



MINUTES OF THE LANDMARKS COMMISSION

**WEDNESDAY, AUGUST 21, 2019, 4:30 PM
CITY HALL, ROOM 310**

A. ROLL CALL.

I. Members: Paul Martzke, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, Ron Dehn, Ian Griffiths, and David Siegel

Present: Justin Balsley, Paul Martzke, Ian Griffiths (left at Item D2), Ron Dehn, Susan Ley (arrived at Item D4), Ald. Veronica Corpus-Dax (arrived during Item D4), Excused: David Siegel

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the August 21, 2019, special meeting of the Landmarks Commission.

Moved by Ron Dehn, seconded by Justin Balsley to amend the agenda to move item D4 to top of Regular Business.

Motion carried.

Yes- Ian Griffiths, Paul Martzke, Ron Dehn, Justin Balsley, No- None, Abstain- None

Moved by Ron Dehn, seconded by Ian Griffiths to approve the agenda. Motion carried.

Yes- Ian Griffiths, Paul Martzke, Ron Dehn, Justin Balsley, No- None, Abstain- None

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the July 8, 2019, meeting of the Landmarks Commission.

Moved by Ron Dehn, seconded by Ian Griffiths to approve the minutes. Motion carried.

Yes- Ian Griffiths, Paul Martzke, Ron Dehn, Justin Balsley, No- None, Abstain- None

D. REGULAR BUSINESS.

1. (COA 19-28) Consideration with possible action on a design review for new siding, windows, and porch addition located at 1007-1011 S. Van Buren Street.

Moved by Paul Martzke, seconded by Ald. Veronica Corpus-Dax to approve the COA with the following conditions:

1. The replacement of the garage door, removal of the exterior stairwell at the rear of property, and all other staff-level projects are approved.
2. The addition of the deck and railing in front of the enclosed front porch and the installation of a new front door are both denied.

Motion carried.

Yes- Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, No- None, Abstain- Ian Griffiths

2. (COA 19-29) Consideration with possible action on a design review for window and door replacements located at 241 N. Broadway.

Moved by Ron Dehn, seconded by Susan Ley to approve the COA. Motion carried.

Yes- Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, No- None, Abstain- None

3. (COA 19-30) Consideration with possible action on a design review for a new sign located at 304 N. Adams Street.

Moved by Ron Dehn, seconded by Susan Ley to approve the COA. Motion carried.

Yes- Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, No- None, Abstain- None

4. (COA 19-31) Consideration with possible action on a design review for siding, soffit, and window replacement at 1008 S. Webster Avenue.

Moved by Ron Dehn, seconded by Ian Griffiths, to open the floor for discussion. Motion carried.

Yes- Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Justin Balsley, No- None, Abstain-None

Moved by Ian Griffiths, seconded by Susan Ley to close the floor for discussion. Motion carried.

Yes- Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Justin Balsley, No- None, Abstain- None

Moved by Paul Martzke, seconded by Ron Dehn to table this COA until the next available meeting. Motion carried.

Yes- Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Justin Balsley, No- None, Abstain- Ald.

Veronica Corpus-Dax

E. INFORMATIONAL.

1. Staff-Level COA Applications

2. Review City Raze/Repair Orders and Demolitions

3. Staff Update

4. Date of next meeting: Monday, September 9, 2019

F. ADJOURNMENT.

Moved by Paul Martzke, seconded by Susan Ley to adjourn. Motion carried.

Yes- Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, No- None, Abstain- None

VERBATIM MINUTES

- Okay, we'll get started.
- Okay.
- Call to order the August 21st meeting of the Landmarks Commission. We'll start with the roll. Susan? Veronica? Justin?
- Here.
- Ron?
- Here.
- Ian?
- Here.
- David? First item on the agenda is the approval for tonight's agenda. My understanding is that we have had a request to move item D4 up first. I'd ask for a motion to do that.
- Motion.
- Make a motion to do that.
- Second.
- All in favor?
- Aye
- Aye
- Any nays? Motion carries. Second item on the agenda tonight, ah nope. I also need a motion to approve the agenda.
- Yes.
- Motion to approve the agenda.
- Second.
- Any discussion? All in favor?
- Aye
- Aye
- Any opposed? Motion carries. The agenda's been approved. Next item, Item C is the approval of the meeting minutes from the July 8, 2019 meeting of the Landmarks Commission. The

minutes were in your packet. Does anybody have any changes, edits, anything of that nature on the previous minutes?

