

## HOW TO USE COMMITTEE/COMMISSION MINUTES ARCHIVE

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**Historic Preservation Commission  
Minutes  
February 25, 2009**

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**MEMBERS PRESENT:** Alderman Holland, Sue Dyke, Don Jensen, Merike Phillips, Judy Rossow, and Tom Schleif

**EXCUSED:** Diane Giles

**STAFF PRESENT:** Jeff Labahn and Mike Maki

The meeting was called to order by Don Jensen, Chairperson, at 5:00 pm and roll call was taken.

**Approval of Minutes of July 2, 2008**

A motion was made by Alderman Holland and seconded by Mr. Schleif to approve the August 28, 2008 minutes as submitted. The motion passed unanimously (5 ayes; 0 noes).

Mike Maki, Planner, welcomed Judy Rossow, the newest member to the Historic Preservation Commission. Ms. Rossow was appointed to the Commission last fall, but this is the first meeting since her appointment.

*Ms. Phillips arrived.*

Ms. Rossow is the owner of the Graham Block building and was heavily involved in the restoration of the Rhode Theatre.

The Commission agreed to take Item No. 2 out of order.

**2. Certificate of Appropriateness for Reuther Central High School (Kenosha High School), 913 57<sup>th</sup> Street, Civic Center Historic District. PUBLIC HEARING**

Public hearing opened.

John Setter, Architect for Kenosha Unified School, 3600 52<sup>nd</sup> Street, Kenosha, said the presentation this evening on Reuther High School is a continuation of the restoration of the outside of the school. The inspection of the northwest corner of the building helped to determine the scope of the restoration project. This same presentation was given to the school board. It outlines the project, timeline, etc.

Steve Mar-Pohl, InSite Consulting Services, 542 West Washington Avenue, Madison, said there are issues with the limestone and structural steel. The study area was the northwest corner of the building. A pdf copy of the presentation will be made available to Mr. Maki. The project is set up into three (3) levels of priority. The top of the building behind the stone has failed. There is movement and shifting and the steel has bent and warped. The entire parapet around the building will have to be removed. On the north elevation, the entire facade is leaning outward. 100% of the wall and parapet up to the third floor window heads will have to be replaced. The parapet

caps will have to be removed. The balusters are crumbling which will require 100% replacement. The brick behind the stone at the parapet level will need to be removed and rebuilt. The gutters will need to be removed along with the brick behind them. The corners of the building will not need to be removed.

The building was very built with brick between the steel bars. The steel is in fairly good condition and is salvageable. What steel cannot be salvaged will be replaced with stainless steel. The entire building will be surrounded by scaffolding at a cost of over \$1 million. Mr. Mar-Pohl said they will have staff on-site full time monitoring the work. One third of the parking lot will be used to house the stones during the renovation. They will be tracked as they are removed, housed on the ground and then put back up. Some stone will remain on the roof for ease of use. After the renovations are complete, the building will be cleaned.

The columns will be repaired with pins and epoxy. They are currently shored up with pins and tied so no further damage will occur. The tentative time line is:

Design:	March 2009
Contract:	April 15, 2009
Scaffolding:	May 1, 2009
Demolition:	June 15, 2009
Completion:	December 1, 2010

Mr. Setter said they are currently going through the selection of the contractors via RFQ. They are seeking out the best contractors for the job so the pre-qualification process is very important.

Public hearing closed.

Mike Maki said the initial work to the exterior courtyard of Reuther High School was just completed. The Historic Preservation Commission reviewed that project. The initial work was to determine what additional restoration needed to be done. The project will require State review also.

The project is in conformance with Section 15.10D of the Zoning Ordinance since they are retaining as much of the original stone as possible and what cannot be retained will be replaced with new stone that will match the old in design, color, and other visual qualities..." Based on the presentation, Mr. Maki said he recommends approval of the Certificate of Appropriateness as presented.

