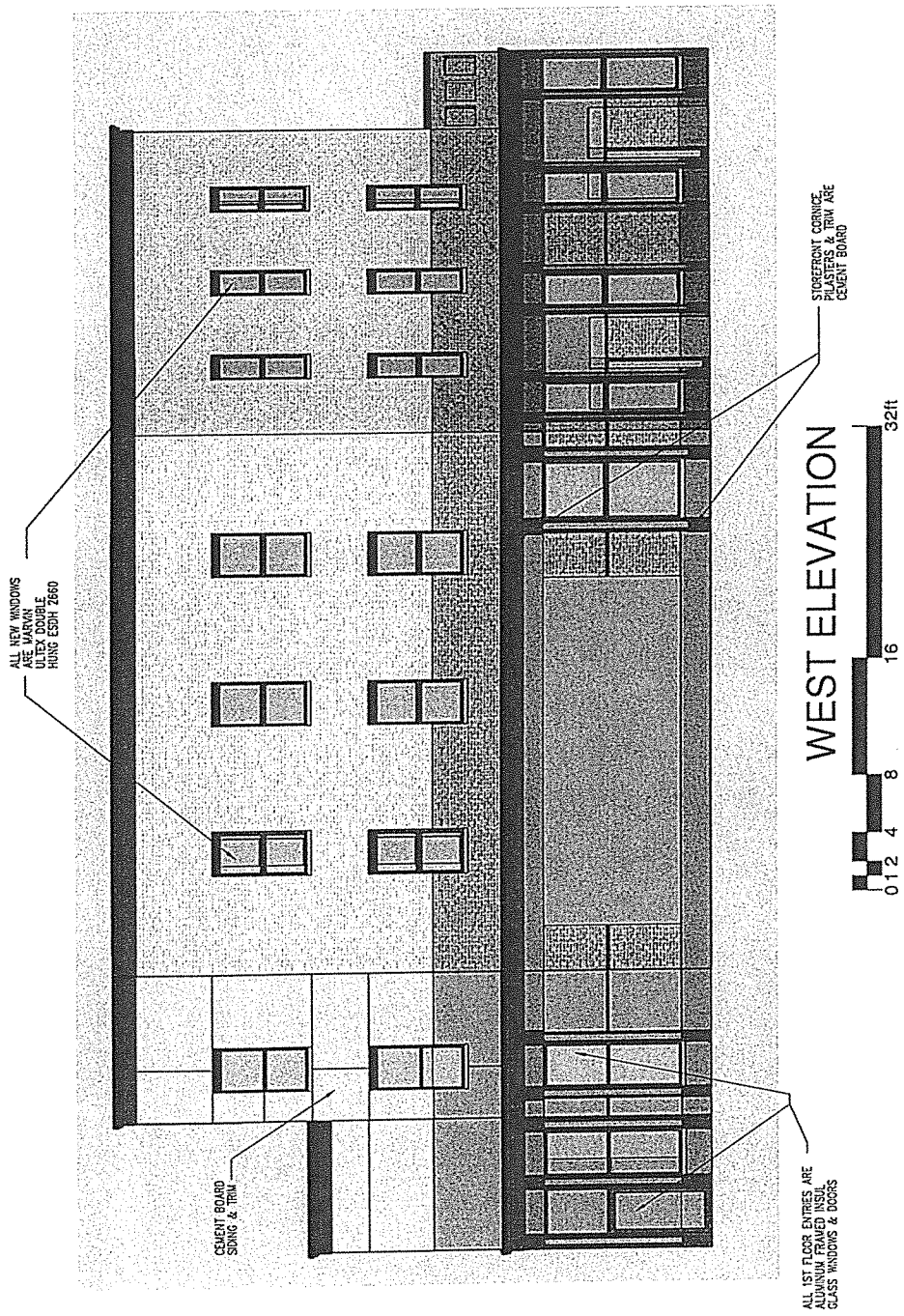
ALL NEW WINDOWS
ARE MARVIN
ULTEC DOUBLE
HUNG ESCH 2880

