

Agenda

**SPECIAL MEETING**

**Historic Preservation Commission Meeting**  
**Municipal Building, 625 52nd Street - Room 202**  
**Thursday, May 19, 2016**  
**4:00 pm**

Aldersperson Jan Michalski, Chairperson  
Commissioner Peter Johnson  
Commissioner Chris Naumann  
Commissioner Merike Phillips

Commissioner William Siel, Vice-Chairperson  
Commissioner Royanne Moon  
Commissioner Sue O'Day

Call to Order  
Roll Call  
Citizens Comments

Approval of the Minutes from the meeting held April 28, 2016

1. Certificate of Appropriateness for the property located at 5706 8th Avenue. (Heritage House/The Eik's Club) (District 2) PUBLIC HEARING

Commissioner Comments

*IF YOU ARE DISABLED AND NEED ASSISTANCE, PLEASE CALL 653-4030 BY NOON  
OF THIS MEETING DATE TO MAKE ARRANGEMENTS FOR REASONABLE ON-SITE ACCOMMODATIONS.*

**HISTORIC PRESERVATION COMMISSION**  
**Minutes**  
**April 28, 2016**

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**MEMBERS PRESENT:** Alderperson Jan Michalski, William Siel, Peter Shaw Johnson, Royanne Moon and Merike Phillips

**MEMBERS EXCUSED:** Christopher Naumann and Sue O'Day

**STAFF PRESENT:** PaPhouala Vang and Rich Schroeder

The meeting was called to order at 5:00 pm by Alderperson Michalski, roll call was taken.

**Citizens Comments**

No Citizen's comments.

A motion was made by Ms. Phillips and seconded by Mr. Johnson to approve the minutes of the February 25, 2016 meeting as written. The motion passed. (Ayes 5, Noes 0)

**1. Certificate of Appropriateness for Kenosha Light Station at 5117 4th Avenue. (District 2) PUBLIC HEARING**

Public hearing opened.

Mike Maki, Board President, 4803 34th Avenue, gave an overview of the work to be done.

Don Shepherd, Executive Director, was also available for questions.

Public hearing closed.

Mr. Johnson asked if all the mortar was going to be removed and replaced. Mr. Maki said no, just the problem areas.

Ms. Phillips asked if they would get samples of the mortar color prior to installation. Mr. Maki said yes.

Alderperson Michalski asked if this is a different contractor from the last time they had repairs done. Mr. Maki said yes, this one is more familiar with cream city brick and how to maintain it. Alderperson Michalski asked if any of the damage was due to the fact that the lighthouse is not heated. Mr. Maki said that may be a factor, but not much.

A motion was made by Mr. Johnson and seconded by Ms. Phillips to approve the Certificate of Appropriateness. The motion passed. (Ayes 5, Noes 0)

**2. Certificate of Appropriateness review requirements for City-owned Historic Structures and Sites.**

Mr. Siel said the proposed memo looks good and includes the correct people that should be notified.

Ms. Phillips said she wants the Commission to obtain information on proposed repairs or projects in a timely fashion, possibly add wording similar to the State Statutes that requires the applicant to notify the Historic Preservation Commission at the earliest stages of planning. Ms. Phillips asked if the City attorney can review the Ordinance to see if we could also add that the Commission review interiors.

Ms. Moon asked if County-owned properties are different, like the murals in the Court House. Alderperson Michalski said those would be Historical Artifacts. This memo pertains to City-owned buildings only.

Ms. Phillips also suggested the memo include a list of the properties that were on the National Register with the date they were approved.

Rich Schroeder, Deputy Director, clarified that the memo will be directed to City Departments regarding City-owned buildings only. We should only be directing the departments to do what is required in the current Ordinance. The Commission does not have the authority to request information on things that are not covered by the Ordinance.

Alderperson Michalski noted that getting this type of Ordinance change passed may be difficult. The memo should be sent out with noting the information that we authorized to request at this time. Alderperson Michalski asked if we could add the reference to the State Statute in the memo. Mr. Schroeder said it could be referenceed, but not as a requirement of the local Commission. We could asterisk the properties that are on the National Register.

A motion was made by Ms. Phillips and seconded by Mr. Siel to open to a public hearing. The motion passed.