Mr. Jensen asked if any of the classes will be disrupted during the renovation. Mr. Setter said staff have been very cooperative and the contractors are aware that classes are going on. Most of the demolition will take place over the summer. The nursery is on the first floor in the area where the initial work was done. During the last renovation it was fairly quiet inside the building.

Alderman Holland said he was impressed with the thoroughness of the investigation and to put forth this effort and the funds is commendable. Thank you.

Ms. Phillips thanked Kenosha Unified and Mr. Mar-Pohl for the quality of the research and the effort also. She asked how much of the steel will remain. Mr. Mar-Pohl said some will remain.

Most of the steel below the third floor will remain and is fairly stable. Less steel will be added below the third floor. The steel will also be coated with a paint called Tumeric. This will help so that water damage will not occur in the future. With this coating, any water taken in will have a way out.

Ms. Phillips asked if the balusters that are being replaced will be carved or cast. Mr. Mar-Pohl said they will be carved.

A motion was made by Ms. Phillips and seconded by Alderman Holland to approve the Certificate of Appropriateness for Reuther Central High School for renovations to the building as presented. The motion passed unanimously (6 ayes; 0 noes).

### **1. Election of Chairperson and Vice-Chairperson**

A motion was made by Mr. Schleif to nominate Don Jensen for Chairperson. Ms. Phillips seconded the motion. There were no additional nominations. A motion was made by Alderman Holland and seconded by Ms. Dyke to close the nominations for Chairperson. The motion to elect Mr. Jensen as Chairperson passed unanimously (6 ayes; 0 noes).

A motion was made by Ms. Phillips to nominate Tom Schleif for Vice-Chairperson. Alderman Holland seconded the motion. There were no additional nominations. A motion was made by Alderman Holland and seconded by Ms. Dyke to close the nominations for Vice-Chairperson. The motion to elect Mr. Schleif as Vice-Chairperson passed unanimously (6 ayes; 0 noes).

### **3. Any Other Business as Authorized by Law**

The March 25, 2009 meeting will be canceled and rescheduled to Thursday, April 2, 2009 at 5:00 p.m. An agenda item for this meeting will be a Certificate of Appropriateness for an addition to the house for Dr. Vedder.

Mike Maki asked the Commissioners if in an effort to conserve resources, we could send meeting cancellation notices via email instead of the US mail. The Commissioners agreed to the change.

Mr. Schleif asked if the meeting time could be moved to 4:30 pm instead of 5:00 pm. Several years ago the Commission had met at the earlier time but changed it to accommodate some of the members. Mr. Maki said he would contact Ms. Giles for her input and add the item to the agenda for the next meeting.

### **4. Public Comments**

Public comments opened. No public comments. Public comments closed.

### **5. Commissioner Comments**

Ms. Phillips said Reuther High School was built in the 1920s and so was the court house. Will we run into the same problems with the court house? Mr. Mar-Pohl said they just toured the Molinaro building. There are some issues, but not to the extreme that Reuther High School has. There is less surface area in the cornice. They will be meeting next week to show them what

renovations are being done to Reuther High School and what maintenance they should do to their building.

A motion to adjourn was made by Ms. Dyke and seconded by Ms. Phillips. The motion passed unanimously (6 ayes; 0 noes). The meeting adjourned at 5:45 p.m.

**Historic Preservation Commission**  
**Minutes**  
**April 29, 2009**

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**MEMBERS PRESENT:** Alderman Holland, Sue Dyke, Diane Giles, Don Jensen, Merike Phillips, Judy Rossow, and Tom Schleif

**STAFF PRESENT:** Mike Maki

The meeting was called to order by Don Jensen, Chairperson, at 5:02 pm and roll call was taken.

**Approval of Minutes of February 25, 2009**

A motion was made by Ms. Rossow and seconded by Ms. Giles to approve the February 25, 2009 minutes as submitted. The motion passed unanimously (7 ayes; 0 noes).

