

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

Wednesday, January 16, 2019 at 6:30 p.m.

1. Call to Order; Roll Call.
2. Confirmation of Meeting Notice Posted on Friday, January 11, 2019.
3. Approve July 18, 2018 Historical Preservation Commission Meeting Minutes.
4. Consider certificate of appropriateness for 205-207 W Fulton St
5. Consider certificate of appropriateness for 505B W Fulton St.
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



**JULY 18, 2018 HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
CITY OF EDGERTON**

Committee Member Debbie Olson called the meeting to order at 6:00 p.m. Commission members present were Andy Wellnitz, Paul Davis, Sam Hosier, and Debbie Olson. Also present were City Administrator Ramona Flanigan, Sarah Williams of Edgerton Community Outreach, Tyler Quimby of All Exteriors Plus, and Jim Kapellen.

Flanigan confirmed the meeting agendas were properly noticed on Wednesday, July 18, 2018 at the Post Office, Edgerton Library and City Hall. This was an emergency meeting due to time sensitivity of repairs needed to the building caused by a storm.

**ELECT CHAIR:**

An Olson/Wellnitz motion to nominate Paul Davis as Chairperson passed, all voted in favor.

**APPROVAL OF MINUTES:**

An Olson/Wellnitz motion to approve the June 26, 2018 Historic Preservation Commission meeting minutes passed, all voted in favor.

**CONSIDER CERTIFICATE OF APPROPRIATENESS FOR 106 S MAIN ST, EDGERTON COMMUNITY OUTREACH:** The Commission recessed the meeting at City Hall and reconvened at 106 S Main St. The Commission viewed the damage caused by wind to the east (front) façade of the warehouse owned by Edgerton Community Outreach at 106 S Main Street.

Tyler Quimby, contractor for the restoration work, indicated it is urgent to complete the work to keep water out of the building. The entrance stairs had already been reconstructed and are slightly larger than the stairs that were damaged. The Contractor indicated the ramp will be reconstructed as it was or may be slightly larger. The Commission was not concerned about minor modifications proposed for the new steps and ramp. They did let the contractor know that the Commission would have to approve the color of the paint if the steps and ramp are to be painted in the future.

Sarah Williams, Director of Edgerton Community Outreach, stated that her objective is to get the building repaired in a way that reduces long term maintenance. She is not overly concerned about the aesthetic details of the reconstruction but wishes to work with the Historic Commission. Quimby indicated the entire gable portion (just above the horizontal projecting brick line) will be removed and re-bricked so both sides of the parapet wall match.

The Commission desired to have the parapet wall reconstructed as it was originally built with 5 foot tall walls above the roof surface at the corners of the building. (See attached.) Quimby was told by an engineer that 5' tall walls are not to code and that the maximum the walls could be is 3' about the roof surface. Williams was concerned about the insurability of the building if the walls are too tall and do not meet the code. The Commission asked if the State Historic Code would allow for the taller walls. The Commission indicated the parapet walls should be as close to original as possible. They will allow the change if the building code does not allow the 5 foot parapet wall.

A Wellnitz/Davis motion to rebuild the gable end parapet wall as it was originally constructed if allowed by the building code and if it would also be insurable pass, all voted in favor.

The Commission discussed the importance of the brick details on the gable. The details include the cornice brick that has 3 rows of bricks progressively projecting from the building; the projecting brick line across the building at the base of the gable; and details at the parapet wall at the corner of the building. (See attached)

An Olson/Wellnitz motion to reproduce the brick details as accurately as possible to match the original design passed, all voted in favor.

Quimby indicated they plan to use a modern cream brick to reconstruct the façade. Quimby has saved as many of the original bricks that fell as were salvageable. The Commission wishes to have the façade rebuilt with original Edgerton Cream Brick. Quimby indicated he is trying to find a source for original cream bricks. The Commission gave Quimby some contacts for finding these bricks.