Lydia Spottswood, 6903 2nd Avenue, noted that it is difficult to regulate the interior of buildings. Ms. Spottswood also asked that the City-owned buildings be held to the same standards as the residential homeowner.

Susan Andrea-Schlenker, 505 73rd Street, would like if projects were brought to the Historic Preservation Commission at the earliest stages.

Linda Sarli, 6837 5th Avenue, supports utilization of the facilities.

Public hearing closed.

Alderperson Michalski asked that language be added to the memo that the Commission is involved at the earliest stages.

Ms. Phillips asked if the Commission could add their input on any work being done to the interior of a building. Mr. Siel said that could be done on an item by item basis.

A motion was made by Ms. Moon and seconded by Ms. Phillips to again open the public hearing. The motion passed.

Ms. Spottswood asked if the Commission could be informed of proposed changes to the interior of buildings so they could protect or take pictures of the elements that were in

place prior to any renovation so we know what to replicate. We could possibly adopt a policy on how the Ordinance is implemented.

Ms. Sarli said we could just put a notice out, not Ordinance change.

Public hearing closed.

A motion was made by Mr. Johnson and seconded by Mr. Siel to adjourn. The motion passed. (Ayes 5, Noes 0)

The meeting adjourned at 5:50 pm.

Meeting Minutes Prepared by: Kay Schueffner, Community Development & Inspections



HISTORIC PRESERVATION COMMISSION  
Staff Report - Item 1

Thursday, May 19, 2016 at 4:00 pm

Municipal Building

625 52nd Street - Room 202 - Kenosha, WI 53140

Certificate of Appropriateness for the property located at 5706 8th Avenue. (Heritage House/The Elk's Club) (District 2) PUBLIC HEARING

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Aldersperson Fox, District 2, has been notified.

**LOCATION AND ANALYSIS:**

**Site:** 5706 8th Avenue

1. Heritage House/The Elk's Club, located at 5706 8th Avenue, is listed as an individual City historic structure. Section 15.10 of the Zoning Ordinance requires a Certificate of Appropriateness for any exterior alteration, rehabilitation, reconstruction, or restoration of a Historic Structure that is not classified as exempt work. Section 15.10 also requires a Certificate of Appropriateness for the construction of an addition to a Historic Structure, either horizontal or vertical.
2. The proposed project includes the renovation of the Elk's Club into a hotel, restaurant and conference center. The floors will be arranged as follows:
  - a. The first floor of the existing building will contain the hotel lobby, a restaurant and kitchen.
  - b. The lower level will contain meeting rooms, an exercise room and other amenities and support spaces.
  - c. On the second level, the existing 4,000 s.f. ballroom will be restored and support spaces will be housed on the remaining areas of the floor.
  - d. The third floor will contain support spaces.
  - e. The fourth floor will contain twelve (12) hotel rooms and suites. Any interior alteration does not require a review by the Commission.
3. The project will also include the construction of a four-story addition to the south of the existing structure. The basement/lower level of the addition will contain support and mechanical spaces. Floors one through four will contain sixty-eight (68) hotel rooms. The roof of the new addition will feature an outdoor roof garden and a small penthouse that will house a bathroom and service space.
4. The project is seeking Historic Tax Credits and has been reviewed by the State Historic Preservation Office and National Parks Service.
5. The proposed exterior work on existing historic structure includes:
  - a. Masonry facade will be retained, cleaned and repaired.
  - b. Flat roof will be retained and deteriorated roof structure and roofing membrane will be removed and replaced.
  - c. New concrete ADA ramp on the northeast elevation.
  - d. New metal canopy on north elevation entrance.
  - e. New metal handrails to match original on portico
  - f. New elevator overrun
  - g. New skylight/vent assemblies to resemble existing
  - h. Replace existing concrete stairs
  - i. Repair or replace beam covers to match existing
  - j. Repair ceiling on portico



