

VILLAGE OF EPHRAIM

FOUNDED 1853



HISTORIC PRESERVATION COMMITTEE AGENDA

Tuesday, April 2, 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. William Sip – 9836 Water St – Faceprint Change – Entry Steps
7. Fred Bridenhagen – 9930 Water St - Design Review – Sign Roof
8. Brad Russell – 10006 Water St – Decorative Stone Wall Repair
9. Discussion regarding EHF historic marker signage
10. Discussion regarding Certified Local Government Program
11. New Business for Next Meeting
12. Adjournment

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

<https://meet.goto.com/713329965>

You can also dial in using your phone.

Access Code: 713-329-965

United States: [+1 \(408\) 650-3123](tel:+14086503123)

** 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.*

	Date: <u>3/29/2024</u>
Andrea Collak, Clerk	<u>X</u> Village Administrative Office
	<u>X</u> Visitors' Center
	<u>X</u> Post Office
Kim Roberts, Deputy Clerk	<u>X</u> Website www.ephraim-wisconsin.com
	<u>X</u> Emailed to WDOR Radio
	<u>X</u> Emailed to Peninsula Pulse

VILLAGE OF EPHRAIM

FOUNDED 1853



Historic Preservation Committee Meeting Minutes Tuesday, January 23, 2024 – 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: BD Thorp, Michael McCutcheon, Monique McClean, Andrew Bartelt, Matt Meacham, Grace Held

1. **Call to order:** The meeting was called to order by Ken Nelson – Chair at 6:42 PM.
2. **Quorum:** A quorum is present for this meeting.
3. **Changes in Agenda:** None
4. **Visitors' comments:** None
5. **Previous minutes:** Minutes from 11/28/2023

Schreck moved, Cushing seconded to approve HPC minutes from November 28, 2023, as presented, all ayes, and the motion carried.

6. **Ephraim Travel Rentals LLC – 3038 Spruce St – Faceprint Change- Design Review**

Bristol noted that this application was before the HPC and Plan Committee at the last meeting. The owners of the property were looking to change the decking to gray composite decking and the railing to aluminum matt bronze railing. Bristol reported that while the decking material was approved both committees rejected the railing material and asked the applicant to come back with different, more wood-like-looking options for the railing.

This is a rental property. The owner of the property said that they were having a code issue with doing a spindle-type system. They would like to keep metal railing from a safety and liability standpoint. The contractor and vendor believe that metal would not only be a stronger, safer, but also maintenance-free product.

The owners decided to switch the color of the decking from gray to dark teak. They were wondering if they could keep the aluminum matt bronze railing but put what is called a drink rail cap on the railing to break up the concern for too much metal. It is a piece of decking put over the top to mimic a wood top. The dark teak color of the drink rail cap and the bronze/brown color of the railing would tie into the architecture of the home itself.

Pentler thinks that the drink rail cap will make it blend better. Pentler also likes matching decking better. Schreck is not comfortable with approving metal bronze railing. Schreck feels that the owner took the metal railing that was denied and put a wood cap on it. Schreck does not believe bronze railing meets the ordinance. Cushing and Nelson agreed with Schreck. There is too much metal, and it is obvious from the road. A piece of decking would not do the trick. 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. Bristol said that it is very rare to pursue actual wood for any type of material due to maintenance aspects.

Pentler moved, Schreck seconded to recommend the denial of the Faceprint Change, Design Review application for the Railing to the Plan Committee for Ephraim Travel Rentals LLC at 3038 Spruce Street and ask the owner to rethink the material of the railing, all ayes, and the motion carried.

7. 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 are looking for permission to do this project on their private properties such as the Anderson Barn, Anderson Store, Pioneer School House, and Iverson House. Schreck presented the committee with potential locations and orientations of brass historical markers. The markers are too big, and they will need to be amended. 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.

Schreck noted that there is an interested donor, Diane Taillon, who would like to help fund this project. Schreck would like to include the marker at her location, at the Hillside. The location needs to be clarified and included in the packet for the HPC and Plan Committee.

Pentler is concerned about the proposed location being too close to the road. Schreck noted that the historical markers will have to be located outside of the right-of-way.

Cushing loves the idea of providing information to people. Nelson would like to look at four originally proposed historical markers and locations first: Anderson Barn, Anderson Store, Iverson House, and Pioneer School House. Schreck agreed.

8. New Business for Next Meeting: None

9. Adjournment

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

Recorded by

Andrea Collak- Clerk/Treasurer

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: 3.21.24

Property Address: 9836 Water Street

Are You In The Historic District: YES NO

Parcel # 121-01-23312712C

I Am Repairing/Replacing Existing :

Deck Windows Roof Siding

Other : front entry steps

I Will Be Changing The Color /Material to: Trex decking

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.