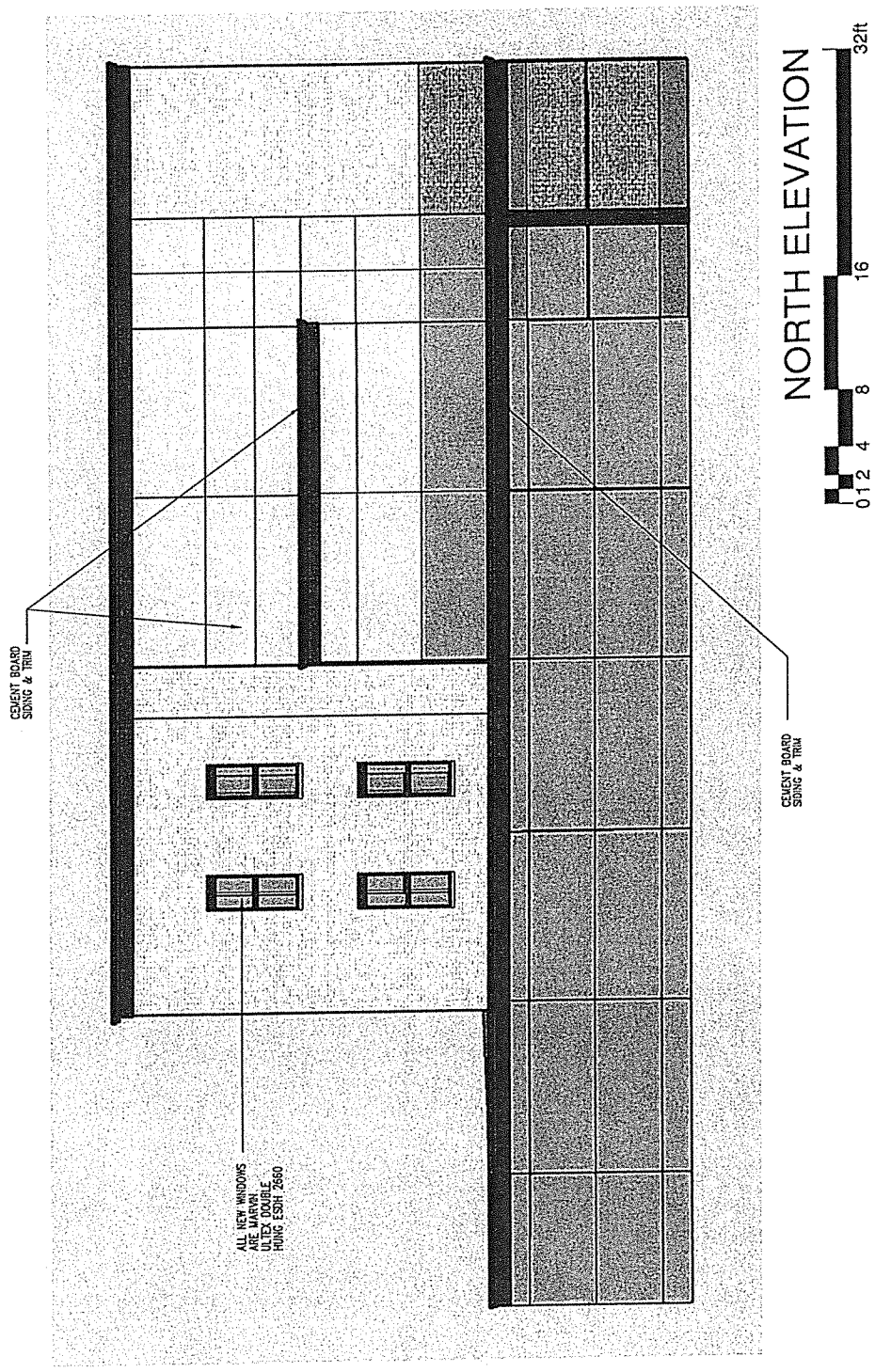
STOREFRONT CORNICE,
PLASTERS & TRIM ARE
CEMENT BOARD

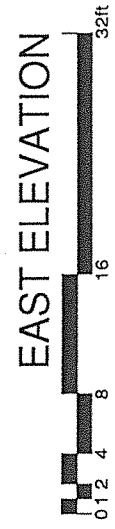