- Motion to approve.

- Second

- All in favor.

- [Committee Members] Aye

- Any opposed? Motion carries. We'll pause here for a brief second and allow Susie to get logged in.

- I'm in, Ron.

- All right, thank you. And just, I don't know if you heard that as you walked in. We've moved Item 4 up to the first item on the agenda. So that's where we're at. It'll be Item D4, Certificate of Appropriateness, 19 dash 31, consideration with possible action on a design review for siding, soffit, and window replacement at 1008 South Webster Avenue. Jason, would you like to give a staff update on this?

- Sure. On the screen at the front of the room, we see the location of 1008 South Webster Avenue. This picture is a couple of years old at this point. Maybe four years old. Early 20th Century, Prairie Style meets Colonial Revival. If I could just draw your attention to a couple fun little bits. Ah, not with this, I can't. Bear with me as I'm colorblind. But you do have a few neat little features. I think that's maroon, this frieze board, the one with a cornice, kind of unifies all the window casings, and then that is repeated down here, unifying all the window casings and kind of wraps around the house. If you're like me, you'll forget the word frieze board and accidentally start calling it racing stripes.

- Racing stripes!

- Also notice that the front door, the corners are mitered. They don't have a corner board. So those, those clap boards onto a neat little pointy angle. It's all stylistic bits. The application for a Certificate of Appropriateness is to go all vinyl siding, and replace 30 or so windows. What you see here is wood clapboard siding, and what I suspect are historic windows. So the property owner submitted a number of photographs. I think where you see the dark colored board in the bottom two photographs, I think that's that first story frieze board detail. Racing stripe, if you will. Additional photographs, you see the condition of the paint has deteriorated throughout. And here's a few pictures of soffits below. Gutters, bare paint, and perhaps a little bit of material deterioration has occurred. And the dark board on the left, I think is the frieze board detail. But we see paint failure, and we have the gutters. That's typical throughout. Staff recommends denial of the C-O-A application. Replacing wood siding with vinyl, and also replacement of windows, is frowned upon by Secretary of the Interior Standards for Rehabilitation. And further, explicitly frowned upon by the Wisconsin State Historic Preservation Office, which provides some written guidance on how to address the need to maintain and consider replacement of siding and windows. That is a brief overview.

- Anybody have any additional questions for Jason?

- Nope.

- **Property owner and tenants? We'll make a motion to open the floor for comment.**

- **Motion.**

- **Second.**

- **Or second.**

- **All in favor?**

- **[Committee Members] Aye.**

- **Any opposed? Would you like to address the commission at all?**

- **[Property Owner] Most of the wood is rotting, and the back section of the house, the wood won't even stay on the, the paint won't even stay on. They used pine instead of cedar and so we have to paint it almost every two years. There's one wall that has actual holes in, which has caused deterioration inside the home, that I have to now get repaired, as well. The wall has cracked, I have molding. And there were even mushrooms growing in there the other, last fall. We are on a very tight financial situation. I have explored going, replacing wood and other siding, and everything is way, way above my budget. I can't even start to put it together. I have been able to put together the amount. Ken and I worked, trying to figure out a way we could do this, and he is going to keep the look of the house exactly the same. All the siding will be the same. We're staying with the four-inch boards because that's what's there now. We're staying with the six-inch boards for the running boards, and we'll stay exactly the way it is. The um, There's the soffits are almost all rotted. I used to be able to hang plants and stuff, but I can't even put anything in those anymore. We just had, there is water damage in the house from different parts where the soffit has leaked through. And it's just, I have to do something, but I cannot, just painting it's not gonna do it this time because there's way too much repair to be done on it. And I've worked with Ken for quite a few weeks, and he assures me that he's gonna put extra time in making sure we have this exact same look that we have now.**

- **What are the windows going to look like?**

- **They're gonna be just the regular vinyl. We already have some that we, when the addition in the back was put on, they have the regular, the kind of windows. They're not the weighted windows. They're the storm with the half screens.**

- **Double hungs or casements?**

- **Yes. I mean, that**

- **Yeah, double hung.**

- **Yeah.**

- **Not a casement where you can crank it?**

- **No, no. In fact, in the back, when it was added on, they do have a bay window with two, we have two cranks, but we're removing those and putting the double hung in there so it looks like the same on the other side. So they'll look uniform then.**

- And with the windows, are you going to have the wood trim around the windows, as you have now?

