

VILLAGE OF EPHRAIM

FOUNDED 1853



HISTORIC PRESERVATION COMMITTEE AGENDA

Tuesday, January 23, 2024 – 6:30 pm

9996 Water Street

NOTE: This Meeting of will be simultaneously held via teleconferencing. Staff, committee members and the public are welcome to participate in this manner. Teleconferencing will be available by computer, phone, tablet, or dial in. Connection information below:

1. Call to Order
2. Quorum
3. Changes in Agenda
4. Visitors' Comments
5. Approve Previous HPC Minutes
6. Ephraim Travel Rentals LLC – 3038 Spruce St – Faceprint Change – Design Review
7. Discussion regarding EHF historic marker signage
8. New Business for Next Meeting
9. Adjournment

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/673460381>

You can also dial in using your phone.

Access Code: 673-460-381

United States: [+1 \(224\) 501-3412](tel:+12245013412)

** It is possible that a quorum of the Village Board or other Village Committees may be present at the meeting. However, no action will be taken by the Board or any other committee unless specifically noticed.*

<hr/>	Date: <u>1/19/2024</u>
Andrea Collak, Clerk	<u>X</u> Village Administrative Office
	<u>X</u> Visitors' Center
	<u>X</u> Post Office
<hr/>	<u>X</u> Website www.ephraim-wisconsin.com
Kim Roberts, Deputy Clerk	<u>X</u> Emailed to WDOR Radio
	<u>X</u> Emailed to Peninsula Pulse

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VILLAGE OF EPHRAIM

FOUNDED 1853



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

Brent Bristol

From: Michael Laaksonen <mwlaaksonen@gmail.com>
Sent: Thursday, January 4, 2024 2:54 PM
To: Brent Bristol
Subject: Re: Tuscany in Bronze

You don't often get email from mwlaaksonen@gmail.com. [Learn why this is important](#)

Good afternoon Brent,

I still working on the decking and railings at 3038 Spruce St. The owners would like to switch color to Dark Teak for the decking and are wondering if they put what is called a drink cap on the railing if that could get passed. The drink rail is a piece of decking put over the top to mimic a wood top. I'll include pictures of both.

Thank you
Mike Laaksonen

The owners will be joining the meeting online and the contractor will be providing a material sample for Tuesday's meeting - Brent



2



VILLAGE OF EPHRAIM

Permit # _____

FACEPRINT CHANGE

This form helps us prepare information for appropriate committee presentation.
Information provided will help keep property files current.
Thank you very much for your cooperation.

Date: 11/24/23

Property Address: 3038 Spruce Street

Are You In The Historic District: YES NO ?

Parcel # 1212 - 400 - 43A

I Am Repairing/Replacing Existing :

Deck Windows Roof Siding

Other : _____

I Will Be Changing The Color /Material to: Decking to gray
Rails to bronze

There may be a visual change to the property. I have been advised that any visual changes or any project requiring removal and replacement of an existing structure (such as a deck) will require a Building Permit and/or committee approval.

Mike Laaksoren
(Property Owner/Contractor)

920,493-4319
(Phone #)

Zoning Administrator: _____ Date: / /

Approved YES NO Permit Fee: \$ _____



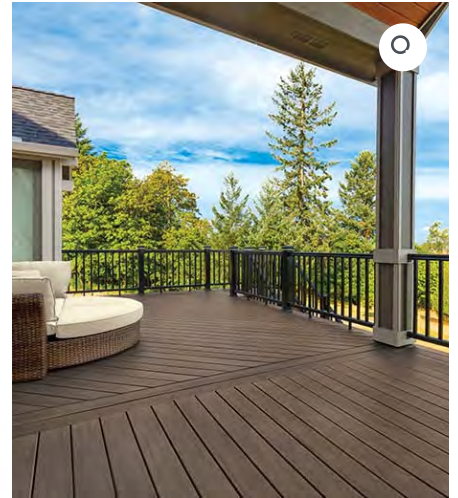
1,296 × 1,296





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TIMBERTECH COMPOSITE
Prime+ Collection®