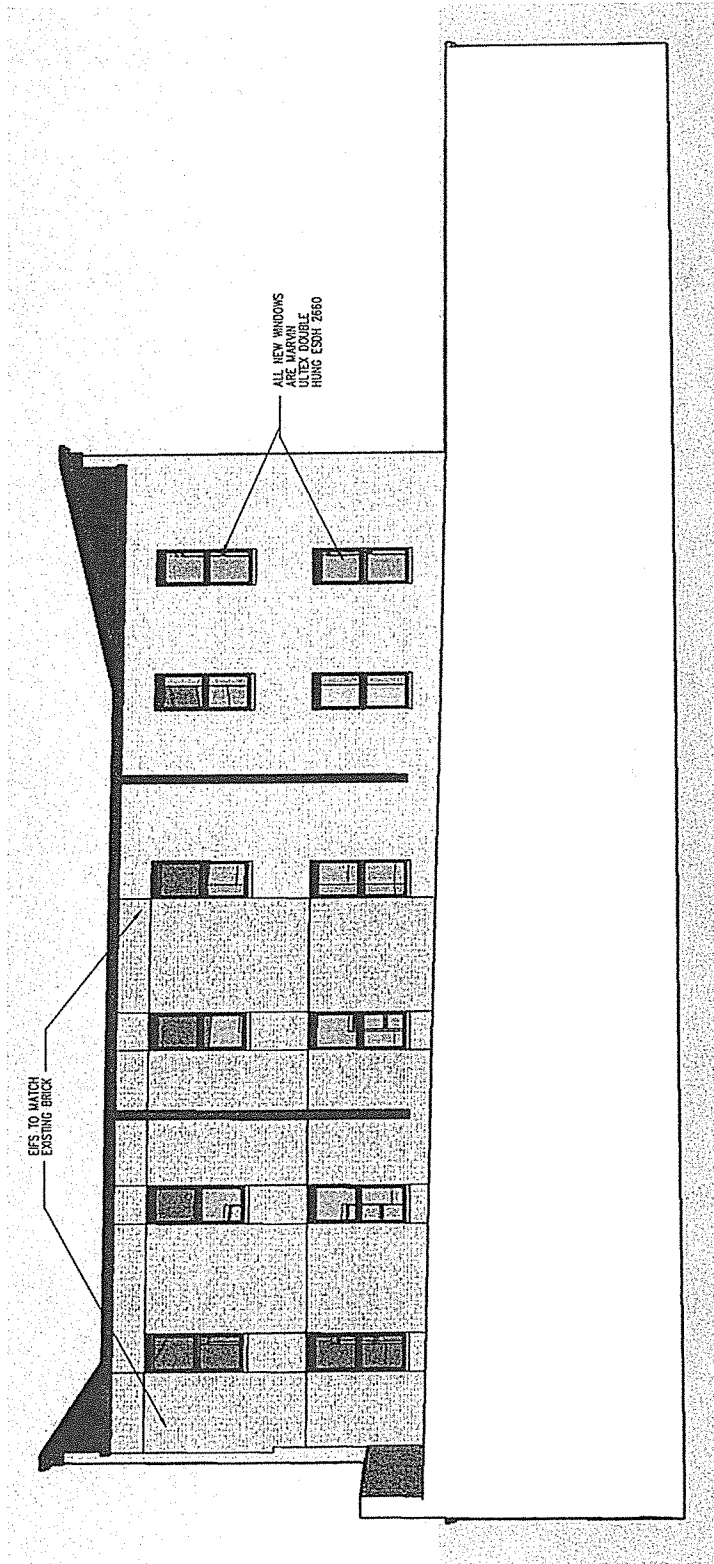
ALL 1ST FLOOR ENTRIES ARE
ALUMINUM FRAMED INSIDE
GLASS WINDOWS & DOORS