Williams indicated the Edgerton Community Outreach is considering reconstructing the west part of the wall as the parapet walls are also very tall. If this work were completed, they would use as much of the original brick on the east (front) façade as needed so the front of the building is all original brick and the modern brick on the west end (rear). The Commission agreed with that idea.

An Olson//Davis motion to use original cream brick and if they cannot find enough cream brick, the contractor must contact the City and the Commission will consider alternatives passed, all voted in favor.

Regarding the window that is currently boarded up in the gable, the Commission asked for a window to be replaced to fit in the original opening. Williams does not support replacing the window for maintenance reasons.

A Davis/Olson moved that the gable window repairs be as follows:

- The window be bricked with original cream brick
- If original brick is not available use modern cream city brick
- The window opening size is not changed
- The brick in the window opening is recessed
- The brick arch over the window is reconstructed as it was originally
- The window sill be restored or replaced.

The motion passed, all voted in favor.

The Commission discussed the replacement of the ceramic cap on top of the parapet wall. Quimby indicated the ceramic caps are difficult to find but they could use a flat masonry piece to mimic the original ceramic caps. The Commission left the decision about the cap material up to the owner.

An Olson/Wellnitz motion to adjourn passed, all voted in favor.

Ramona Flanigan/jas  
City Administrator





# Memo

**To:** Historic Preservation Commission  
**From:** Staff  
**Date:** 1/11/2019  
**Re:** January 16, 2019 Meeting

---

**205-207 W Fulton St:** The new owner of 205-207 W Fulton Street (formerly the West End Diner) seeks a Certificate of Appropriateness to modify the door openings of the rear of the two buildings. The proposal is to put in double service doors on the rear of 205 and make the rear door of 207 wider. Additional information will be provided at the meeting regarding the size and materials for the doors.

**505B W Fulton Street:** 505B W Fulton Street is the eastern  $\frac{3}{4}$  of the structure known as 505 A & B. Units A & B are separate condos with different owners. The owner of 505B W Fulton Street wishes to raze the structure (505B) and reconstruct a steel sided structure having the same footprint as the existing structure to establish a rental personal storage (mini warehouses) business. The new structure (see attached plans) would be steel sided and have a steel, gable roof with overhead doors on the north (3), the east (6) and south (1) and 4 service doors. Colors will be presented at the meeting.

The Commission will have to first approve the demolition of the existing structure. Photos of the existing structure are attached. Standards from the ordinance for demolition are also attached. If the Commission approves the demolition of the structure, the Commission would then have to approve the construction of the new structure. Standards for new construction in the historic district are attached. The building and site are not visible from Fulton Street so the Commission should plan to view the area and the surrounding structures prior to the meeting. Staff will have photos at the meeting of the area as well.

The Plan Commission will have to approve the proposed land use and the site plan for the project.

**20.17 (6) POWERS AND DUTIES.**

**(c) REGULATION OF DEMOLITION.** No permit to demolish all or part of an historic structure, or improvement in an historic district, shall be granted by the Building Inspector except as follows:

4. Standards. In determining whether to issue a Certificate of Appropriateness for any demolition, the Commission shall consider and may give decisive weight to any or all of the following:

a. Whether the proposal is in conformance with the City of Edgerton Design Guidelines of the Downtown Master Plan.

b. Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State;

c. Whether the building or structure, although not itself a designated historic structure, contributes to the distinctive architectural or historic character of the historic district as a whole and therefore should be preserved for the benefit of the people of the City and the State;

d. Whether demolition of the subject property would be contrary to the purpose and intent of this chapter as set forth in Sec. 1 and to the objectives of the historic preservation plan for the applicable district as duly adopted by the Common Council;

e. Whether the building or structure is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense;

f. Whether retention of the building or structure would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage;

g. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a Certificate of Appropriateness;

h. Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the buildings and environment of the district in which the subject property is located.

**20.18(10)(d) Guidelines for Demolition.** Although demolition is discouraged and is generally not permissible, there may be instances when demolition may be acceptable if approved by the Historic Preservation Commission.