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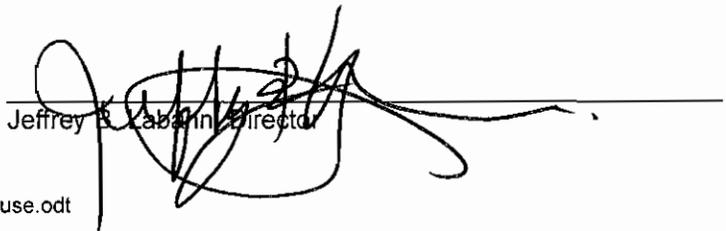
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- k. Remove louvers/mechanical equipment from windows on east, north and west elevations and replace with windows (See 3 on AD201)
  - l. Remove existing elevation shaft from above roof and patch remaining walls to match existing (See 4 on AD201)
  - m. All doors to be removed and replaced
  - n. Deteriorated windows will be repaired or removed and replaced
  - o. New metal handrails to match original on first floor portico.
6. Door and window details will require a Certificate of Appropriateness. The applicant will submit door, window schedules, handrails and mortar type details for review at a future date.
7. Proposed addition - 42,200 s.f:
- a. New four-story addition with rooftop garden and penthouse
  - b. 68 hotel rooms
  - c. Proposed materials include ground face block, brick and stucco
  - d. The new addition does not take away from the significance of the historic structure. The new design is differentiated from the old and historic materials and character-defining features are not obscured, damaged or destroyed. The addition is compatible in terms of mass, materials, relationship of solids to voids and color while remaining apparent as to what is historic and what is new. Although the rooftop penthouse exceeds the height of the historic structure, the penthouse is set back from 8th Avenue and 58th Street and would not be very visible from the street.
8. The project was reviewed for conformance with Section 15.10 D. Standards for Granting a Certificate of Appropriateness.
- a. The project meets Standards 1, 2, 3, 4, 6, 7, 10, 11 and 12.
  - b. Standards 5, 8 and 9 are not applicable.
  - c. See attachments for applicable standards.
9. The project was also reviewed in conformance with the Secretary of Interior's Standard for Rehabilitation and meets the standards.

**RECOMMENDATION:**

A recommendation is made to approve the Certificate of Appropriateness, subject to door, window, tuckpointing and railing details to be submitted for Commission review and approval at a future date.

  
PaPhouala Vang, Planner

  
Jeffrey B. Caban, Director

**D. Standards for Granting Certificate of Appropriateness. A Certificate of Appropriateness may be granted when:**

1. The Historic District, structure or site is used for its historic purpose, and, if a new use, will require minimal change to its historic characteristics.
2. The historic character of the district, structure or site is retained and preserved.
3. The materials, features and spaces that characterize a district, structure or site as historic are retained and preserved.
4. There are no changes in a Historic District, structure or site that create a false sense of historical development, such as adding conjectural features or architectural elements from other structures.
5. Prior alterations that have acquired historic significance in their own right are retained and preserved.
6. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the Historic District, structure or site are retained and preserved.
7. Deteriorated historic features are retained rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
8. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used.
9. Significant archeological resources affected by work shall be retained and preserved. If such resources are disturbed, mitigation measures shall be undertaken.
10. New additions, exterior alterations, or related new construction do not destroy historic materials that characterize the Historic District, structure or site. The new work is differentiated from the old and compatible with the existing size, scale and architectural features to protect the historic integrity of the Historic District, structure or site and its environment.
11. New additions and adjacent related new construction are undertaken in such a manner that, if removed in the future, the essential form and integrity of the Historic Structure or site and its environment would be unimpaired.
12. Alteration of a Historic Structure will provide access to the handicapped.



**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**  
 Form #CDI316 (rev. 1/16)

*Kenosha Historic Preservation Commission*  
 Certificate Of Appropriateness Application

**MAILING INFORMATION**

Name and Address of Owner/Applicant (Please print):  
 Gorman & Company, Inc. Phone: 414-617-997  
 200 N. Main Street Fax:  
 Oregon, Wisconsin 53575 E-Mail: tmatkom@gormanusa.com  
 Ted Matkom, Wisconsin Market President

Name and Address of Architect/Designer/Builder (Please print):  
 Gorman & Company, Inc. Phone: 608-835-5534  
 200 N. Main Street Fax:  
 Oregon, Wisconsin 53575 E-Mail: bmarshall@gormanusa.com  
 Ben Marshall, Director of Architecture

**PROJECT INFORMATION**

Property Address: 5708 8th Avenue  
 Date of Application: 03/17/2015  
 Project Description: The project will entail the renovation of the former Kenosha Elks Club into a boutique hotel, restaurant and banquet facility. The existing structure will be restored following the Secretary of the Interior's Standards for Rehabilitation and the project will be reviewed by both Wisconsin SHPO and NPS. The project will also include a four story addition to the south which will contain additional hotel rooms.