**1. Certificate of Appropriateness for Adolph Epstein House, 6220 Third Avenue, Third Avenue Historic District. PUBLIC HEARING**

Public hearing opened.

Mark Molinaro, Partners In Design Architects, Inc., 600 52<sup>nd</sup> Street, Suite 220, Kenosha, said the owner is proposing a 133 sq. ft. breakfast nook addition to the rear of the home. The addition addresses all the needs of the owner and will meet all the City requirements. The addition will be constructed of brick to match the existing structure. The small roof will be copper to match the porch roof on the east side of the home.

Mr. Molinaro said there is a setback issue in that the addition does not meet the required five (5) feet minimum requirement along the interior property line. The addition is in line with the existing building's setback of 4 ft. 3 in. Mr. Molinaro said they have had variances approved in the past. Another option is a land swap with Kenosha County. Mr. Molinaro said they will contact the Board of Zoning Appeals for a variance.

Public hearing closed.

Mike Maki, Planner, said Mr. Molinaro has summarized the project quite well. The Commission saw plans for this addition 5-6 years ago. The addition is a fairly small addition – only 133 sq. ft. The addition compliments the building. Staff recommends approval.

Alderman Holland asked why a variance is needed. Mr. Maki said it is required for the side setback. The home is 4 ft. 3 in. off the side property line and the requirement is 5 ft. The minimum is 5 ft. even though the line of the house is not changed. There is an 8 ft. setback requirement for new construction. Alderman Holland said this is an instance where the law does not set well with logic. The addition would not look as nice if it was indented 9 in. Ms. Phillips said the additions looks nice.

A motion was made by Ms. Phillips and seconded by Mr. Schleif to approve the Certificate of Appropriateness for an addition to the Adolph Epstein house subject to approval of a variance from the Board of Zoning Appeals or compliance with the setback requirements. The motion passed unanimously (7 ayes; 0 noes).

Alderman Holland said the garage looks fantastic.

## **2. Any Other Business as Authorized by Law**

The next meeting will be Wednesday, May 27, 2009. Currently, there are no items to bring before the Commission.

## **4. Public Comments**

No public comments.

## **5. Commissioner Comments**

No Commissioners comments.

A motion to adjourn was made by Ms. Dyke and seconded by Alderman Holland. The motion passed unanimously (7 ayes; 0 noes). The meeting adjourned at 5:15 p.m.

**Historic Preservation Commission  
Minutes  
June 10, 2009**

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**MEMBERS PRESENT:** Alderman Holland, Sue Dyke, Diane Giles, Don Jensen, Merike Phillips, Judy Rossow, and Tom Schleif

**STAFF PRESENT:** Mike Maki

The meeting was called to order by Don Jensen, Chairperson, at 5:00 pm and roll call was taken.

**Approval of Minutes of April 29, 2009**

A motion was made by Mr. Schleif and seconded by Ms. Phillips to approve the April 29, 2009 minutes as submitted. The motion passed unanimously (7 ayes; 0 noes).

**1. Certificate of Appropriateness for Luther Whitney House, 6104 Third Avenue, Third Avenue Historic District. PUBLIC HEARING**

Public hearing opened.

Jennifer and John Heim, 6104 Third Avenue, Kenosha, were present. Ms. Heim said they wish to build a garage in the rear of their property. The owners distributed proposed plans for the garage. The plans in the Commissioners packet are the plans approved by the Commission in 2005. The original plans called for a brick front to match the house and horizontal siding to match a proposed addition to the house. Ms. Heim said they no longer plan on building the addition, so feel the horizontal siding would not be appropriate. The proposed garage would have shake siding and would be painted to match the house which is painted brick. The house has a small area of shake siding on the front.

Ms. Heim said they would like to add double, single lite doors and a window on the side of the garage facing the yard. The only visible part of the garage from the street would be the three (3) garage doors and some shake siding. The company for the garage doors has done work for other homes in the area and there is a home down the street that has shake siding on the garage. The garage doors would be steel instead of wood and have a single lite window across the top.

