

Columbus Historic Landmarks & Preservation Commission
Rest Haven Special Sub Committee Meeting
MINUTES

Monday, October 3, 2022
4:00 p.m.
City Hall Council Chambers

Present: Ruth Hermanson, chair, Carolyn Fredericks, Jan Ulrich
Architect, Roger Smith via Zoom

Hermanson called meeting to order, roll call (Jamie Nichols and Amy Jo Meyers, excused). Meeting is open and posted, with no citizen comments. Fredericks moved to approve agenda. After second by Ulrich, approved. Minutes were approved from August 9th meeting of this committee. Tabled approval of August 18th minutes until clarification can be obtained from Meyers about item 6.b. Who approved Ulrich's motion? Clarification, there was no motion, only discussion took place.

Old Business

Clarification for architect of issues he highlighted on layout A-1, dated August 10, 2022.

Front door- 3'4" wide with 2 side panels, push button entry.

Side accesses-One centered door with matching side panels.

Fredericks moved, Ulrich seconded motion to utilize 4 existing doors into bathrooms and great room, by changing hinges and hardware to make them ADA compliant. Motion carried.

Style of locks to be determined later.

Fredericks moved, Ulrich seconded motion to leave areas covered behind windows in bathrooms, kitchen, and storage area, but to replace glass with frosted or translucent safety glass.

Motion carried. Contingent upon what is found when windows are unboarded.

Ulrich moved, Fredericks seconded motion to cover the large crack at the floor line in great room with wood stained to match existing trim, allowing access for utilities behind wood. Carried.

In bathrooms proper, consensuses follow:

Stainless steel not necessary.

Round drop-in sinks with laminated counter space around.

Stall dividers similar in type to those in pavilion-laminate.

Baby changing table in both bathrooms.

Kohler toilets similar to those in pavilion. Floor mount urinal.

Reuse present hand dryers. One adequate per bathroom.

Floor tile in style to complement existing terrazzo floor.

Fredericks volunteers to work with architect on selection.
Same flooring also to be laid in kitchen.

Existing walls and ceilings in bathrooms to be covered and painted, even if a bit of square footage is lost.

Insulate bathroom walls and ceiling, including walls adjacent to kitchen and storage room. Likely to use blow-in fiberglass or cellulose. Venting necessary. Ceilings of kitchen and storage area to be insulated at this time, but not side walls. Probably no insulation in breezeways (side entrances.)

More study needed to determine what style of interior and exterior lighting. Architect favors an attractive chandelier in great room along with supplementary light fixtures with fans. Wall sconces nixed by all.

Considerable discussion followed about efficacy of insulating great room in anticipation of possible year-round use for the building. Architect does not recommend doing it because of the large area of windows and brick walls in that room. Ceiling could be lowered and insulated at this time, with trim added at point where walls meet roof. Cost efficiency doubtful. Discussion about possible heating systems. Architect favors forced air for bathrooms, vs. electric baseboard.

Agreed that much further discussion is needed with HVAC professionals to determine if consideration of heating and cooling the great room would be cost effective. Separate bids for great room HVAC services to be obtained.

New Business

Agreed it is too early for press releases about this project.
Hermanson to work with Wisconsin State Historical Society about necessary next steps for their approval of this project.

Sub-committee to meet again in 2-3 weeks at rest haven to continue to provide details to architect about our choices.

Fredericks moved to adjourn at 6:20. Carried.

Jan Ulrich
Acting secretary