PROJECT TYPE:	REQUIRED DOCUMENTATION:
➤ New Construction, Additions, Demolitions and Public Improvements	<input type="checkbox"/> Site Plan (1 Set 24" x 32" and 12 sets maximum size 11" x 17")
➤ New Construction, Additions, Demolitions, Exterior Alterations, Rehabilitation, Reconstruction and Restorations	<input type="checkbox"/> Building Elevations (Existing and Proposed) (1 Set 24" x 32" and 12 sets maximum size 11" x 17")
➤ All Projects	<input type="checkbox"/> Photographs (Digital preferred)
➤ In the instance of introducing materials which do not duplicate the original	<input type="checkbox"/> Material Samples
➤ In the instance of introducing new architectural details or architectural details which do not duplicate the original	<input type="checkbox"/> Pictures or Drawings

Your Application will be forwarded to the Department of Community Development & Inspections, Inspections Division for review and input. *Required documentation must be submitted to Community Development & Inspections a minimum of two weeks prior to the meeting date to allow for the application to be placed on the Historic Preservation Commission meeting agenda.*

Applicant's Signature:  Date: 03/16/2016

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**CONTINUATION/AMENDMENT SHEET**  
**Historic Preservation**  
**Certification Application**

Kenosha Elks Club  
5706 Eighth Avenue  
Kenosha, WI 53140-4003

**01-27-2016**

**Instructions.** Read the instructions carefully before completing. Type, or print clearly in black ink. Use this sheet to continue sections of the Part 1 and Part 2 application, or to amend an application already submitted. Photocopy additional sheets as needed.

This sheet:  continues Part 1  continues Part 2  amends Part 1  amends Part 2 NPS Project Number **31156**

**Item #1**

**Feature:** Overall Rehabilitation  
**Date of Feature:** 1919; Alterations 1930s-2000s

**Existing Feature and Condition**

The Kenosha Elks Club is located at 5706 Eighth Avenue in downtown Kenosha, Wisconsin. The building was constructed as Lodge Number 750 of the Benevolent and Protective Order of Elks fraternal organization. The four story-plus-basement Kenosha Elks Club was completed in 1919, and was designed by the Milwaukee-based architect Robert A. Messmer in the Georgian Revival style.

The building operated as an Elks facility until the 1990s when the Elks vacated the building and it was reopened as the Heritage House Inn restaurant and event venue. The building was again vacated in the mid-2000s. A 2011 fire inside the building and the water used to extinguish it severely damaged the floor of the 2<sup>nd</sup> floor ballroom and 1<sup>st</sup> floor spaces below. This damage was never repaired and the building has been vacant and open to the elements since the mid-2000s.

The Wisconsin SHPO and NPS have determined that the Kenosha Elks Club is locally significant under National Register Criterion A for its associations with "events that have made a significant contribution to the broad patterns of our history," namely as the home of Kenosha's Benevolent and Protective Order of Elks for nearly eight decades. The building is also locally significant under Criterion C as a significant Kenosha example of the Georgian Revival Style. Dedicated in 1919, the Kenosha Elks Club remains one of the city's largest institutional buildings and served as a hub of Kenosha civic and social life until the building's closure in the mid-2000s.

The Kenosha Elks Club's period of significance spans from 1919, the building's year of completion, to 1964, the fifty year cut-off for National Register nominations.

**Site**

The Kenosha Elks Club site occupies the eastern half of the urban city block of Eighth Avenue between 57<sup>th</sup> and 58<sup>th</sup> Streets. The site is bordered by Eighth Avenue to the east, 57<sup>th</sup> Street to the north, 58<sup>th</sup> Avenue to the south, and a public alley bordering neighboring buildings to the west. The building is set back from the street at its north, east, and south ends. The building is primarily accessed by car from a circular drive off of 57<sup>th</sup> Avenue to the former north entrance, or by foot up one of two sidewalks from Eighth Avenue to the east portico.

