

**HISTORICAL PRESERVATION COMMISSION
EDGERTON CITY HALL
12 ALBION STREET**

Wednesday, July 31, 2024 at 5:30 p.m.

NOTICE: The meeting noticed above will also be live streamed on a Zoom platform: To view the meeting, please select the link to the meeting listed on the **calendar events** on the City website's home page at www.cityofedgerton.com. Due to occasional technical difficulties, citizen participation via Zoom may not be possible.

1. Call to Order; Roll Call.
2. Confirmation of Meeting Notice Posted on Friday, July 26, 2024.
3. Approve May 29, 2024 Historical Preservation Commission Meeting Minutes.
4. Consider Certificate of Appropriateness for Florentine (aka Child High School) at 116 Swift St.
5. Public Comment.
6. Adjourn

cc: All Committee Members City Administrator
All Council Members
Department Heads Newspapers

NOTICE: If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the City Administrator's office at least 6 hours prior to the meeting to request adequate accommodations. Telephone: 884-3341

**MAY 29, 2024 HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
CITY OF EDGERTON**

Chairperson Shawn Prebil called the meeting to order at 5:33 p.m.

Present: Carrie Larson, Patti Gullickson, LeAnne Cantwell, Fred Maves, Mona Reiersen and Shawn Prebil.

Excused: Andrew Nelson

Also present: City Administrator Ramona Flanigan, Mayor Christopher Lund and citizens.

Flanigan confirmed the meeting agenda was properly posted Friday, May 24, 2024 at the Post Office, Edgerton Library, City Hall and the City's website.

APPROVAL OF MINUTES: A Prebil/Cantwell motion to approve the May 6, 2024 Historic Preservation Commission meeting minutes passed, all voted in favor.

CERTIFICATE OF APPROPRIATENESS FOR 2-4 BURDICK ST: The Commission previously approved three proposed signs for 2-4 Burdick Street with the condition that the projecting sign on W Fulton Street not be internally lit. Since then, the applicant reduced the size of the signs and wanted to revisit the discussion surrounding an internally lit sign.

The applicant, Bill Downs, described the new design and function of the proposed internally lit sign. He emphasized the importance of having the sign lit from dusk to around 8:00pm so patrons could locate the Quick Care office. The light would be turned off after office hours. Additionally, the overall sign aesthetic was discussed and the Commission would like to see changes that would better match the Historical District (new font, different sign posts attached to the building, shape, etc.).

A motion to postpone the certificate of appropriateness for the 2-4 Burdick St projecting sign pending alternative concept plans passed on a 6/0 roll call vote.

Being no other business before the Commission, a Cantwell/Gullickson motion to adjourn passed, all voted in favor.

Ramona Flanigan/mjd
City Administrator

Memo

To: Historic Commission
From: Staff
Date: 7/25/2024
Re: July 31, 2024 Meeting

Application for a Certificate of Appropriateness for 116 Swift Street: The owner/developer of 116 Swift Street, (AKA Child High School and The Florentine) is requesting a Certificate of Appropriateness for the conversion of the structure to 12-13 owner occupied residential units.

Proposed modifications to exterior of the structure are detailed on sheets A4.01 and A4.02

Proposed site modifications include:

- reorganization of the rear parking lot to add more parking and green space
- removal of the circular drive in the front of the building and replacement of the sidewalks to the front doors.

Proposed modifications to the interior of the structure to accommodate the housing units are shown in A1.00, A1.01 and A1.02. In general, the plans impact the original structure as minimally as possible by retaining the larger open areas as common space.