William Elizabeth Sip
(Property Owner/Contractor)

(314) 302-3059
(Phone #)

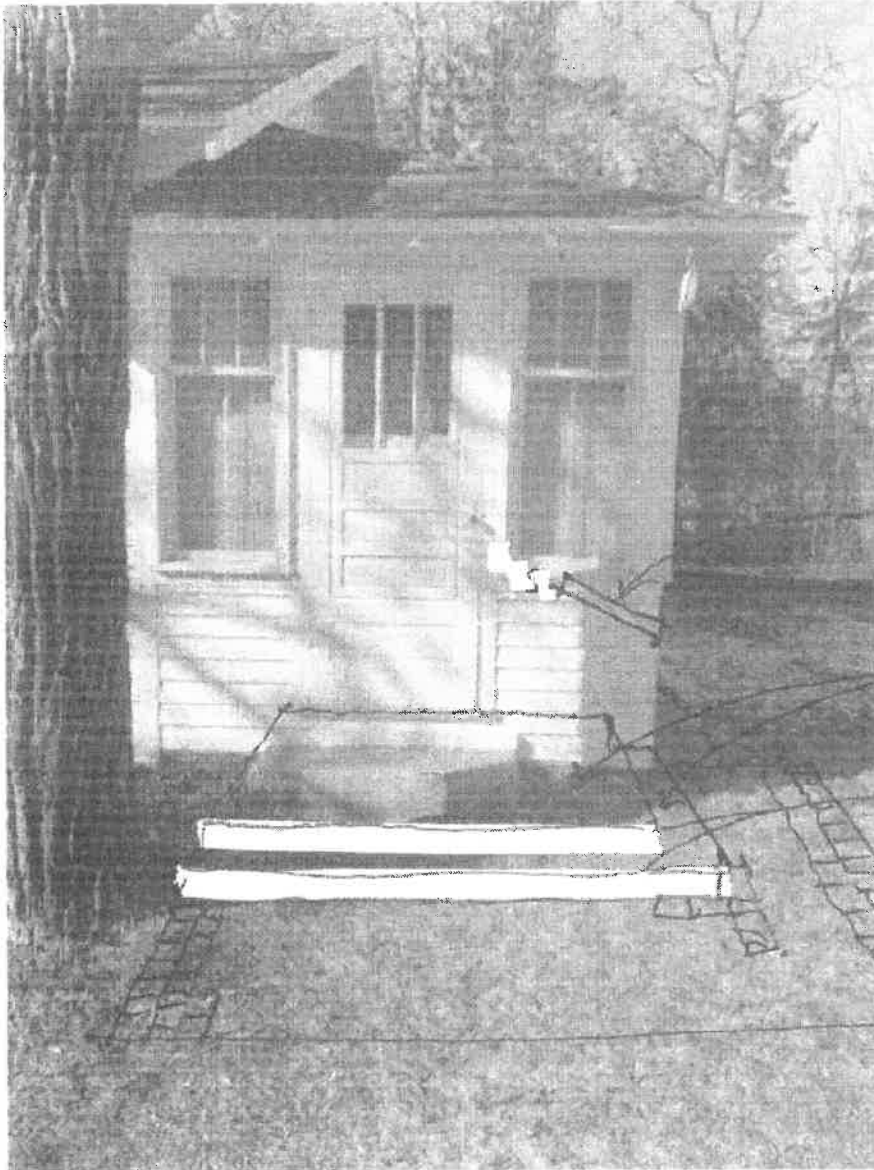
Zoning Administrator: _____ Date: ____/____/____