- Yes. Yes, that's why when we're talking with, with Ken, he made sure that the windows framing will have the exact width that it is now. Which when we were looking on the, again, the section that was added on 20 years ago, they did not keep the same width, so we are gonna make it the same width again so it'll match the front, the old part. The pillars will stay as wood. They will not be changed.

- How's he proposed to handle the mitered corners on the siding?

- I do not understand that, so I don't think In my proposal, if you had any questions like that, Ken would be able to answer them.

- And what type of material is he gonna replace the fascias and soffits with?

- I had that in the proposal.

- Um, soffit, fascia.

- Yeah, he'll build soffit and facials. And then he'll build out and wrap all the windows.

- Is he keeping a similar color palette, or is he changing colors?

- I wanted to go, this was not the original. We painted this probably, must have been about 20 years ago we went with this color. Before that, it was a blue and white, and before that it was just white. And now, I wanna go with like a seacrest for the main house, and a cream for all the trim.

- What is he gonna do with the soffits?

- He's gonna, he's going to wrap them, and then put in the aluminum soffits so that, The gutters are not connected to the soffits, they're actually connected to the roof. So he's able to tuck it underneath and have it come off so it looks like it is now.

- And you didn't talk about replacing the wood and just doing the same wood that you have now for the soffits?

- Too expensive for me. I can't, I'm really, I mean, I've really scraped a lot just to come up with this budget. And at the bottom, where the gray area is, again that's the new addition. The guy who did it didn't do it properly, so we're going to put a running board where there's a running board at the very bottom now, but then extend it a little bit lower so we can get rid of that look there.

- Are you talking the yellow over there?

- That's, actually it's cream. Yeah, underneath where you see the gray and the cream? What he did was, it's insulation, and then he just put this, kind of like, it's not even cement. It's just like a paste that he put on there, who did it originally, and it chips off. And now it's even buckling because of the heat that we've had, and it just peels right off. Any kind of wind storm or stuff, we always have pieces on the concrete from it.

- Had you looked into applying for Historic Tax Credits for this work?

- I have somewhat but not a lot. Because I didn't quite get it, you know, understand it all. But it wasn't enough, at this point to help me through this. I mean, if I don't do anything, because I can't afford to do it within the wood. That was just way too much. And then I went back to square one where it's just deteriorating on me again.
- This is probably eligible for the revolving loan fund?
- That's what I was thinking, too.
- Yes it is, also, the, our department also has home loan funds that are income eligible, so if,
- But see, loans are very difficult for me to get because I'm self-employed and I don't have a steady income.
- Ours are not based on how like a bank's would be.
- Okay.
- So the loans that we have are just, the one for the historic properties, anyone is eligible for them just as long as you live in a historic property. And the home loans, they do more work with trying to figure out how your income fluctuates versus just the bank looks at just the bank statement.
- Right.
- So we do have some programs available if you do wanna talk about them.
- But then I'm still stuck with the whole loan thing again. And that's very difficult for me to deal with.
- How many carpentry estimates did you get?
- I had one who looked at it and when they heard that I had to go in front of the commission, they didn't really ever send me an estimate. I had another one who came and already was telling me what he could do to cheapen it, what he wouldn't put on, and I said, "No, I want it to be exactly the way it is," he didn't wanna put those running boards on, and things like that. Just to go straight down. And I said, "No, I wanted to keep that look." And so his bid was lower, but it was not, I didn't want it because he wasn't gonna do what I wanted done. Because I really want the look to stay there because that's why we bought the home originally 35 years ago. And so I love having the trim, I love having the windows, you know with the wider wood window trim on it. I like the running boards, I like all that. But even that one shot where you guys thought it was a running board, it's actually, keep going. This one on the left, that's completely off. It just fell off. If you look at the bottom of the one on the right, I have replaced boards just so that I could get to it, and right next to the silver box, there's an actual hole. I can stick my hand inside and touch the inside wall of the house. And that's where all the damage is in the house now. And Ken said he would be able to do the inside wall at the same time as doing the outside wall.
- I mean, it appears, I mean, from my own personal work I've done, it just seems like a lot of the wood would have to be replaced, just so that they could even do a vinyl job. I mean, it's just
- That's what, that's why I can't

- A huge majority.

