Municipal Building 625 52nd Street – Room 202	***Kenosha Historic Preservation Commission Agenda***	Thursday, February 23, 2012 6:00 p.m.
	Don Jensen – Chairperson, Tom Schleif – Vice-Chairperson, Alderman Jan Michalski, Sue Dyke O'Day, Merike Phillips	

******PLEASE NOTE THE TIME CHANGE AND ROOM CHANGE******

Call to Order and Roll Call

Approval of Minutes from December 9, 2011

1. Election of Chairperson and Vice Chairperson

2. Certificate of Appropriateness for Demolition of Elks Club at 5706 Eighth Avenue. *(District #2 - formerly District #2) PUBLIC HEARING*

3. Kenosha High School (Reuther) Lighting. *(District #2 - formerly District #2) Informational item*

4. Amend Bylaws - Name Change from City Development and Neighborhood Services & Inspections to Community Development and Inspections.

5. Amend Rules - Name Change from City Development and Neighborhood Services & Inspections to Community Development and Inspections.

Public Comments

Commissioner Comments

Staff Comments

- *Next Regular Meeting: March 29, 2012*

Adjournment

Community Development & Inspections
625 52nd Street – Room 308
Kenosha, WI 53140
262.653.4030 phone / 262.653.4045 fax
www.kenosha.org

If you are disabled in need of assistance, please call 262.653.4030 at least 72 hours before this meeting.

Notice is hereby given that a majority of the members of the Common Council may be present at the meeting. Although this may constitute a quorum of the Common Council, the Council will not take any action at this meeting.

HISTORIC PRESERVATION COMMISSION
Minutes
December 9, 2011

MEMBERS PRESENT: Alderman Jan Michalski, Sue Dyke O'Day, Don Jensen, Merike Phillips and Tom Schleif

STAFF PRESENT: Mike Maki

The meeting was called to order at 12:05 p.m. by Mr. Jensen and roll was taken.

A motion was made by Alderman Michalski and seconded by Mr. Schleif to approve the minutes of the February 9, 2011 meeting as written. The motion passed unanimously. (Ayes 5; Nays 0)

1. **Certificate of Appropriateness for Scribner House at 6003 Seventh Avenue, *Library Park Historic District.* PUBLIC HEARING**

Public hearing opened.

Stephanie Olson, 1351 38th Avenue, the applicant was available for questions. Ms. Olson explained that a handrail is needed to meet the Occupancy requirements. The applicant is proposing a wrought iron handrail attached to the brick wing wall and the existing guardrail 35" from the ground.

Alderman Michalski asked for clarification that the design and materials would be the same as the existing railing. Ms. Olson said it will match the existing guardrail in design and color.

Public hearing closed.

A motion was made by Alderman Michalski and seconded by Ms. Phillip to approve the Certificate. The motion passed unanimously. (Ayes 5; Nays 0)

Alderman Michalski said we certainly don't want to stand in the way of small business and the City wants to encourage small business.

Mr. Jensen said this is a good reuse of the historic building

Ms. Phillips noted that as a Commission we always want to follow the Secretary of Interior Standards and this certainly meets the standards.

Public Comments

No public comments.

Commissioner Comments

Alderman Michalski is very concerned with the fate of the Heritage House and wants some feedback from the Commission on their feelings about the possible demolition of the building. The City is moving forward with the raze orders. There already has been one fire in the building. The roof alone costs $1 million in repairs. The Commission discussed the condition, mold, flooding, and warping of the ballroom floor.

Mr. Jensen cannot think of a use that will provide enough revenue to sustain the building. Something should have been done 20 years ago. For a historical building, there has to be some use for the building.

Ms. Phillips said our job is not to determine if the building is fire poof or viable. Our Commission has to judge if the building is historic and it still is. Ms. Phillips understands the City is moving forward to raze the building.

Mr. Jensen said a historical building still has to have a viable use.

Ms. Phillips said our Commission is advisory and we have six (6) months to study the plan. The City is also working on a downtown plan and this site is most likely part of the plan area.

Alderman Michalski asked for clarification. Do you mean the plan should analyze a future use of the Heritage House and that the building should not be razed at this time. Ms. Philips agreed.

Mr. Jensen feels the market has spoken. He doesn't favor the commission putting any roadblocks in the way.

Alderman Michalski asked that this item be placed on the next agenda. City Planning and City Administration will be invited to the next meeting.. Also include someone from the Lakeshore Business Improvement District.

Staff Comments

The next meeting is scheduled for January 26, 2012 and the Heritage House will be placed on that agenda or possibly on a special meeting agenda.

A motion was made by Alderman Michalski and seconded by Ms. O'Day to adjourn the meeting. The motion passed unanimously. (Ayes 5; Nays 0) The meeting adjourned at 12:40 p.m.

Meeting Minutes Prepared by: Kay Schueffner

FACT SHEET Kenosha Historic Preservation Commission	Community Development Division 625 52nd Street Kenosha, WI 53140 262.653.4030	February 23, 2012	Item #1

Election of Chairperson and Vice Chairperson.

PURPOSE:

Elect a Chairperson and Vice Chairperson

HISTORIC DISTRICT:

N/A

NOTIFICATIONS/PROCEDURES:

N/A

ANALYSIS:

- The Bylaws of the Kenosha Historic Preservation Commission require the election of a Chairperson and Vice Chairperson by the Commission and that they take office at the first regular meeting of the calendar year.
- The term of office for the Chairperson and the Vice Chairperson shall be one (1) year.

RECOMMENDATION:

A recommendation is made to elect a chairperson and vice-chairperson.

Michael Maki, A.I.C.P.
/u2/acct/cp/ckays/1HIST PRES/2012/Jan26/fact-election.odt

Jeffrey B. Labahn, Interim Director

FACT SHEET Kenosha Historic Preservation Commission	Community Development Division 625 52nd Street Kenosha, WI 53140 262.653.4030	January 26, 2012	Item # 2

Certificate of Appropriateness for Demolition of Elks Club at 5706 Eighth Avenue. (District #2 - formerly District #2) PUBLIC HEARING

PURPOSE:

Review a request to raze the former Elk's Club Building

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman T. Ruffalo, has been notified.

ANALYSIS:

- Section 15.11 of the Zoning Ordinance requires a Certificate of Appropriateness (COA) to demolish all or part of a Historic Structure upon a Historic Site or in a Historic District. The permit shall be granted by the Chief of Inspection only upon first receiving a Certificate of Appropriateness from the Historic Preservation Commission, which either approves demolition or recommends preservation.
  - In the case of recommendation for preservation, the Chief of Inspection may delay issuing the permit for a period of up to six (6) months during which time the applicant and the Commission shall undertake discussions for the purpose of preserving the building.

- The City of Kenosha, as the applicant is seeking a *Certificate of Appropriateness* for approval of demolition of the former *Elk's Club* building at 5706 Eighth Avenue.

- The *Elk's Club* is listed as a local historic structure and is not listed on the State and National Register of Historic Places.

- The *Elk's Club* was designated as a historic structure based on the following standards:
  - Exemplifies or reflects the City's cultural, social, economic, political, engineering and/or architectural history.
  - Embodies the distinguishing characteristics of an architectural type or specimen.
  - Is representative of the notable work of a master builder, designer or architect whose individual genius influenced their age.

- A copy of the *Statement of Significance* is attached.

- The City issued an *Order to Raze* as of December 8, 2011. The City has determined the cost of repairs to the historic building are more than 85% of the assessed value of the building.
  - The cost of repairs for the roof as of September 19, 2011 was quoted at $264,000 and does not include repair or replacement of the roof decking.
  - The assessed value of the building as of December 8, 2011 was $251,000.
  - The property has a substantial amount of liens filed, including unpaid local taxes and penalties since 2004 in the amount of $173,317.76 as of January 31, 2012.

- A structural analysis has not been completed for the building. The square footage of the building is 28,815 s.f.

- The building was first determined by the City as "vacant" in June, 2008. The City Inspection and Fire departments have performed multiple inspections since that date in an attempt to bring the building under compliance with City Ordinances.

- Since that time, the building has deteriorated even further, including:
  - Substantial roof deterioration, allowing moisture to reach most areas of the building causing floor, wall and ceiling deterioration.
  - Significant amount of mold and mildew in multiple locations of the building.
  - Debris throughout the building, including damaged carpeting and plaster walls and ceiling debris.
  - Unstable flooring in multiple areas of the building, including "rippled" hardwood flooring and "spongy" areas.
  - Broken windows and doors, allowing moisture and animals into the building.
  - Missing sections of gutters and downspouts.
  - Spalled brick faces and deteriorated mortar joints, including substantial efflorescence of brick faces.

- Attached is a copy of a previous *Order to Repair* dated December, 2008. The order includes both interior and exterior items that required to be repairs at that time. The roofing was patched in a few areas, but now requires a complete tear-off and new roofing. The roofing estimate from September 2011 is attached.

- A fire on October 28, 2011 caused additional damage. The cause of the fire is undetermined and appeared to have started on the floor of the ballroom which was burned down through the ceiling of the first floor into the east end bar area. The Fire Department will evaluate future entry into the building on a case by case basis.

- The Wisconsin Statutes require the City to notify the State Historical Society when an *Order to Raze* is issued for a historic building. They then have up to thirty (30) days to access the building to create or preserve a historic record of the building. The notice was received by the State Historical Society on January 9, 2012. The State Historical Society has replied that it has waived its 30 day period, provided the City forwards a copy of photos of the building.

- The building has been listed by local realtors fora number of years. While the listing did generate interest in the property, they did not result in a sale or substantial plan for reuse of the building.

- Section 15.11 of the Zoning Ordinance provides standards for *Certificate of Appropriateness* respecting demolition. The demolition shall be deemed appropriate where any of the following factors exist:
  - The structure is in deteriorated condition that is not structurally or economically feasible to preserve it or restore it; and
  - The denial of the COA would deny the Owner all economically viable use of their property.

- In addition to the standards for demolition, the Zoning Ordinance provides standards for *Recommendation of Preservation*, including (standards for building located in historic districts omitted):
  - The structure is of such historic significance that its demolition would be detrimental to the public interest;
  - The structure is of such old, unusual or uncommon design, texture and/or material that it could not be reproduced or could be reproduced only with great difficulty and/or expense; and
  - The retention of the structure would encourage the study of the City's history, architecture and design or develop an understanding of the City culture and heritage.

- Photos of the interior and exterior of the building are provided.

RECOMMENDATION:

A recommendation is made to defer action on the *Certificate of Appropriateness* for demolition of 5706 Eighth Avenue for a period not to exceed 60 days.

Michael Maki, A.I.C.P.
/u2/acct/cp/ckays/1HIST PRES/2012/Feb23/fact-elks club.odt

Jeffrey B. Labahn, Interim Director

WISCONSIN
HISTORICAL
SOCIETY

Mr. Michael Maki
City of Kenosha
625 – 52nd St., Rm. 308
Kenosha, WI 53140

January 27, 2012

IN REPLY, PLEASE REFER TO CASE #12-0032/KN
Re: Demolition of 5706 Eighth Ave., Kenosha – Elk's Club

Dear Mr. Maki:

Thank you for notifying us, pursuant to Wis. Stat. § 66.0413(3)(c), that the City has issued a Raze and Removal Order for the above referenced property. This property was determined to be potentially eligible for listing in the National Register of Historic Places in a 1975 survey.

We appreciate the numerous photographs which accompanied your submittal. Please have these images transferred to a disk, and forward it to our office for curation.