Approved YES NO Permit Fee: \$ _____



CARLSON ERICKSON BUILDERS, INC

1825 HWY ZZ • P.O. BOX 75 • SISTER BAY WI 54234



New Railing on house wall

New Grey Trex deck

White LP Risers

Paver Blocks

Perspective at Porch

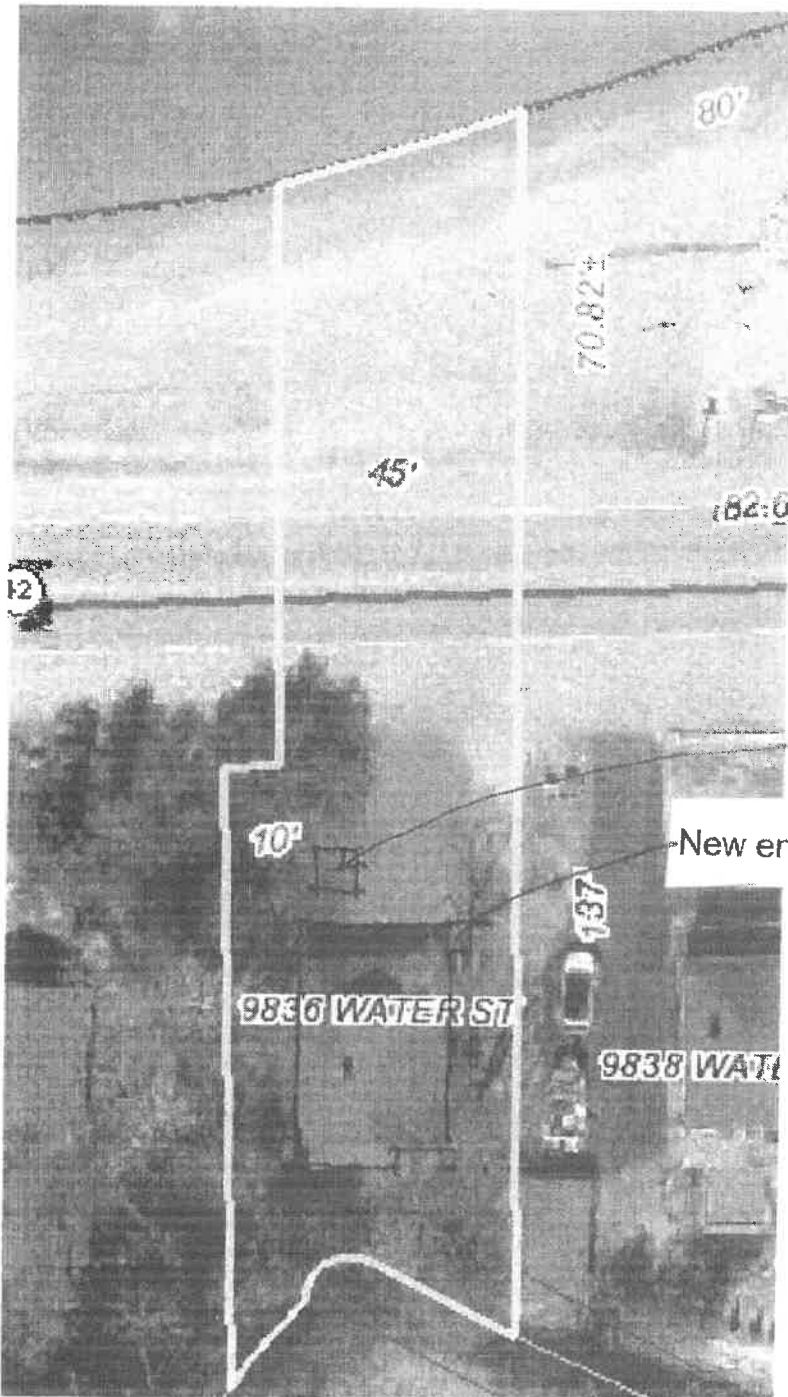
McBride Porch 9836 Water Street

Feb 22, 2024



CARLSON ERICKSON BUILDERS, INC

1825 HWY ZZ • P.O. BOX 75 • SISTER BAY, WI 54234



6' x 6' Paver Block Patio

New entry porch flush with house level

Site Plan

Scale NTS

McBride Porch 9836 Water Street

Feb 22, 2024

OFFICE: 920-854-2162 • carlsonericksonbuilders.com • FAX: 920-854-9282
GENERAL CONTRACTORS | CUSTOM HOMES | REMODELING | COMMERCIAL