Public hearing closed.

Mike Maki, Planner, said the change discussed with the owners prior to this meeting was to replace the front brick and the other three (3) sides with horizontal fibercement siding. Mr. Maki said he is surprised to see the amount of changes to the garage design. A hip style roof was suggested by the Commission in 2005, so that would be okay.

The Commission has not previously seen the plans distributed at this meeting, nor has the Department of Neighborhood Services and Inspections reviewed them said Mr. Maki. Mr. Jensen said the Commission is not ready to act on the plans at this time.

A motion was made by Mr. Jensen and seconded by Ms. Dyke to defer this item until City Departments and the Commission have had time to review the proposed plans.

Mr. Maki said he would like the Commission to provide the owners with their input on the garage materials and the garage door. Mr. Maki discussed the garage door with Mr. & Mrs. Heim and asked if door modifications were going to be made to the original plans to let him know. No response was received. Mr. Maki said he would like the Commission to discuss the fact the wood shake siding proposed for the garage is a minor part of the home; where the originally proposed brick material is the dominant material of the home.

Mr. Jensen said he has concerns with the materials and the double side door with double glass. Mr. Jensen said he was not on the Commission when the original plans were approved, but would have approved of the brick.

Alderman Holland suggested Mr. & Mrs. Heim check with Neighborhood Services and Inspections regarding whether a three (3) stall garage requires footings or can be built on a slab. Mr. Maki said the plans will need to be reviewed by Neighborhood Services and Inspections as a new plan review.

Ms. Phillips said the roof style is better than the original roof style. The plans will need to be drawn to scale by a contractor. There needs to be more detail and the windows and doors need to be in proportion to the garage. Ms. Phillips said the shake siding does not compliment the house.

Mr. Schleif asked the reason for the double doors on the side of the garage. Ms. Heim said they will use the garage as an extension of the house. The double doors will allow bikes and toys to be removed from the garage. Mr. Schleif said he would approve the doors as long as they meet all Historic Preservation criteria. Ms. Phillips noted they are not highly visible. Ms. Heim said their landscaping plan would only allow access into the backyard through the garage or house.

Mr. Jensen said the materials and the garage doors that are visible from the street are what need to maintain the historic appearance. Mr. Schleif clarified that the three (3) garage doors will have windows across the top panel that are not divided.

Mr. & Mrs. Heim were asked to resubmit detailed, scaled drawings using siding other than shakes. Ms. Rossow said they will need to check to see if a three (3) bay garage requires footings or a slab foundation.

A special meeting will be called in July if needed.

The motion passed unanimously (7 ayes; 0 noes).

Ms. Phillips asked Mr. & Mrs. Heim for the status on the front porch. Ms. Heim said they are in litigation with Bishop Farms Historic Restoration out of Milwaukee. They paid them \$38,000. They are looking to put together a new proposal for the porch, get it approved by the Commission and move forward.

## **2. Any Other Business as Authorized by Law**

No other business.

### **3. Public Comments**

No public comments.

### **4. Commissioner Comments**

Alderman Holland said this meeting may be his last meeting. He thought Alderman Moldenhauer would be a good fit for this Commission since many of the items brought before the Commission were in his district. Alderman Moldenhauer has accepted. Alderman Holland said he would still be available for engineering advice.

A motion to adjourn was made by Ms. Dyke and seconded by Mr. Schleif. The motion passed unanimously (7 ayes; 0 noes). The meeting adjourned at 5:23 p.m.

**Historic Preservation Commission  
Minutes  
September 2, 2009**

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**MEMBERS PRESENT:** Sue Dyke, Don Jensen, Merike Phillips, Judy Rossow, and Tom Schleif

**EXCUSED:** Diane Giles

**STAFF PRESENT:** Mike Maki

The meeting was called to order by Don Jensen, Chairperson, at 5:00 pm and roll call was taken.