**Exterior**

The Kenosha Elks Club is a predominantly rectangular structure, standing four stories tall with a raised basement and a flat roof. The upper floors are H-shaped in plan and there is a one-story addition to the southwest corner constructed between 1934 and 1945. The primary east-facing façade is distinguished by a large columned entry portico. The building exhibits a number of characteristics of the early twentieth century Georgian Revival style including a tripartite composition, symmetrical red-brick-clad facades, a flat roof, a raised entrance, and abundant use of Classical-inspired ornamentation including brick-quoined corners, limestone columns, window keystones, a water table and molded belt courses above the first and third stories.

**CONTINUATION/AMENDMENT SHEET**  
**Historic Preservation**  
**Certification Application**

Kenosha Elks Club  
5706 Eighth Avenue  
Kenosha, WI 53140-4003

**01-27-2016**

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The building is accessed by four 1<sup>st</sup> floor entries, including two main entries at the east portico and a ground level north driveway entrance. A west entrance is accessed by the public alley.

The building retains most of its original painted wood windows though almost all are in poor condition.

**Interior**

First completed in 1919, the Kenosha Elks Club underwent a number of renovations under previous owners, the most recent in the 1990s when the site reopened as the Heritage House Inn. Though the Kenosha Elks Club's interior retains its basic original spatial layout, its interior finishes and most of its interior floor, wall, and ceiling structure is in ruinous condition due to water infiltration, mold, and vandalism.

The basement is utilitarian in character and housed mechanical spaces in addition to a lounge (originally a bowling alley) and a swimming pool, both in ruinous condition.

Though the 1<sup>st</sup> floor mostly retains its original spatial layout, it was reconfigured by previous owners and is today in a ruinous condition. The 1<sup>st</sup> floor retains an original northeast entrance hall, several lounges and dining rooms, and a southwest kitchen area.

The 2<sup>nd</sup> floor houses the building's largest space, the two-story high ballroom, flanked by north support spaces and a south bar which have been reconfigured by previous owners. 3<sup>rd</sup> floor north and south mezzanines overlook the ballroom. These 2<sup>nd</sup> and 3<sup>rd</sup> floor spaces are in ruinous condition, particularly the ballroom whose flooring mostly missing. The east portico's 2<sup>nd</sup> floor terrace is accessed by glass doors from the ballroom.

The 4<sup>th</sup> floor houses twenty-two former hotel rooms and bathrooms connected by a double loaded corridor.

The Kenosha Elks Club contains two stair cores that connect the basement up to the 4<sup>th</sup> floor. These stairs, located at the building's north center end and its southwest corner, are in ruinous condition. Elevator cores are located at the north and southwest ends of the building.

**Work and Impact on Feature**

The Kenosha Elks Club will be rehabilitated for use as a new 12-room hotel. The building's surviving exterior and interior features will be retained and repaired, with deteriorated features removed and replaced. A new five-story addition with an amenity roof deck constructed to the south of the original building will house 68 additional hotel rooms.

**Site**

The Kenosha Elks Club's historic massing and footprint will be retained. Surrounding sidewalks, driveways, parking, and landscaping will be repaired and replaced. New site lighting and signage will be installed.

New curb cuts at the east end of the site along 8<sup>th</sup> Avenue will be added to create a new car dropoff area.

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A new five-story addition with 68 hotel rooms will be constructed south of the Kenosha Elks Club and will be connected to the original building by a one-story hyphen at the 1<sup>st</sup> floor southeast dining room. The new addition will not impact the Kenosha Elks Club's historic exterior and will be contemporary in character.

**Exterior**

The Kenosha Elks Club's character-defining historic exterior features will be retained and repaired.

The building's masonry facades will be retained, cleaned, and repaired, and its deteriorated roofing removed and replaced. A later masonry-clad elevator enclosure protruding from the south elevation will be removed and masonry at this location patched and repaired.

The building's flat roof will be retained with deteriorated roof structure and roofing membrane removed and replaced. A deteriorated southwest roof addition over the one-story west palm room roof will be removed.

The building's original entries will be retained. Non-historic entry doors will be removed and replaced.

The building's deteriorated windows will be repaired or removed and replaced. A window survey will be undertaken at a future date and will be submitted to SHPO and NPS when available along with a more detailed window repair/replacement scope of work.

New exterior lighting and signage will be installed.