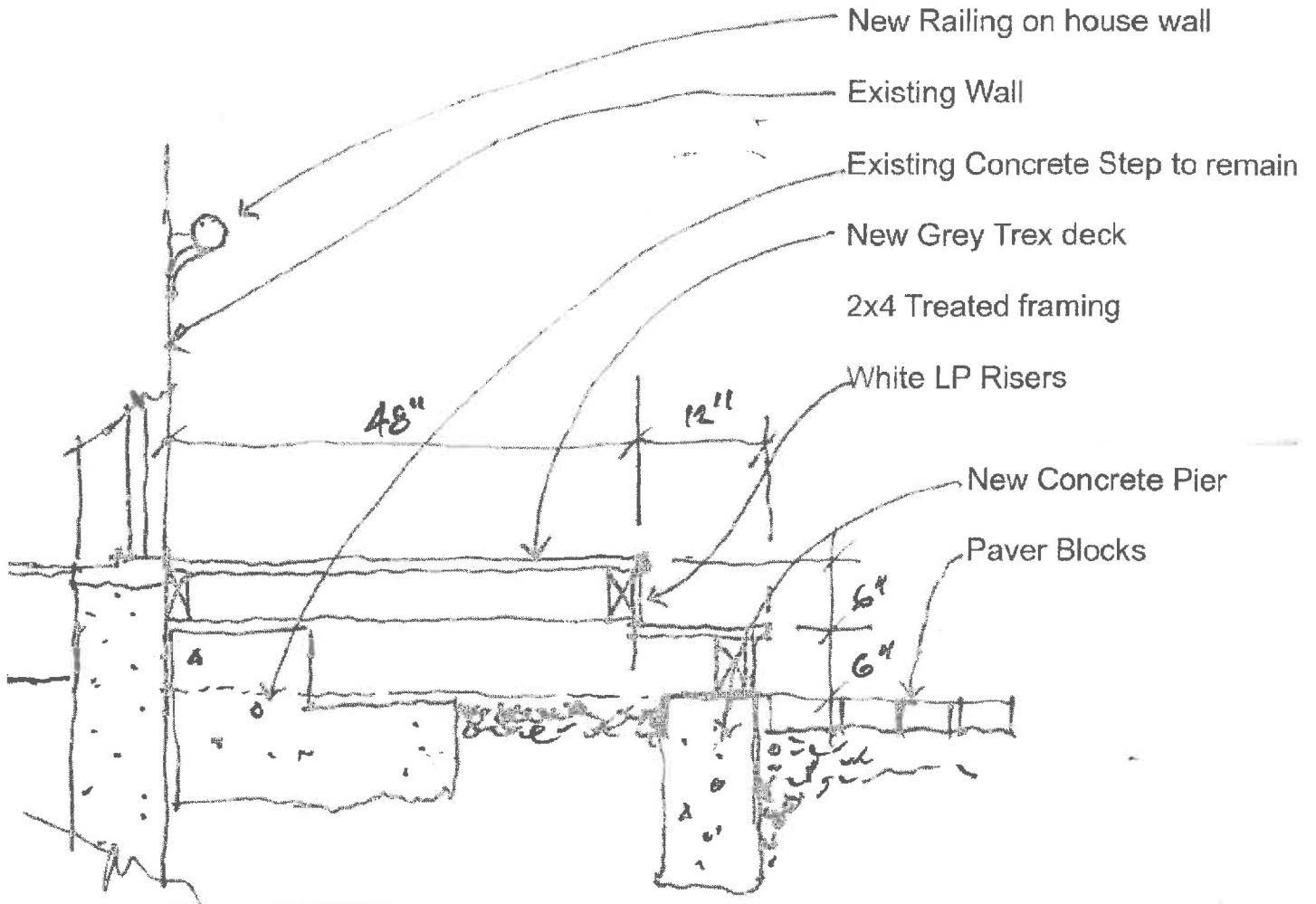


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Section at Porch

Scale $\frac{3}{4}'' = 1'-0''$

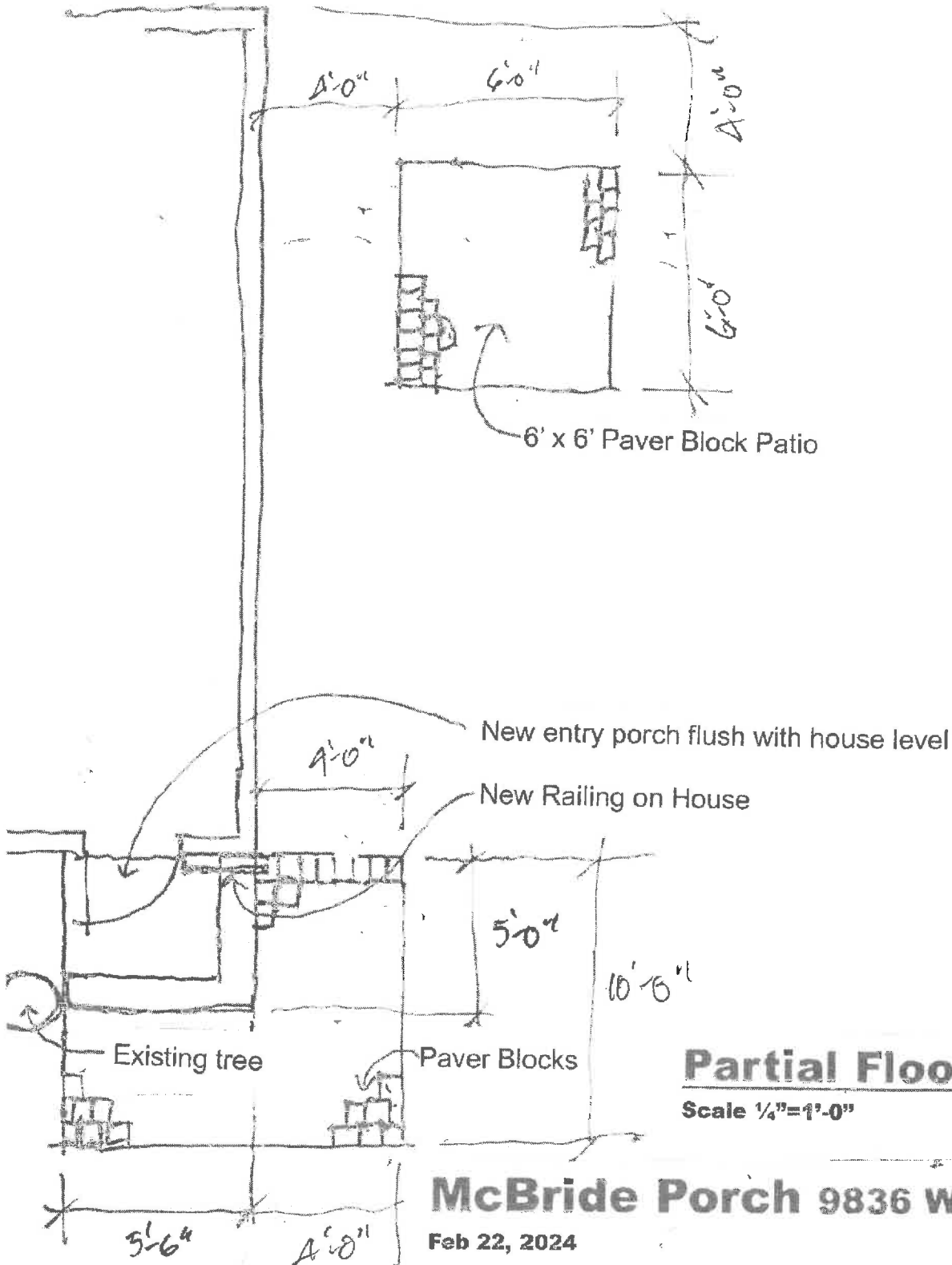
McBride Porch 9836 Water Street

Feb 22, 2024



CARLSON ERICKSON BUILDERS, INC

1825 HWY ZZ • P.O. BOX 75 • SISTER BAY, WI 54234



Partial Floor Plan

Scale 1/4"=1'-0"

McBride Porch 9836 Water Street

Feb 22, 2024

Brent,

Our color choice for the gray is this: <https://www.trex.com/products/decking/select/> (pics at bottom of this email) It most closely matches the current porch in the back.

We would also do this one with the more "wood" look <https://www.trex.com/products/decking/lineage/rainier/> (pics at bottom of this email) if it is more likely to be approved, but our preference is that first one.

Please let us know if you need anything else. Thank you!

Tim and Kelley

FIRST CHOICE:





WHERE TO BUY

ORDER SAMPLES



FIND A BUILDER

LITERATURE

SIGN IN



Products

Ideas

Why Trex

Start Your Project

Shop Trex



