

**HISTORICAL PRESERVATION COMMISSION
EDGERTON CITY HALL
12 ALBION STREET**

Tuesday, September 8, 2020 at 6:00 p.m.

1. Call to Order; Roll Call.
2. Confirmation of Meeting Notice Posted on Friday, September 4, 2020.
3. Approve August 20, 2020 Historical Preservation Commission Meeting Minutes.
4. Consider Certificate of Appropriateness for 1 W Fulton Street.
5. Public Comment.
6. 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

**AUGUST 20, 2020 HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
CITY OF EDGERTON**

Committee member Paul Davis called the meeting to order at 6:03 p.m.

Commission members present were Paul Davis, LeAnne Cantwell, Sarah Braun, Carrie Larson, Patti Gullickson and Mona Reiersen.

Excused: Jonathon Frey

Also present was City Administrator Ramona Flanigan, Mayor Chris Lund, Alderperson Casey Langan and Andrew Arnett.

Flanigan confirmed the meeting agendas were properly noticed on Tuesday, August 18, 2020 at the Post Office, Edgerton Library and City Hall.

ELECT CHAIR: Reiersen nominated Paul Davis as the chair.

A Reiersen/Gullickson motion to elect Davis for chair passed on a 6-0 roll call vote.

Davis nominated Braun as the vice chair.

A Davis/Cantwell motion to elect Braun as the vice chair passed on a 6-0 roll call vote.

APPROVAL OF MINUTES: A Braun/Cantwell motion to approve the February 3, 2020 Historic Preservation Commission meeting minutes passed, all voted in favor.

CONSIDER CERTIFICATE OF APPROPRIATENESS FOR 2-8 E FULTON ST: The owner of 2-8 E Fulton St is requesting a certificate of appropriateness for new awnings and replacing all windows with vinyl replacements. The storefront windows will not be replaced. The existing awning frames will be used. The windows will fill the brick openings. Owner stated no signage will be on the awning, only the addresses. Staff recommends requiring approval for the trim color around the windows and color for text on the awning.

A Braun/Davis motion to approve the certificate of appropriateness for 2-8 E Fulton Street with the condition that the size and color of the text on the awning and the trim color of the windows is within the Historical Preservation Commission color chart passed on a 6-0 roll call vote.

CONSIDER CERTIFICATE OF APPROPRIATENESS FOR 1 W FULTON ST: The owner of 1 W Fulton Street, Dickinson Warehouse, is requesting approval to replace windows. The owner did not attend the meeting. Discussion will be on a future meeting agenda.

CONSIDER CERTIFICATE OF APPROPRIATENESS FOR 2 BURDICK ST: The owner of 2 Burdick Street is seeking a certificate of appropriateness that includes modifications already completed and described those in the proposed plans (see attached).

The modifications already made include the following:

1. Replacement of brick on the Burdick St façade with concrete block.
2. Replacement of a brick structural wall on the westside of the building with a concrete block wall.
3. Replacement of upper windows on Fulton Street
4. Removal of chimneys from the southside of the structure.

The committee reviewed the drawings. (see attached)

Owner Andrew Arnett requested to pressure wash the paint from the brick on the east elevation or repaint if it is not able to be removed. He would like to move the main door back out to the front of the structure and make it accessible. The transom window will be trimmed out with copper and a local mural will be added.

Arnett would like to make the lower unit, where there is currently a garage door, into an apartment depending on the state's requirement for installing a sprinkler system. If the apartment is not possible, Arnett will replace the garage door with a carriage door. Flanigan stated the zoning ordinance does not allow apartments in a storefront and would require a rezone. Arnett proposed a permanent wood awning running the eastside length of the building be added to the damaged front.

Arnett installed concrete block on the rear of the building without prior Historical Commission Preservation approval or permits. Arnett stated the southside of the building was in disrepair and concrete block was used to make the corner structurally sound. Braun expressed concerned that the concrete block was not compatible with brick. She stated the structural integrity of the two different materials can cause damage to the original structure. It is not an acceptable repair for a historical building. Arnett said the concrete block on the front would be covered by the awning.

Arnett stated the City indicated they would like to raze the structure. Flanigan clarified that the building was in disrepair and multiple letters were sent to require repair. Since there was no repairs completed and the building became a hazard, the city started the raze process as an available tool to get the owner to fix the structure.