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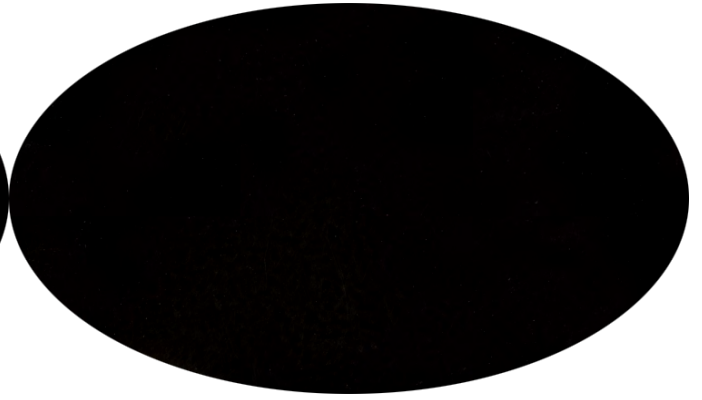
([HTTPS://DIGGERSPECIALTIES.COM/PRODUCTS/RAILING/WESTBURY-ALUMINUM-RAILING/](https://diggerspecialties.com/products/railing/westbury-aluminum-railing/)) > TUSCANY ALUMINUM RAILING

TUSCANY ALUMINUM RAILING





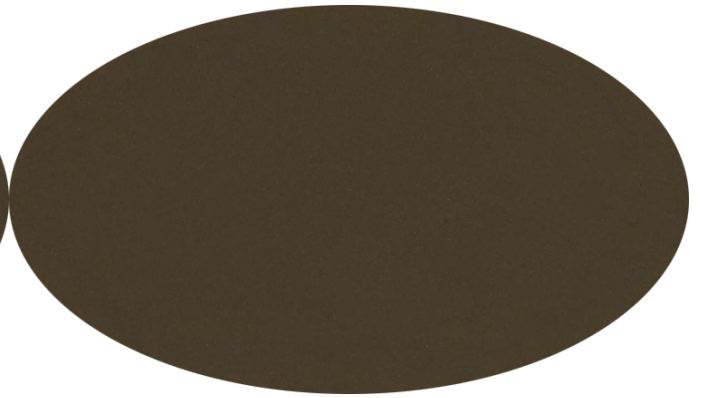
Satin Black



Black Fine Texture



Ninety Bronze



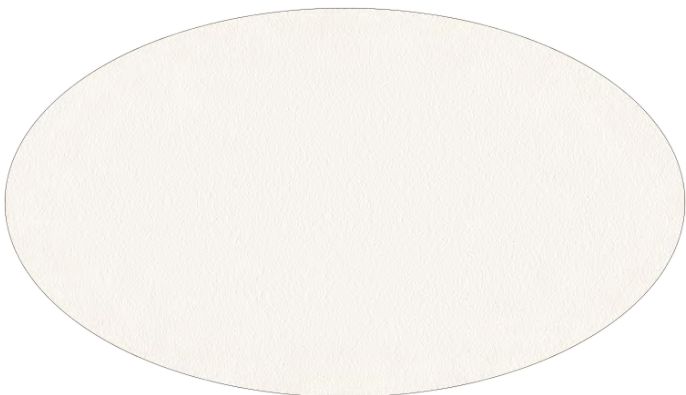
Bronze Fine Texture



Speckled Walnut

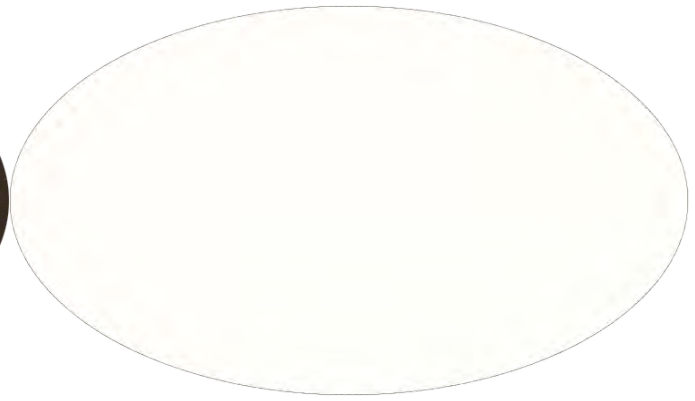
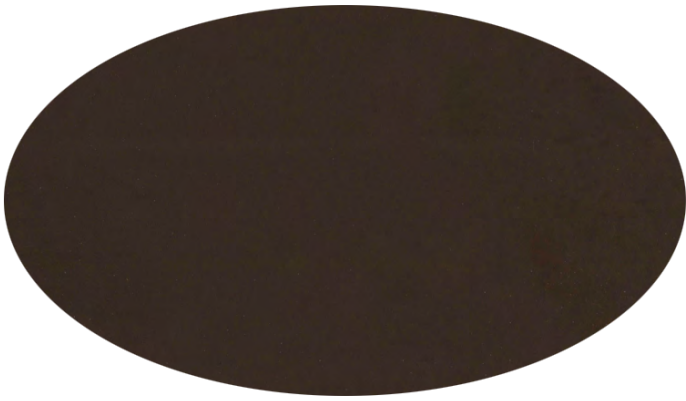