- I can't go, that's why I wanted to go to vinyl. Because he'll just wrap it all then. Where as if I went to replace all the wood, I'd be, it'd be two to three times what it is now, and I can't do that. I can't even try to do that. There's even, I mean, I'm just really, really stretching it to be able to cover this. But yeah, the wood is very rotten, and it has really deteriorated rapidly this last two years.

- Any other questions?

- I'll allow a motion to close the floor.

- Motion to close

- Second

- All in favor?

- [Committee Members] Aye

- Any opposed? Any further discussion?

- I think the window project is okay because those don't look like really original.

- Do we know if the windows are original, or?

- They don't look like it.

- They obviously don't. I think there's storm windows over top of

- Yeah.

- Yes.

- But if they're weighted, sash-cord windows, then

- Right.

- They are older, they are definitely older.

- They're in the historic era for the house.

- One comment, I guess, I would make is that this issue of the soffits is the same issue this commission addressed last month, and we denied it then. And so, I can't in good conscience reverse what we told a property owner last month.

- Those guidelines that we have, the same guidelines last month as we have this month.

- Yeah. They didn't change.

- Can we break this down into three projects? The soffit, the windows, and the siding?

- You can do your approvals based off of those three things. That's kinda how the staff report was read, how we gave our recommendations, so if you wanna do it that way, that'd be fine. We'll just have to do one vote at the end.

- I would, Okay, so based on that, I would comment on the window replacement, I don't feel I understand exactly what is intended, based on the information we've been provided. It's, it says wrapping windows, and I assume that's the hard trim, but I would like to see something from the window installer as to exactly how they're going about that, and what product they're actually going to put in for the windows.

- Yeah.

- Wrapping the trim and the

- I feel that, I'm not necessarily saying I'm opposed to it, but I think the submittal is incomplete.

- They give the series 4000 window, but I don't know what it looks like. That's why I asked what kind of window, as opposed to double hung.

- It is a double hung, but we

- Versus a casement.

- Weren't gonna, and then there's already, well it would be the same as, on what they show in the back, with the back of the house had double hung ones put in, and there's two, there's one window, but I don't think you'll see it on here, that has been replaced because it just fell out of the frame. But they're just, they're not the crank windows. They're just where they just have, you can pull up and put down.

- Double hung.

- Double hung.

- So we're gonna do double-hungs,

- Yep.

- And then they're gonna wrap the trim,

- So it looks like it does now.

- And it's gonna be the same.

- So the trim on the windows will be the same as the running boards, just like it is now, except the color will be a cream, and the cream now will be a seacrest color.

- Do we wanna address the soffit as far as vinyl, and discuss the merits of that, or put it up for a vote?

- Well, I don't

- Siding, and then windows.

- I think with out the window, additional window information, it's hard to make a recommendation either way on this thing. That identifies the series, but I don't know if that has a one-inch frame or a six-inch frame, or is it gonna completely change the
- Yeah, we don't know what it looks like.
- We don't know, right.
- Yeah.
- Well, I told him I wanted to keep the same, so that's what he put in the order he has. So that will be the same as what's there now.
- Sure, but we don't have that information. As far as the soffits, again, I think, to me that's a non-starter. And the siding, if what we are held to the Department of the Interior standards as a guideline for our recommendations, then this would be counter to that guideline.
- The ordinance takes in consideration to those Secretary of the Interior standards.
- Yeah, we are bound by them?
- We're not.
- But we are bound by the certified local government status and their review.
- You know, if you, if you go a little askew there, questions may be asked if you wanna stick to the procedure, so to speak. If you deny, this homeowner can appeal it to council, and the council can do whatever they want. Now, I can't speak on the council's behalf, but my hunch is that most councils are gonna be relatively sympathetic. And in that case, you know, you as a CLG Landmark Commission are seen to be doing your job, and the council is free-range to do as they please. So that has no impact on your CLG status. Alternatively, you might wanna ask for additional information. I know that this application came in after the deadline for the original August meeting, so we kinda accelerated to get it on the special meeting. But ordinarily, it wouldn't have come up until the September meeting.
- Okay.
- I guess I'm open to having additional information submitted. I'm not sure it's gonna change my thought on where we're at with this.
- What the windows look like? And then also how he's gonna handle the corner of the siding join.
- Right.
- If we're asking for that additional information, do we have to deny the application tonight, or can we just ask her to
- We would table it until the next available meeting.
- Okay.

