

VILLAGE OF EPHRAIM

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Historic Preservation Committee Meeting Minutes

Tuesday, September 25, 2018 – 6:30 P.M.

Village of Ephraim Administration Office, 10005 Norway

Present: Jim Stollenwerk, Lisa Carlson, Marianne Roppuld

Absent: Marilyn Cushing, Paul Burton

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

Guests: Cindy Nelson, Bruce Nelson, John Grochowski, Tad Dukehart, Matt Meacham, Ken Nelson

1. Call to Order

Meeting called to order by Jim Stollenwerk-Chair at 6:30 P.M.

2. Quorum

A quorum is present for this meeting.

3. Changes in Agenda

None

4. Visitors' Comments

None

5. Approve 8/28/2018 Historic Preservation Committee Minutes

Motion per Roppuld to approve 8/28/2018 Historic Preservation Committee Minutes as written, seconded by Carlson, and motion carried.

6. Ephraim Foundation – 3060 Anderson Lane – Accessory Structure

Stollenwerk stated that this application was contingent upon Board of Appeals hearing on September 24th, 2018 and Board of Appeals granted the variances for this application. It is upon Historic Preservation Committee to recommend its fitness to the nature of the Village of Ephraim, added Stollenwerk.

Bristol confirmed that public notice requirements have been met. A notice is being sent to all property owners within 300'.

Grochowski from Ephraim Foundation explained that the proposed structure; wooden shed; is intended to house the electric tram, which is used for historic village tours, and also tools/equipment, currently stored at the back of the building. It would be painted the same color as the barn museum/office and have metal roof and door.

Bristol explained that the property is very unique. Even though it is commercially operated, it is assigned R-1 Residential zoning monitor which limits what they can do. There really is no other place to put standalone building without violating more ordinances. The site option is the closest option to our conformity.

Bristol reported that there was one correspondence received in regard to this matter.

Walton Shields, owner of the property located at 3063 Anderson Lane in Ephraim, stated in his letter that the site of the proposed variance is directly across the street from his residence. Shields expressed strong endorsement of the proposed accessory building to house Ephraim Historical Foundation electric tram as the tram is currently parked behind the Foundation, covered by a trap and is visually an eye sore.

Carlson does not think that the proposed accessory building coincides with the historic district or the principal structure of the property. Carlson suggested hiring licensed architect who would help to design the accessory building that would be more historical rather than pre-built shed dropped off site.

Roppuld agreed and added that they should be able to find something that looks more like it has been on site for a while and more fitting with surrounding buildings. Make it more custom built rather than prefab, added Roppuld.

Stollenwerk believes that the Ephraim Historical Foundation should be the guardian of the Ephraim history but is never quite conforming to the ordinance. They should be the first ones to maintain the characteristics of the Village.

Tad Dukehart suggested making the door of the proposed structure more appealing by adding windows, crosses, hinges and antiques to make it look more like a barn door.

Stollenwerk concluded that both doors on the proposed accessory structure should be modified and barn looking to enhance the historical aspect of the property and the Village.

Motion per Carlson to table Ephraim Foundation application for Accessory Structure at 3060 Anderson Lane until recommended changes are presented, seconded by Roppuld, and motion carried.

7. Anne Tuey – 3056 Spruce Street – Accessory Structure –Deck Addition

Bristol introduced this item. Anne Tuey would like to add a 21'x16' deck to existing deck and install new, white PVC railings on existing deck. The property is located across from Smith Garage parking lot, tucked back behind row of cedars from west and south side. Bristol has no dimensional issues with the application.

Motion per Carlson to approve application for Mary Tuey at 3056 Spruce Street for Accessory Structure, Deck Addition and pass the item onto Planning Committee, seconded by Roppuld, and motion carried.

8. Village of Ephraim – Cherry Street Step Lighting Plan

Cindy Nelson is looking for design approval on 36" Solar Powered LED Bollards. On the upper steps the company is determining either 5 or 6 lights and the bottom will need 3 or 4 lights based on where the platforms would be located.

Roppuld noted that the Village is already in debt. Roppuld does not feel comfortable approving project without having funds available for the project.

Stollenwerk clarified that HPC Committee is there only to approve weather the lights are aesthetically fitting into the structure of Cherry Street Steps.

Motion per Carlson to pass the item onto Planning Committee with design approval of Cherry Street Step Lighting Plan for Village of Ephraim, seconded by Stollenwerk, Roppuld abstained, and motion carried.

9. New Business for next meeting

None

10. Adjournment

Motion per Roppuld to adjourn the Historic Preservation Committee Meeting at 7:02P.M., seconded by Carlson, and motion carried.

Recorded by,
Andrea Collak-Clerk/Treasurer

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