Sandy Shore



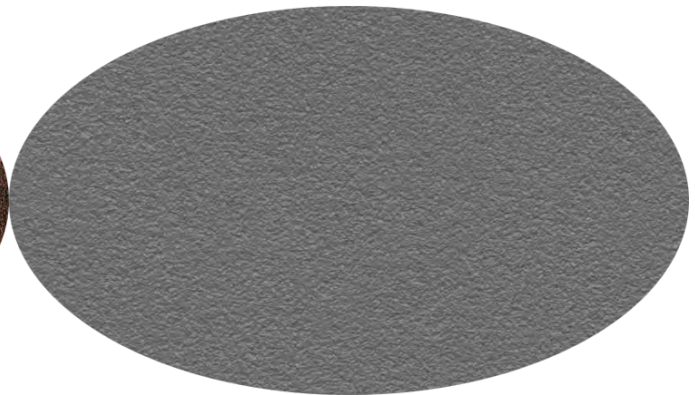
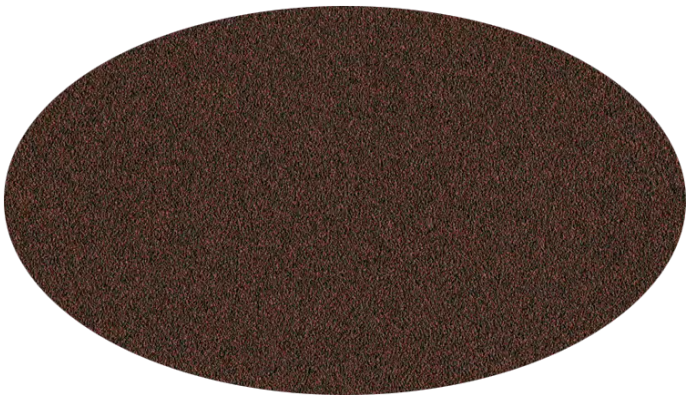
White Fine Texture

Gloss Beige



Chocolate

Gloss White



Brown Fine Texture

Grey Fine Texture

Stair Racking Guide ([https://diggerspecialties.com/site/wp-](https://diggerspecialties.com/site/wp-content/uploads/2021/04/Westbury-Tuscany-Stair-Racking-Guide-2021-02-08.pdf)

[content/uploads/2021/04/Westbury-Tuscany-Stair-Racking-Guide-2021-02-08.pdf](https://diggerspecialties.com/site/wp-content/uploads/2021/04/Westbury-Tuscany-Stair-Racking-Guide-2021-02-08.pdf))

Product Training Video ([https://www.youtube.com/playlist?](https://www.youtube.com/playlist?list=PL_Olot4jXYhwhfSZQa2Z9h20nKmTjhpu1)

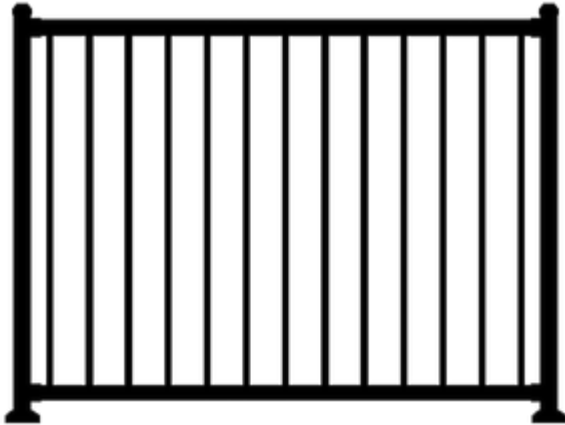
[list=PL_Olot4jXYhwhfSZQa2Z9h20nKmTjhpu1](https://www.youtube.com/playlist?list=PL_Olot4jXYhwhfSZQa2Z9h20nKmTjhpu1)) Resources