Resident Matt McIntyre stated most of Arnett's proposal was historical and praised his attempt to ensure the building is not razed.

Davis asked what the cost would be to remove the new concrete block and reinstall the brick to repair. Arnett said it would be a substantial cost. Flanigan said more concrete block was installed compared to the required repair. B Gullickson stated if the small patch of block installed was going to save the building, it was worth the compromise.

Arnett stated depending on State approval, the changes would be completed in eight months. Davis would like to limit the allowed time for changes to ensure work has been started.

A Davis/Larson motion to approve a certificate of appropriateness for 2 Burdick Street in accordance with drawings. The motion includes a storefront on the east side (in place of the garage door); approval for repainting of already repainted surfaces if the paint cannot be removed; allow concrete block to stay on both sides of the building including the Burdick Street façade; and allow chimney removal on the roof. The paint removal needs to be completed without use of chemical or sandblasting for paint removal. The motion passed on a 5-1 roll call vote. Sarah Braun voted against the motion.

A Davis/Braun motion to move completion of the work to be completed at 2 Burdick Street to June 1, 2021 of passed on a 6-0 roll call vote.

CONSIDER PAINTING OF MURALS ON DOWNTOWN BUILDINGS: Nancy Platner, owner of Chalk It Up with Nancy, presented the committee with a proposed mural to be painted on the northside of 110 Henry Street. The building side is 126' long with a height of 20' in the rear and 25' in the front. The mural would feature the Carlton hotel in the front and the Rialto Theatre with an American Flag in the rear of the building. Flanigan stated the brick has not been painted in the past on the building. She asked if other buildings that have been previously painted would be an option to start. The Historical Preservation Commission discourages painting brick. Braun would like to ensure that the murals be completed using appropriate materials and a future maintenance plan of the building is in place. Platner stated funding options to complete future murals include crowdfunding, grants, and donations. Davis expressed interest in painting of the murals on downtown buildings pending additional information.

A Davis/Braun motion that the Commission is interested in the painting of the murals on downtown buildings, pending more information received and brought back to the Commission for future discussion passed on a 6-0 roll call vote.

PUBLIC COMMENT: Gullickson asked if the new awning installed at 4 W Fulton Street and the painting of the Edgerton Teen Center was approved through the Historical Preservation Commission. Davis confirmed he approved both certificate of appropriateness's as they were within the guidelines.

A Reiersen/Braun motion to adjourn passed, all voted in favor.

Ramona Flanigan/jas
City Administrator

All windows to be vinyl double hung windows with grids SW/2829 Classical White Wood Trim Color SW/2827 Colonial Revival Stone

Sign board to be Hardie board With wood trim SW/2827 Colonial Revival Stone

Repair brick

New windows (4) and upper panels (to highlight arches)