According to statute, you may not issue the wrecking permit for a period of 30 days after notice of application for a permit, unless all or part of said time period has been waived by the State Historical Society. Thereafter, there is nothing in the state law to prevent you from issuing the permit.

The State Historical Society agrees to waive the thirty-day period prescribed by statute, provided the aforementioned disk is forwarded to our office. Please inform me as to the City's decision regarding this matter.

With questions, please contact me at (608) 264-6505. Thank you for your attention to this matter.

Sincerely,

Dan Duchrow
Division of Historic Preservation
and Public History

Cc: Joe DeRose, WHS Division of Historic Preservation

RECEIVED
FEB 1 2012
DEPARTMENT OF
COMMUNITY DEVELOPMENT & INSPECTIONS

ORDER TO REPAIR

City of Kenosha
Department of Neighborhood Services and Inspections
625 52nd Street, Room 100, 262.653.4263

Location of Violation:	**5706 8th Avenue**
Case #:	**H080599**
Owner/ Violator:	**Andrea Z. Christensen** **5607 13th Avenue** **Kenosha, WI 53140**

You are hereby notified of the following violations of the *Code of General Ordinances* at the above property. You are required to correct the following violations by **February 23, 2009**; or, a municipal citation may be issued. Repairs shall be made in a workmanlike manner.

1. Improper storage in building
   Per Section 28.09 E(4), The building shall be maintained in a sanitary manner and in a manner that does not pose a threat to the public health, safety and welfare. All combustible materials, waste, and refuse shall be removed from building. Storage of other materials shall be neat and orderly per NFPA code and approved by the City of Kenosha Fire Prevention Bureau.

2. Water supply connected to building; water meter shall be removed and water service disconnected at the street
   Per Section 28.08 B, The owner of a vacant building shall comply with all building, fire, property maintenance, zoning, and other applicable codes or ordinances.
   Per Wisconsin Administrative Code, Comm 82.10 (1), Plumbing shall be installed and maintained in such a manner so as to protect the health, safety, and welfare of the public or occupants and the waters of the state.

3. Sewer system not is not capped and/or winterized.
   The owner/responsible person shall undertake one of the following three options to address the sewer system violations:
   - Cap the sewer system at building entrance
   - Plug each fixture
   - Winterize each fixture.

   Per Section 28.08 B, The owner of a vacant building shall comply with all building, fire, property maintenance, zoning, and other applicable codes or ordinances.
   Per Wisconsin Administrative Code, Comm 82.32 3(b), Each trap shall provide a liquid seal depth of not less than two inches (2") and not more than four inches (4").

4. Loose hanging fixtures in building, including but not limited to north room
   Per Section 28.09 E(4) The building shall be maintained in a manner that does not pose a threat to public health, safety, and welfare.

5. Roof not watertight. Water leaking into interior in several areas, including but not limited to west room and east dining room on first floor and southeast corner and south hallway on third floor
   Per Section 29.09 E(2), Roof and flashings shall be sound and tight, not admit moisture or have defects which might admit moisture, rain, or roof draining; and, allow for drainage to prevent dampness or deterioration in the interior walls or interior of the building.

6. Rotted wood on west soffit where water leaked through from roof
Per Section 29.09 E(2), Roof and flashings shall be sound and tight, not admit moisture, or have defects which might admit moisture, rain or roof draining; and, allow for drainage to prevent dampness or deterioration in the interior walls or interior of the building.

7. Broken, cracked, and missing glass in windows, including but not limited to two on west side, four on south side, and one on east side
Per Section 28.09 E(1), Doors, windows, areaways, and other openings shall be weathertight and secured against entry by birds, vermin and trespassers. Missing or broken glass in doors, windows and other such openings shall be repaired/replaced with glass. No building opening shall be boarded.

8. Rusted metal on window lentils and trim throughout and on lift on south east side
Per Section 28.09 E(7), Exposed metal, wood, or other surfaces shall be protected from the elements and against decay or rust by periodic application so weather-coating materials, such as paint or similar surface treatment.

9. Damaged/loose/warped window trim and siding, including but not limited to north side
Per Section 28.09 E(7), Exterior walls shall be free of holes, breaks, and loose or rotting materials. Exposed metal, wood, or other surfaces shall be protected from the elements and against decay or rust by periodic applications of weather-coating materials, such as paint or similar surface treatment.

10. Chipped paint on window trim, metal vents, metal doors, and wood trim throughout
11. Chipped paint on west guardrail
12. Lacking preservative/chipped paint on boarded doors/windows, including but not limited to windows on east side and on doors on west. Rotted and/or warped wood to be replaced as needed with half-inch (½") cement board painted with a color that compliments existing siding
13. Lacking preservative on metal doors on west side
Per Section 28.09 E(7) Exterior walls shall be free of holes, breaks, and loose or rotting materials. Exposed metal, wood, or other surfaces shall be protected from the elements and against decay or rust by periodic applications of weather-coating materials, such as paint or similar surface treatment.

14. Missing/loose/deteriorated bricks and mortar on stairway on west side
15. Missing/deteriorated mortar on east brick columns, knee walls, and brick walls on east side
Per Section 28.09 E(7), Exterior walls shall be free of holes, breaks, and loose or rotting materials. Exposed metal, wood, or other surfaces shall be protected from the elements and against decay or rust by periodic applications of weather-coating materials, such as paint or similar surface treatment.

16. Gutters and downspouts leak throughout
17. Missing downspout extension by north entry
Per Section 28.09 E(3), The building storm drainage system shall be functional and installed in an approved manner, and allow discharge in an approved manner.

18. Torn screen in door with no jump platform on west side
Per Section 28 E(1), Doors, windows, areaways, and other openings shall be weathertight and secured against entry by birds, vermin, and trespassers. Missing or broken glass in doors, windows, and other such openings shall be repaired/replaced with glass. No building opening shall be boarded.

19. Damaged concrete block on steps and by public sidewalk on east
Per Section 16.17 E, Private walkways, stairs, driveways, and parking facilities shall be maintained in good repair and reasonably safe. Existing concrete or bituminous paved walkways, driveways, and parking facilities shall be repaired or replaced as such.

20. Miscellaneous debris on premises, including but not limited to cardboard and roofing material
Per Section 28.09 E (13), The premises upon which the structure or building is located shall be clean, safe, sanitary, free from waste, rubbish, garbage, excessive vegetation, exterior storage, and shall not pose a threat to the public health, welfare, or safety.

Martha E. Swartz — 12-10-08

Martha E. Swartz
Inspector

Date of Inspection

If you wish to appeal this order, see the reverse side of this page.

Received ____ Day of _____, 2009 by _____

MES:saz

"Established in 1950"

262-654-2176 Fax 262-654-3934

Van's Roofing Inc.

3901 - 13th Avenue • Kenosha, WI 53140

September 19, 2011

City of Kenosha
625 52nd St
Kenosha, WI 53140
Attn: Martha Swartz

Ref: Heritage House Inn - Reroofing

After a thorough inspection of the existing conditions and discussions with you, we are pleased to submit a quote for reroofing the above referenced project.
Briefly we propose to furnish manpower, materials, tools and equipment required to do the following:

1. Tear off the existing roofing, roofing insulation and sheet metal flashings down to the deck and properly dispose of per Wisconsin DNR requirements.

2. Any deck repair or replacement will be done on a, "Time & Materials," price.

3. Over the prepared roof decks the following Firestone Isocyanurate roof insulation will be mechanically attached to the deck per Firestone's specifications.

Roof Area A:	1 layer of 1.5". R = 9
Roof Area B:	1/8" per foot tapered.
Roof Areas C, D, E, F & G:	2 layers of 1.5". R – 18
Roof Area H:	1 layer of 5/8" Dens Deck.

4. Furnish and install a Firestone 60 mil EPDM fully adhered roof system.

5. Flash all walls and projections per Firestone's warranted details.

6. Furnish Firestone's 15 Year, "Labor and Materials," Warranty.

Van's Roofing Inc.
Heritage House Inn
Kenosha, WI

7. Furnish and install new 24 gauge prefinished sheet metal counter flashings, gutters, scupper, downspouts, drip flashing and gravel stops.

All work to be done in a neat and orderly manner for the following amounts.

Roof Areas A:	**$ 152,460.00**
Roof Area B:	**$ 21,780.00**
Roof Area C:	**$ 45,540.00**
Roof Area D:	**$ 2,310.00**
Roof Area E & F:	**$ 25,740.00**
Roof Area G:	**$ 9,900.00**
Roof Area H:	**$ 6,270.00**
Total:	**$ 264,000.00**

Misc. Items:

A: Roof Area A includes an allowance of $ 4,500.00 to furnish and install new skylights.

B: I have included furnishing and install a new Bilco Type S steel roof hatch on Roof Area A.

C: All wall flashings will be terminated with both a Firestone 1/8" aluminum termination bar and a surface mounted counter flashing. This will be done directly below the existing stone copings.
Due to the age and condition of the walls, I want to make sure there is a good weather seal at the perimeter walls!

D: Roof Area H price includes covering the existing metal fascia with new prefinished sheet metal.

Van's Roofing Inc.
Heritage House Inn
Kenosha, WI

NOTE: The above prices do not include the following:

1. No masonry work.
2. No plumbing work.
3. No HVAC work.
4. No deck repair or replacement.

If you have any questions or require any additional information, please feel free to contact me.

Respectfully Submitted:

Nick Vanchena

KENOSHA HISTORIC PRESERVATION COMMISSION
LANDMARK DESIGNATION
STATEMENT OF SIGNIFICANCE

PROPERTY ADDRESS

5706 - 8th Avenue

Is it the Original Site?

x Yes ____ No

STANDARD(S) FOR DESIGNATION (Check all that Apply)

x 1. Exemplifies or reflects the City's cultural, social, economic, political, engineering and/or architectural history.

____ 2. Is identified with historic personages or with important events in the City's history.

x 3. Embodies the distinguishing characteristics of an architectural type or specimen, inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship.

x 4. Is representative of the notable work of a master builder, designer or architect whose individual genius influenced their age.

____ 5. Has yielded, or may be likely to yield, information important to the history or prehistory of man.

____ 6. Historic structure or site which is on the National or State Register of Historic Places.

Elk's Club

HISTORIC NAME(S)

fraternal clubhouse

HISTORIC USE

restaurant

PRESENT USE

1916-1919

CONSTRUCTION DATE

1977

ALTERATION DATES IF APPLICABLE

Robert Messmer, architect; Immel Construction Co., builder

ARCHITECT/BUILDER

Attach Photo Here

PROPERTY DESCRIPTION

The old Elk's Club is a four-story building constructed of red brick in the Classical Revival architectural style. The main block of the building has a rectangular plan and there is a one-story rectangular ell that projects off of the west wall. The main block of the building features a flat roof with a plain parapet defined by a narrow stone cornice. A larger stone cornice defines the fourth story and wraps around the projecting portico. Other stone belt courses decorate the building and a stone water table decorates the foundation. The brickwork on most of the building is a common bond, but on the first story and the portico piers, the brickwork is coursed to mimic stonework. The same effect is used at the corners, siggestomg quoins.

Dominating the main elevation is a colossal two-story portico that has a flat roof is supported by colossal stone columns in the Tuscan order. The portico has a brick platform supported by heavy brick piers. Recessed behind the Tuscan columns is a set of two-story, multi-light, tripartite openings topped with large fanlights that are decorated with brick arches and surrounds. Behind the brick piers are the main entrances that are enclosed with modern metal and glass doors with modern sidelights and transoms. Window openings between the entrances are multi-light, double-hung sashes and similar multi-light sashes punctuate the other walls of the building either individually or in groups. Some of these windows are decorated with brick jack arches and keystones. Very large brick jack arches, two with massive keystones, decorate the openings between the piers on the first story of the portico.