1. Condition of Property. Demolition request may be granted when it can clearly be demonstrated that the condition of a building or portion thereof is such that it constitutes an immediate threat to health and safety.

2. Importance. Consideration will be given to whether or not the building is of historical or architectural importance or displays a quality of material and workmanship that does not exist in other structures in the area.

3. Potential for Restoration. Consideration will be given to whether or not the building is beyond feasible repair.

4. Additions. Consideration will be given to whether or not the proposed demolition is a later addition which is not in keeping with the original design of the structure or does not contribute to its character.

5. Replacement. Consideration will be given as to whether or not the building is to be replaced by a compatible building of similar architectural style and scale.

## **20.17 (6) POWERS AND DUTIES.**

### **(b) REGULATION OF CONSTRUCTION, RECONSTRUCTION AND EXTERIOR ALTERATION.**

3. Upon filing of any application with the Historic Preservation Commission, the Historic Preservation Commission shall determine:

- a. Whether the proposal is in conformance with the City of Edgerton Design Guidelines of the Downtown Master Plan.
- b. Whether, in the case of a designated historic structure or site, the proposed work would not detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and
- c. Whether, in the case of the construction of a new improvement upon a historic site, the exterior of such improvement would not adversely affect or not harmonize with the external appearance of other neighboring improvements on such sites; and
- d. Whether, in the case of any property located in an historic district designated pursuant to the terms of Subsection (6) (a), hereunder, the proposed construction, reconstruction or exterior alteration conforms to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the Common Council.

### **20.17(7)3. Criteria For The Review Of New Construction In Historic Districts.**

#### **a. Primary Buildings**

1. Whether the proposal is in conformance with the City of Edgerton Design Guidelines of the Downtown Master Plan.
2. Heights. The maximum height for new buildings in the Residential Zoning districts shall be 35 feet. Exceptions may be granted by the Board of Appeals for three story buildings of exceptional design in the Residential Zoning districts. The maximum height for new building in the Commercial Zoning districts shall be in accordance with the Zoning Ordinance.
3. Roof. The shape shall be compatible with the building in the visually related area (i.e. the major structures visible when standing on the property).
4. Materials. Materials for the exterior walls of new buildings shall be the same or similar to the materials prevalent in Edgerton. The following materials will not be permitted: concrete block, asbestos, diagonal boards, vertical boards, rough sawn wood, rough split shingles, shakes. Other materials, such as aluminum or vinyl, will be considered on an individual basis.
5. Visual Size. The gross area of the front facade (all walls facing the street) of a single family, two-unit, or commercial building, shall be no greater than 125% of the average gross area of the front facades of buildings in the visually related area. The gross area of the front facade or a multiple family building should be more than 125% of the average gross area of the front facades of all buildings within the visually related area. If this is not possible, changes in the setback should be designated in the front facade of the building to repeat the rhythm and proportions of buildings vs. space between them within the visually related area.