- So we can table the whole until we find out if they're going to do one piece and not the other. But if you're feeling like, "Yeah, absolutely, we're gonna approve that anyway," then you can do it in two pieces. It's just a lot cleaner if it's all done in one.
- The other thing that tabling it would do would allow the homeowner to discuss with the city any potential additional funding opportunities.
- Well, so I have no problem tabling this. I think it's the appropriate thing, to allow the homeowner the opportunity to do that, pursue those opportunities for funding sources, and then also allow the contractors to provide us with more information as to their exact intentions. But I have the issue with the soffit material, which quite honestly, yeah, I'm not waiting until September to deny that portion of the work, is my opinion. So I don't know if that's something we need to
- Well we could also just present that information to the contractor and say, "They will deny this at the September meeting, so if you want alternatives, during the mean time, study the whole so it goes together, at least as an option.
- And then can the contractor be at the September meeting, too?
- Well he wanted to be at this one, but he was out of town working. He couldn't get back in time. And it's real difficult, okay never mind.
- So I would make a motion that we table this until September, and ask the homeowner to bring back the additional information that we're looking for.
- Like a picture of windows.
- Motion.
- Second.
- Are the windows gonna go in?
- I'll second that.
- Any additional discussion?
- Am I gonna be given a list so I know what I'm telling my contractor?
- Yeah, I'll follow up with you with all the details on that.
- Okay.
- I think we all can, as well.
- He's willing to talk to you guys too, he said. So his number is in the proposal.
- So we're voting.
- So we're voting to table. So a yes vote would table it.
- Yeah.

- A yes vote tables it. I see.

- All right, that has been tabled. I'll follow up with you, then, Carrie.

- Okay. Next item on the agenda would be Item B2, Certificate of, excuse me, Item D1, Certificate of Appropriateness, 19 dash 28. Consideration with possible action on a design review. Renew siding, windows, and porch addition located at 1007 to 1011 South VanBuren Street. Jason?

- Here's the map. 1007 to 1011 South VanBuren Street is kind of a funny house, so to speak. It was built around 1925, but prior to the 1930s, it was effectively turned into a three unit house. So it has historic remodeling, so to speak. This is a picture of that house. It's a craftsman-style house, the large picture window in front marks the location of an enclosed front porch, which became somebody's real estate office. The request, last I heard, involves maintaining and repainting the existing wood siding. Most of the windows stay, but they add new storm windows. The stairwell, there's an exterior enclosed stairwell at the rear of the house which will be removed. That was part of the apartmentalization of the house. Request includes replacing the garage doors and a new front door in lieu of that picture window, and the construction of a deck off that enclosed front porch. This slide shows a general outline of the house towards the left with some lines at the bottom there indicating where the new steps and proposed deck would be. Top right of center is a view of that proposed front door, the colorful part is the proposed deck on the front of the house, and I think it involves a new driveway or something like that on the right. So this is a multi-phased recommendation. Staff recommends approval of the proposed garage door, approval of removal of the exterior stairwell, recognizing that both are not visible from public right-of-way, and neither have a significant impact on the historic integrity of the house. Skipping to the bottom one there, recommend approval of the selected front door, noting that it neither harms nor improves the historic character of the house. Staff has some hesitation with the front deck. And perhaps I could go through a little picture show here. At the top left is the house in question. All the other pictures represent the same house style where the porch has not been enclosed, which is nice. I want you to draw your attention, though, to where the stairs are, relative to the porch deck. Stairs lead directly up to the porch. Moving on, some sympathetic examples where alterations have been made. Again, our house at the top left. A very similar house top center, where the porch has been enclosed. The steps lead directly to that porch door, and also, very tastefully concealed is a side deck addition behind that vine thing. Where that's an open deck with railing. The other two below are historic examples. They have the same general form as this house, but they have a what to them would have been an original covered porch extending off to the side. If you look at our house in question, it would be to the left of that, you'd have this covered porch. Again, in all examples, the stairs lead directly to the porch. And you might ask, what do we have in Aster that is comparable? Again, our house at the top left. All of these others are of a similar style in Aster, the two in the top have enclosed porches. So they fill in those open areas with windows, again, the steps lead directly to the porch door. On the bottom, the blue one at the right, I think it's blue, again, enclosed porch, front door down to steps. The bottom center is an open porch. It has a big addition off to the left, though, which is why the roofline has an angle in it. I have two other examples in Aster of Craftsman-style, neither of which are this form. Some interesting note, my favorite there, the Japanese-inspired one at the top, it has a historic deck extending off to the side near the driveway. As best I can tell, that's original. The one on the bottom, totally different form, open porch. But in both cases, again, the stairs lead directly to the porch, and this is why I have hesitation about building a deck that extends beyond the porch, which would have railing and perhaps create a caged appearance on the front of the house. Recognizing that there are no other examples of a front deck in Aster that quite jive with what's being proposed. So with that