To comply with local accessibility and egress requirements, a new masonry wheelchair ramp will be constructed at the north end of the east portico.

**Interior**

The Kenosha Elks Club's severely deteriorated interior will be rehabilitated for a new 12-room hotel. Due to their severely deteriorated state, all interior finishes, including all floor, wall, and ceiling finishes, will be removed down to masonry and wood structure unless otherwise noted and rebuilt and refinished in the character of the original building.

The utilitarian basement will house updated service and mechanical spaces. The deteriorated basement lounge will be subdivided into guest meeting rooms, and the deteriorated swimming pool will be covered over and the space converted to a fitness and recreation room.

The 1<sup>st</sup> floor will retain its historic spatial layout and will continue to serve as the primary public floor. The 1<sup>st</sup> floor's large spaces will be reconstructed for new hotel lobbies, a breakfast room, offices, and bar. Bar and dining areas will be part of a new restaurant. The existing kitchen will be reconfigured for a new updated kitchen.

The new hotel addition will connect to the original building by a new connector and passage through the existing kitchen. Access to this new addition will not impact the layout or use of the original 1919 building's historic spaces.

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The 2<sup>nd</sup> floor ballroom will retain its original layout with its character-defining floor, wall, and ceiling finishes and details recreated. 2<sup>nd</sup> floor and 3<sup>rd</sup> floor mezzanine service spaces to the north and south of the ballroom will be reconfigured for new storage, restroom, and amenity spaces.

The 4<sup>th</sup> floor's original center corridor will be recreated. Perimeter hotel rooms will be reconfigured for new hotel rooms.

Existing stairs will be retained or reconstructed. The footprint of north elevator core will be enlarged to accommodate a larger code-required elevator cab; this change in core size will not impact the layout or appearance of public spaces. The non-historic southwest elevator enclosure will be removed and a new elevator core installed south of the southwest stair.

All existing mechanical, electrical, plumbing, and fire protection systems will be replaced. Except for in historically utilitarian basement, kitchen, storage and mechanical areas, and in stair cores, all new ducts, pipes, and conduit will be hidden in the original 1919 building above existing or new ceilings or within existing or new chases. New rooftop mechanical units will be held away from the edge of the rooftop and will not be visible from street level.

**Photos:**        All  
**Drawings:**    All

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**01-27-2016**

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This sheet:  continues Part 1  continues Part 2  amends Part 1  amends Part 2 NPS Project Number **31156**

**Item #2**

**Feature:** Site Work

**Date of Feature:** 1919; Alterations 1930s-2000s

**Existing Feature and Condition**

The Kenosha Elks Club site occupies the eastern half of the urban city block of Eighth Avenue between 57th and 58th Streets. The site is bordered by Eighth Avenue to the east, 57<sup>th</sup> Street to the north, 58<sup>th</sup> Avenue to the south, and a public alley bordering neighboring buildings to the west. The building is set back from the street at its north, east, and south ends. The building is primarily accessed by car from a circular drive off of 57th Avenue to the former north entrance, or by foot up one of two sidewalks from Eighth Avenue to the east portico.

A non-historic "Heritage House Inn" sign is located on the east lawn.

**Work and Impact on Feature**

The Kenosha Elks Club's historic massing and footprint will be retained.

Exterior sidewalks and driveways will be repaired or replaced.

The non-historic "Heritage House Inn" sign on the east lawn will be removed and replaced with a new sign.

New site lighting and signage will be installed across the site.

New curb cuts at the east end of the site along 8<sup>th</sup> Avenue will be added to create a new car dropoff area.

A new sunken area well will be constructed along the west exterior wall of the southwest kitchen to allow for a new basement level delivery door.

A new trash enclosure will be constructed in the west alley and will only be minimally visible from 57<sup>th</sup> Street to the north.

**New South Addition**

A new five-story addition with 68 hotel rooms and a rooftop amenity roof deck will be constructed south of the Kenosha Elks Club. The new addition will be clad in stucco and brick and will be connected to the original building by a one-story hyphen at the 1<sup>st</sup> floor southeast dining room. The construction of this addition will require the removal of existing trees south of the original building.

The new addition will not impact the Kenosha Elks Club's historic exterior and will be contemporary in character. See the attached drawing set for more information about the hotel addition design.