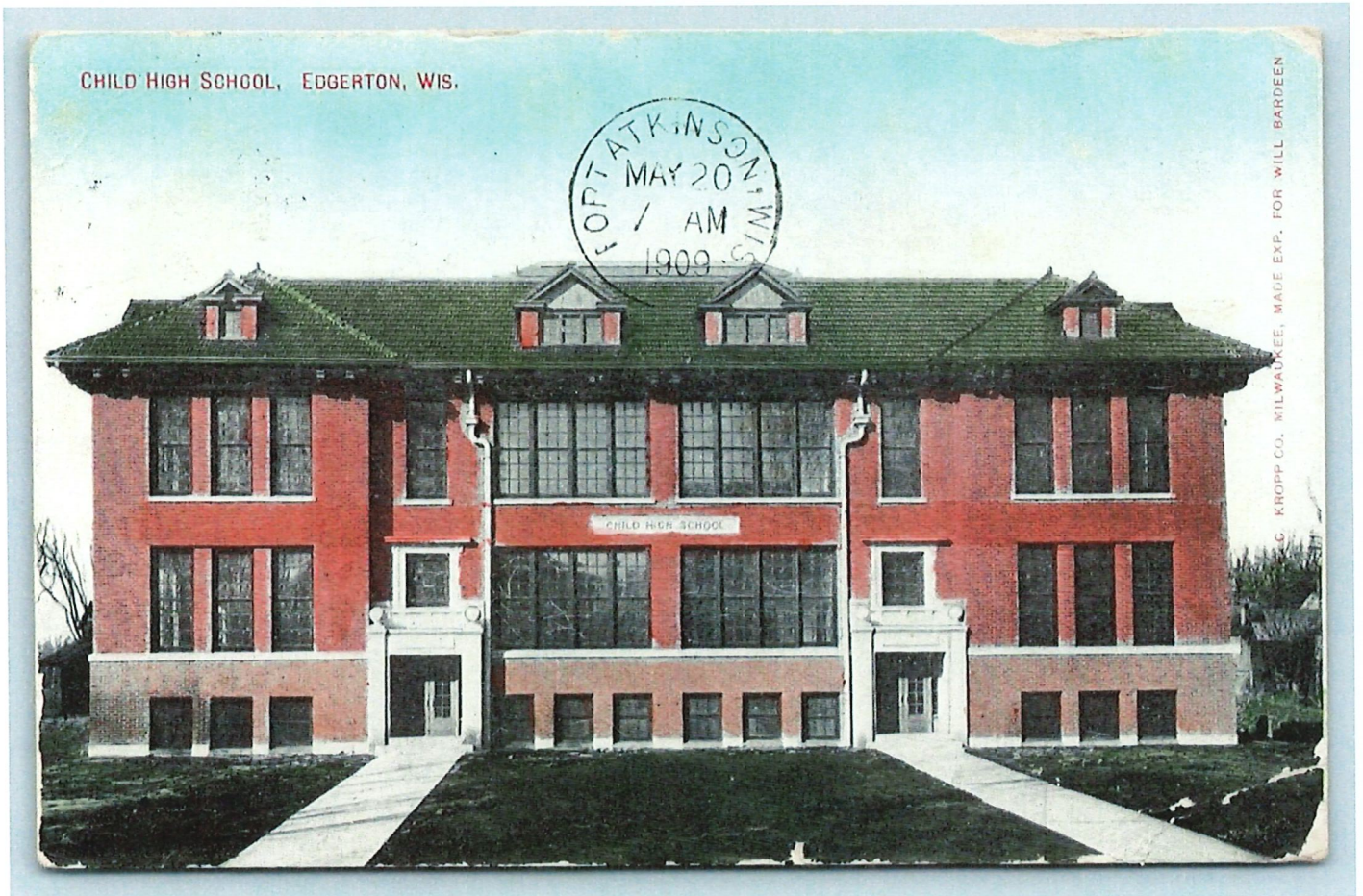
Staff recommends the Historic Commission approve the Certificate of Appropriateness in accordance with the proposed plans.

P O P U L A N C E

THE FLORENTINE

116 SWIFT STREET
EDGERTON, WI

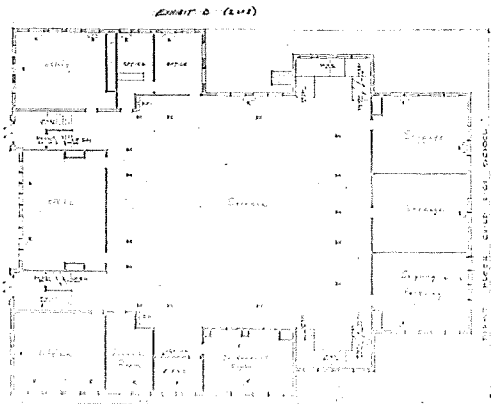
Edgerton Historic Preservation Commission
Certificate of Appropriateness



ARCHITECTURE AND DEVELOPMENT

1 SHERMAN MADISON, WI 53703 608.333.1926

EXISTING BUILDING ANALYSIS



METHODOLOGY AND RESOURCES:

- 1: Review Current Zoning, Preservation Plan Documentation, and Parcel history
- 2: Assess for Historic relevancy, context, uniqueness, and associations
- 3: Review Goals and potential rezoning designations

Resources:

- City of Edgerton General Ordinances
- City of Edgerton Downtown Master Plan
- City of Edgerton Historic Preservation Plan
- City of Edgerton Historic Plan

CURRENT ZONING AND PRESERVATION PLANS

Current Zoning - O1

§ 450-95 Office District (O-1).