Products / Decking / Select® / Pebble Grey

SHARE    



Trex Select® Composite Decking Sample in Pebble Grey

SKU: PGS90000 | 12 Inch Composite Deck Board Sample

Pebble Grey is a light heather grey with an easy-to-maintain, wood-like grain pattern, making it the simple choice.

\$5.00  Free Shipping

Color: Pebble Grey

SELECT COLORS



QUANTITY

- 1 +

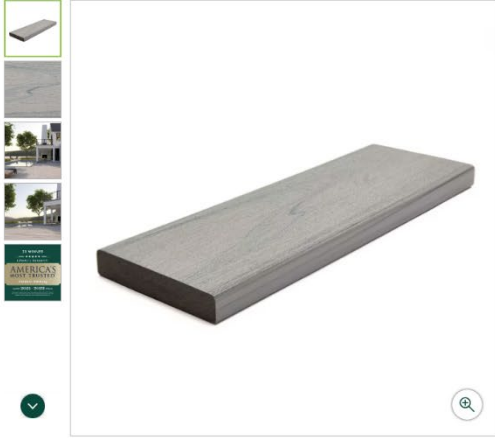
Add to Cart

SECOND CHOICE:



Products / Decking / Trex Transcend® Lineage™ / Trex Transcend® Lineage Composite Decking Sample in Rainier

SHARE    



Trex Transcend® Lineage™ Composite Decking Sample in Rainier

SKU: RNTL90000 | 12 Inch Composite Deck Board Sample

An airy, mountain grey, Rainier mirrors white-capped mountains and wooded sounds, with its subtle silver tones and delicate grain pattern.

\$5.00  Free Shipping

Color: Rainier

LINEAGE COLORS



QUANTITY

- 1 +

Add to Cart

VILLAGE OF EPHRAIM SIGN PERMIT

As provided in Chapter 17 of the Village Ordinances, I hereby request a permit for the sign specified below.