in mind, staff staff recommends denial of the proposed front deck addition as currently proposed.

- Is the new front doors intended to go where the original existing window is?

- Yes.

- Is that what's being proposed?

- So here, I'm on shaky ground in its entirety because the city has a priority to convert multi-family homes back to single family homes. This is a rule. This house is unique in that it was converted into a multi-unit in an historic era, back in the late 1920s. It's not really practical to maintain that multi-unit form, so now we get off into conjectural ideas of how to best maintain the character while creating something that was never historically accurate in the first place. Because I understand that the property owner doesn't want to open up that front porch again. Neither would I, frankly. The interior of that is not suited to being open to the environment at this point. So now I'm in the unhappy position of being a style policeman, when I don't really have hard and fast rules. So I'm trying to look at the district as a whole, and try and remain sympathetic to the historic integrity and character of the district, which is why I introduced photos of other areas in Aster.

- I think it's also important to note that on this one here, it didn't have on the schematic where it said level one, stair one. But on the right, they show that that level one area would extend to the existing doorway on the right of the house. So it would not only be a deck in the front, it would wrap around the existing doorway that would remain. So there would be two front doors with the deck in front of both of them.

- But yeah, the proposed door with sidelights would take the position of the picture window on the front of the enclosed porch.

- I thought there was something that they were gonna cover up that old opening. For that door that's, front door that's there now.

- So with the exterior stairwell, I think they're looking to use materials to fill in that opening, as you wouldn't need a door to the outside of the second story to step out into nothingness. Again, all of that's invisible from the right-of-way, so I see no trouble with that.

- Yeah.

- And my point in these pictures is, since we're getting into the conjectural, recognizing that we'll be altering something, these bottom examples show, perhaps a path forward a form that would allow the property owner to maintain the character and yet have an identifiable exterior change that's distinguishable from the historic bits. But I don't know that anybody wants to go that route. I was just looking at comparable forms.

- I'm gonna abstain from the vote on this one.

- Because this is?

- Immediately adjacent to my own home. I'm glad to see that the owner, that the home has changed ownership, and that there's work being done on the property. I'm delighted by that. I agree with the general recommendations of staff on this. That is a very unusual approach to the front of the house in this district, without historical precedent.

- Is the homeowner present? Okay.
- Do we know why they wanna build this deck on the front?
- We've met with them a few times, but we didn't really get a sense of direction for why the deck versus
- Yeah A 7 by 12 deck off the
- So I will make this simple. I believe that items three, replacing the garage door, four, removing the exterior stairwell, five, painting the exterior, and six, replacing the storm windows, I would vote for approval on, and I would vote we deny items one and two. Item one, the addition of the deck, is not with any sympathy towards the historic architecture of the district whatsoever, and through the photos that have been provided, it's clear that you can certainly do an interpretation of that, especially if we go to the last group of photos and you see the one on the top right. If you look at our home in question, on either side of the porch, you've got the column detail and then the supporting siding that's underneath those, the homeowner could clearly replicate a deck solution using the existing detailing on the house with a little bit of thought. Secondly, the use of the treated lumber material that they're proposing has no precedent whatsoever in a historic house in the Aster district. And then the last thing is is that the door and sidelight that they're proposing is, of course, not sympathetic to the architecture of the home, and with a little bit more research at any big box retailer, they could find a mission or craftsman style door that would be sympathetic to the bungalow or craftsman style home that this is. So I would make a motion that we approve items three, four, five, and six, and deny items one and two.
- I'll second.
- I'll second that motion.
- Any further discussion?
- All right, we're ready for a vote.
- Okay, that is approved.
- All right, Item number D 2, Certificate of Appropriateness 19 dash 29, consideration with possible action on the design review for window and door replacements located at 241 North Broadway. Jason?
- Here's the map. I think that's the Platten Place building.
- Yes.
- Yes.
- Advanced Aquarium
- Yes. Yes, building is Advanced Aquarium.
- Yeah, paint is starting to show really good. This C-O-A Application requests replacement of storefront doors and windows. Property owner has already secured approval of the Wisconsin