A. Description and purpose.

(1) This district is intended to permit high quality office and institutional land uses at an intensity compatible with the character of older portions of the City predominantly developed with large homes which are desirable to maintain, where traffic volumes and adjacent land uses dictate the transition of these areas to certain nonresidential land uses. Significant areas of landscaping are required in this district to ensure that this effect is achieved. In certain instances multifamily housing uses may be allowed. In order to ensure a minimum of disruption to adjacent residential development, no nonresidential development within this district shall take direct access to a local residential street or a residential collector street.

(2) Rationale. This district is used to provide for the permanent protection of an area which preserves the original estate residential appearance, yet permits office and institutional land uses, and which ensures that the estate character is maintained as long as the Office District (O-1) designation is retained regardless of how much development occurs

(3) Land uses permitted as conditional use:

- (b) Conventional residential development [per § 450-33A(2)] within that area..

City Preservation Plan

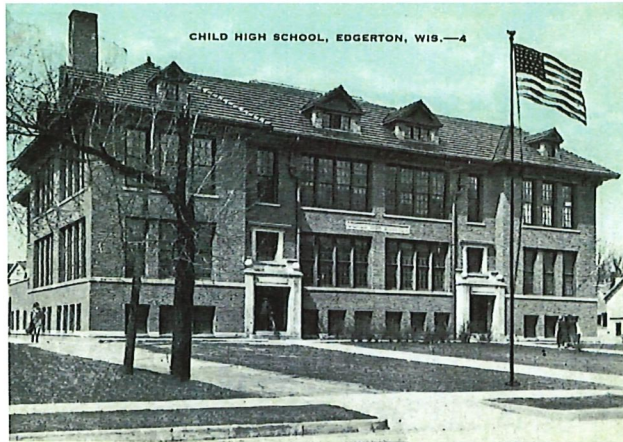
Proposed Landmark: **Yes**

Commercial Preservation Review Area: **Yes**

Historic District: **Yes**

Summary:

Site is located in a city Historic District and has been identified as a proposed Landmark.



EXISTING BUILDING AND CONTEXT REVIEW

ORIGINAL Child High School

Year Built: 1907

Historic Use: **Institutional/Education**

Current Use: **Office/Storage**

Architectural Style: **Local Vernacular**

Wall Material: **Masonry**

On National Register: **NO**

On State Register: **NO**

Designated Local Landmark: **YES**

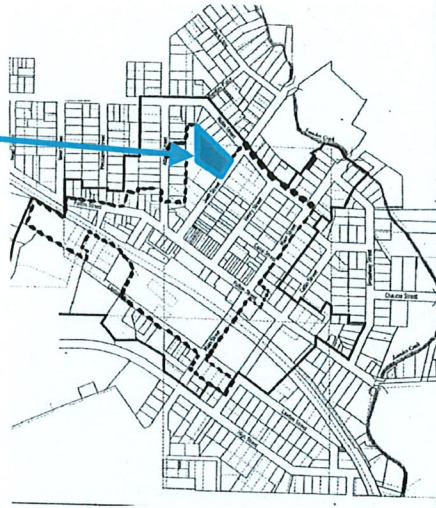
In Historic District: **YES**



HISTORIC PRESERVATION
246 Attachment 1

HISTORIC DISTRICT BOUNDARY
Boundary Lines Marked with Dashes

116 SWIFT STREET



246 Attachment 1-1

Publication, May 2013

LAND USE SUMMARIES:

Existing Building: (1) Structure with front and side yards and paved access aisles with Automobile Parking
 Previously completed (1907) Previous use as a public school.
 Current Use: Offices/Storage
City of Edgerton Comprehensive Plan:
 Identified as a neighborhood office use
Medium Density Residential allowable as a Conditional Use

Site is located in a newly created TID#10

SURROUNDING USES AND ZONING DESIGNATIONS:

- Owner Occupied ; R3
- Residential Community Buildings; B2
- Multi Family Residential; R4
- Library; R3
- Post Office; O1
- Local Businesses; B2



OVERALL OBJECTIVES:

- 1: Adaptive Reuse of Existing Building from Office/Storage to Owner Occupied Residential use
- 2: Provide common areas for potential community use and Resident amenities
- 3: Maintain interior character defining features
- 4: Repair exterior elements consistent with National Park Service Guidelines for Historic Structures
- 5: Parking and access interventions that maintain and enhance the streetscape
- 6: Remediate building of all hazardous materials
- 7: Identify, document, and display items stored or contained in the structure that have Community or regional historic significance

SITE OBJECTIVES:

- 1: Remove existing circle drive and restore front yard to previous historic use
- 2: Reconfigure parking within existing easement requirements and provide green space and traffic calming measures within the existing parking areas.
- 3: Provide an accessible entrance to the building
- 4: Provide additional landscaping and green space
- 5: Existing grading to remain with the possibility of small isolated areas redone to facilitate storm water flow
- 6: Existing water and sanitary laterals to be abandoned and replaced

EXTERIOR EXISTING BUILDING OBJECTIVES:

- 1: See Sheets A4.01, A4.02 for exterior Scope of work.
- 2: NO expansion or alteration of existing building footprint or materials will be allowed per the Condominium Declaration.
- 3: Reserve funds will be dedicated for maintenance of historic items through owner
- 4: All mechanical equipment will be concealed at the rooftop

INTERIOR EXISTING BUILDING OBJECTIVES:

- 1: Renovate existing structure to provide 12 to 13 owner occupied residential units. Lower level spaces for office and archive use will be made available to selected parties.
NOTE: Due to the nature of historic renovations, there must be a level of flexibility as the existing structure is renovated to account for any unknown conditions

MUNICIPAL ENTITLEMENT PROCESS:

Total Site: Approximately 46,173 s.f. /1.060 Acres (per tax parcel record)
Current Zoning: O-1

Application to the Edgerton Historic Preservation Commission Edgerton Wisconsin

Certificate of Appropriateness application request

Conventional residential development per § 450-33A(2) and complying with § 450-16,
Review by City of Edgerton Historic Preservation Commission

Project Notes:

-State and Federal Historic Tax Credits will not be requested.

We believe the proposed uses and work as outlined in the Application and narrative are consistent with the stated Municipal objectives and goals as defined in Chapter 246 of the Municipal Ordinances,