(<https://diggerspecialties.com/product-resources/tuscany-resources/>)

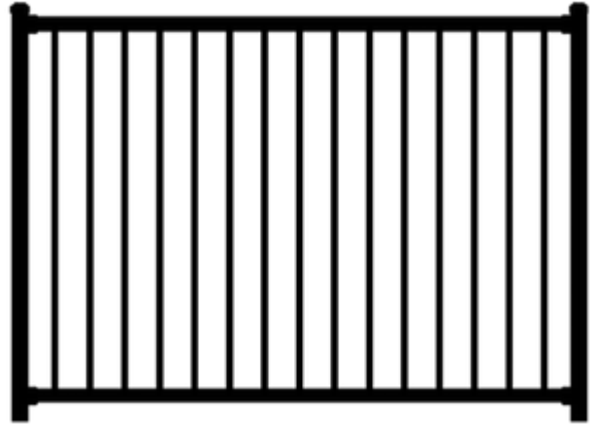
Tuscany features classic 2-rail designs. These designs are accented with a stylish top rail and 3/4" balusters along with a variety of satin, textured, and multi-color finishes and a lifetime limited warranty. Tuscany Railing is available with either square (C10) or round (C101) balusters.

Railing Heights	36" and 42"
Railing Lengths	4', 5', 6', 7', and 8'

Stair Rail Lengths	4', 5', 6', 7', and 8'
Post Dimensions	2" Residential Post (.090" Wall) 2" Heavy Duty Post (.093" Wall) 2 1/2" Residential Post (.125" Wall) 2 1/2" Power Post (.125" Wall) 3" Residential Post (.095" Wall) 4" Smooth Post (.125" Wall) 4" Deco Post (.090" Wall) 6" Deco Post (.090" Wall)
Post Applications for Straight Sections	36" T Straight Railing sections require a 37" T post or a 36" T Crossover post. 42" T Straight Railing sections require a 43" T post or a 42" T Crossover post
Post Applications for Stair Sections	36" T Stair Railing sections require a 47" T post. 42" T Stair Railing sections require a 53" T post. If the crossover feature is utilized the optional Crossover Adapter is required
Baluster	Square Baluster (C10) - $\frac{3}{4}$ " x $\frac{3}{4}$ " x .045" wall Round Baluster (C101) - $\frac{3}{4}$ " x .050" wall
Baluster Spacing	Straight Section 3.875" Stair Section 3.625"
Stylish Top Rail	1 3/4" w (.090") x 1 3/8" t (.085")
Bottom Rail	1 3/4" w (.090") x 1 1/4" t (.120")
Warranty	DSI Aluminum Lifetime Limited Warranty



Square Baluster (C10)



Round Baluster (C101)

WORKS WELL WITH



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DRINKRAIL ([HTTPS://DIGGERSPECIALTIES.COM/PRODUCTS/RAILING/WESTBURY-ALUMINUM-RAILING/DRINK-RAIL-ADAPTER/](https://diggerspecialties.com/products/railing/westbury-aluminum-railing/drink-rail-adapter/))



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MAGENA STAR LIGHTING
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([HTTPS://DIGGERSPECIALTIES.COM/PRODUCTS/RAILING/WESTBURY-ALUMINUM-RAILING/ADA-HANDRAIL/](https://diggerspecialties.com/products/railing/westbury-aluminum-railing/ada-handrail/))

MEMORIAL. A plaque intended to celebrate, commemorate, or honor the memory of a person or an event.

