

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

Thursday, August 20, 2020 at 6:00 p.m.

1. Call to Order; Roll Call.
2. Confirmation of Meeting Notice Posted on Tuesday, August 18, 2020.
3. Elect a Chair and Vice Chair.
4. Approve February 3, 2020 Historical Preservation Commission Meeting Minutes.
5. Consider Certificate of Appropriateness for 2-8 E Fulton Street.
6. Consider Certificate of Appropriateness for 1 W Fulton Street.
7. Consider Certificate of Appropriateness for 2 Burdick Street.
8. Consider painting of murals on downtown buildings.
9. Public Comment.
10. 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

**FEBRUARY 3, 2020 HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
CITY OF EDGERTON**

Committee member Paul Davis called the meeting to order at 6:16 p.m. Commission members present were Paul Davis, LeAnne Cantwell, Jonathon Frey, Sarah Braun, and Casey Langan. Patti Gullickson and Mona Reiersen arrived at 6:22 PM. Also present was City Administrator Ramona Flanigan, Mayor Chris Lund, Alderperson Jim Burdick, and Alderperson David Esau.

Flanigan confirmed the meeting agendas were properly noticed on Friday, January 31, 2020 at the Post Office, Edgerton Library and City Hall.

APPROVAL OF MINUTES: A Frey/Braun motion to approve the January 13, 2020 Historic Preservation Commission meeting minutes with the corrected future meeting date changed to February 26th passed, all voted in favor.

CONSIDER CERTIFICATE OF APPROPRIATENESS FOR 205 – 207 W FULTON ST (FUTURE MARIO’S PIZZA): The owner of 205-207 W Fulton St, (future location of Mario’s Restaurant), is requesting approval of a sign. The sign is primarily black and white with three accent colors. With the exception of the yellow accent color, there are similar colors on the historic paint chart. Langan asked if the owner would consider changing the yellow to white to be more in line with the approved paint colors.

A Davis/Frey motion to approve the certificate of appropriateness to install sign at 205-207 W Fulton St (Mario’s Pizza) passed on a 7-0 roll call vote.

A Davis/Frey motion to adjourn passed, all voted in favor.

Ramona Flanigan/jas
City Administrator

Memo

To: Historic Preservation
From: Staff
Date: 8/18/2020
Re: August 20, 2020 Meeting

Application for a Certificate of Appropriateness for 2-8 E Fulton St:

The owner of 2-8 E Fulton Street, is requesting a certificate of appropriateness for the following:

- new awning covers using the current awning frames. The awnings will be black and may have the street address on the skirt.
- The owner also plans to replace the windows, except the storefront windows. The windows will be white vinyl. The petitioner has not selected a trim color yet. The windows will fit the brick openings.

If the Commission elects to grant the certificate of appropriateness, it should be with the following conditions: the petitioner provides information about any text to be added to the awning and the Commission approves all paint colors.

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.

Application for a Certificate of Appropriateness for 2 Burdick St: The owner of 2 Burdick Street is seeking a certificate of appropriateness that includes the modifications already made to the building and those described in the attached plans.

The Commission should consider if the changes that have already been made will be required to be removed and which of the proposed changes will be permitted. Policies from the Historic Ordinance regarding the replacement of historic materials - such as the brick - with other materials - such as concrete block- are found below.

Changes already made:

1. Replacement of brick on the Burdick St facade with concrete block
2. Replacement of a brick structural wall on the west side of the building with a concrete block wall. This repair requires state approved plans. The owner has been instructed to

provide the plans. The inspector has stopped work on the wall until those plans are submitted and approved.

3. Replacement of upper windows on the north (Fulton Street) side (approved by staff as windows were failing and replacements were filling entire opening).
4. Removal of chimneys from the south side of the structure.

Proposed changes:

The drawings included in the packet were prepared by an architect to provide guidance to the owner when making changes. The owner has added notes in boxes describing the work he plans to do.

North elevation (W Fulton St) changes shown in the drawing that the Commission should verify are being proposed:

- Will the brick be removed from the original first floor windows and transom over the door?

East elevation (Burdick St Section nearest W Fulton) changes shown in the drawing that the Commission should verify are being proposed:

- Will the detailed brick work be reestablished over the header of the old storefront?
- What process will be used to remove paint from bricks? If the paint cannot be removed will the Commission allow repainting?
- Will moving the main door back out to the front of the structure make the structure accessible?