Respectfully,

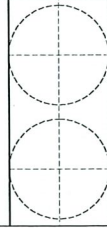
Christopher Gosch

the Florentino

GENERAL NOTES

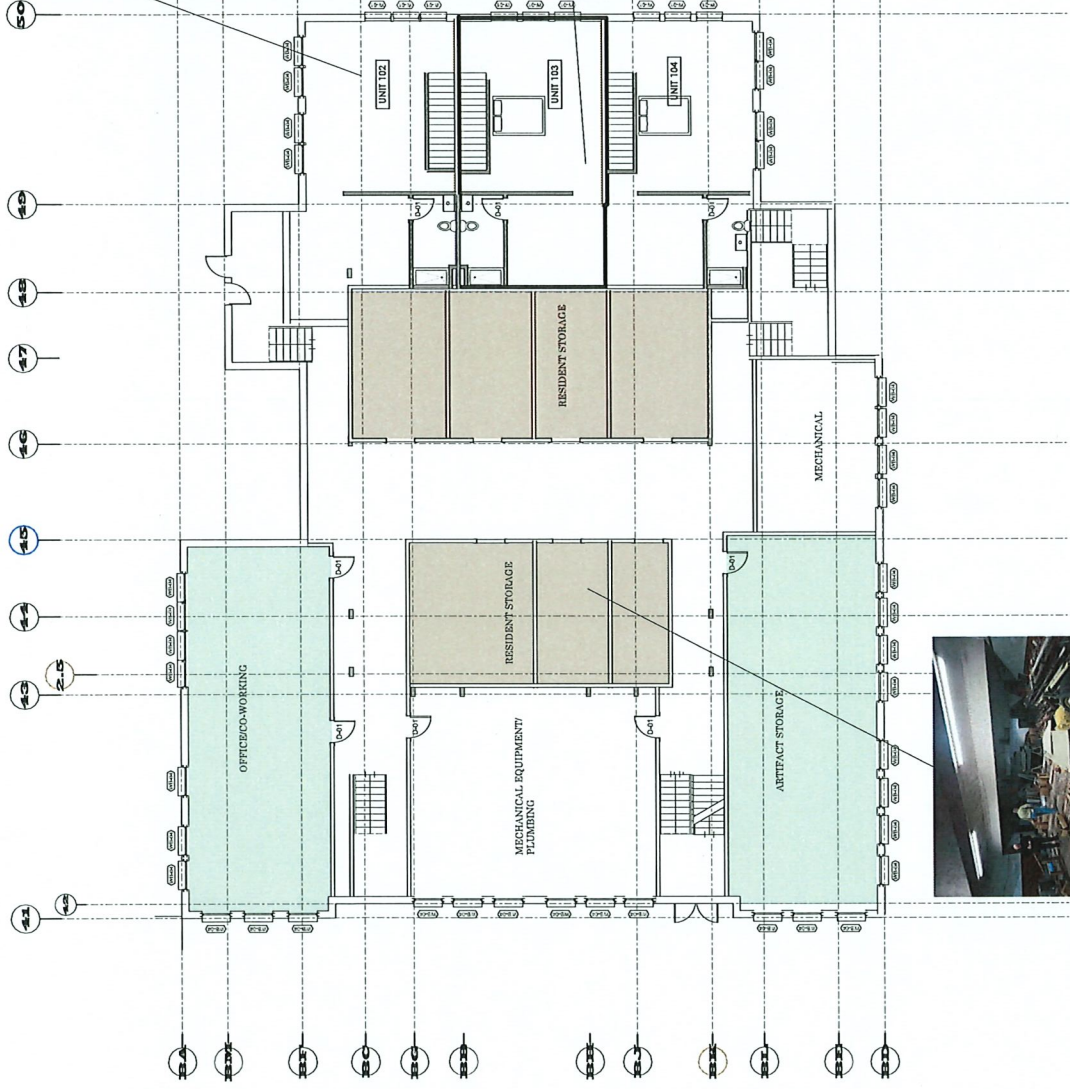
DRAWING NOTES

CODE NOTES



PERE ACHETIC
INTERIORS

Project Name	PERE ACHETIC INTERIORS
Project Manager	Perla Achetic
Date	11/26
Sheet No.	42/2024
Scale	1:100