Owner of Premises : FRED & STACY BRIDENHAGER
Address of Premises: 9930 & 9932 WATER ST EPHRAIM WI 54211

Alter Existing Move Existing Erect New Sign
 Temporary Permanent Size: _____ X _____
Height (include any posts) (see over)
SAME

Type (material, painted/carved, etc.): METAL ROOF

Illuminated? (exterior illumination only except for "Vacancy" signs):
No

Location (setbacks) SAME

Description (wording, color, etc. Please attach a sketch of sign):
SAME

CERTIFICATE OF APPLICANT

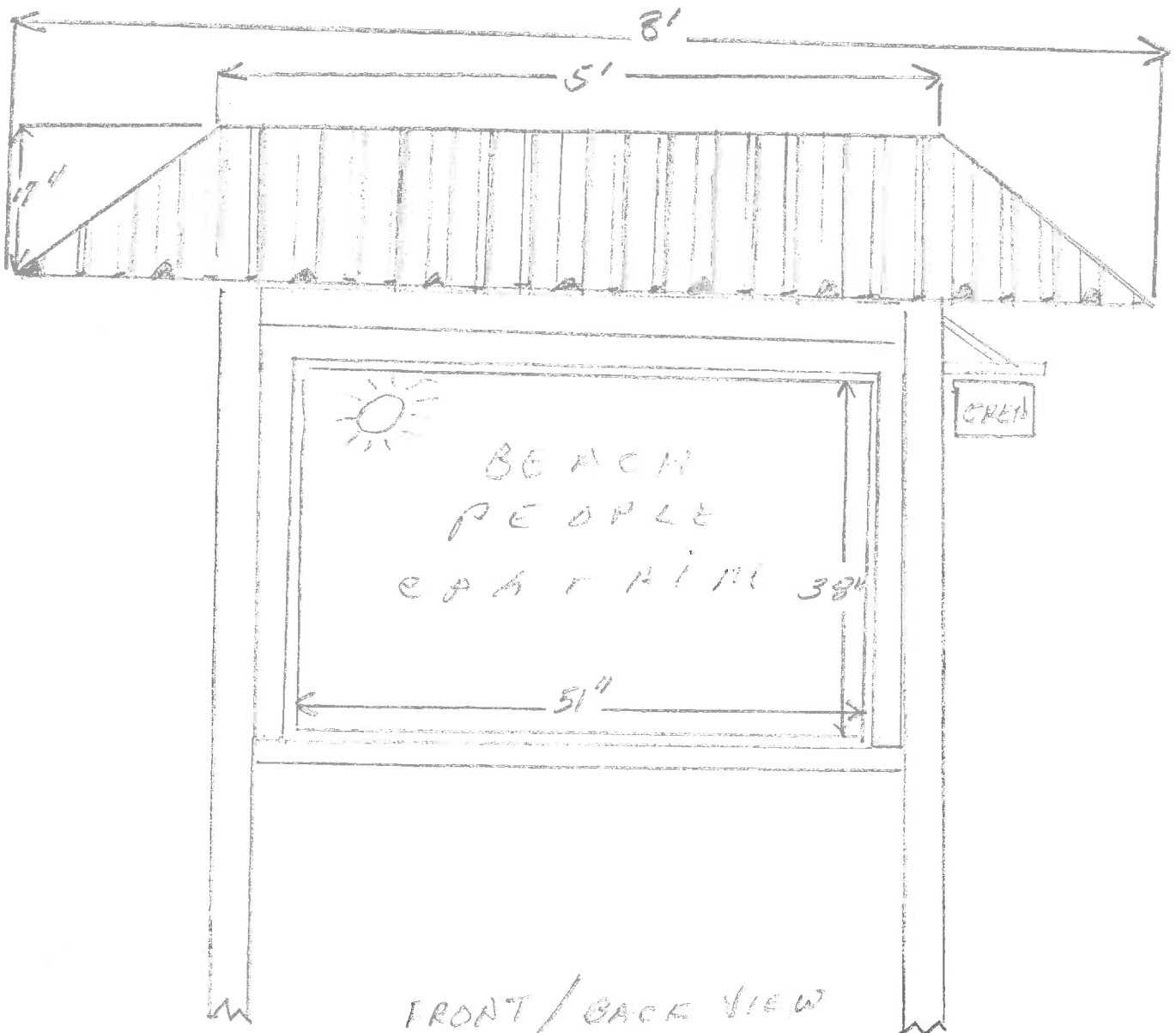
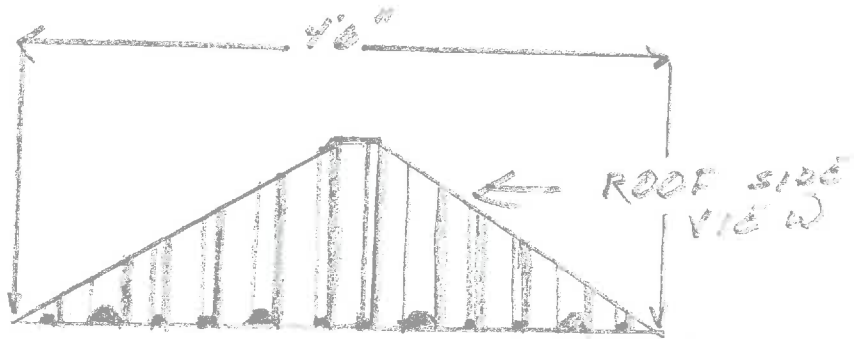
I hereby certify that I am familiar with and will conform to all the requirements of the State and Village of Ephraim Codes