East elevation (Burdick St Section farthest from W Fulton): changes shown in the drawing that the Commission should verify are being proposed:

- Install a store front as shown on the drawing where the garage door is?
- Will Commission allow the covering of the brick under the window on the storefront to look like the drawing?
- Move the main door back out to the front of the structure. Will it make the structure accessible?

West Elevation

- Paint the entire wall
- Replace the stairs

Paint colors for all work is listed below:

All window, door and sign trim to be SW 2827 Colonial Revival Stone
All windows to be SW 2829 Classical White or similar.
All Bulkhead panels and sign boards to be SW 2829 Classical White.
All doors to be SW 2802 Rookwood red.
Optional Carriage style garage door to be stained to look like wood.
2 existing storefront windows to be painted SW 2829 Classical White.
Canopy metal roof to be SW 6258 Tricorn Black or similar.
The Entire back of the building that is currently painted will be painted SW 2829 Classical White.
Rear balcony railings and spindles SW 6258 Tricorn Black.
Rear balcony steps and decking to be stained wood.
All fascia and trim on back to be SW 2827 Colonial Revival Stone.
Gutters on rear will be SW 2827 Colonial Revival Stone

Excerpt from Historic Preservation Ordinance

20.18 (9) Historic Preservation Policies.

(b) Policies for Exterior Alterations. Alterations should be done in accordance with the City of Edgerton Downtown Master Plan and design guidelines.

1. The distinguishing original qualities or character of a building structure or site and its environment should not be destroyed. The removal or alteration of any historical material of distinctive architectural feature should be avoided.
2. All buildings, structures and sites should be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
3. Changes which may have taken place during the course of time are evidence of the history and development of a building, structure or site and its environment. These changes acquire a significance in their own right, and this significance should be recognized and respected.
4. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site should be treated with sensitivity.
5. Deteriorated architectural features should be repaired rather than replaced. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historical physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
6. The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other methods that will damage the historic building material shall not be undertaken.
7. Every reasonable effort should be made to protect or preserve archaeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration or reconstruction project.

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

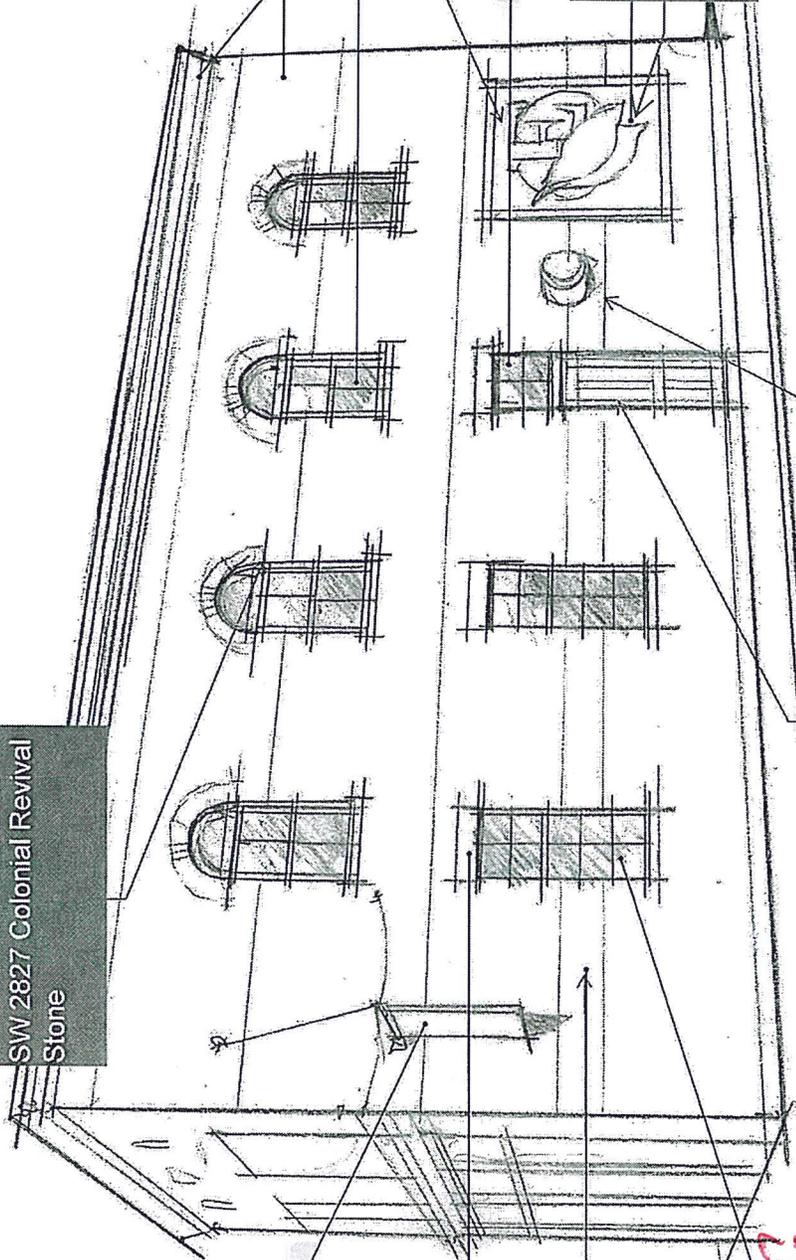
Replace steel door with fiberglass 6 panel door SW 2802 Rookwood red