SIGNIFICANCE

The Benevolent and Protective Order of the Elks #750 was chartered in 1902 and initially met in a lodge room in downtown Kenosha. In 1916, the club members hired Milwaukee architect Robert E. Messmer to design a new clubhouse. The site for the new building was the old Pettit Malt House, which had burned in 1914. In the fall of 1916, the Immel Construction Company began clearing the site and constructing the new building. The cornerstone was laid in June of 1917, and the building was occupied in January of 1919. The new building included several dining rooms, bars, a swimming pool, a pool room, and a lodge hall, and it was a showplace in the city.

The local Elks Club was formed primarily for fraternal reasons based on the national Elks principles of virtue, patriotism, and fellowship. In the later twentieth century, the Elks Club has concentrated on more philanthropic activities, supporting local and national causes. In 1977, the Elks remodeled their clubhouse and at that time, they had a thriving banquet and party business and 850 members. But, at the same time, fraternal organizations were declining, and by the late 1980s, the Elks were in financial trouble. After filing for bankruptcy, the organization closed the club in January of 1990. The building is currently being used for a restaurant and the remaining Elks in Kenosha are meeting at a smaller facility elsewhere in the city.

Previous Designation: This building was originally designated Kenosha Historic Site 79-6B

DEPARTMENT OF CITY DEVELOPMENT STAFF RECOMMENDATION

_X_ For Designation ____ No Designation ____ For Rescission

COMMISSION ACTION

Hearing Date Set 6/27/96 Date of Recommendation _____

Commission Recommendation for Local Landmark Designation

____ For Designation ____ No Designation ____ For Rescission

COUNCIL ACTION FOR LOCAL LANDMARK DESIGNATION

_X_ For Designation ____ No Designation ____ For Rescission

Date of Council Action 7/15/96

Kenosha Historic Preservation Commission
Landmark Designation
Statement of Significance

(Continuation Page)

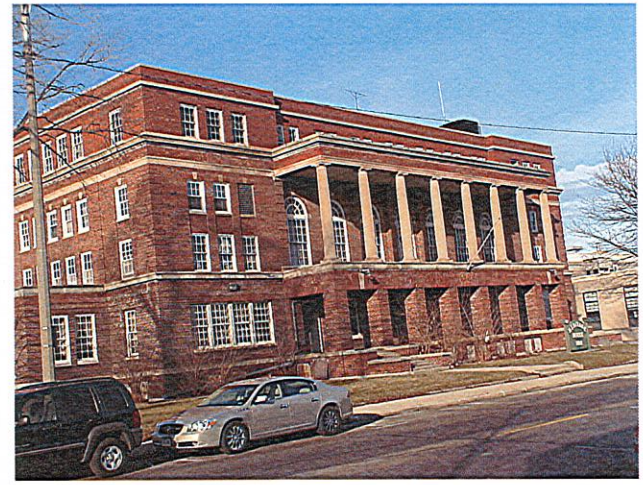
The old Elks Club is architecturally significant because it is a fine example of the Classical Revival architectural style and because it was designed by noted Milwaukee architect, Robert E. Messmer. The Classical Revival style was popular during the first decades of the twentieth century. Classical Revival buildings feature a symmetrical form and massing, and heavy, classical details. Because of the heaviness of the style, it is primarily seen on public and/or institutional buildings. The old Elks Club features the heavy classical details and symmetrical form and massing of the style in a well-proportioned building. The two-story portico with its colossal columns is a detail typically used on Classical Revival buildings, and the multi-light openings are decorative details that give the building distinction. The old Elks Club is in the vicinity of Kenosha's Civic Center, a group of public buildings constructed with classical details. The Classical Revival style of the Elks Club is in keeping with the formality of the Civic Center and compares favorably to those buildings. The old Elks Club has a high level of architectural integrity, with most of its historic features intact. It was well-maintained by the Elks organization, and its new use as a restaurant is in keeping with its historic function.

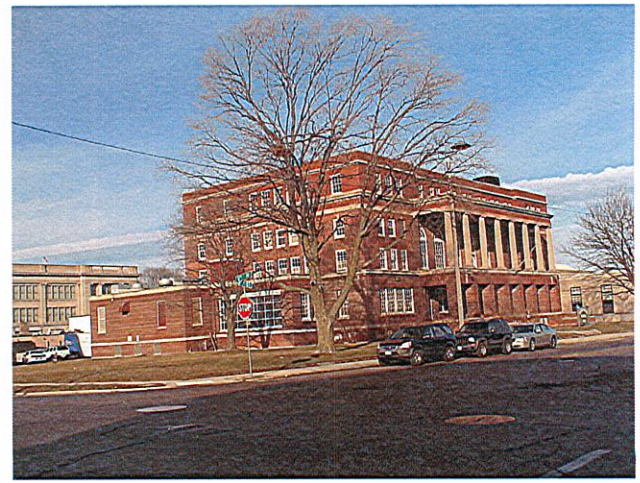
Robert E. Messmer was a Milwaukee architect who designed many public and institutional buildings in Wisconsin, including schools, hospitals, and clubhouses. He often worked in the Classical Revival style, popular during the years of his practice, and his well-proportioned and well-appointed buildings show that he was a master architect. In the old Elks Club, Messmer designed an elegant, classical building that reflected the prominence of the club in the community.

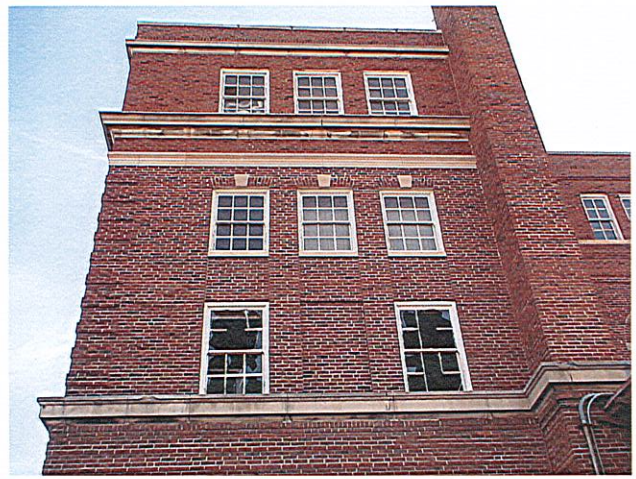
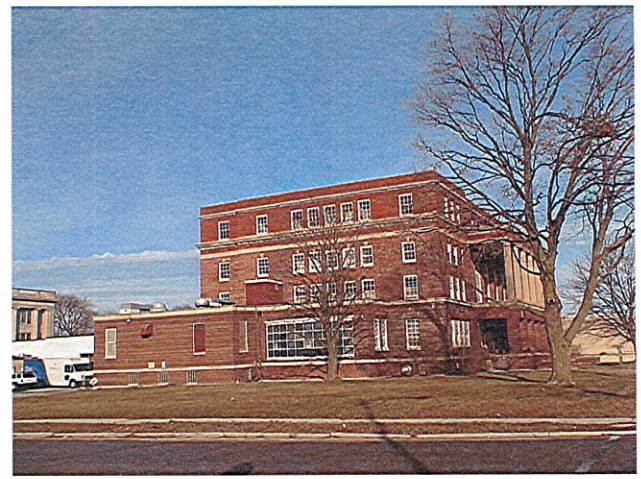
The old Elks Club is historically significant because it was the long-time and historic home of a prominent fraternal group in Kenosha. Fraternal groups are important in the social history of the United States because they helped define society and because their members often made important contributions to their communities. When prominent individuals met socially on a regular basis in fraternal groups, the result was that many social, governmental, and economic decisions were made in these groups. Today, the social significance of fraternal groups has declined, but the charitable activities of these groups has increased and fraternal groups play an important role in the betterment of society. The Elks Club in Kenosha began primarily as a social group, but their charitable activities have made a prominent contribution to the community. Because of the significant social and social welfare activities that have taken place within this building, the old Elks Club is an historical landmark in the city.

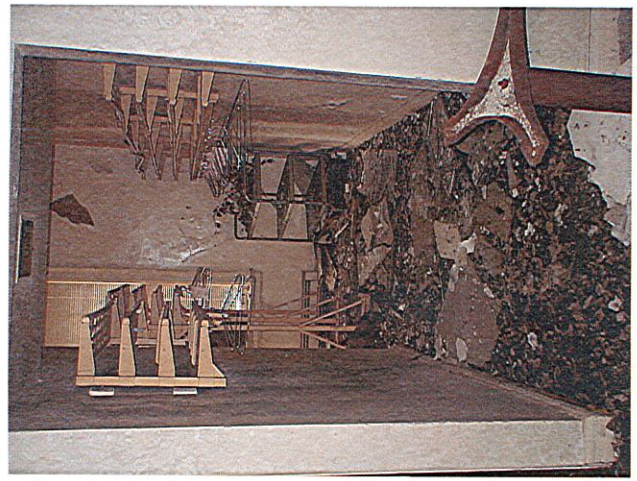
Sources

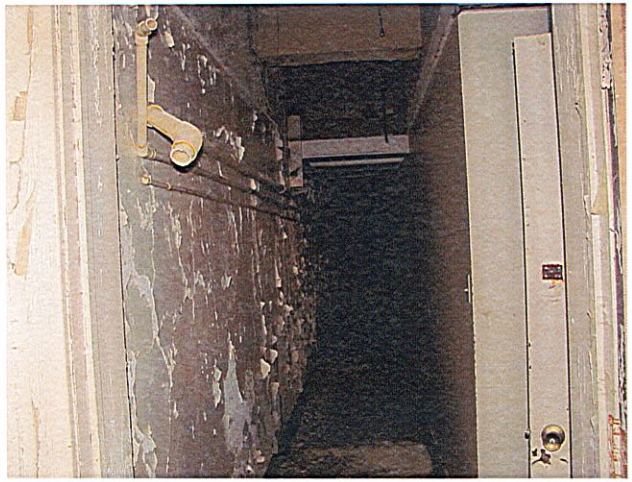
Dave Backmann, "Elks Club Closes," *Kenosha News*, 1 February 1990.
"Kenosha Elks Club," pamphlet on file in the Associations clipping files of the Kenosha Public Library, Kenosha, Wisconsin.
"Pick Messmer to Plan Elks Club," *Kenosha Telegraph-Courier*, 17 August 1916.
Sue Tyunaitis, "Elks Open Remodeled Lodge," *Kenosha News*, 19 August 1977.
Wyatt, Barbara, ed. *Cultural Resource Management in Wisconsin, Vol. I-III.* Madison: State Historical Society of Wisconsin, 1986.