State Historic Preservation Office's Senior Architect and is already lined up to use tax credits for this program. Based on that, I recommend approval.

- I'll make a motion to approve.

- Second.

- Any other discussion?

- All in, oh.

- Sorry, today.

- Motion passes.

- Okay. Last item on the agenda is, Item D, anyways, Item D-3, Certificate of Appropriateness 19 dash 30, consideration with possible action on a design review for a new sign located at 304 North Adams Street.

- 304 North Adams is the Hotel Northland. Here you see it on the map. The request is to add a late 1940s-style Art Deco sign to be mounted above one of these reproduction 1925-era canopies. We have a lot of drawings of this.

- It's great.

- National Park Service and Wisconsin State Historic Preservation Office's Senior Architect have already weighed in on this, and have agreed that this will not impact the National Register listing or eligibility for the building. I couldn't tell you if they're getting tax credits for it, though. If you wanted to oppose this, then I would say that it would be on the grounds that that particular sign, and that particular canopy never existed together historically, and that sign was actually located on the other facade than what is being proposed. But, this is nitpicky stuff, as the National Park Service and State Historic Preservation Offices have already weighed in on this. So landmark staff recommends approval.

- Is anybody representing Hotel Northland?

- Nick Lison Jones sign.

- Okay. Do we want to open up the floor for comment?

- I'll motion for it if you want to.

- I should open up the floor?

- I mean, I don't know that we need to.

- Do we need to?

- No, we don't need to.

- Probably not.

- I thought maybe you wanted to, that's all.

- No, we don't need to.
- Well I'll just throw it out there, I think the sign is a great reproduction of what was on the building at one point in time. And even though it might not be exactly in the same time frame as what the canopies were, I find it, I think it'll be a nice addition to the facade, and so I would recommend a motion to approve.
- I'll make a motion to approve.
- Second.
- Any other discussion? Ready for a vote.
- All set.
- Thank you.
- That is approved.
- Okay, on to Item E, informational Staff Level Certificate of Appropriateness applications.
- Top left, 1120 South Quincy, a new driveway. Top right, 840 South Madison, a fence. Bottom left, 838 South Jackson, who has been to the commission before, is replacing the porch columns with new wood porch columns that, if you don't have a machinist gauge or micrometer, you wouldn't tell the difference. So we issued a staff level approval on that. Then, the mural on 128 North Broadway. The ordinance reads that staff can approve painting of brick. Staff generally would never approve painting of unpainted brick. However, this brick happens to have been a shared wall with a building, or a portion of that building that is no longer present. So it was never visible anyway. Staff lacks the expertise to comment intelligently as to whether or not the paint selected will be permeable to allow moisture to pass through one side to the other side. Don't know, it's a bit of a science experiment. We approved it.
- A science experiment .
- Do you feel that that mural is compromising the owner's tax credit status?
- No.
- I know that they've got 60 months in which if any other work for the building.
- You're right. I was real quick to ask Mark Beakel about that on the Platten Place building, or Hotel Northland even. You know, if it does, I suppose the onus there is on the owner.
- It's on the owner. I just was curious about it.
- They asked us, our ordinance is clear that we can approve this. I didn't have a good enough reason not to approve it.
- That's fine. I saw it, I know the history of the building and their tax credits, and I immediately thought that, "Ooh, I'm not sure about that," but I also know what the cause was behind it, and being a community-minded individual with support as to what they're doing, so I'm just. I don't

think it's a bad thing, I was just worried on behalf of the owners that, but if you've, if Beakel's seen it

- Well

- We usually leave it up to the property owner to do their due diligence with their own tax credits. I mean, we interfere if we have questions, but

- I would agree.