17.19 MEMORIALS

- (1) **MEMORIALS** – It is the intent of the Village of Ephraim to allow the placement of commemorative memorials when deemed appropriate and when compatible with the unique architectural and historical character of the village.
- (a) All requests for memorials on public property shall be reviewed by the Village Board of Trustees. Upon approval the Village Board will become the applicant and the item will be forwarded to the plan committee for review.
 - (b) Plan committee design review and approval are required prior to issuance of a permit for the placement of a memorial on Public or Private Property.
 - (c) When not placed on an existing building, memorials and any accompanying memorial structures shall be placed outside of the road right of way.
 - (d) Memorials shall not exceed a size of one and a half square feet or have a single dimension longer than 18 inches.
 - (e) Memorials placed on stone or other freestanding memorial structures shall be approved on a case by case basis by the plan committee by the design review process. In the course of design review, consideration shall be given to sizing memorial structures in order to best facilitate the intended viewing of the memorial.
 - (f) No memorial shall be so located as to interfere with the visibility or effectiveness of any official traffic sign or with driver vision at any access points or intersections.
 - (g) Memorials existing prior to the adopted date of this ordinance shall be considered grandfathered.
- (2) Applications for Memorial benches are reviewed by the Village Board upon receiving written request. Requests are approved or denied based on the villages' current needs. Each donated bench features the words "In memory of _____, and is paid for by the applicant once the bench has been completed. Benches are placed on public property with no assigned or preferential location.

Last Edited 11/15/22 [CWS]

EPHRAIM HISTORICAL FOUNDATION HISTORIC MARKER PROGRAM OVERVIEW



Cody Schreck, Executive Director
EPHRAIM HISTORICAL FOUNDATION

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1. Eligibility

Eligibility for approval of a historic plaque through the Ephraim Historical Foundation Historic Marker Program is determined through an application process meant to determine the historic nature of the potential property/structure. The Ephraim Historical Foundation has the final approval of marker location. The marker installation is the responsibility of the applicant. Markers are shipped directly from the manufacturer to the Ephraim Historical Foundation and subsequently delivered to the applicant, who is then responsible for installation.

- The site selected for the marker must be visible from a public right-of-way and be publicly accessible.
- Markers placed within a public right-of-way must get written approval from the appropriate transportation official or governing body that has jurisdiction over that public right-of-way.
- If the marker is to be placed on private property, an easement that permits public access for as long as the marker stands must be included as part of the marker application.
- The owner(s) of the site must provide written permission for the marker to be located on their property. Written permission also must allow access for ongoing maintenance of the marker.
- Only sites approved by the Ephraim Historical Foundation may be marked with Ephraim Historical Foundation Historic Markers. Sites already marked with an Ephraim Historical Foundation Historic Marker are not eligible for a second marker.
- No person may erect or use a marker that is identical to or misleadingly resembles the marker developed by the Ephraim Historical Foundation.

2. Criteria

The Ephraim Historical Foundation will consider applications for a historic marker if the property/structure being considered meets any one of the following criteria:

- *Events*
 - Associated with events that have made a significant contribution to the broad patterns of history.
- *People*
 - Associated with the lives of persons no longer living who have made significant contributions to the broad patterns of history and culture.
- *Art and Architecture*
 - Embodies the distinctive characteristics of a type, style, period or method of construction or architecture, or representative of the work of a master, or that possess high artistic value.
- *Prehistory and Archaeology*
 - Yields, or likely to yield, information important in prehistory or history.

- *Ethnic Groups*
 - Associated with ethnic groups who have made distinctive and significant contributions to history.
- *Ephraim History*
 - Embodies the characteristics of Ephraim representing significant aspects of the physical or natural history of the earth and its life.
- *Legends*
 - Representative of popular stories or myths that, although not verifiable, are significant to history and culture.

3. Material and Design

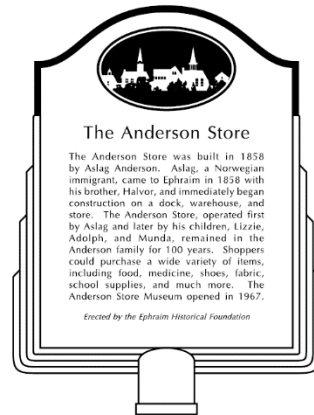
All approved Ephraim Historical Foundation Historic Markers will be made in a uniform style and material (see example).

Specifications of Marker

- 18" x 24"
- Single-sided
- Cast Bronze
- Mounted on 7' pole

Design

- Dark brown background
- Erie Landmark font
- Ephraim Historical Foundation logo on top margins
- Name of marker, followed by marker inscription in center
- "Erected by Ephraim Historical Foundation in [YEAR]" in bottom margin



4. Marker Inscription

A marker inscription is the text that will appear on the historical marker. The length of the inscription is determined by the size of the marker (18" x 24').