**CONTINUATION/AMENDMENT SHEET**  
**Historic Preservation**  
**Certification Application**

Kenosha Elks Club  
5706 Eighth Avenue  
Kenosha, WI 53140-4003

**01-27-2016**

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This sheet:  continues Part 1     continues Part 2     amends Part 1     amends Part 2

NPS Project Number    **31156**

**Photos:**            1-16

**Drawings:**        C102, A111, A201

**CONTINUATION/AMENDMENT SHEET**  
**Historic Preservation**  
**Certification Application**

Kenosha Elks Club  
5706 Eighth Avenue  
Kenosha, WI 53140-4003

**01-27-2016**

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This sheet:  continues Part 1  continues Part 2  amends Part 1  amends Part 2 NPS Project Number **31156**

**Item #3**

**Feature:** Exterior Facades  
**Date of Feature:** 1919; Alterations 1930s-2000s

**Existing Feature and Condition**

The Kenosha Elks Club is a predominantly rectangular structure, standing four stories tall with a raised basement and a flat roof. The upper floors are H-shaped in plan. A west terrace was enclosed and roofed over in 1932 and a one-story addition to the southwest corner was constructed in 1941.

The building exhibits a number of characteristics of the early twentieth century Georgian Revival style including a tripartite composition, symmetrical red-brick-clad facades, a flat roof, a raised entrance, and abundant use of Classical-inspired ornamentation including brick-quoined corners, limestone columns, window keystones, a water table and molded belt courses above the first and third stories.

The primary east-facing façade has a raised two-story portico with an original wall-anchored metal flagpole centered at its 1<sup>st</sup> floor. The brick-clad base is accessed by two concrete steps with brick and stone knee walls. The portico's 2<sup>nd</sup> floor terrace is lined with a colonnade of limestone columns topped with a flat roof.

The one-and-a-half-story center block along the west alley facade is topped with a painted wood entablature with painted wood purlins and a flat roof.

A brick chimney is located at north end of the west facade.

**Work and Impact on Feature**

Overall, the proposed work will preserve the historic appearance of the Kenosha Elks Club's exterior facades.

The building's exterior brick and stone masonry will be retained and cleaned, repaired, and repointed where needed. Where existing masonry units are damaged or missing, they will be replaced with new masonry units to match adjacent original units.

Concrete steps and brick and limestone knee walls will be removed and reconstructed.

Concrete paving, lighting, and painted stucco ceilings at the east portico's 1<sup>st</sup> and 2<sup>nd</sup> floors will be repaired or replaced. New metal railings will be installed at the portico's 1<sup>st</sup> and 2<sup>nd</sup> floors to comply with local building codes.

The existing flagpole anchored to the 1<sup>st</sup> floor of the east portico will be retained and repaired.

Existing gutters and downspouts will be removed and new gutter and downspout systems installed.

**CONTINUATION/AMENDMENT SHEET**  
**Historic Preservation**  
**Certification Application**

Kenosha Elks Club  
5706 Eighth Avenue  
Kenosha, WI 53140-4003

**01-27-2016**

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This sheet:  continues Part 1    continues Part 2    amends Part 1    amends Part 2   NPS Project Number   **31156**

New exterior lighting and signage will be installed.

To comply with local accessibility and egress requirements, a new masonry wheelchair ramp will be constructed at the north end of the east portico.

A non-historic masonry-clad elevator penthouse protruding from the south elevation will be removed and masonry at this location patched and repaired.

Intercoms and code-required door operator buttons will affixed to masonry walls adjacent to all four building entries.

A new canopy will be constructed in the location of the original canopy above the north entrance.

**Photos:**      1-16  
**Drawings:**    A111, A201, A301

**CONTINUATION/AMENDMENT SHEET**  
**Historic Preservation**  
**Certification Application**

Kenosha Elks Club  
5706 Eighth Avenue  
Kenosha, WI 53140-4003

**01-27-2016**

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This sheet:  continues Part 1  continues Part 2  amends Part 1  amends Part 2

NPS Project Number **31156**

**Item #4**

**Feature:** Roof

**Date of Feature:** 1919; Alterations 1930s-2000s

**Existing Feature and Condition**

The Kenosha Elks Club has flat roofs with deteriorated roofing membranes and damaged and abandoned rooftop mechanical equipment.