Signed: [Signature]
(person making application)

FOR VILLAGE USE

Permit # _____ Fee: _____

Date Issued: _____ Approved By: _____
(Zoning Administrator)



PVDF Paint System

				
Snowdrift White (W81)	Linen White (81)	Sandstone (W51)	Parchment (W74)	Taupe (74)
				
Khaki (88)	Medium Bronze (H4)	Weathered Copper (W50)	Mansard Brown (133)	Dark Bronze (50)
				
Ash Grey (25)	Old Town Grey (W25)	Old Zinc Grey (W29)	Slate Grey (W38)	Matte Black (106)
				
Aged Copper (65)	Patina Green (W58)	Hemlock Green (M7)	Classic Green (66)	Felt Green (W66)
				
Patriot Red (73)	Terra Cotta (W72)	Colonial Red (W75)	Brandywine (P8)	River Teal (59)
				
Metallic Silver (K7)*	Champagne Metallic (168)*	Mistique Plus (W31)*	Copper Penny (W92)*	Antique Patina (M1)*
				
Tahoe Blue (W71)	Ocean Blue (35)	Regal Blue (W35)	Galvalume® (41) Non-painted Finish 25 Year Warranty	ENERGY STAR PARTNER



All Colors Meet or Exceed ENERGY STAR® Steep Slope Requirements
* Metallic Colors, up-charge will apply

Visit metalsales.us.com for valuable tools and resources.



All colors carry a 45 year limited paint warranty. Color selections are close representations but are limited by printing and viewing conditions. Actual samples are available by request.



VILLAGE OF EPHRAIM

REPAIR OR REPLACEMENT

This form helps us stay abreast of ongoing construction in the Village as well as helping to keep property files current.
Thank you very much for your cooperation.

Date: 3.14.24

Property Address: 10006 Water St.
Ephraim, WI. 54211

Parcel # 1212 - 400 - 38A

I am repairing/replacing existing :

Deck Windows Roof Siding

* ^{crumbling} Other: stone wall repair/replace

There will be no net 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.

Paul Russell
(Property Owner/Contractor)

(319) 541-0835
(Phone #)

VILLAGE OF EPHRAIM
ACCESSORY STRUCTURES PERMIT APPLICATION

All Structures Must Adhere To All Village of Ephraim Ordinances

OWNER /PROPERTY INFORMATION

Tax Parcel # 1212 - 400 - 38A

Property Owner: Brad + Amy Russell

Phone # (319) 541-0835

Location of project: front yard stone wall

Historic District? Yes No

Contractor/Contact: Braedon JORNS

Phone: (920) 493 - 3905

Type of Structure: JORNS PROPERTY SERVICES

Storage Shed Fence - Solid See Through Deck/Patio Other

Use of Structure: replace / repair stone wall (crumbling & unsafe)

Type of Material: Wood Cement/Brick Combination

Fabricated Material Stone Metal Other please Specify DOOR CO Limestone (same as original)

Repair/Replacement Yes No

Height of Structure: 1 Foot — Inches Location on Property front yard

Cost of Materials and Labor \$ 15,000 - + 12 hr. WIFE

INCLUDE WITH THIS APPLICATION

Building plans, including all elevations, floor plans.

Brief description of construction: The stone was is beyond repair... Thus replace stone wall (on footing) to replicate the original stone, height, width & length.

Site plan showing lot dimensions, setbacks from all lot lines for proposed structure.

Diagram of completed structure

Color Sample of completed structure

Note: Application and materials must be in the Village Offices one week prior to Plan Committee meeting date to allow for proper processing and notification on Committee members. Construction may not begin prior to approval and permit issuance.