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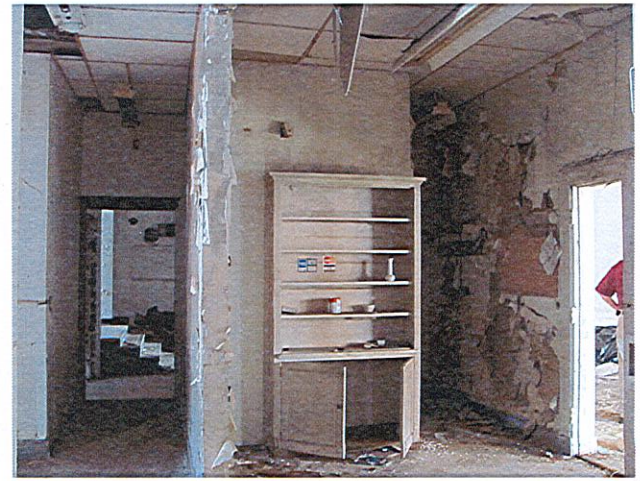
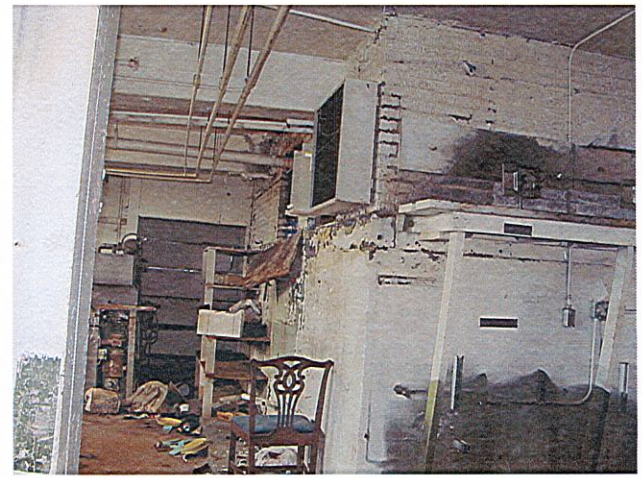
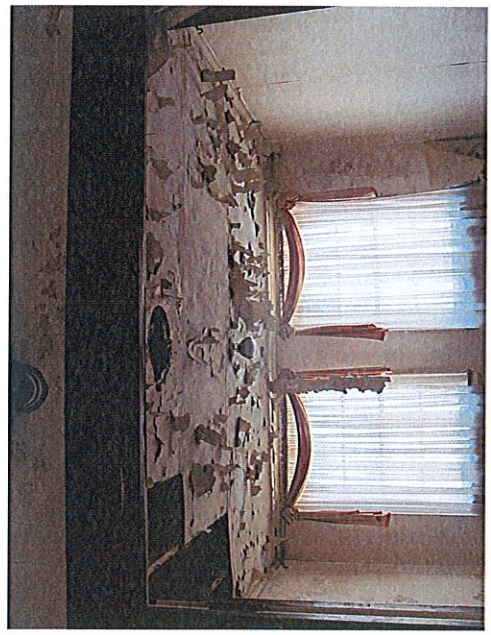
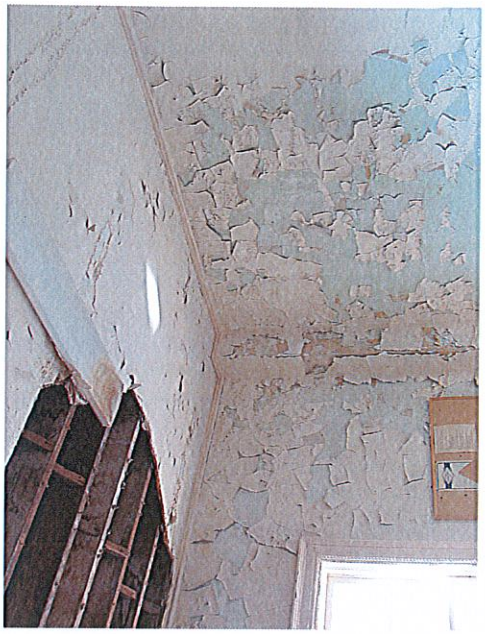
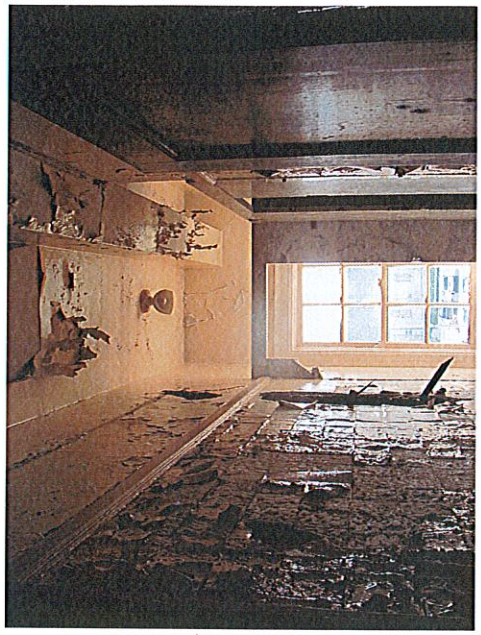
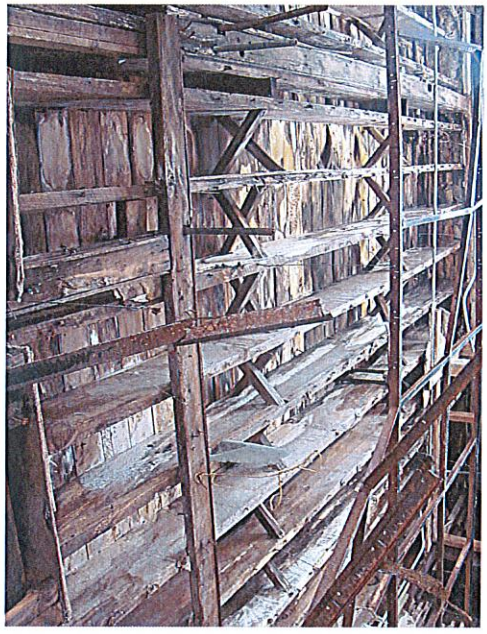


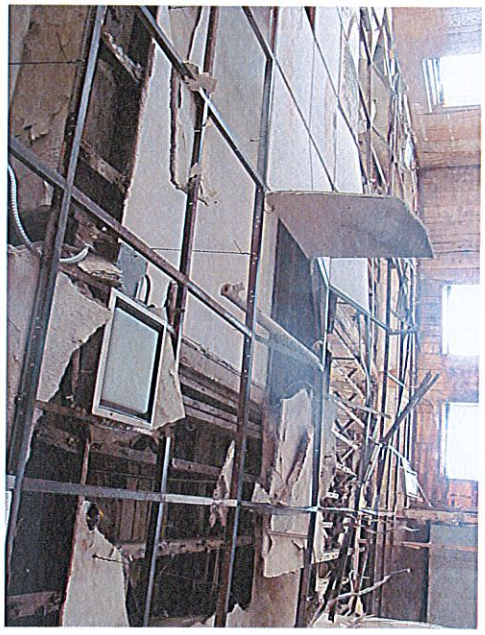


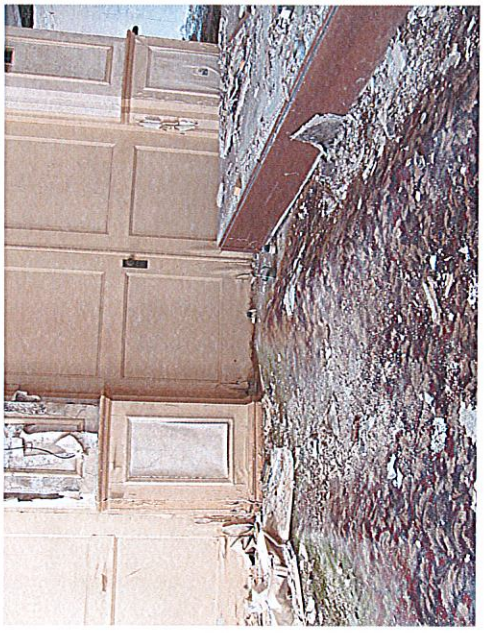


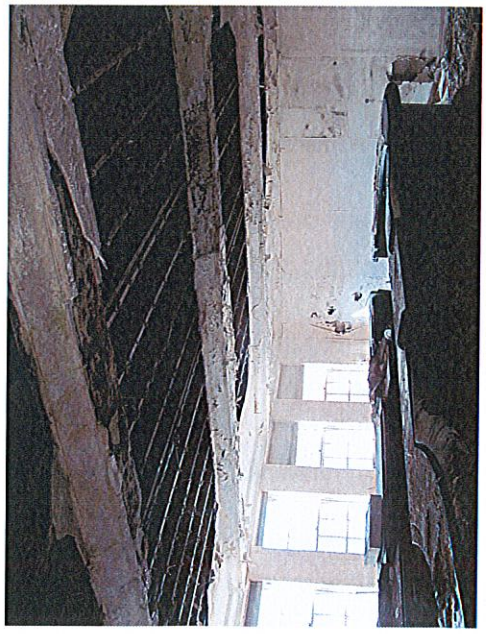


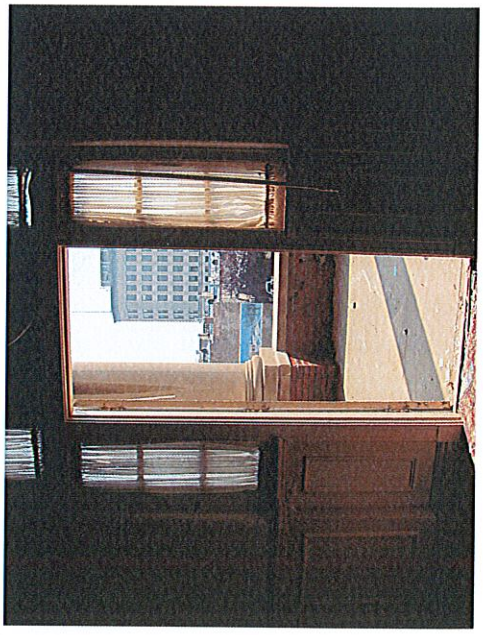


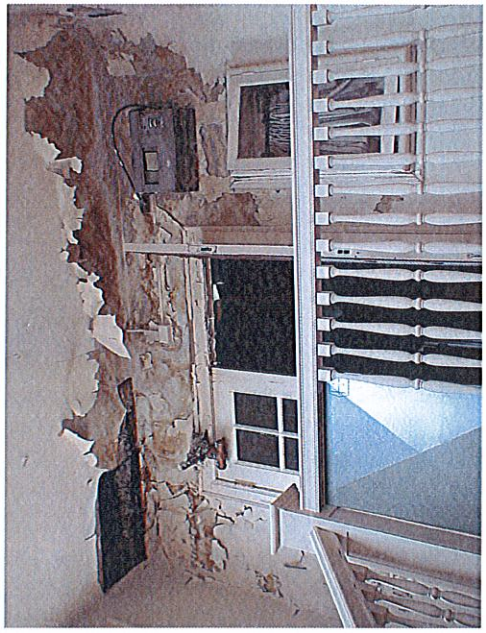
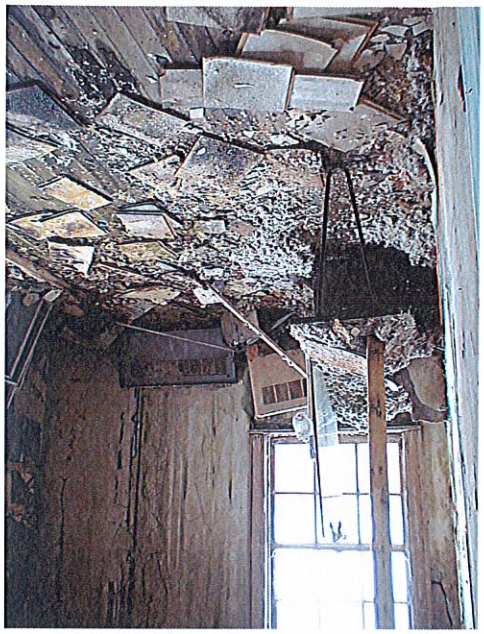
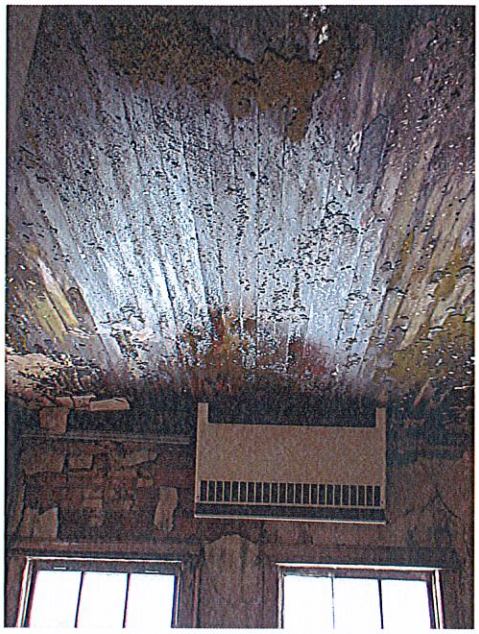