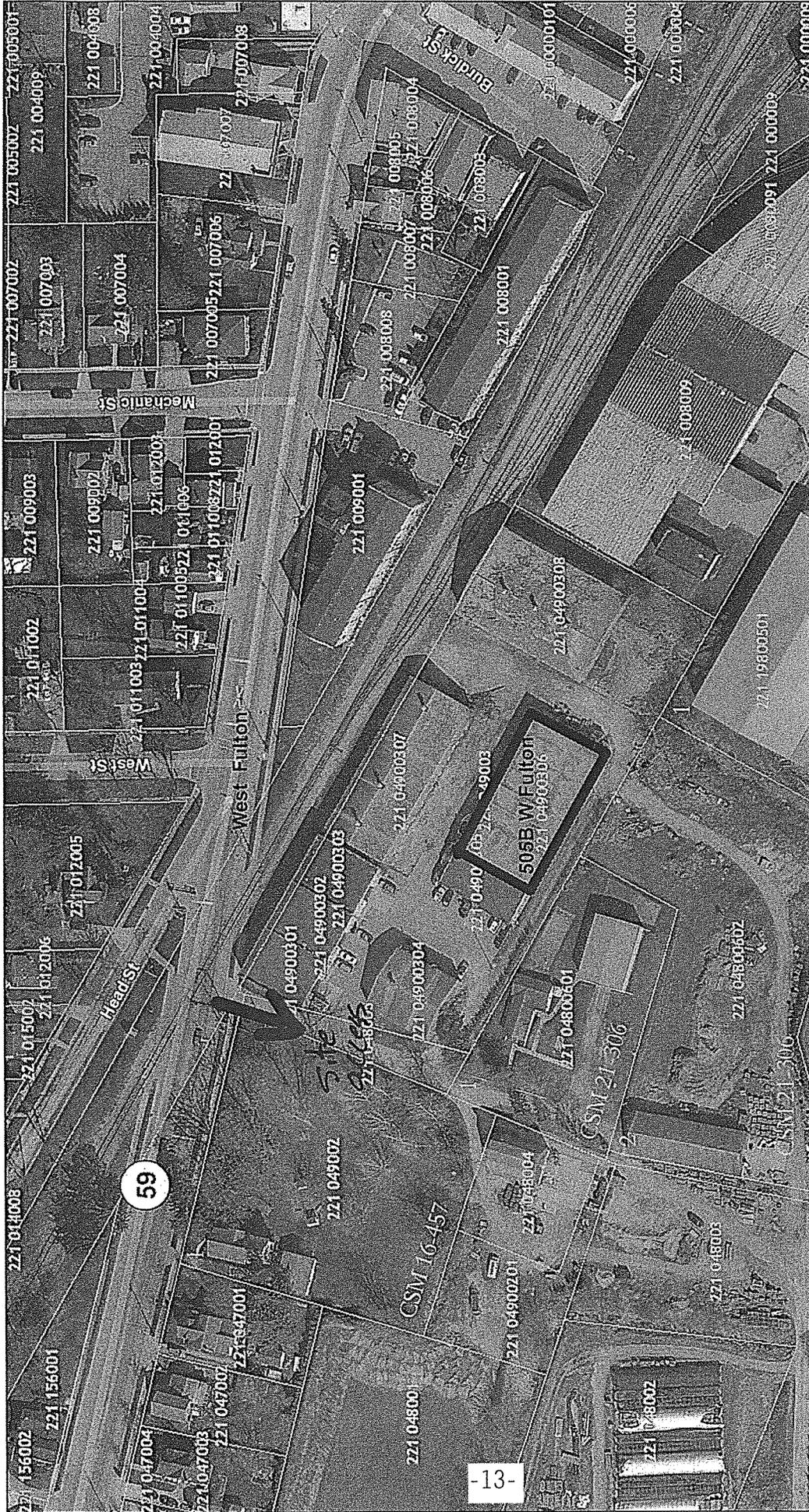
## **20.18(9) Historic Preservation Policies.**

The following policy statements should guide the Historic Preservation Commission and the City Council in designating landmarks, landmark sites and historic districts, and reviewing proposals for changes or improvements on these properties.

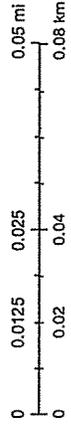
**(c) Policies Relating to New Construction in Historic Districts.** New construction should be done with the following considerations in mind and in accordance with the New Design Guidelines adopted in the City of Edgerton Redevelopment District Number One Project Plan.

1. The mass, volume and setback of proposed structures should appear to be compatible with existing buildings in the immediate area.
2. the facade of new or remodeled structures should maintain a compatible relationship with those of existing structures in terms of: window sill or header lines; proportion of window and door openings; horizontal or vertical emphasis or major building elements; and the extent of architectural detail.
3. the building materials and colors used should complement and be compatible with other buildings in the immediate area. A color chart of acceptable colors is available from the Historic Preservation Commission at City Hall.
4. the sizing, design and placement of signs should fit the building and be comparable to signs on adjacent structures. All signs must conform to the City of Edgerton sign ordinance and be approved by the Historic Preservation commission for color and appropriate size.
5. All landscaping and parking provisions should complement and be compatible with improvements in the immediate area.