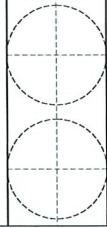


the Florentine

GENERAL NOTES

DRAWING NOTES

CODE NOTES



PERE AGENCIES
INTERMEDIARII
IMMOBILIARII

Strada 10, 20100, Bucuresti

Project ID

1/2018

Project Manager

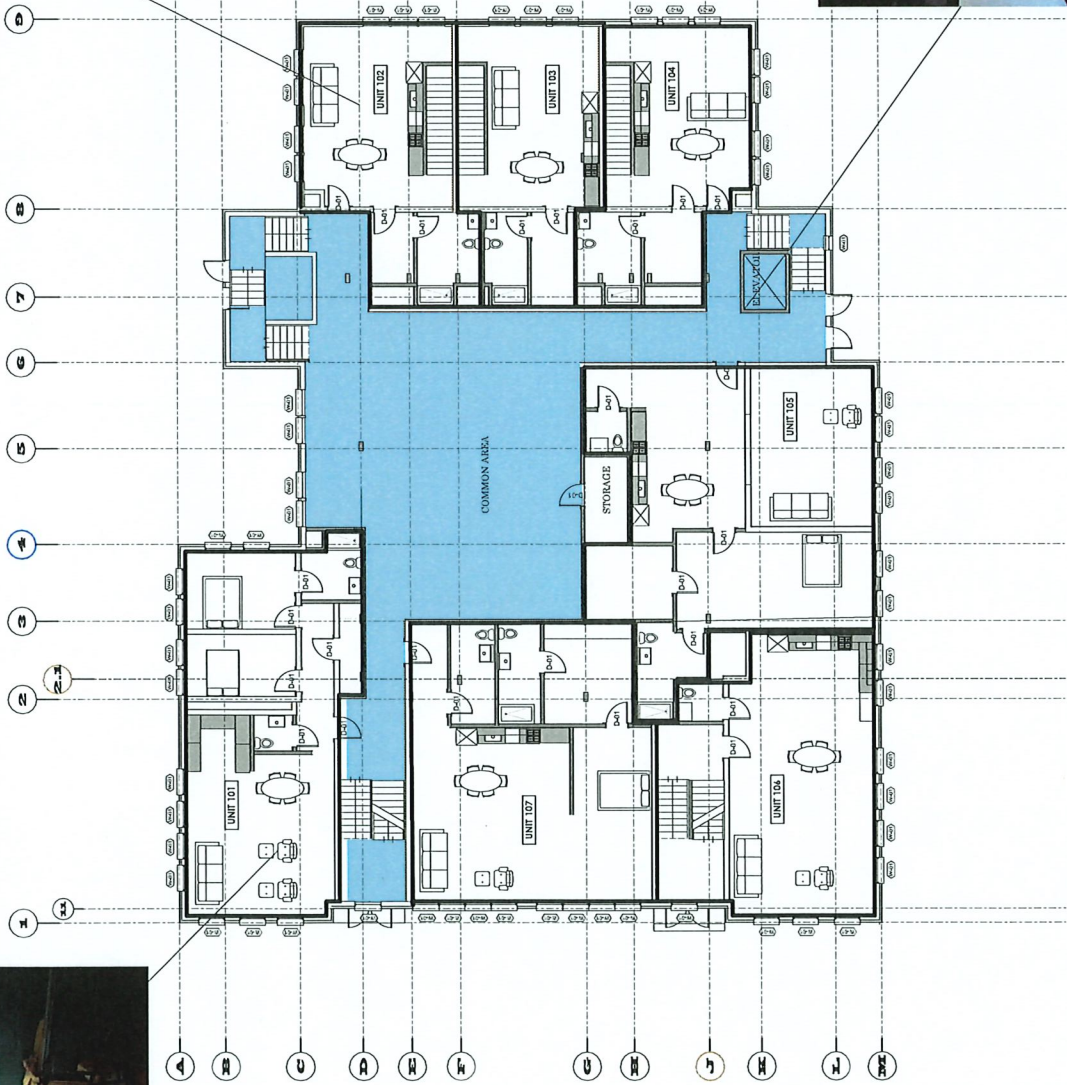
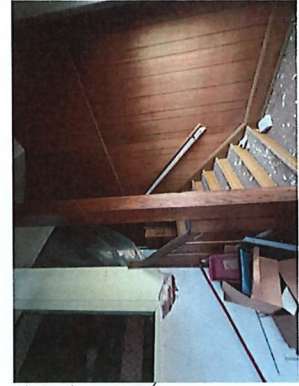
1/2018

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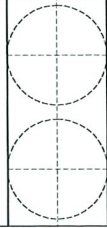