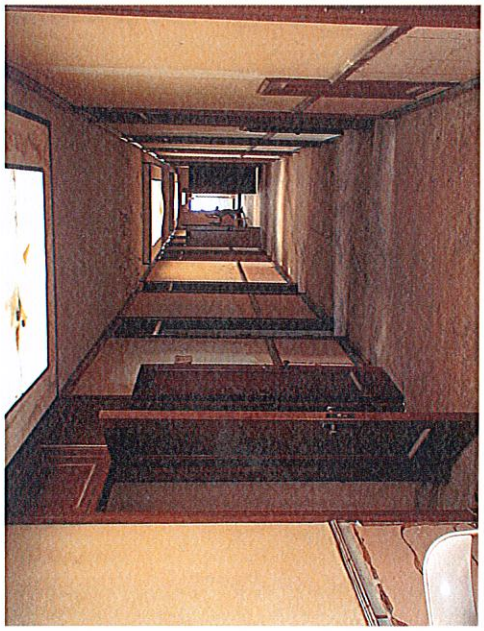


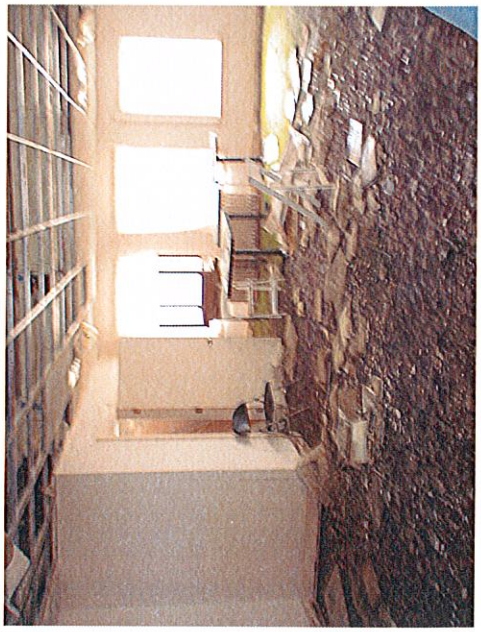


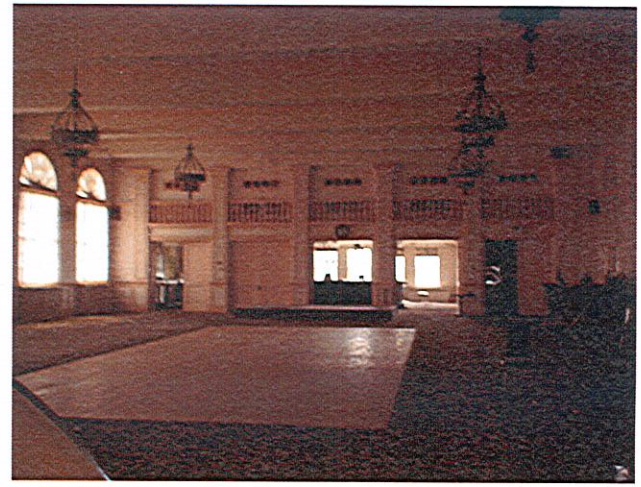


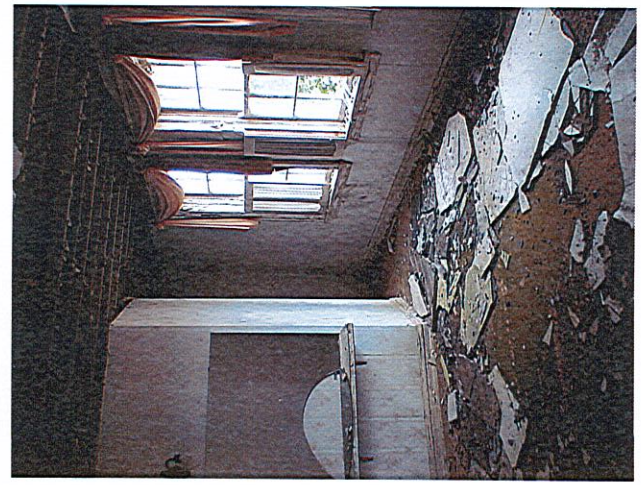
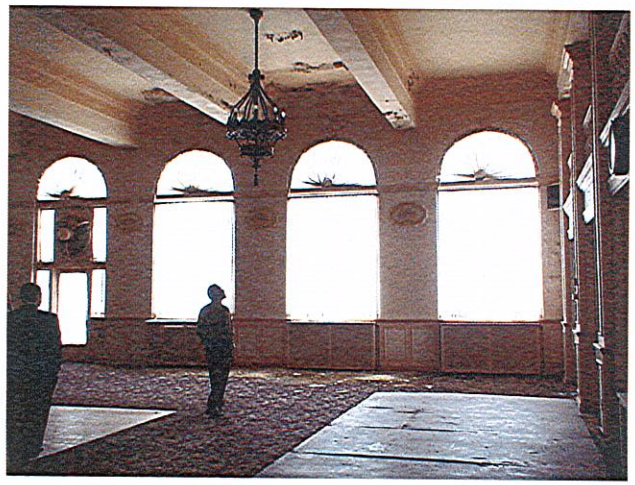


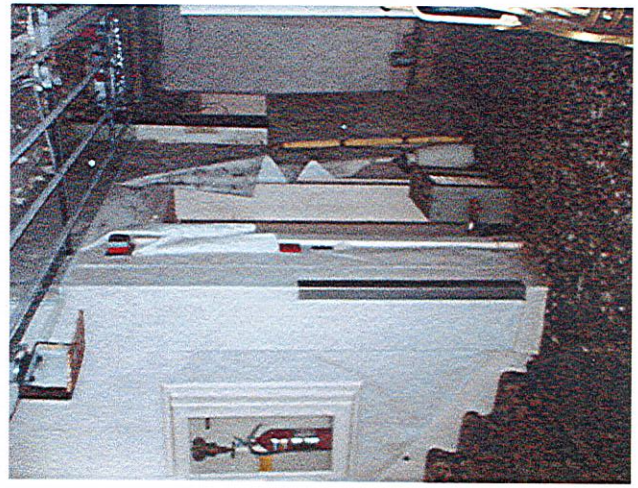
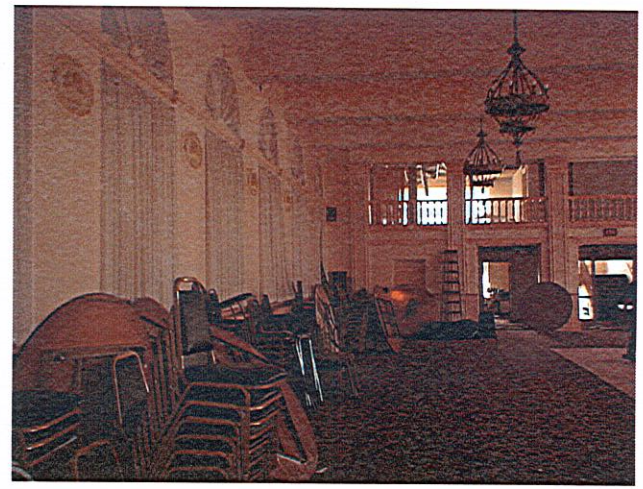