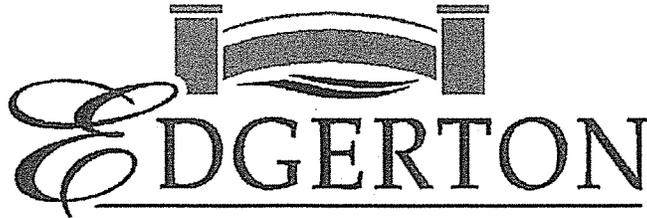
1:1,042



January 10, 2019

: Parcels





Connect to Endless Possibilities

BUSINESS • COMMUNITY • RECREATION

Application to the Edgerton Historic Preservation Commission  
Edgerton Wisconsin

Certificate of Appropriateness

An application is hereby made for issuance of a Certificate of Appropriateness under the City of Edgerton Historic Preservation Commission Ordinance for proposed work as described below and on plans, drawings or photographs accompanying this application. This application provides information supplemental to the building permit application form and applies to only properties within the designated historic district.

Certificate No. \_\_\_\_\_ Parcel No. 6-26-344.06  
Owner of Record Ideal Spaces LLC Date 1/10/19  
Home Address 505 W Fulham St Unit B Zip 53534  
Telephone No. 608-201-3234  
Address of Proposed Work 505 W. Fulham St

Attachments: (for major projects only)

- Eight full size copies of the plan(s) to scale
- Recent photo(s) showing the entire building and others showing the detail of Proposed work areas
- Historic photos of the building if available
- Any other relevant graphic material

**Building Status:**

(Office use only) Contributing \_\_\_\_\_ Noncontributing \_\_\_\_\_

**Details of work proposed. Fill in if applicable:**

1. Building setbacks: Front 50' Rear 18' Side left front 40' Side right front 0'  
Corner \_\_\_\_\_
2. Foundation: Height exposed 4" Concrete Block \_\_\_\_\_ Stone \_\_\_\_\_ Brick \_\_\_\_\_  
Concrete \_\_\_\_\_ Other \_\_\_\_\_
3. Chimney: Brick \_\_\_\_\_ Stone \_\_\_\_\_ Wood \_\_\_\_\_ Other NONE
4. Garage Doors: Wood \_\_\_\_\_ Metal X Fiber glass \_\_\_\_\_
5. Skylight: Type \_\_\_\_\_ Size NONE
6. Roof pitch: 3/12 Dormer pitch NONE Other \_\_\_\_\_
7. Roofing material: Asphalt \_\_\_\_\_ Wood \_\_\_\_\_ Tile \_\_\_\_\_ Other Steel

8. Exterior wall material: Wood siding (width) \_\_\_\_\_ Alun./vinyl siding (width) \_\_\_\_\_  
 Brick \_\_\_\_\_ Stone \_\_\_\_\_ Shingles \_\_\_\_\_ Other Steel vertical
9. Gutter material Steel Size 6"
10. Window Style (size): Double hung \_\_\_\_\_ Casement  Awning \_\_\_\_\_ Other \_\_\_\_\_
11. Door type: Front  Other \_\_\_\_\_ Material Steel
12. Storm door type: Front \_\_\_\_\_ Other \_\_\_\_\_ Material NONE

13. Installation of signage: Type \_\_\_\_\_ Size \_\_\_\_\_ Material NONE  
 Location of Property \_\_\_\_\_

General description of proposed work:  
demolition of existing building  
replace with new building  
building is beyond repair,  
no footings under existing  
structure.  
 \_\_\_\_\_ (use back if needed)

This application is valid for 12 months from date of issuance. It may be renewed. No structure may differ from the approved application and plans

Applicant Signature: Bob Donelan

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_

Historic Preservation Chairman \_\_\_\_\_ Date \_\_\_\_\_

Comments and Conditions  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



