



# City of Appleton

100 North Appleton Street  
Appleton, WI 54911-4799  
[www.appleton.org](http://www.appleton.org)

## Meeting Agenda Board of Building Inspection

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Tuesday, July 7, 2015

9:00 AM

Council Chambers, 6th Floor

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1. Call meeting to order
2. Roll call of membership
3. Approval of minutes from previous meeting

[15-1108](#) Minutes from June 6, 2014

**Attachments:** [June 6, 2014 Minutes.pdf](#)

### 4. Public Hearings/Apearances

### 5. Action Items

[15-1109](#) 625 W. Prospect Ave. (31-3-0332-00) The porch on this property is being renovated due to structural deterioration. In order to maintain the historic character of the home, the applicant is proposing a handrail height of 26" and guardrail height of 26". Section 321.04(3)(c)(2) Uniform Dwelling Code requires a minimum 36" guardrail height and Section 321.04(3)(b) requires 30-38" handrail height.

**Attachments:** [625 W. Prospect Ave.pdf](#)

### 6. Information Items

### 7. Adjournment

*Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.*

*Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.*



## City of Appleton

100 North Appleton Street  
Appleton, WI 54911-4799  
[www.appleton.org](http://www.appleton.org)

### Meeting Minutes - Final Board of Building Inspection

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Friday, June 6, 2014

9:00 AM

Council Chambers, 6th Floor

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1. Call meeting to order

2. Roll call of membership

**Present:** 4 - Mayor Hanna, City Attorney Walsh, Patterson and Buetow

**Excused:** 1 - Public Works Director Vandehey

**Absent:** 1 - Alderperson Coenen

3. Approval of minutes from previous meeting

A motion was made by Steve Patterson, seconded by Ross Buetow, that minutes be approved. Motion carried by the following vote:

**Aye:** 4 - Mayor Hanna, City Attorney Walsh, Patterson and Buetow

**Excused:** 1 - Public Works Director Vandehey

**Absent:** 1 - Alderperson Coenen

14-960

Minutes from November 8, 2013.

**Attachments:** [Minutes from November 8, 2013.pdf](#)

4. Public Hearings/Appealances

5. Action Items

14-961

515 N. Union St. (31-1-0201-00)- Kenneth Cobb.

The applicant is proposing to rebuild an existing porch and install guardrails that are 29" high and handrails that are 29" high. Section 321-04(3)(c)(2) of the Uniform Dwelling Code requires guardrails to be 36" high.

The applicant is also proposing to install 29" handrails. Section 321-04(3)(b) of the Uniform Dwelling Code requires handrails to be from 30" to 38".

Section 4-140 of the Municipal Code adopts the uniform dwelling code.

Attachments:     Kenneth Cobb-515 N Union St.pdf

Buetow moved, seconded by City Attorney Walsh, that the Report Action Item be approved. Roll Call. Motion carried by the following vote:

Aye: 4 - Mayor Hanna, City Attorney Walsh, Patterson and Buetow

Excused: 1 - Public Works Director Vandehey

Absent: 1 - Alderperson Coenen

**6. Information Items**

**7. Adjournment**

A motion was made by City Attorney Jim Walsh, seconded by Ross Buetow, that the meeting be adjourned. The motion carried by the following vote:

Aye: 4 - Mayor Hanna, City Attorney Walsh, Patterson and Buetow

Excused: 1 - Public Works Director Vandehey

Absent: 1 - Alderperson Coenen



"...meeting community needs...enhancing quality of life."

Return to: Department of Public Works  
Inspection Division  
100 North Appleton Street  
Appleton, Wisconsin 54911  
(920) 832-6411

**City of Appleton**  
**Application for Board of Building Inspection**

Meeting Date: 7/7/15 2:30

Please write legibly and also submit a complete reproducible plan (maximum size 11" x 17"). A complete plan includes, but is not limited to, all structures, lot lines and streets with distances to each. There is a non-refundable \$45.00 fee for each variance application. The non-refundable fee is payable to the City of Appleton and due at the time the application is submitted.

Property Information	
Address of Property (Variance Requested) 625 W. Prospect Ave	Parcel Number 31-3-0332-00
Zoning District R2B	Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial

Applicant Information	
Owner Name Friends of Hearthstone	Owner Address 625 W. Prospect Ave. 54911
Owner Phone Number 920-730-8204	Owner E Mail address (optional) hearthvolunteer@att.net
Agent Name Ed Hilgendorf	Agent Address 4716 N. Providence Ave Appleton, WI 54913
Agent Phone Number 715-826-0149	Agent E Mail address (optional) echilgen@gmail.com

Variance Information
Municipal Code Section(s) Project Does not Comply 4-140 (UPC 321.04)
Brief Description of Proposed Project Please see attached

Owner's Signature (Required):

*Ed Hilgendorf*

Date:

6-24-2015

City of Appleton

Application for Board of Building Inspection

Description of Proposed Project

Request is made for a variance to the guard rail height ordinance as part of a historic restoration project at the Hearthstone Historic House Museum. The back porch from the kitchen is badly deteriorated, and we have not allowed the public on the porch for more than a year. The portions that need to be replaced are one column, several support pieces for the deck of the porch, part or all of the deck boards, the guard railings on the porch, stair stringers, risers and stair treads. The portions that can be retained with some minor repair are the remaining columns and support structure, the stairway guard railings and the newel posts at the bottom of the stairs. The replacement pieces will be made to look exactly like the pieces being replaced, and the intent is to not modify the porch in any way other than get rid of the deteriorated pieces and replace them with new wood. This a joint project with Boldt Construction, with Boldt doing the portion that is beyond the capacity of volunteers, and volunteers completing the rest, all being held to the same historic standard just mentioned.

The existing guard railings on both the porch and stairway are lower than current codes require. However, they have been in existence for many years and the replacement railings will be, with the permission of the Board of Building Inspection, the same height as the ones that have been in place previously. This is not simply for convenience but because the space for attaching the railings to the historic pieces that are being retained are at a lower height than currently required. Safety issues are being considered, but should be minimal because the handicapped lift restricts people from approaching the railings in the high drop areas. We have been working with the appropriate people at City Hall and respectfully request that this variance be approved so we can proceed with this badly needed restoration project.

This is part of an overall plan to continue to restore the building and improve our visibility and accessibility to the public. Our future depends on maintenance, restoration, and the support of many people.

Thank you.

*Ed Cielgecello*  
*Vice President, Friends of*  
*Hearthstone*