Researching and Writing the Text

- The Ephraim Historical Foundation offers access to archival materials, research assistance, and writing assistance for applications.
- Applicants are welcome to conduct their own research to provide their own text, however the Ephraim Historical Foundation reserves the right to proof-read and edit text before production of the marker.

Documenting Research About the Marker Topic

- While doing research for the marker inscription, we encourage applicants to document facts and dates with footnotes. Applicants will be required to develop an annotated bibliography and attach photocopies of primary and secondary research resources with an application.

Use a Clear, Concise Writing Style

- Write inscriptions in a clear, concise narrative style. The third-person narrator is an objective observer who describes characters and their actions, thoughts, feelings, and motivations without direct knowledge. Focus on a single coherent story and describe the sequence of events in chronological order.

Is Your Marker for a Person in History?

- We encourage you to include the person's birth and death dates, a chronology of the important events from the person's life and the person's influence or significant contribution to the national, state, or local community.

Is Your Marker for an Event in History?

- We encourage you to include the time, date and place of the event, any people or groups associated with the event, information on how the event developed and the event's influence or significant contribution to the national, state or local community.

Note:

Avoid words like "first," "oldest," "unique," or "only" unless there is irrefutable documentation.

Do not list the name of any living person in the narrative.

5. Funding

Ephraim Historical Foundation Historic Markers are paid for by applicants based on the cost of production and installation. The Ephraim Historical Foundation does not fund marker production and installation for applicants, and does not generate revenue from the Historic Marker program. In certain cases, the Ephraim Historical Foundation may work with applicants to assist with seeking grants or other opportunities for funding the production and installation of a historic marker.

6. Ownership

Applicants and those purchasing the historic markers will retain ownership of the historic marker and will be responsible for its installation and maintenance. In the event that the original applicant/funder no longer has ownership of the property on which the historic marker is located, they may transfer ownership of the marker to the new owners of the property or to the Ephraim Historical Foundation.

JOB #54930–18” X 24” (SINGLE SIDED) ROADSIDE MARKER DRAWING



The Anderson Store

The Anderson Store was built in 1858 by Aslag Anderson. Aslag, a Norwegian immigrant, came to Ephraim in 1858 with his brother, Halvor, and immediately began construction on a dock, warehouse, and store. The Anderson Store, operated first by Aslag and later by his children, Lizzie, Adolph, and Munda, remained in the Anderson family for 100 years. Shoppers could purchase a wide variety of items, including food, medicine, shoes, fabric, school supplies, and much more. The Anderson Store Museum opened in 1967.

Erected by the Ephraim Historical Foundation



Paul Zimmerman Foundries
 637 Hempfield Hill Road
 Columbia, PA 17512
 dba ERIE LANDMARK COMPANY

Quote / Order Acknowledgement

Date	Estimate #
11/7/2022	54930

Bill To:

Ephraim Historical Foundation
 Cody W. Schreck
 3060 Anderson Lane
 P.O. Box 165
 Ephraim, WI 54211-0165

Phone # 920-854-9688
Fax #
e-Mail Address cschreck@ephrain.org

P.O. No.	Contact Person	Terms	Ship Via	FOB	Must Have	Due Date
	Cody W. Schreck	On Approval		Columbia		
Description		Qty	Finish	Mount	Amount	Total
18" x 24" Bronze Roadside (Single Sided) THE ANDERSON STORE		5	???	Cap & Bracket	2,387.00	11,935.00
7' Pole for Roadside Marker		5			264.00	1,320.00
Shipping and Handling Ground		5			350.00	1,750.00
<p>We do not recommend a green patina wash. The color is not a consistent color and on something this size it would look darker in some areas than others. If we do a green patina, we can not guarantee the outcome.</p> <p>There are no discounts available for multiple roadside markers unless they are identical wording.</p>						

Please sign and date here. <u>Please review art/pricing carefully and fax back to us with your approval signature or corrections. Customer is responsible for any errors that appear on final plaque.</u>	Subtotal	\$15,005.00
	Sales Tax (0.0%)	\$0.00
	Total	\$15,005.00

Phone #	Fax #	E-mail
(717) 285-5253	(717) 285-3166	pwzfoundries@erielandmark.c...



JONATHAN
MAYNARD

HISTORIC
DISTRICT

Established 1891



MILL CREEK PARK

Historic District