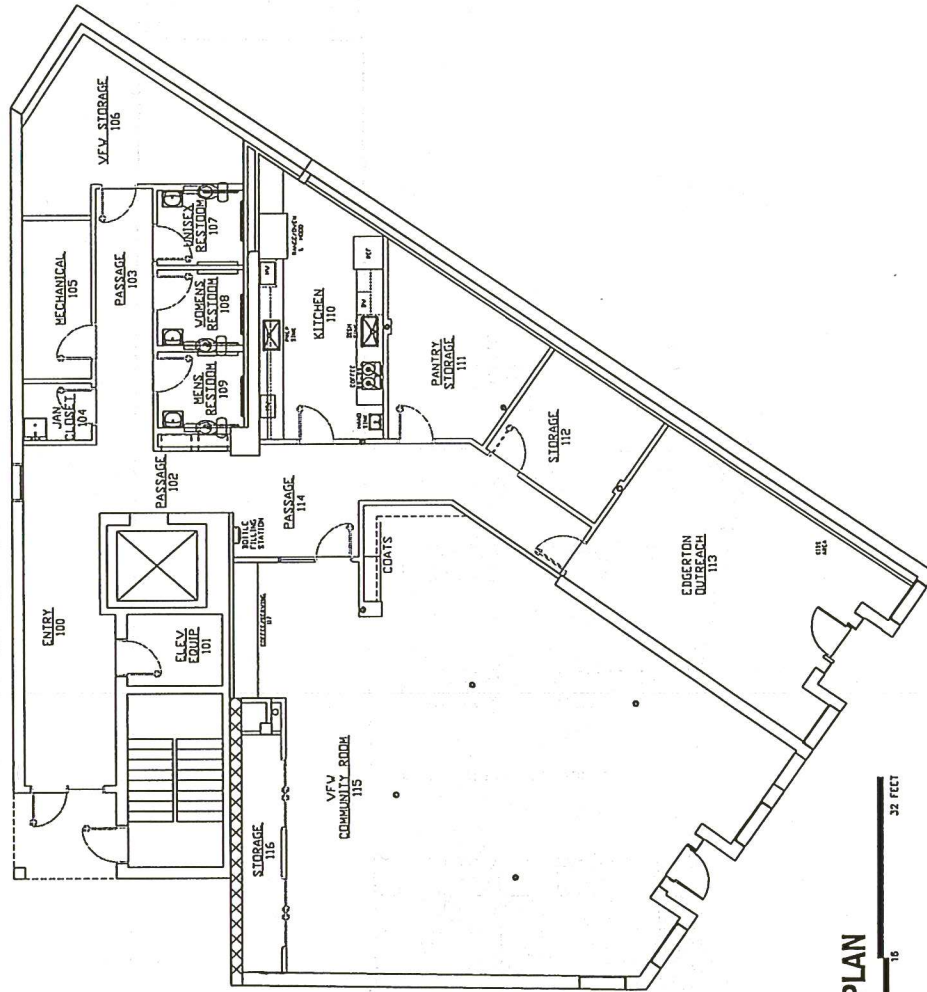
SOUTH ELEVATION



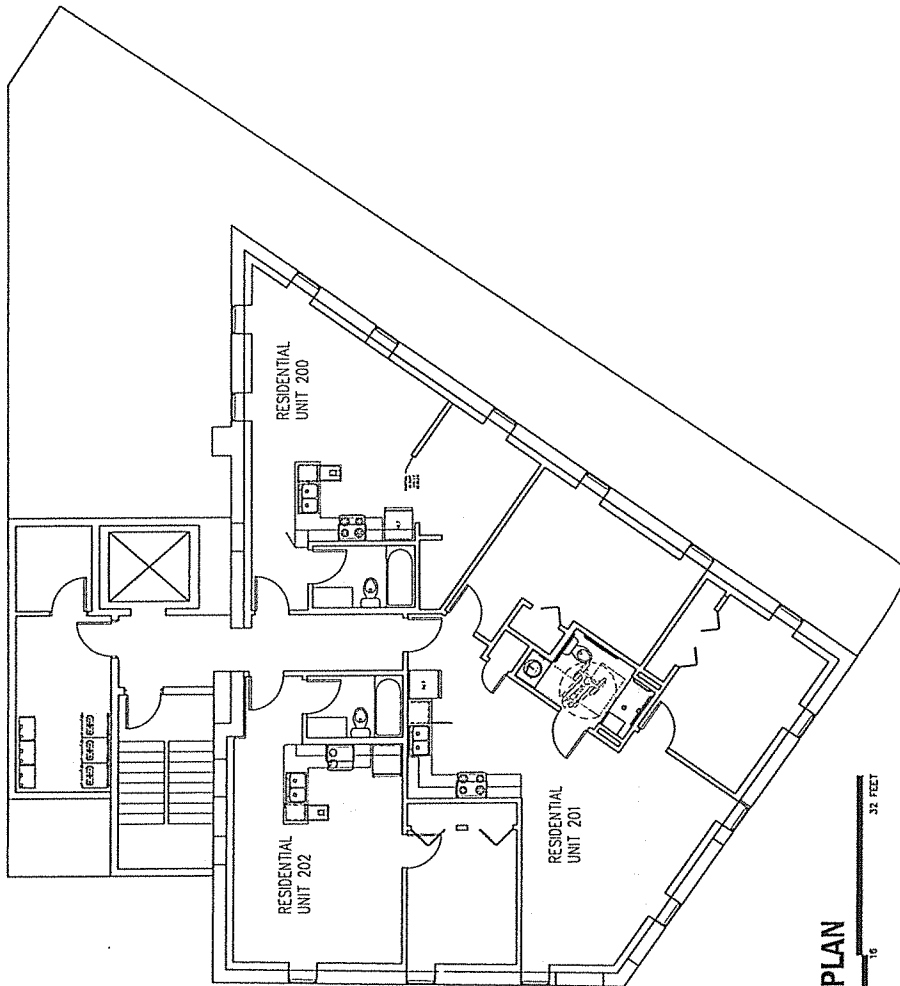




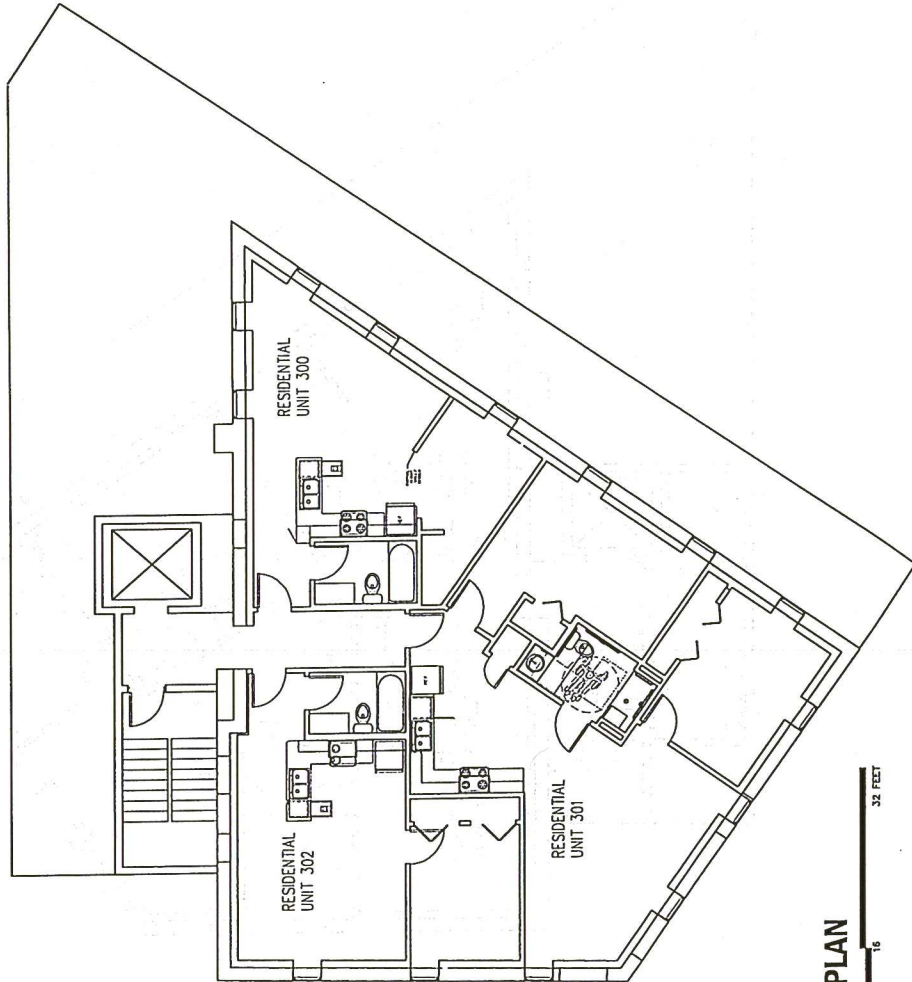





1st FLOOR PLAN
 0 4 8 16 32 FEET
 Plan North



 **2nd FLOOR PLAN**
0 4 8 16 32 FEET
Plan North



3rd FLOOR PLAN
0 2 4 8 16 32 FEET
Plan North

MURAL GUIDELINES

Design and Review Criteria for Murals Definition: A mural is a painting, mosaic, fresco, or other permanent artwork attached or applied directly to the outside of a structure.

Goals:

- To produce new murals that re-engage communities, especially youth and local artists, create new opportunities for muralists.
- To promote engagement activities that are interactive, educational, and/or cultural tourism opportunities.
- To enhance the streetscape in the downtown historic Edgerton area.

General Guidelines: These guidelines provide an overview of how to apply for a certificate of appropriateness with the City of Edgerton Historic Preservation Commission. The process is designed to safeguard the interests of the applicant, the community and the building/property owner. The guidelines are designed to assure that the murals created within the City of Edgerton under this framework enhance the community's appearance, without causing any negative impact on the historic urban fabric of the downtown buildings, promotes public safety and welfare, and enhances the overall downtown area.