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

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

REMOVE BRICK?

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

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

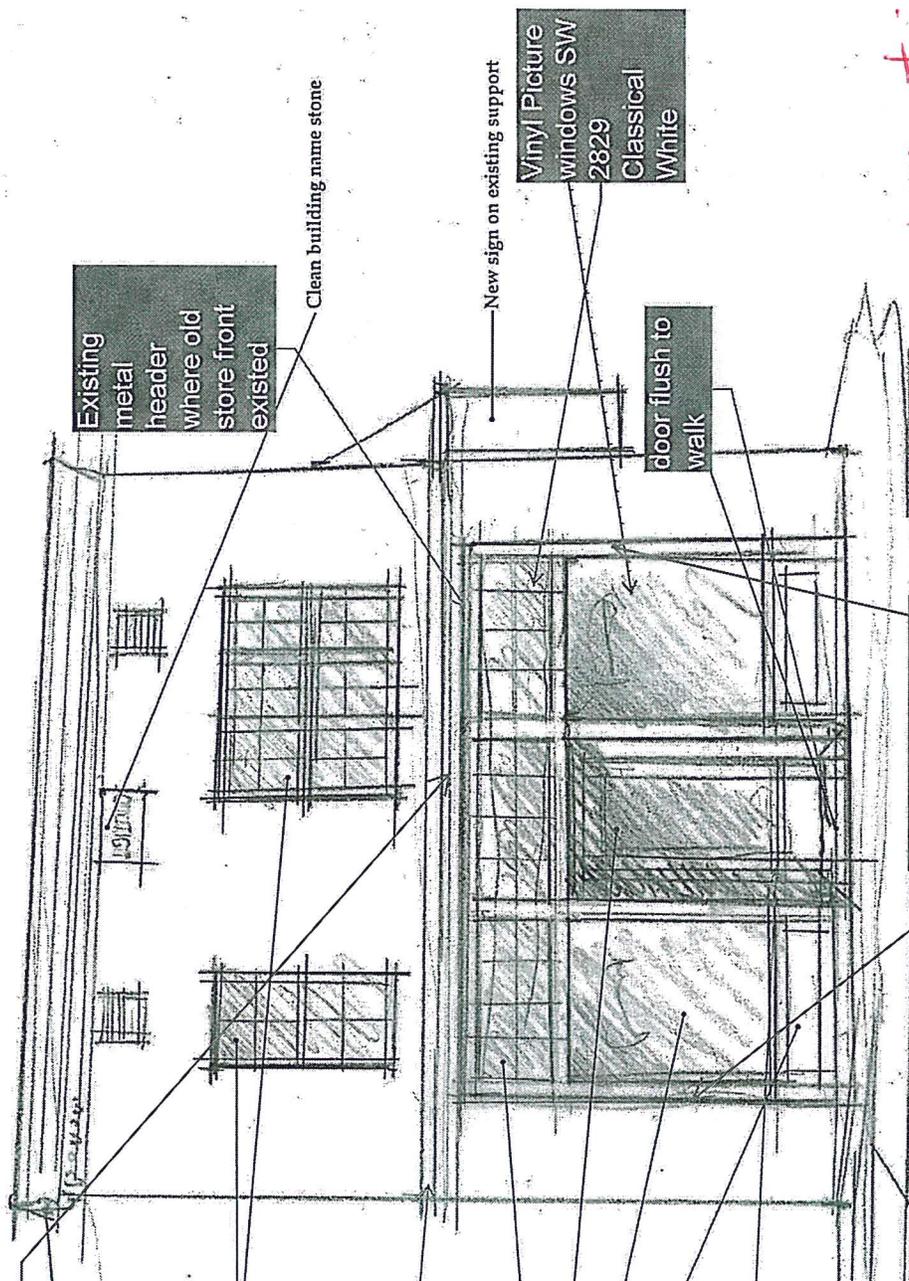
Existing metal header where old store front existed

