VILLAGE OF EPHRAIM
HISTORIC PRESERVATION COMMITTEE
MEETING MINUTES
TUESDAY, OCTOBER 27, 2026 – 6:30 PM
9996 WATER STREET

ACTION ITEMS:

Russell moved, Schreck seconded, to approve the September 22, 2026 Historic Preservation Committee minutes as presented, all ayes. Motion carried.

Russell moved, Ellis seconded, to approve the Railing & Pergola Design Review Application for John Maher at 9992 Moravia Street, all ayes. Motion carried.

Russell moved, Ellis seconded, to approve the Accessory Structures Design Review Application for Julia Uihlein at 102353 Water Street, all ayes. Motion carried.

Pentler moved, Ellis seconded, to adjourn at 6:45 PM, all ayes. Motion carried.

Present: Marcia Ellis, Kathy Pentler (online), Cody Schreck (online), Amy Russell, and BD Thorp – Chair.

Absent:

Staff: Brent Bristol - Village Administrator and Kim Roberts - Deputy Clerk.

Guests in person: Ken Nelson, Andy Bartelt, Monique McClean, Laird Hart, Rick Hoyerman, Grace Held.

Guests online: John Maher, Margaret Maher, Nick Meissner (Meissner Landscape)

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1. **Call to order:**
   Thorp called the meeting to order at 6:30 PM.
2. **Quorum:**
   A quorum of the Historic Preservation Committee was present.
3. **Changes in agenda:**
   There were no changes to the agenda.
4. **Visitors' Comments:**
   There were no visitors' comments.
5. **Approval of previous minutes:**
   Russell moved, Ellis seconded, to approve the September 22, 2026 Historic Preservation Committee minutes, all ayes. Motion carried**.**
6. **John Maher – 9992 Moravia Street – Railing & Pergola– Design Review:**
   Bristol explained that the project was before the HPC and Plan Commission the previous month for a new garage, along with interior renovations and window replacement. The item was returned because the applicant proposed a second-floor railing system at an existing exterior door to a balcony that currently has no guardrail. The railing requires Plan Commission approval of the setback averaging provisions. Because the item was returned, HPC could also review the railings and a pergola proposed for the northeast (rear) corner of the building.

   Bristol noted that the packet materials were unchanged from the previous month. The railing color and material will match the existing guardrails on the building. The pergola will be natural wood, stained to match the exterior siding.

   In response to a question from Pentler, Margaret Maher stated that the pergola has no purpose other than connecting the roof of the back patio to the adjoining space.

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Pentler said the home is beautiful and historic and that she believed the pergola detracts from it. She described the pergola as modern in appearance, not in keeping with the home's original character, and as having considerable mass. She said it would be visible from the schoolhouse and the Goodlett cabin.

Margaret Maher responded that the pergola would be mainly at the back of the house, with only a small portion visible from the side. It was also stated that the sight line would be the same as the existing roof, but flat rather than angled.

Pentler said she supported the railings, considered them necessary and a natural fit for the home, and asked whether the two elements could be considered separately.

Schreck asked whether Pentler's concern rested on a specific provision of the HPC ordinance.

Pentler replied that her concern was strictly aesthetic and that she had not reviewed the ordinance.

Schreck said he wished to avoid acting on personal preference unless a basis in the HPC ordinance could be cited.

Thorp asked about the size of the lumber to be used.

John Maher noted that the contractor was expected to join the Plan Commission meeting at 7:00 PM.

Russell said she had no problem with the proposal.

Thorp said the primary concern had been color matching, which was addressed by the confirmation that the pergola would be stained to match the building. He added that the pergola appeared less massive than first anticipated.

Russell moved, Ellis seconded, to approve the Railing & Pergola Design Review Application for John Maher at 9992 Moravia Street, all ayes. Motion carried.

7. **Julia Uihlein – 10235 Water Street – Accessory Structures – Design Review:**
Bristol described the item as a continuation of a project on the north end of the village near the road closure. The property was before the HPC and Plan Commission two (2) to three (3) months earlier for its landscaping plan, and the larger landscaping project was previously approved. Remaining details have now been determined and are ready for consideration. The first is a fenced dog run on the south side of the building, for which elevation drawings were provided. The second is a solid cedar fence screening the building's generator. A small utility and power pad near the waterfront for the dock was also discussed. It would be protected and decorated with plantings shown on the site plan.

   Nick Meissner stated that both fences would be cedar, left to weather naturally. The dog run fence will be a three-rail design with a black metal grid, similar to hog wire panel, between each rail, with a 2-inch pattern proposed.

   Committee Members Shreck, Russell, and Thorp had no questions or concerns.

   Russell moved, Ellis seconded to approve the Accessory Structures Design Review Application for Julia Uihlein at 102353 Water Street, all ayes. Motion carried.

8. **New Business for next meeting / next meeting date:**
No new business was noted.

   The next meeting of the Historic Preservation Committee is November 24, 2026.

9. **Adjournment:**
Pentler moved, Ellis seconded, to adjourn at 6:45 PM, all ayes. Motion carried.

Recorded by, Kim Roberts – Deputy Clerk

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