Specific Prohibitions:

- No logos, slogans, or other advertisements
- No overly complicated designs that may confuse drivers or pedestrians
- Neon, fluorescent, or reflective type colors are discouraged.

Detailed Mural Guidelines and Criteria: In addition to the above guidelines, murals will be evaluated on the following criteria:

- Relevance of the piece to the building or city, its values, culture, and people.
 - o Natural beauty of the area
 - o Edgerton history
 - o Local culture, arts or education
 - o Inclusive community or hospitality
- Suitability of the work for outdoor display, including its overall durability or longevity.
- Relationship of the work to the site and the community, especially how it serves to activate or enhance the space or public surroundings.
- Appropriateness of the scale of the artwork.

Building Owners: The owner shall agree to allow the mural to be left undisturbed for a duration of five (5) years, unless the property is sold. Should sale of the building occur, any modifications to the painted surface must be submitted to the Historic Preservation Commission for approval.

Procedures and Materials: The building owner will also allow the wall surface to be prepared to assure that the mural will have a long life. This may include pressure washing and/or wall surface base painting.

****(Possible addition if we don't wish to paint directly onto the brick surfaces. We can use different media for the murals to mount on the existing walls. I'd have to do more research to see what might be a better option for us, considering there is possible damage to the original brick regardless of options. This does not include, however, ghost murals that could be restored on existing buildings.)

Each of the winning murals will be projected on a set of 4 ft. x 8 ft. plywood bases. It is estimated that murals will be composed of multiple plywood bases, and range in size from four (4) plywood bases for smaller buildings, to as many as ten (10) for a larger surface wall. Designs will be painted in a sheltered location, using the projection technique and construction grade materials. Once the painting is completed, the artist may sign their design. Then a special graffiti coating will be applied to protect the design. This step will serve to safeguard the mural from vandalism, protecting the building owner and community at large. Graf-X WB Permanent Anti-Graffiti Coating is an example of this type of product. The bases will then be mounted on the prepared wall, using a construction adhesive and/or a plywood frame.

There is more research for me to look through from other sources in the UK, Australia, and Asia that were sent to me in the last few days. A majority of this framework I took directly from a mural painting competition organized by the town of Willimaston, SC.