

**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