the Florentine

GENERAL NOTES

DRAWING NOTES

CODE NOTES

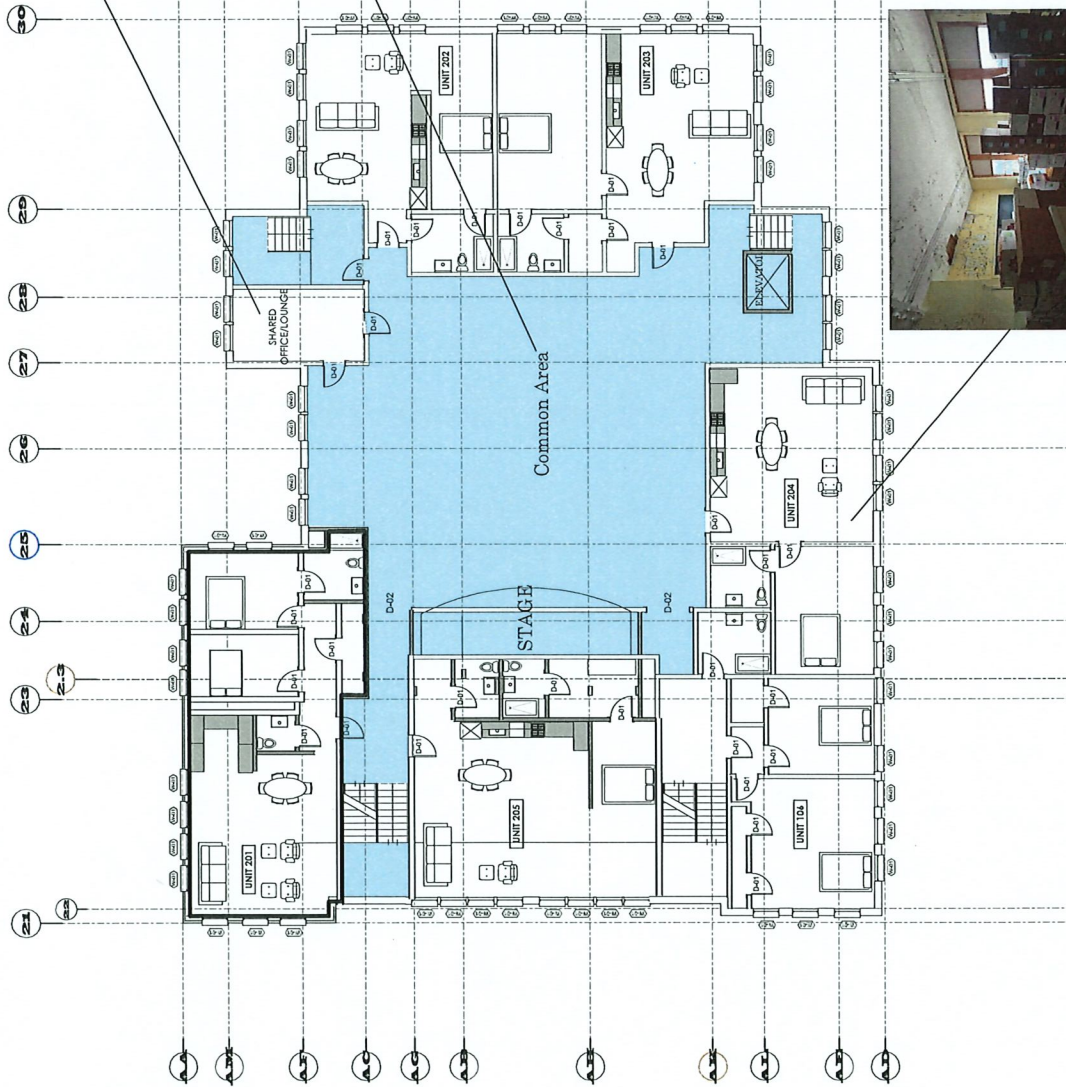


PERI-AGENCY
INTERMEDIATE
REPRESENTATION

Second Floor
PLAN

Project Manager
Project ID
1546

A1.02

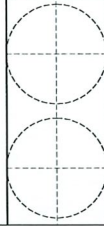


the Florentine

GENERAL NOTES

DRAWING NOTES

CODE NOTES



REPERA-ARTISTS
RESTORATION

BUILDING
KLEVAARONS

Project ID
1506

DATE
07/20/24

PROJECT
A4-01



6

1

4

9

2

6

2

9

3

7

EXTERIOR SCOPE OF WORK

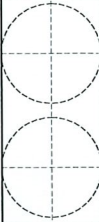
- 1: REPOINT MASONRY AS NEEDED (ALL ELEVATIONS)
- 2: REPLACE UPPER LITE ALL WINDOWS (1ST/2ND FLOORS) WITH FULL VISION GLASS (TYP. ALL WINDOWS)
- 3: REPLACE ALL BASEMENT WINDOWS WITH SIMILAR STYLE
- 4: CLEAN AND REPAIR STONE TRIM AND ACCENT PIECES PER NATIONAL PARK SERVICE RECOMMENDATIONS
- 5: REMOVE EXISTING CHIMNEY
- 6: REVIEW/REPAIR/REPLACE/PAINT CORBELS AND EAVE SHELVES
- 7: NEW ACCESSIBLE ENTRANCE
- 8: REMOVE ENTRY OVERHANG AND REPAIR MASONRY AT ATTACHMENT LOCATIONS
- 9: REPAIR STONE SILLS TO MATCH EXISTING

the Florentino

GENERAL NOTES

DRAWING NOTES

CODE NOTES



PERIARCHITECT
ARCHITECTS

BUILDING
ELEVATIONS

Project: _____
Sheet: _____
Date: _____
Scale: _____

Sheet No. **A4-02**



6

1

4

9

6

2

3

EXTERIOR SCOPE OF WORK

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