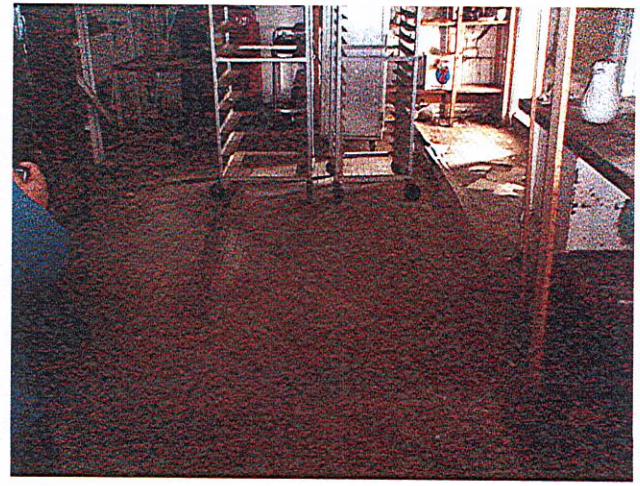


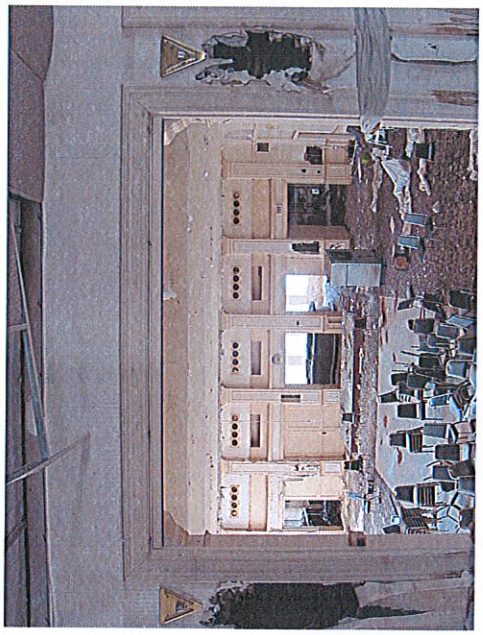


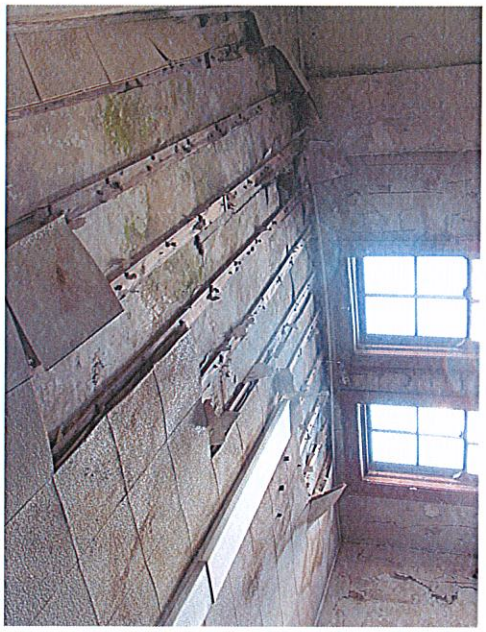


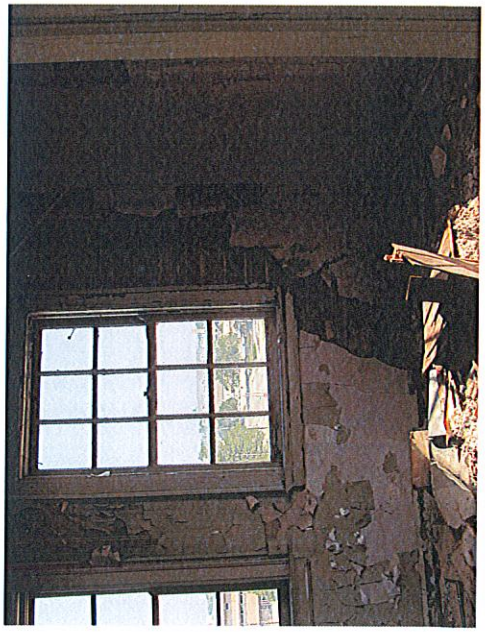



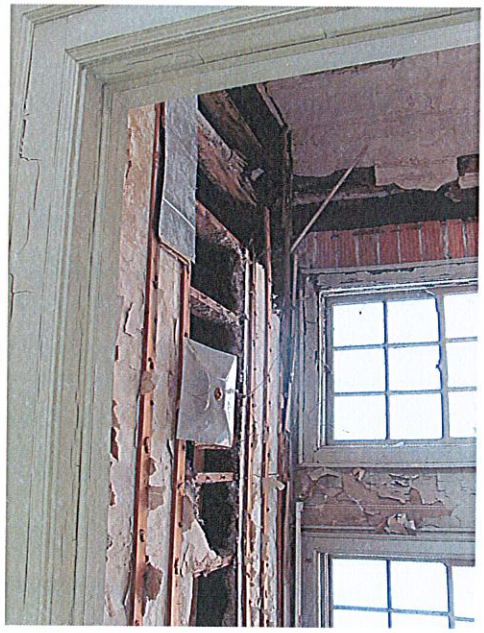













FACT SHEET Kenosha Historic Preservation Commission	Community Development Division 625 52nd Street Kenosha, WI 53140 262.653.4030	February 23, 2012	Item # 3

Kenosha High School (Reuther) Lighting. (District #2 - formerly District #2) - Informational item

PURPOSE:

Inform the Commission of availability of Historic light fixtures.

HISTORIC DISTRICT:

Civic Center Historic District

NOTIFICATIONS/PROCEDURES:

N/A

ANALYSIS:

- Kenosha Unified School District recently refurbished two (2) historic Smyser-Royer light fixtures along Sheridan Road.
- There were also two (2) light fixtures located at the 57th Street entrance.
  - One fixture was vandalized in approximately 1980 and could not be repaired.
  - The second fixture was removed, stored on-site and has since been misplaced.
- Kenosha Unified has researched the availability of similar light fixtures and located a pair for sale on eBay through an antique dealer in Canada. At this time, there is no funding to purchase the fixtures and Kenosha Unified has requested assistance.

RECOMMENDATION:

A recommendation is made to provide a letter of support to Kenosha Unified School District at such time funding is solicited for the historic light fixtures.

Michael Maki, A.I.C.P.
/u2/acct/cp/ckays/1HIST PRES/2012/Feb23/fact-reuther.odt

Jeffrey B. Labahn, Interim Director

Reuther High School

Smyser-Royer Exterior Light Fixtures

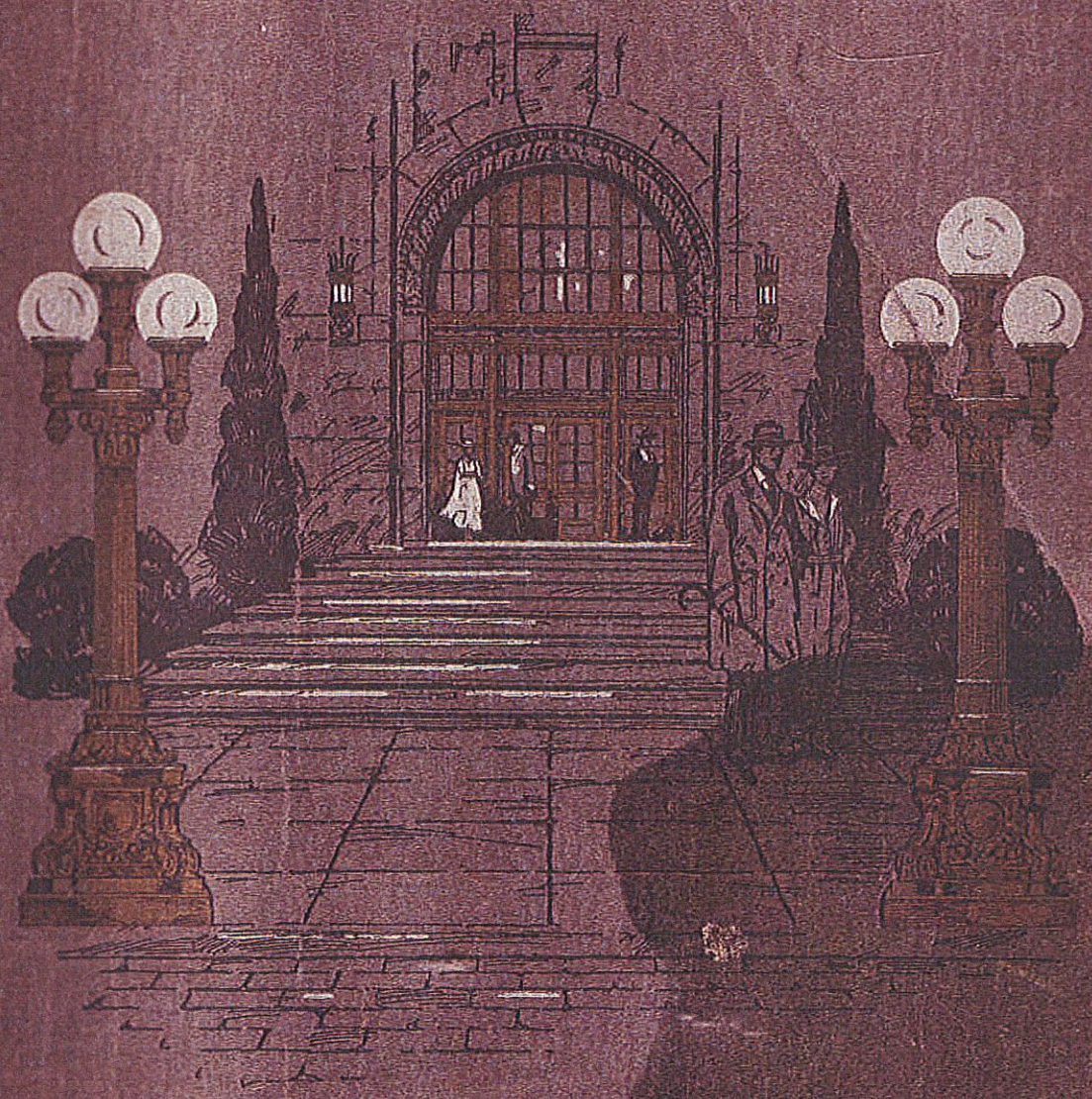
As part of the Reuther High School facade rehabilitation project the historic Smyser-Royer exterior light fixtures and wall sconces were refurbished. Each fixture received new electrical wire and sockets and a fresh coat of Tenemic paint. New brass replacement parts were added to the wall sconces where pieces had been broken or removed over the years. The five globe, monumental light trees were reanchored into the newly rebuilt limestone cheek wall caps on Sheridan Road.

Reuther High School North Elevation on 57th Street showing the location of where the five globe light fixtures once stood. One fixture was vandalized by students around 1980 and severely damaged to the point that it could not be repaired. The second fixture was removed and subsequently stored at the school but has been lost in the 30 years since it was taken down.

Attached is some historical information about the Smyser-Royer Company and pages from their 1922 catalog which shows the actual fixtures that are at Reuther High School.

The last piece of information pertains to a pair of Smyser-Royer five globe light fixtures currently for sale on eBay. These light fixtures are an exact match to the fixtures that once stood on the North elevation of the Reuther High School building. They are for sale through an antique dealer located near Toronto, Canada.

EXTERIOR LIGHTING FIXTURES

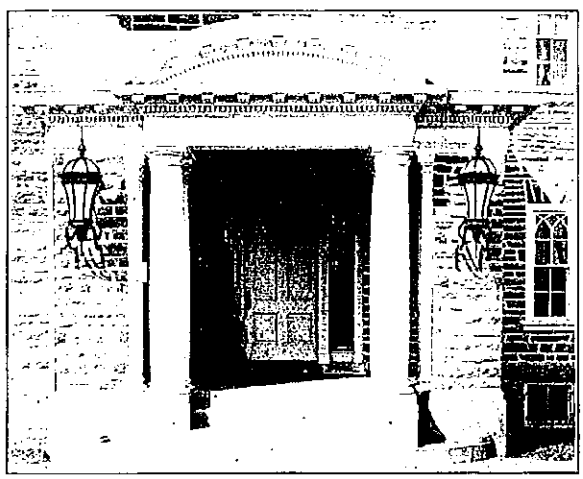


CATALOGUE "H"

SMYSER — ROYER CO.
YORK AND PHILADELPHIA PA.

LAMP POSTS BRACKETS *and* LANTERNS

DE LUXE



SMYSER-ROYER COMPANY
MAIN OFFICE and WORKS ∴ YORK, PA.
BRANCH OFFICE ∴ PHILADELPHIA, PA.

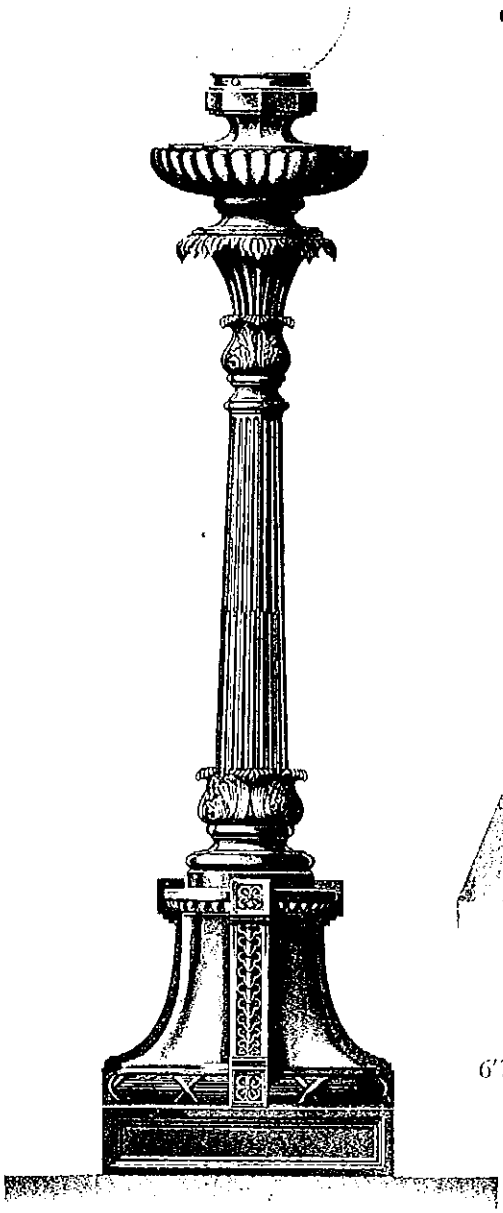
YEARS of experience in metal working taught us the value of exterior lighting. Equipped as we are for the handling of all forms of ornamental and architectural iron, we were naturally called upon to execute the metal work on some of the Nation's most beautiful buildings. We have often found that the addition of attractive exterior lights has added the necessary touch to complete the designs of the building.

