

HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, March 18, 2015

6:00 P.M.

Meeting Rooms D&E
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

I. CALL TO ORDER

- A. Roll Call
- B. Declaration a Quorum is Present

II. APPROVAL OF MINUTES

- A. February 18, 2015

III. DISCUSSION

- A. Update on Engineering Assessment Process of Fountain Island Bridge
Location: Lakeside Park
Initiator: Dyann Benson, Community Development Director
- B. Review of Exterior Alteration - Window Replacement
Location: 375 E. Division Street
Initiator: Howard Flouter, Property Owner
- C. Planning for May 2015 Historic Preservation Month
Initiator: Dyann Benson, Community Development Director

IV. REPORT OF OFFICERS

- A. Possible Designations

V. COMMISSIONER COMMENTS

VI. ADMINISTRATIVE REPORT

VII. CORRESPONDENCE

VIII. ADJOURN

HISTORIC PRESERVATION COMMISSION MINUTES

Wednesday, February 18, 2015
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CALL TO ORDER

ROLL CALL: Present - Sam Meyer
Cathy Boyle
John Huberty
Lisa Pauly
Steve Schoofs

Absent - Tony Roden (excused)

Administrative Staff - Dyann Benson, Dir of Comm Development

Chairperson Pauly declared a quorum present.

APPROVAL OF MINUTES

November 19, 2014

Motion made by Commissioner Schoofs to approve the minutes of the Historic Preservation Commission of the November 19, 2014 meeting as presented.

Seconded by Commissioner Boyle.

ROLL CALL VOTE: Aye - Boyle, Huberty, Meyer,
Pauly, Schoofs

Nay - None

Carried.

DISCUSSION

Review of Eligibility for Historic Designation Fountain Island Bridge

Location: Lakeside Park

Initiator: Commissioner Lisa Pauly

Appeared in Support and to ask/answer questions:

Lynn Weinshrott, 412 Willow Dr., Fond du Lac

Bill Weinshrott, 412 Willow Dr., Fond du Lac

Brian Kolstad, 464 Mary Lee Dr., Fond du Lac

Historic Preservation Commission Memorandum

Date: March 13, 2015
To: Historic Preservation Commission
From: Dyann Benson, Community Development Director
RE: Review of Exterior Alterations-Windows

Location: 375 E. Division Street
Hamilton House

Applicant: Howard Floeter, Property Owner

Historic Designation: Local Individual Designation-2001
State/National Designation – 2010
East Division/Sheboygan Street Historic District

Applicable Historic Preservation Ordinance

Section 374-5 Powers and duties of Commission

B. Regulation of construction, reconstruction and exterior alteration.

(1) Any application for a permit from the Building Inspector involving the exterior of a designated historic site or structure within a historic district shall be filed with the Historic Preservation Commission.

(2) No owner or person in charge of an historic site or structure within an historic district shall reconstruct or alter all or any part of the exterior of such property or construct any improvement upon such designated property or properties within an historic district or cause or permit any such work to be performed upon such property unless a Certificate of Appropriateness has been granted by the Historic Preservation Commission. Unless such certificate has been granted by the Commission, the Building Inspector shall not issue a permit for any such work.

(3) Review of Application

(a) Upon filing of any application with the Historic Preservation Commission, the Historic Preservation Commission shall determine:

(1) Whether, in the case of a designated historic structure or site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and

(2) Whether, in the case of the construction of a new improvement upon a historic site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site; and

(3) Whether, in the case of any property located in an historic district designated pursuant to the terms of Subsection D, hereunder, the proposed construction, reconstruction or exterior alteration does not conform to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the City Council of the City of Fond du Lac.

(b) In cases of a designated historic site which has had its principal structure completely destroyed by fire, demolition, other means, or conditions noted in Section 11.16I., the plan review requirements of 11.16 E.2 shall not apply unless there is a designated historic site, historic structure, or historic district within 200 feet of the historic structure that has been destroyed.

(4) If the Commission determines Subparagraphs (1), (2), and (3), of Paragraph c. above in the negative, it shall issue the Certificate of Appropriateness.

Background & Request

The property at 375 E. Division Street was locally designated in 2001.

Background

The basis for its historical significance is Criteria C – Architecture. The property is a good example of Greek Revival architecture. The property is also a contributing property within the East Division/Sheboygan Street Historic District which is listed on the State and National Register of Historic Places.

Request

The property owner is requesting review and approval from the HPC to replace windows.

Considerations

The request being presented to the Historic Preservation Commission is for exterior alterations-windows to the property at 375 E. Division Street. The property owner has proposed replacing the existing windows on the first level using the sash kit as shown in the attached materials. The fixed glass windows on the west elevation would be replaced with double hung windows.

The second floor windows will remain. The property owner will bring additional details to the meeting.

Under the ordinance, the HPC can grant a Certificate of Appropriateness if the proposed alteration meets certain conditions.

Staff is recommending approval by the Historic Preservation Commission for the proposed exterior alteration- windows subject to the following:

- In the case of this locally designated property, the proposed alteration for windows would not detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done since the proposed exterior alteration –windows along the first floor will maintain the historic character. The replacement of fixed glass with double hung is consistent with the style of the other existing windows. .*



TO REMAIN

TO REMAIN

REPLACE FIXED GLASS
WITH (2) DH

REPLACE
WITH
DH

REPLACE
WITH
FIXED \$ASH

WEST ELEVATION



REPLACE WITH DH

REPLACE WITH FIXED GLASS

REPLACE EXISTING FIXED GLASS WITH (2) DH

REPLACE

REPLACE

VIEW FROM SOUTHWEST



EAST ELEVATION - (3) WINDOWS ON FIRST FLOOR TO BE REPLACED



REPLACE

REPLACE

SOUTH ELEVATION



EXISTING TYPICAL FIRST FLOOR WINDOW ON SOUTH AND EAST SIDES



EXISTING NON-MATCHING WINDOW ON NORTH SIDE



Windows

Doors

Plan

Professionals

Support

Where to Buy

Features

- Coastal
- Exterior Finish
- Interior Finish
- Glass
- Divided Lites
- Hardware
- Screens

Features | Standard Specifications



Standard Specifications

- Clear, one-lite Low E2 insulating glass
- Satin Taupe sash lock
- ~~• Aluminum clad exterior (clad-wood only)~~
- Bare wood exterior (wood only)
- Beige jamb hardware
- 14° sill bevel on bottom sash and jamb hardware
- Jamb mounting hardware



SASH REPLACEMENT KIT