**Approval of Minutes of June 10, 2009**

A motion was made by Ms. Phillips and seconded by Ms. Rossow to approve the June 10, 2009 minutes as submitted. The motion passed unanimously (5 ayes; 0 noes).

**1. Certificate of Appropriateness for Kenosha High School (Reuther High School), 913 57<sup>th</sup> Street, Civic Center Historic District. PUBLIC HEARING**

Public hearing opened. No public comments. Public hearing closed.

Mike Maki, Planner, said the plans provided were for renovation to six (6) staircases and the handicapped ramp. To date, two (2) staircases have been demolished and a wooden ramp has been started. The work on the staircases came to our attention when a subcontractor realized permits had not been obtained for the demolition and reconstruction of the staircases and handicapped ramp. This project was not included in the plans previously presented to and approved by the Commission in February 2009.

Mr. Maki discussed the project with the architect. Originally, the staircase landings were being modified along with the rise of the steps to meet current codes. The architect was also planning to replace the railings with stainless steel railings. After several discussions with the architect, the plans were modified to return the staircases to their original state, making them historically correct. The original handrails will also be put back on the staircases. Mr. Maki said the ramp will be replaced with a code compliant ramp.

John Setter, Kenosha Unified School District, 3600 52<sup>nd</sup> Street, Kenosha, said the ramp is wider than needed. They are looking to modify the design of the new ramp by introducing stone so the appearance will match the design of the building. The ramp will have a railing and will not be a straight ramp. The exact design is still being finalized. The temporary ramp was constructed because the scaffolding prohibits the use of the current ramp. The existing stairs near the ramp will be removed and not replaced.

Mr. Maki recommends approval with the modifications presented.

Ms. Phillips asked for confirmation that the existing railings will be reinstalled. Mr. Setter said yes, the existing railings will be reinstalled.

Ms. Phillips asked for a status on the original lights. Steve Mar-Pohl, InSite Consulting Services, 542 West Washington Avenue, Madison, said the lights are down and being stored on-site. They will be restored as much as possible. Mr. Setter said they are checking into the condition of the sockets and wiring. They will be rewired at the very least. The light fixtures are cast iron and heavily painted so the finer details of the casting has been lost. They are looking into the cost to sandblast them to get the detail back.

***A motion was made by Mr. Schleif and seconded by Ms. Dyke to approve the Certificate of Appropriateness for alteration/rehabilitation to Kenosha High School as presented. The motion passed unanimously (5 ayes; 0 noes).***

## **2. Any Other Business as Authorized by Law**

Mr. Maki said the plans for a new garage at the Luther Whitney House, 6104 Third Avenue, discussed at the June 10, 2009 meeting have not come forward. At that time, we had thought there would be a special meeting. The property is now listed for sale. Mr. Maki said he is not sure what the plans are for the home or the garage.

## **3. Public Comments**

No public comments.

## **4. Commissioner Comments**

Ms. Dyke asked who was responsible for the brochures published on each of the historic districts. Mr. Maki said it was a joint effort between City Development, the Kenosha Area Visitor's Bureau, and the Kenosha History Center. The brochures are available on the following websites: City of Kenosha, Kenosha Area Visitor's Bureau and History Center.

Mr. Maki said the City of Kenosha website also posts a *Historic Property of the Month* which highlights a different historic property each month. The highlighted properties are then archived for future reference. Mr. Jensen asked if the Kenosha News ever did an article on this feature. Mr. Maki said no, but he would contact them to see if they are interested.

Ms. Phillips said it is very nice to see what Kenosha Unified is doing for Kenosha High School. The high school is a valuable centerpiece for Kenosha and thanked them for making it possible. Mr. Jensen said Kenosha High School is a key part of the Civic Center Historic District and of Kenosha and is grateful that the building is being restored.

A motion to adjourn was made by Ms. Phillips and seconded by Ms. Dyke. The motion passed unanimously (5 ayes; 0 noes). The meeting adjourned at 5:15 p.m.