New transom window

Area will be trimmed out and ready to find a local artist to do a heritage mural

Remove hood fan and fill in with matching bricks

Replace steel door with fiberglass 6 panel door SW/2802 Rockwood red

New sign on existing support

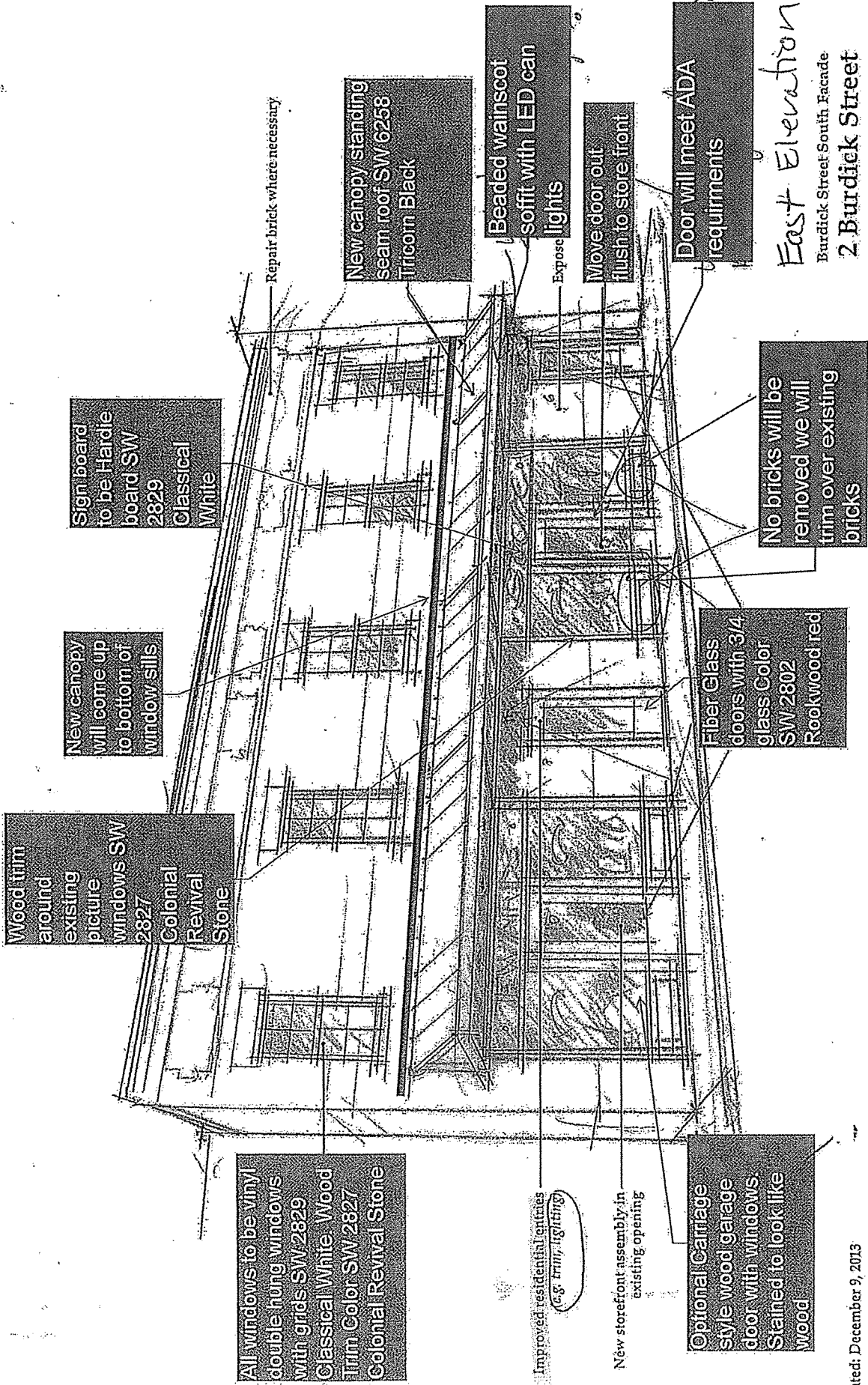
Expose clean lintels (3)

Fill in window with matching cream bricks

New windows (2) in previous openings

North Elevation
Fulton Street Facade
2 Burdick Street
Edgerton, Wisconsin

Created: December 9, 2013
VANDEWALLE & ASSOCIATES INC. © 2013



East Elevation
 Burdick Street South Facade
 2 Burdick Street
 Edgerton, Wisconsin
 (not near W. Fulton)

There is an existing metal header across the store front so when we remove the bricks below the upper bricks will still be supported

New windows in existing openings (4 windows in 2 openings)

