

VILLAGE OF EPHRAIM

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Historic Preservation Committee Meeting Minutes Tuesday, November 28, 2023 – 6:30 PM

Present: Ken Nelson-Chair, Cody Schreck, Marilyn Cushing, Kathy Pentler

Absent: Amy Russell

Staff: Brent Bristol- Administrator, Andrea Collak-Clerk/Treasurer

Guests: Paul Deleers, BD Thorp, Michael McCutcheon, Monique McClean, Andrew Bartelt, Diane Taillon, Andrew Bartelt, Matt Meacham, Maggie Peterman

1. **Call to order:** The meeting was called to order by Ken Nelson – Chair at 6:30 PM.
2. **Quorum:** A quorum is present for this meeting.
3. **Changes in Agenda:** Item #7 was removed from the agenda at the request of Bethany Lutheran Church.
4. **Visitors' comments:** None
5. **Previous minutes:** Minutes from 10/24/2023

Schreck moved, Cushing seconded to approve HPC minutes from October 24, 2023, as presented, all ayes, and the motion carried.

6. **Thomas Price – 9889 Water Street – Design Review**

Bristol introduced this item. This application is a building reproduction by Conditional Use in the Protected Waterfront (PW) District. Thomas Price, the owner of the property, would like to raze and reproduce a new single-family residence at 9889 Water Street. Bristol noted that when the ordinance came into effect and PW District was developed there was a period of a couple decades where buildings were limited to those in existence. Owners were allowed to maintain only. In 2008-2009, the language was amended by the Plan Committee and approved by the Village Board that under certain circumstances an applicant can come before the Plan Committee to be heard for consideration to modify/raise/reproduce the building by Conditional Use. Price's application for conditional use last month was turned down by the Plan Committee. They have amended the building plans and have submitted a new application. The applicant amended their plan and slightly lowered the roofline, simplified the design of the second-floor porch railing and dormers, changed the color of shutters, lowered the garage height, and removed the cupola. Even though the HPC recommended approval last time this is a new application and new conditional use hearing. This item is before the HPC for design review purposes.

Thomas and Kathleen Price in their letter to the committee noted that they adjusted the height of the home and the color of the shutters. They also lowered the garage height, changed the deck railings, and reworked the dormers and entrance as per board member comments. They believe that they are complying with the Village's 2008 guidelines in a respectful manner. Considering their unique circumstances with a 75-year-old inherited home and the desire to beautify the waterfront with their new home, they asked that the committee view this application as a reasonable upgrade for Ephraim. The existing building is not in good shape. It is sinking and moldy, and not very attractive.

Committee members agreed that the improvements that were made are all the things that were brought up at the last meeting. All the concerns that HPC had with this application were addressed. They appreciated the changes that were made.

Committee members commended the applicant, architect, and builder. This has not been an easy process. They did a great job. The proposed house looks attractive. It will set a tone for other requests.

Pentler moved, Schreck seconded to recommend the approval of the Design Review application for Thomas Price at 9889 Water Street to the Plan Committee as submitted, all ayes, and the motion carried.

7. EHF (Bethany Lutheran Church) – 3028 Cty Q – Accessory Structure – Design Review

Item removed from the agenda at the request of the applicant.

8. Ephraim Travel Rentals LLC – 3038 Spruce Street – Faceprint Change – Design Review

Bristol said that the owner of the property is looking to change the decking to gray composite decking and the railing to aluminum matt bronze railing. This is a rental property. Metal railing is from a safety and liability standpoint. The applicant believes that metal would be a safer, stronger, and maintenance-free product. The brown color should tie into the architecture of the home itself.

Committee members do not believe bronze railing meets the ordinance. They would like to see more wood-like looking material/color, not the square bronze railing, especially with the existing log siding of the home. The railing should fit into the aesthetics of the existing log design. They would also like to see the product.

Schreck moved, Cushing seconded to recommend denial of Faceprint Change and Design Review for replacement of the Railing to the Plan Committee for Ephraim Travel Rentals LLC at 3038 Spruce Street and ask the owners to come back with the physical product of the railing and explore different, more wood-like looking options for the railing, all ayes, and the motion carried.

9. Discussion regarding EHF historic marker signage

Schreck said that the Ephraim Historical Foundation (EHF) would like to put up some free-standing roadside brass historical markers on their properties that would be visible from the road. They will be looking for permission to do this project on their private properties such as the Anderson Barn, Anderson Store, Pioneer School House, and Iverson House. There is an interested donor who would like to help fund this project. The discussion came up to consider working with HPC to expand this program beyond the EHF private properties into recommendations of historic properties around Ephraim to acknowledge existing historic properties.

Bristol noted that the **ordinance 17.19 Memorials** could create the mechanism to do so and a place for it to live. The HPC would play an important role in putting a recommendation onto the Plan Committee. However, when the ordinance was written it put a maximum size of a memorial plaque at a foot and a half square foot or have a single dimension of 18 inches. EHF is asking for 2 feet by 18 inches. This would require some ordinance amendments to be passed onto the Village Board for consideration.

Nelson asked the committee members to write their comments down and get those to Schreck as he works on this. Schreck will talk to Bristol about what the most effective next steps would be for EHF to proceed.

10. **New Business for Next Meeting:** Bristol noted there will be no Plan Committee meeting in the 4th week of December. The meeting may be moved to the week before or the week after.

11. **Adjournment**

Pentler moved, Cushing seconded to adjourn the Historic Preservation Committee Meeting at 7:00 PM, all ayes, and the motion carried.

Recorded by

Andrea Collak- Clerk/Treasurer

DRAFT