Clean building name stone

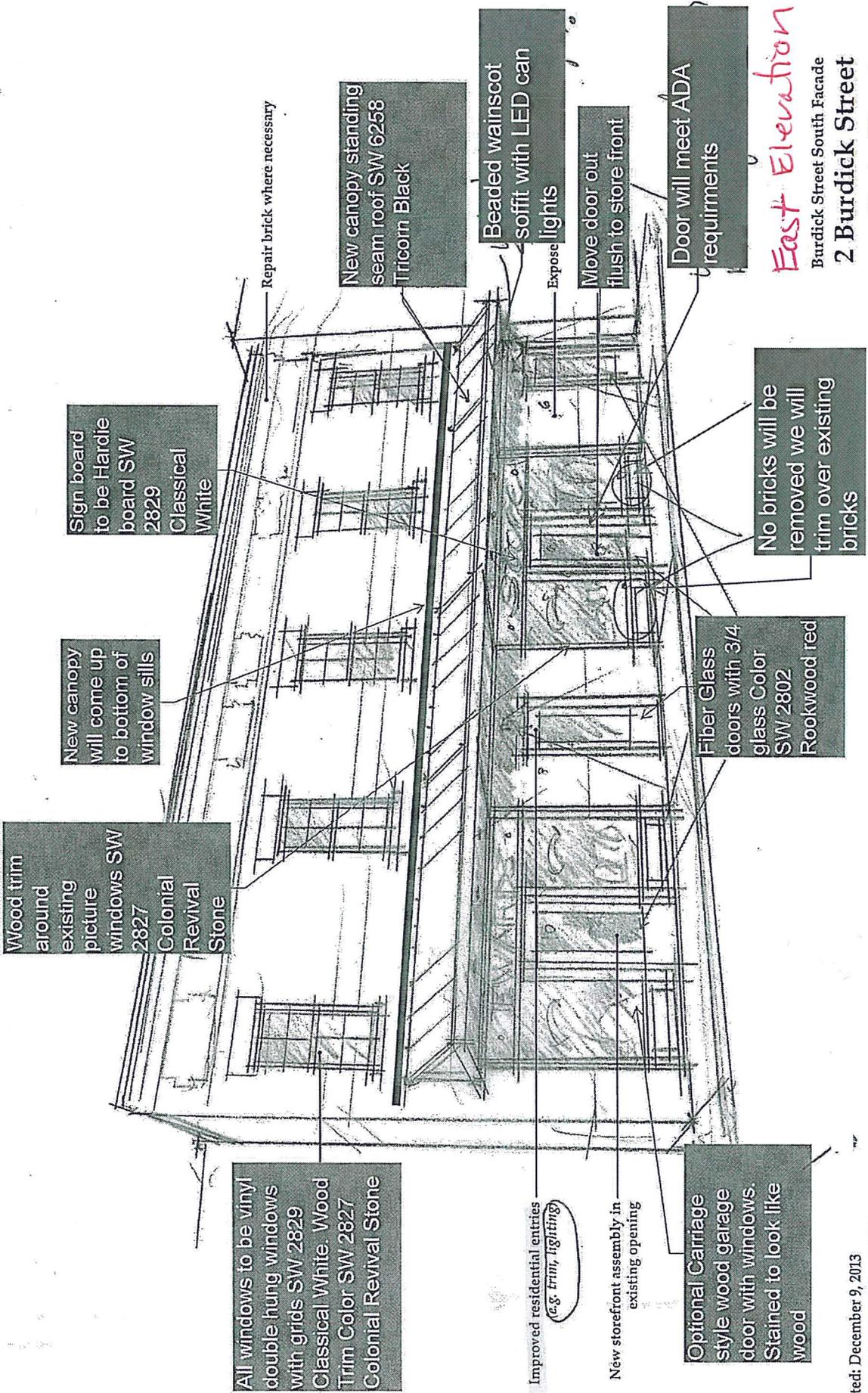
New sign on existing support

Vinyl Picture windows SW 2829 Classical White

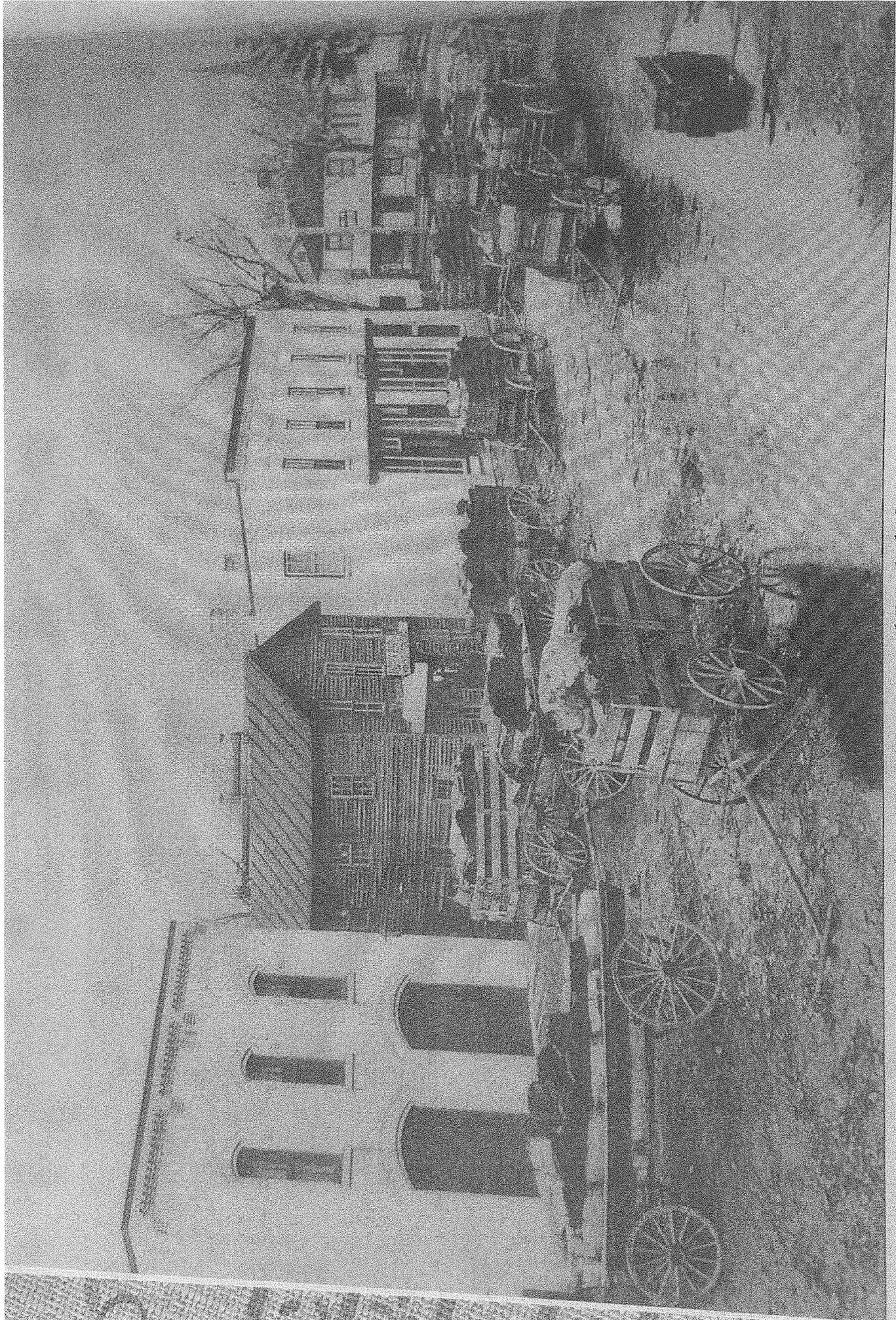
door flush to walk



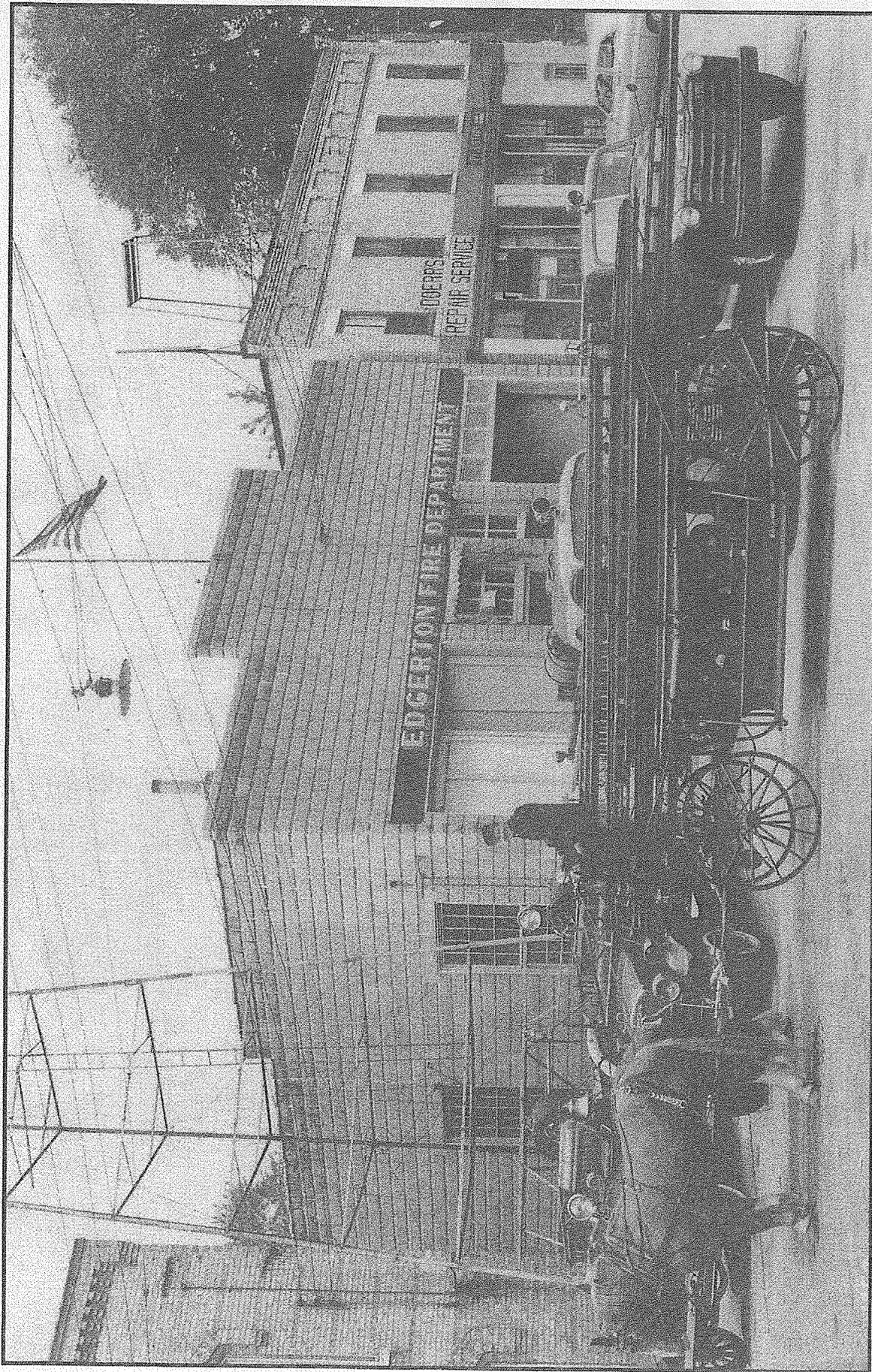
East Elevation
Burdick Street North Facade
2 Burdick Street
Edgerton, Wisconsin
(Section near W. Fulton St.)



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



Seen here around 1895 on Edgerton's dirt-covered Burdick Street are the city's first fire station (far left) and the current home to the West End Diner (far right). Wagons full of tobacco are about to be unloaded. The frame building in the center is a wagon shop once owned by Andrew Berry. (Courtesy of the Scarborough family collection.)



Burdick Street
1952