- Minutes will go to the State Historical Office if they have issue with it.

- Excuse me, what was your comment, again, on 838 South Jackson?

- So the existing round porch columns are wood, and on more than one, the bottom has been chopped off and wedged with a pair of four by fours at some point.

- Okay.

- And on one of them, there's a fist-sized hole in the bottom where it's just clear rotted through. So they need to be replaced. We had a lot of back and forth with the property owner, and the property owner finally proposed a brand new wood column that is visually identical, if that means within a quarter of an inch here and there type identical. So with that in mind, recognizing that the material needed to be replaced, because I don't necessarily trust pouring epoxy in, even if you did, the bases of several have been cut off anyway. So I figured it was a good rehabilitation.

- Yeah.

- Now that's the one around the other side, where upstairs they had swapped out a window that altered the symmetry of the windows up top.

- Right.

- Last I checked, they still hadn't gone over that sheet metal that's covering the hole, but

- Now, where's 840 Madison putting the fence?

- Backyard, back corner of the yard. So it's behind the house along the property line. They have a, kind of party back yard area. I don't know if there's a pool there, or what.

- I think they have a pool.

- So it's kind of a privacy fence from the corner out towards, not Madison, but the intersecting street there, that runs perpendicular.

- Cool.

- Go ahead. Any other comments on that? On to raze and repair orders, and demolitions.

- Two, 907 Wilson, I take no issue with. 715 Winford, officially I take no issue with. However, I have a gut feeling that somewhere in that area is a potential National Register Historic District for post-war type houses. 715 Winford was built in 1942. It was a one-owner house for a long

time. There's pictures of the family with the kids growing up there. It's a neat house. I don't think it's individually eligible, but as part of a district, it might be, but I don't have anything to justifiably state that there is a district in waiting right there at this time.

- What's the issue with the property?

- Oh, I forget now.

- I don't know with raze and repair. I think it was all internal stuff. I can't remember.

- So are they razing or repairing?

- We never know.

- Oh, I see, okay!

- It looks like a floor, subfloor, walls.

- I'm just

- Can you issue just a raze order or just a repair order? I mean, is it always

- I've seen raze, repair, and I've seen raze. But a raze comes along if the repair costs are anticipated to be in excess of some percent value of the fair market value of the property. I can't remember what that is, 25 or 50 percent, or something, but if it's too big of a money pit, according to the city, then they don't want you to fix it.

- Sure.

- It's a cute house. The loss of that house may not put an end to a district there. I don't know that a district can be there yet. Once we do an intensive survey report, we'll know. Some chance that it'll be fixed up. The raze repair order kind of reads to me like code for a hoarder's house.

- That's too bad, it's a nice property. At least, it appears so. Okay, staff updates?

- Last month we did our first revolving loan through the city, and just today we did our second one. So we are aiming for two per year at minimum, so we just have met that goal today, which is great. But there's been a lot of talk from other property owners who are interested, we haven't received any applications yet. But we think we'll just stick to the two per year unless something comes around that we really think that it's justified for spending the extra money. But right now, we've met our goal for the year. So that's pretty good considering that it's August.

- And prior to these two, we've done one for the church.

- Divine Temple.

- Divine Temple. And there's nothing that says we can't do more than two per year because we have the money in the bank, ready to go, but if you do a lot upfront, then there's a period of time when you have to wait for money to come back in before doing another one, so.

- And both of the ones this summer were also receiving tax credits, which is what we want all the programs to do, so it's increasing the amount of tax credits that are being applied for in the city, which is great.
- Were you able to reach that one couple that I forwarded to you, by any chance?
- I left them a voicemail yesterday.
- Oh, okay.
- Okay, anything else?
- No, I don't think so.
- I got an award.
- Oh yeah, I forgot about that!
- Oh, I really slow these days.
- Outstanding Alumnus, Goucher College in Historic Preservation.
- Awesome.
- Congratulations.
- Thanks.
- That was fun!
- Okay, anybody have anything else? Next meeting is Monday, September 9th. I assume we'll be back in third floor?
- Yes.
- Okay, motion to adjourn?
- So moved.
- All in favor?
- [Committee Members] Aye.
- Any opposed? Meeting is adjourned. Thank you, everybody.