So gradually we acquired patterns of many beautiful fixtures which had been designed especially to harmonize with individual types of architecture. Our line grew until today the complete Smyser-Royer field of lighting fixtures embraces over 350 different designs. While we gladly execute original designs submitted by architects, we believe that with the array of fixtures we show in this catalogue, any architect can find one or more suitable to every building.

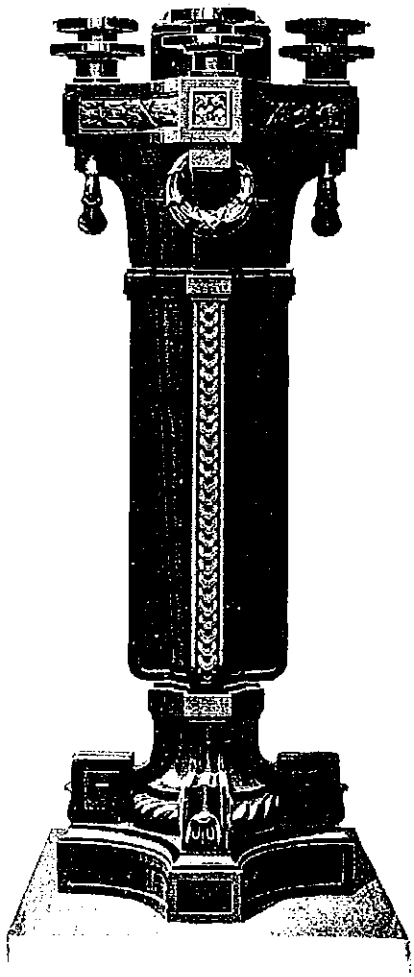
From the designs offered can be selected large standards for public buildings, special fixtures for street lighting, small standards for estates and private homes, pier lamps and lanterns for gateways and terraces, lanterns and brackets ranging in size from eleven inches for small homes to seven feet for the large public buildings.

All Smyser-Royer fixtures are made of cast iron, which material, as you know, is readily adaptable to artistic design and has great lasting qualities. A coat of paint at intervals will insure the life and beauty of Smyser-Royer fixtures almost forever.

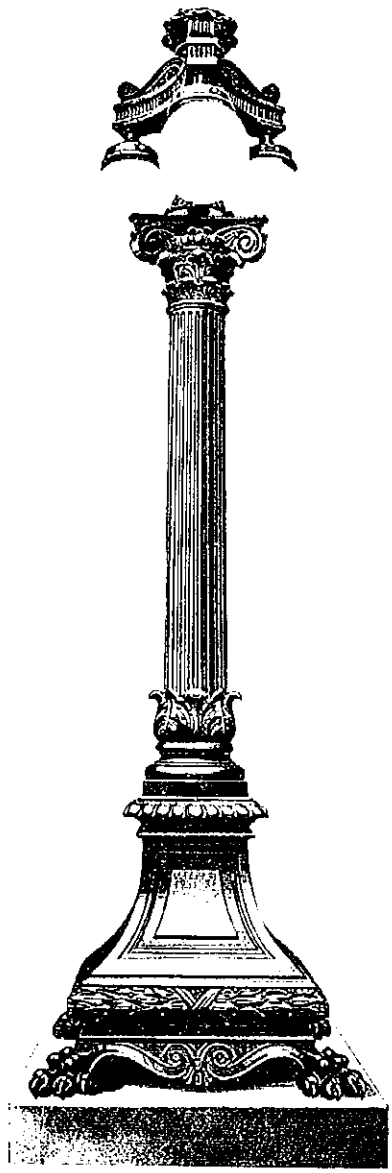
We are confident that somewhere in the Smyser-Royer line you will find a fixture that will satisfy your every need, and you may be assured that in specifying Smyser-Royer products you are securing the utmost in workmanship, service, price and durability.



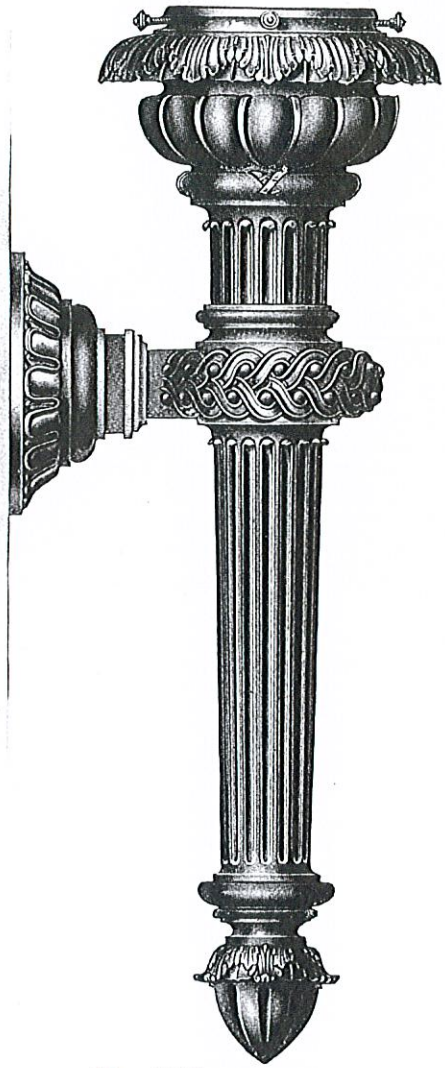
No. 110
Scale, $\frac{3}{4}$"—1'0"
7'7" high to bottom of globe
Base, 2'0" square



No. 220
Scale, $\frac{3}{4}$"=1'0"
6'7½" high to bottom of upper globe
Width across arms, 2'3"
Base, 2'0" on square

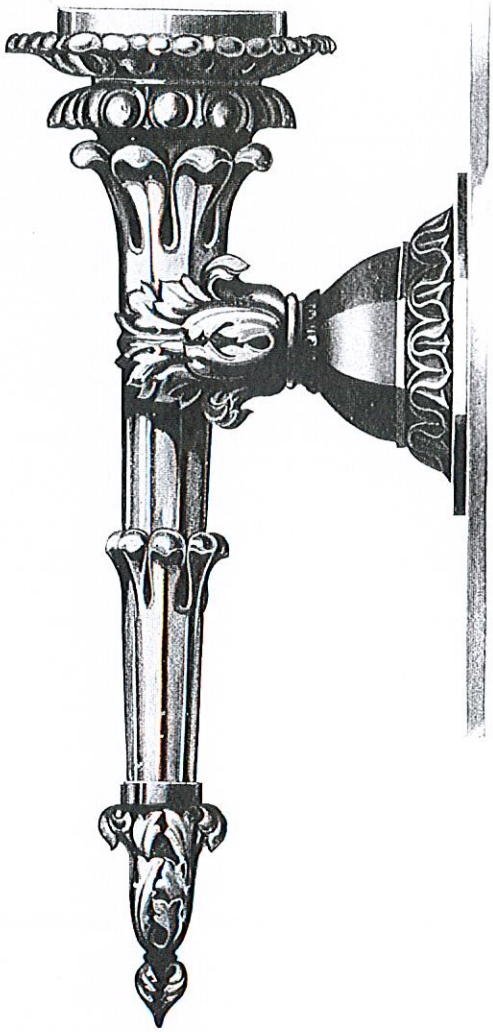


No. 106
Scale, $\frac{3}{4}$"=1'0"
7'8" high to bottom of top globe
May be made for either 3 or 4 pendent globes
Base, 2'5" square



No. 198
Scale, 1½″=1′0″
3′8½″ high to bottom of globe
Wall plate, 11″ diameter

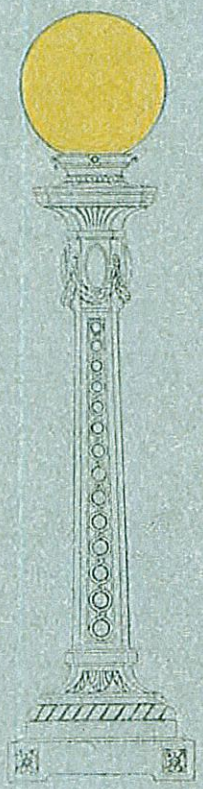
No. 198-A
Scale, 2″=1′0″
2′8″ high to bottom of globe
Wall plate, 8″ diameter
with projecting lugs for bolts
with 9″ over all diameter



No. 52
Scale, 1½″=1′0″
3′7″ high to bottom of globe
Wall plate, octagonal
1′2″ diameter
Extreme projection, 1′7½″

Price List

Cast Iron Lamp Posts Lamp Brackets and Lanterns



The Smyser-Royer Co.

Manufacturers of Enduring and Artistic Cast Iron Lamp Posts

Main Office and Works, YORK, PA.

Branch Office, PHILADELPHIA, PA.

THIS PRICE LIST SUPERSEDES ALL OTHER PRICE LISTS

FEBRUARY 1, 1922

NOTE:—Prices listed do not include globes, wiring or electrical fixtures. Quotations will be furnished on these upon request.

Special prices quoted on three or more fixtures of any one design.

DESIGN No. 215.

Four or five globe standard.
May be made with either three or four arms.
Globe-holder, centre, 6¼ inches.
Globe-holder, arms, 4¼ inches.
Approximate shipping weight, three arms, 255 pounds, net; 350 pounds, gross. Four arms, 270 pounds, net; 370 pounds, gross.
Price, painted Red Lead, three arms.....$140.00
Price, painted Red Lead, four arms..... 150.00
Add for Dead Black, Statuary Bronze, or Verde Antique Finish 7.50

DESIGN No. 216.

One globe standard.
Globe-holder, 10¼ inches.
Approximate shipping weight, 900 pounds, net; 1100 pounds, gross.
Price, painted Red Lead $450.00
Add for Dead Black, Statuary Bronze or Verde Antique Finish 7.50

DESIGN No. 217.

One globe standard.
Globe-holder, 7¼ inches.
Approximate shipping weight, 175 pounds, net; 250 pounds, gross.
Price, painted Red Lead.....$110.00
Add for Dead Black, Statuary Bronze, or Verde Antique Finish 5.00

DESIGN No. 220.

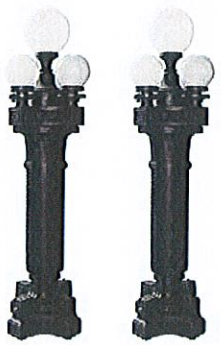
Five globe standard.
Globe-holder, centre, 6¼ or 7¼ inches.
Globe-holder, arms, 6¼ inches.
Approximate shipping weight, 650 pounds, net; 880 pounds, gross.
Price, painted Red Lead.....$230.00
Add for Dead Black, Statuary Bronze, or Verde Antique Finish 12.00

DESIGN No. 222.

Five globe standard.
Globe-holder, centre, 8¼ inches.
Globe-holder, arm, 7¼ inches.
Approximate shipping weight, 600 pounds, net; 785 pounds, gross.
Price, painted Red Lead.....$230.00
Add for Dead Black, Statuary Bronze, or Verde Antique Finish 12.00

DESIGN No. 223.