Required Signature: The owner of this property and the contractor agree to conform to all applicable laws of the State of Wisconsin and the Village of Ephraim. Failure to do so may result in increased permit fees or complete removal of non approved structure.

Signature of Applicant: [Signature] Application Date: 3/14/24

Print Name: BRAD RUSSELL

Approved <input type="checkbox"/> Yes <input type="checkbox"/> No	FOR OFFICE USE ONLY	Permit # _____
Permit Fee: \$ _____	Date Permit Issued _____	
Zoning Administrator Signature: _____		

**VILLAGE OF EPHRAIM
APPLICATION FOR LAND DISTURBANCE PERMIT**

The undersigned hereby applies for a permit to undertake a land disturbance activity as described herein. The undersigned agrees that all work shall be done in accordance with the requirements of the Village of Ephraim Surface Runoff, Erosion and Sedimentation Control Ordinance and with all other applicable Village ordinances and the laws of the State of Wisconsin.

1. Owner Name Brad + Amy Russell Telephone 319-541-8835
Address 10006 Water st., Ephraim, WI, 54211

2. Location of land disturbance activity (street or road, fire number)
10006 Water St ~ front stone wall.

3. Description: Excavation Trenching Grading
 Removal of ground cover Filling Land subdivision
 Other Replace stone wall

Area and/or volume of disturbance activity _____

4. Purpose of disturbance activity to replace crumbling stone wall.

5. List the names and addresses of all abutting property owners _____
Kathryn Oueson property
Ephraim shores hotel

6. **Control plan:** All applicants shall submit a plan to control runoff, erosion and sedimentation which would result from the proposed activity. The control plan shall contain the following information as indicated by the Zoning Administrator:

(a) An existing conditions map at a scale not smaller than 1" = 25', with the following information:

 i Site plan showing existing structures and type of vegetative cover;

 ii EXISTING topography of the site and those contiguous properties necessary to show drainage patterns that may be affected. This information shall be presented as:

 ____ topographic map at 5-foot contour intervals,

 OR

 ____ simplified map showing the slope of the land

(b) A proposed development plan which presents the following information:

i PROPOSED topography of the site after implementation of the development, including the finished grade, stated in feet horizontal to feet vertical, of cut-and-fill slopes presented as:

___ topographic map at 5-foot contour intervals

OR

___ simplified map showing the slope of the land

ii Location of proposed land disturbance, location and dimensions of any proposed additional structures on the site, locations of all areas to be vegetatively stabilized and areas that will be left undisturbed.

iii Provisions designed to control surface runoff and soil erosion (e.g. location of silt fencing, bales, etc.).

iv Kinds of utilities and proposed areas of installation (note: new construction must have utilities installed underground).

v Areas that will be covered with buildings, graveled or paved, in square feet or to scale on the map.

vi Makeup of proposed surface soil (upper 6"). Use descriptions such as lawn, turf, shrubbery, trees, riprap, mulch, forest cover.

(c) A timing schedule indicating the anticipated start and completion dates of the development sequence.

Start Apr. 3 Completion Apr. 24

If checked here X, also the time of exposure of each area of soil disturbing activity prior to completion of measures to control erosion, sedimentation and runoff ~ footings to secure wall will be laid

(d) Other information designated by the Zoning Administrator _____

Paul Russell
Applicant's Signature

3/14/24
Date

FOR OFFICE USE:		
_____ land disturbance only	_____ in conjunction with building permit	
Approved _____	County approval _____	Denied _____









Brent Bristol

From: Cody Schreck <cschreck@ephraim.org>
Sent: Monday, March 4, 2024 1:30 PM
To: kennelson2419@gmail.com; docmikefly1@gmail.com; Brent Bristol; Village of Ephraim Office
Subject: VOE, HPC, and the Certified Local Government Program

Follow Up Flag: Follow up
Flag Status: Flagged

Hi All,

I am reaching out to encourage the Village of Ephraim and the HPC to explore the Certified Local Government Program administered by the Wisconsin Historical Society.

It makes a lot of sense to me for Ephraim to participate given our deep rooted preservation ethos. Moreover, the program would only further bolster that ethos through enhanced mechanisms for preservation, as well as access to more resources.

I would be happy to help with this process if it is something the Village is interested in. Links with more information about the program are below. Feel free to let me know if you have any questions.

WHS Certified Local Government Page: <https://www.wisconsinhistory.org/Records/Article/CS94>

NPS Certified Local Government Page: <https://www.nps.gov/subjects/clg/index.htm>

Best,

--

Cody W. Schreck

(he/him/his)

Executive Director

Ephraim Historical Foundation

3060 Anderson Lane, PO Box 165

Ephraim, WI 54211-0165

(920) 854-9688

ephraim.org



Ephraim...Where Door County's Past Lives Today