

Village of Egg Harbor
Architectural Review & Historic Preservation Board
March 11th, 2024, at 1:00 PM, Meeting Minutes
Paul J Bertschinger Center 7860 STH 42 Egg Harbor, WI 54209
Meeting Link: <https://villageofeggharbor.zoom.us/j/85053893837>
Phone Number: +1 312-626-6799 Meeting ID: 850 5389 3837

Chris Roedl, Chair
Kathy Navis, Member
Jim Vander Heiden, Member

Ken Mathys, Member
Paul Brophy, Member

1. Call the meeting to order
 - Chris Roedl called the meeting to order at 1:00 PM.
 - Board members in attendance: Chris Roedl, Kathy Navis, Paul Brophy (Zoom)
 - Board members absent: Jim Vander Heiden, Ken Mathys
 - Staff members in attendance: Megan Sawyer, Madison Dietzen (Zoom)
 - Audience members in attendance: John Vogel
2. Approve the agenda.
 - **Paul Brophy motioned to approve the agenda, Kathy Navis seconded, motion carried.**
3. Approve December 18th, 2023, Architectural Review and Historic Preservation meeting minutes.
 - **Paul Brophy motioned to approve the December 18th, 2023, Architectural Review and Historic Preservation meeting minutes, Kathy Navis seconded, motion carried.**
4. Open Session
 - No discussion.
5. Discussion of historic property listing, and available reports completed by John Vogel as part of the Section 106 process related to the STH 42 project.
 - Megan Sawyer's executive summary: *As a follow up to our previous meetings, the Board recognizes that some survey work has been completed regarding the historical designation of properties within the Village as part of the Section 106 process requirement associated with the federal funding component of the Village's STH 42 Improvement project. Therefore, the Board is interested in utilizing that available information as a reference in terms of locally designating historic properties. Therefore, copies of the completed survey work were previously shared with the Board.*

Upon initial review, the Board realized that more information and potentially a presentation by the surveyor would be valuable in determining if this available information could be used for the proposed purposes.

Therefore, I reached out to John Vogel with Heritage Research, contractor who completed this survey work and available reports to determine if he would be willing to attend one of our meetings to explain his completed reports and if the information contained within those reports would be the same information a community may leverage to locally designate historic properties. John was available and will be in attendance at the meeting for this discussion.

Also, upon initial review of the reports, the Board was not sure what criteria was utilized in which is referenced within the reports. The criteria reviewed for the section 106 process is

attached for the committee's reference.

The Village's ordinance includes very similar criteria in terms of local designation. The criteria from the Village ordinance are also attached for the committee's reference.

Lastly, Kathy Navis put together the attached DRAFT Egg Harbor Historical property listing based off information available via the Egg Harbor Historical Society and John Vogel's completed reports.

- John Vogel reviews the process he follows using Chapter 106. John recently finished his consulting work on highway 42 in conjunction with the STH 42 project. John reviewed his findings with the Board. Paul Brophy asked if the process to become part of the registry has started for the sites that were found to be eligible. John answered that the process had not been started. Properties that become eligible have the same rights and protection that a listed property would have. Paul asked if someone were to buy that property, is it protected from being torn down? John answered that the property would not be protected if there weren't federal funds being used.
- A key criterion to becoming part of the registry is the building would need to be 50 years old. There are special circumstances for a building to become part of the registry if it hasn't met that criteria, i.e. special historical significance. Megan Sawyer asked if a property needs to only meet one criterion to be eligible not all the criteria? John answered that Megan is correct. Kathy Navis asked that with the help of the Egg Harbor Historical Society and this Board they have roughly 30 buildings on a list that fit with the criteria. How do they review that list and determine buildings that are significant enough to protect? If the Historical and Architectural integrity has been lost it wouldn't be eligible. John suggested having the Board look at older photos of the building and if it doesn't look how, it was originally built/can't tell that historic story it wouldn't be worth protecting.
- Kathy Navis asked about Greens' N' Grains and its historical integrity. John reviewed his findings from the work he had done on STH 42 and had stated that if the addition was not attached to the historical portion of the building it would, but since the addition is attached, he would not find it eligible.
- Paul Brophy would like the Board to move forward beginning with the Cupola House and the Church to get them on the Historical List. Paul added that the Village has missed the deadline to get a historical designated survey done. Megan answered and said that John's report was more detailed than the process we were investigating. Kathy added that the only thing that comes to mind is the Alpine which is not along STH 42. She adds that the Egg Harbor Historical Society did a phenomenal job keeping records of historic properties. Kathy said that if we could get the grant to hire help to figure out if the historical integrity is still present on properties the Board is investigating. Megan suggested they look over the Boards list and figure out properties that don't meet the criteria and afterwards investigate getting help. Chris asks the Board how protective they want to be. Should the Board have a protective stance or a property owners' rights stance. Kathy noted the Board was created to preserve the Historic properties in the Village. The Board agreed to start looking at the Cupola House and the Church.
- Megan Sawyer sees the process being with the Board instead of in the office. The office would put together any information there may be on the property, put out proper notices, and notify the property owner. The Board would then make their determination from the evidence given from the packet that is put together, property owners input, and public input from the public hearing process. Paul Brophy suggested that if a property has been historically listed locally we could present the property owner with a plaque.

6. Open Session

- No discussion.

7. Next Meeting

- The next meeting is scheduled for Monday, April 15, 2024, at 1:00 PM.

8. Adjournment

- **Chris Roedl motioned to adjourn the meeting, Kathy Navis seconded, motion carried.**
- The meeting adjourned at 2:33 PM.

Meeting minutes completed by Madison Dietzen on April 9, 2024. Submitted for review and approval on April 15, 2024.

Bold – Official Action

DRAFT