SW 2827 Colonial Revival Stone metal flashing installed over top brick

New storefront assembly

Transom window

Entry door

Display windows

Bulkhead panels

Fiber Glass doors with 3/4 glass Color: SW 2802 Rookwood red

Existing metal header where old store front existed

Clean building name stone

New sign on existing support

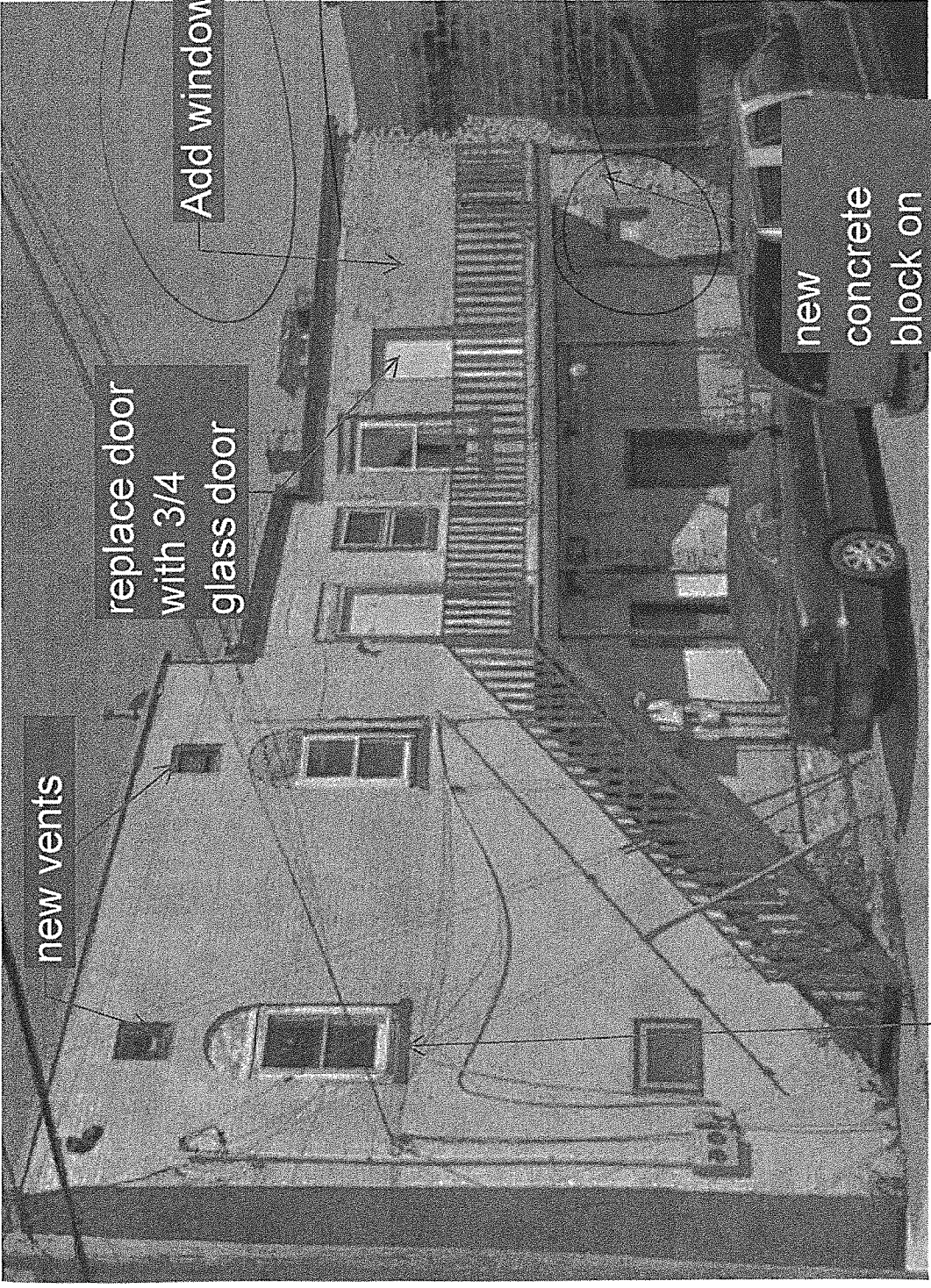
Vinyl Picture windows SW 2829 Classical White

door flush to walk

We will remove the bricks that had been used to fill in the original store front.

REMOVE BRICK

East Elevation
Burdick Street North Facade
2 Burdick Street
Edgerton, Wisconsin
(Section near W. Fulton St.)



new vents

replace door with 3/4 glass door

Add window

header etc?

New window

new concrete block on corner

All windows to be vinyl double hung windows with grids SW 2829 Classical White. Wood Trim Color SW 2827 Colonial Revival Stone

Memo

To: Historic Preservation
From: Staff
Date: 9/4/2020
Re: September 8, 2020 Meeting

Application for a Certificate of Appropriateness for 1 W Fulton St: The owner of 1 W Fulton Street, Dickinson Warehouse, is requesting approval to replace windows. The owner plans to have the windows custom built. The carpenter plans to have a prototype of the window available for the meeting. Window trim will be painted either red as they are now or white as they were at one time. The Commission should also insure the windows will fill the entire opening and understand how the top "arch" or the window opening will be treated.