Lamp bracket.
Globe-holder, 6¼ inches.
Approximate shipping weight, 100 pounds, net; 120 pounds, gross.
Price, painted Red Lead.....$105.00
Add for Dead Black, Statuary Bronze, or Verde Antique Finish 4.00



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Pair Monumental Exterior Lamp Posts Smyser-Royer Co

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Pair Monumental Exterior Lamp Posts Smyser-Royer Co

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FACT SHEET Kenosha Historic Preservation Commission	Community Development Division 625 52nd Street Kenosha, WI 53140 262.653.4030	February 23, 2012	Item #4

Amend Bylaws - Name Change from City Development and Neighborhood Services & Inspections to Community Development and Inspections.

PURPOSE:

Amend Bylaws to reflect name change.

HISTORIC DISTRICT:

N/A

NOTIFICATIONS/PROCEDURES:

N/A

ANALYSIS:

- The Bylaws of the Kenosha Historic Preservation Commission refer to the Department of City Development and Department of Neighborhood Services & Inspections.
- These two (2) offices have consolidated as of December 19, 2011. The new name of the department is the Department of Community Development and Inspections.
- Attached is a redline version showing the changes and a final version showing the new document of the Bylaws to reflect the name change to Department of Community Development & Inspections.
- The proposed changes to the Bylaws requires a 2/3 vote (5 members) of the Historic Preservation Commission.

RECOMMENDATION:

A recommendation is made to approve the Bylaws as amended.

Michael Maki, A.I.C.P.
/u2/acct/cp/ckays/1HIST PRES/2012/Feb23/fact-bylaws.odt

Jeffrey B. Labahn, Interim Director

HISTORIC PRESERVATION COMMISSION
CITY OF KENOSHA, WISCONSIN

BY LAWS

By the Historic Preservation Commission:
- Approved June 30, 1994
- Amended May 30, 2002
- Amended February 23, 2012

SECTION ONE: Scope

The Historic Preservation Commission of the City of Kenosha, Wisconsin,created by Ordinance of the Common Council, is composed of seven (7) members. Seven (7) members are appointed by the Mayor with the approval of the Common Council. Of the membership, one (1) shall be an Alderman; and six (6) shall be citizen members. Each member shall have, to the highest extent practicable, a known interest in historic preservation. With respect to citizen membership, where available for and willing to accept an appointment, one (1) member shall be a registered architect, one (1) member a historian, one (1) member a licensed real estate broker and one (1) member shall be a past or present owner of historic property. The responsibility of the Commission is to promote historic preservation within Kenosha by nominating structures, sites and districts for historic designation, preparing district plans, reviewing proposed work and issuing certificates of appropriateness and letters of denial, providing technical assistance, and fostering an appreciation of the city's historical and architectural heritage.

SECTION TWO: Term of Office

The Mayor shall appoint the Commissioners, subject to confirmation by the Common Council. Of the initial members so appointed,

- Two shall serve a term of one year;
- Two shall serve a term of two years; and
- Three shall serve a term of three years

Thereafter, the term of office shall be three (3) years. However, the term of the Alderman member shall cease upon vacation of such position. Any vacancy occurring on the Commission shall be filled by appointment of the Mayor, with the approval of the Common Council, for the unexpired term. The Historic Preservation Commission may submit names of persons to be considered for such appointment. No member shall serve for more than two (2) consecutive terms.

SECTION THREE: Officers

The officers of the Commission shall consist of a Chairperson and Vice Chairperson. The Chairperson and the Vice Chairperson shall be elected by the Commission and take office at the first regular meeting of the calendar year. The term of office for the Chairperson and the Vice Chairperson shall be one (1) year.

The Chairperson shall preside at all meetings of the Commission and may appoint standing and ad hoc committees as necessary to assist in and to expedite the work of the Commission. The Vice Chairperson shall preside over meetings in the absence of the Chairperson. The Director or designee of the Department of ~~City Development~~ Community Development & Inspections shall act as Secretary who shall attest to the action of the Commission as required and shall be responsible for the records of the Commission.

Department of ~~City Development~~ Community Development & Inspections staff may make recommendations to the Chief of Inspection whether projects shall be reviewed by the Commission or whether they are exempt from review in accordance with Section 15.0 of the City's Zoning Ordinance.

SECTION FOUR: Meetings

Regular meetings of the Commission shall be held as provided in the Rules. The Chairperson may call special meetings as deemed necessary and is obligated to do so upon the request of three (3) or more members. A simple majority of the Commission must be present at a meeting to constitute a quorum.

SECTION FIVE: Rules

The Commission may adopt such rules and regulations as it may deem necessary for the conduct of its meetings for the orderly presentation and processing of requests or to obtain information upon which to base its decisions. Such rules may be adopted or amended by a two-thirds vote of the full membership of the Commission.

SECTION SIX: Hearings

The nomination of a structure, site, or district for historic designation or any rescinding recommendation to the Common Council for approval shall be preceded by at least one (1) public hearing conducted by the Commission. At least ten (10) days prior to such hearing, the Commission shall notify owners of relevant properties located within one hundred (100) feet of the date, time and place of the hearing. Notice of the time and place of the hearing shall also be published as a Class 2 Notice, under the Wisconsin Statutes. The Commission shall also notify persons in charge of the following: Department of Public Works, Redevelopment Authority, Fire and Police Departments, Kenosha County Health Department~~, Department of Neighborhood Services and Inspections,~~ and the Department of ~~City Development~~ Community Development & Inspections. Within ten (10) days after the close of the public hearing, the Commission shall make and forward a recommendation to the Common Council.

SECTION SEVEN: Attendance

Commissioners shall attend throughout the year, a minimum of 70%of the Historic Preservation Commission's regularly scheduled meetings. If a Commissioner's attendance falls below 70%, that member may be replaced in order for the Commission to operate at its fullest membership.

SECTION EIGHT: Adoption and Amendments

The adoption of or amendments to these bylaws shall only occur by a favorable vote of two-thirds of the full membership of the Commission.

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HISTORIC PRESERVATION COMMISSION
CITY OF KENOSHA, WISCONSIN

BY LAWS

By the Historic Preservation Commission:
- Approved June 30, 1994
- Amended May 30, 2002
- Amended February 23, 2012

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FACT SHEET Kenosha Historic Preservation Commission	Community Development Division 625 52nd Street Kenosha, WI 53140 262.653.4030	February 23, 2012	Item #5

Amend Rules - Name Change from City Development and Neighborhood Services & Inspections to Community Development and Inspections.

PURPOSE:

Amend Rules to reflect name change.

HISTORIC DISTRICT:

N/A

NOTIFICATIONS/PROCEDURES:

N/A

ANALYSIS:

- The Rules of the Kenosha Historic Preservation Commission refer to the Department of City Development and Department of Neighborhood Services & Inspections.
- These two (2) offices have consolidated as of December 19, 2011. The new name of the department is the Department of Community Development and Inspections.
- Attached is a redline version showing the changes and a final version showing the new document of the Rules to reflect the name change to Department of Community Development & Inspections.
- The proposed changes to the Rules requires a 2/3 vote (5 members) of the Historic Preservation Commission.

RECOMMENDATION:

A recommendation is made to approve the Rules as amended.

Michael Maki, A.I.C.P.
/u2/acct/cp/ckays/1HIST PRES/2012/Feb23/fact-rules.odt

Jeffrey B. Labahn, Interim Director

HISTORIC PRESERVATION COMMISSION
CITY OF KENOSHA, WISCONSIN

RULES

By the Historic Preservation Commission:
-Approved on June 30, 1994,
- Amended on January 26, 1995
-Amended February 23, 2012

A. INTENT

The following rules are adopted by the Historic Preservation Commission to set out the powers and responsibilities of the Commission, to provide for the orderly conduct of its business, to make available the information necessary for a thorough review of issues before the Commission, and to inform the citizens of the City of Kenosha of the procedures available to file a request and to respond to matters under consideration by the Commission.

B. POWERS AND RESPONSIBILITIES

The Historic Preservation Commission shall have all powers as permitted by Wisconsin Statutes 62.23 and Section 15.0 of the City's Zoning Ordinance.

C. PROCEDURES

1. *Meetings*: Regular meetings of the Commission shall be held at 4:30 p.m. on the last Thursday of the month. Meetings will be held in the Municipal Building, Room 202 or at a place convenient to the public at the discretion of the Chairperson or the Secretary. The Chairperson may call special meetings as deemed necessary and is obligated to do so upon the request of three (3) or more members. Notice of said special meetings, stating the purpose of the meeting, shall be given to each member and the press at least twenty-four (24) hours prior to the time of the meeting per State Statutes. Meetings shall be governed by Roberts Rules of Order, Revised.

2. *Agenda Items*: So that proper preparation may be made for agenda items, complete applications/requests must be submitted to the Department of ~~City Development~~ Community Development & Inspections three (3) weeks prior to the meeting date. Confirm with the Department for scheduling of meeting dates and due dates.

3. *Certificates of Appropriateness*: Requests for review by the Commission shall be made at the Department of Housing and Neighborhood Development in writing on forms provided by the City. Within thirty (30) days upon filing a complete application with the Department of Housing and Neighborhood Development, the request for Commission review shall be placed on the Commission's agenda. Documentation must be submitted to the Department of ~~City Development~~ Community Development & Inspections before the scheduled meeting in order for the item to appear on the agenda. It shall be at the Department of ~~City Development~~ Community Development &

Inspections discretion whether the application with supporting documentation is complete. The Commission shall hear each request and shall indicate to the petitioner any additional information or other data that should be supplied to assist the Commission in reaching a decision.

4. *Notification:* Notification shall be provided to the petitioner by the Department of ~~City Development~~ Community Development & Inspections as to the time, place and date the matter will be considered by the Commission.

D. COMMITTEES

Committees, comprised of members of the Commission appointed by the Chairperson, may be established as the Commission majority or Chairperson deems necessary. The name and specific responsibilities of each standing committee shall be prescribed at the time of establishment.

E. CONDUCT OF MEETINGS

Meetings of the Commission are open to the public to the extent required by the Wisconsin Open Meeting Law and the public is invited to participate:

To provide for the order conduct of the meeting, the following rules will apply:

1. The Chairperson will ask the staff to summarize the request, provide analysis and recommendation.

2. The petitioner or representative will be provided an opportunity to present additional information and respond to any questions from the Commission.

3. The Commission may make a motion before or during discussion. After a subject is opened for discussion, it is necessary that a motion be made and that it be seconded.

4. If a public hearing is being conducted, the Chairperson will call for comments from the audience on agenda items. Each citizen may address the Commission for up to five minutes, one time per agenda item. With regards to comments from the public, the following guidelines shall apply:
   a. State name and address before commenting.
   b. Be as factual as possible.
   c. Refrain from repeating what has already been said.
   d. Direct all comments through the Chair.
   e. Citizens should not personalize issues, debate, or argue while addressing the Commission.

5. Before the meeting is opened for public hearing, the Chairperson will ask the staff to summarize the request, provide analysis and recommendation.

6. The Chairperson shall allow the petition to respond to statements made by the audience or to provide additional information upon request of the Commission.

7. Commission comments and questions are withheld until the public hearing is closed. Questions to be asked go through the Chair to staff, citizens or others present.

8. The Chairperson will close the public hearing upon conclusion of the comments. It can be reopened for additional citizen comments only by a majority vote of the Commission.

9. The Commission will hold discussion and vote on the issue. A majority vote is required to carry any issue; motion fails in the event of a tie vote.

10. Motions for deferral must include a specific period of time of deferral.

11. The Commission will forward its recommendation of the Common Council in the case of a nomination for historic designation. In the case of a tie vote, the item is sent to the Common Council without a recommendation.

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