Deteriorated rooftop skylights are located above the 4<sup>th</sup> floor corridor.

A non-historic wood-clad elevator penthouse is located atop the one-and-a-half kitchen addition at the building's southwest corner.

**Work and Impact on Feature**

The Kenosha Elks Club's existing roofline will be retained. Deteriorated roof structure and membranes will be repaired or replaced.

Existing rooftop mechanical equipment will be removed and replaced with new equipment. New rooftop installations will be held away from the edges of the roof will not be visible from street level.

A deteriorated southwest roof addition over the one-story west palm room roof will be removed.

Deteriorated skylights over the 4<sup>th</sup> floor corridor will be removed and replaced.

**Photos:** 1-16

**Drawings:** C102, A201, A301

**CONTINUATION/AMENDMENT SHEET**  
**Historic Preservation**  
**Certification Application**

Kenosha Elks Club  
5706 Eighth Avenue  
Kenosha, WI 53140-4003

**01-27-2016**

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This sheet:  continues Part 1  continues Part 2  amends Part 1  amends Part 2 NPS Project Number **31156**

**Item #5**

**Feature:** Entries

**Date of Feature:** 1919; Alterations 1930s-2000s

**Existing Feature and Condition**

The Kenosha Elks Club is accessed by four 1<sup>st</sup> floor entries, including two main entries at the east portico and a ground level north driveway entrance. A west entrance is accessed by the public alley.

Two east entrances and the north entrance are all missing their original doors.

The west entrance door has been replaced though its arched transom remains.

The southwest kitchen has a non-historic 1<sup>st</sup> floor metal loading door facing the west alley.

**Work and Impact on Feature**

New doors will be added at the Kenosha Elks Club's four ground floor entrances.

The west entrance door transom will be removed and recreated.

The southwest kitchen loading door will be replaced with a new loading door.

Intercoms and code-required door operator buttons will be affixed to masonry walls adjacent to all four building entries.

A new canopy will be constructed in the location of the original canopy above the north entrance.

A new sunken area well will be constructed along the west exterior wall of the southwest kitchen to allow for a new basement level delivery door.

**Photos:** 1-16

**Drawings:** AD111, A111, A201

**CONTINUATION/AMENDMENT SHEET**  
**Historic Preservation**  
**Certification Application**

Kenosha Elks Club  
5706 Eighth Avenue  
Kenosha, WI 53140-4003

**01-27-2016**

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This sheet:  continues Part 1  continues Part 2  amends Part 1  amends Part 2 NPS Project Number **31156**

**Item #6**

**Feature:** Windows  
**Date of Feature:** 1919; Alterations 1930s-2000s

**Existing Feature and Condition**

The Kenosha Elks Club is regularly fenestrated with mostly original wood windows that are in very poor condition.

Other original windows have been removed and replaced with non-historic windows and vent louvers or infilled with non-historic brick.

The south dining room's bay window is a non-historic alteration added in 1958.

Basement windows are infilled with non-historic glass blocks and are covered in non-historic metal screens.

**Work and Impact on Feature**

The Kenosha Elks Club's original 1919 fenestration pattern will be retained on all facades.

The enclosed drawing set does not address window replacement or repair scope. Due to cold weather, the applicant has not yet performed a window condition survey. The applicant will submit a window condition survey along with more detailed repair and replacement scope in a future Part 2 amendment.

**Photos:** All  
**Drawings:** AD101-AD141, A101-A141, A201

Kenosha Elks Club  
5706 Eighth Avenue - Kenosha, Wisconsin  
Part 2 Photos



1. South elevation and primary east elevation - looking northwest



2. Primary east elevation - looking southwest



MacRostie Historic Advisors  
Bringing strategy, equity, and experience  
to historic building development.



3. East elevation, second floor portico detail - looking south



4. East elevation, first floor portico detail - looking south





5. East elevation, brickwork detail - looking west



6. East elevation, first floor portico window detail - looking southwest





7. North elevation- looking south



8. North entrance - looking south





9. North and west elevations - looking southeast



10. North and west elevations - looking southeast



11. North and west elevations - looking southeast



12. West elevation - looking east



13. West elevation - looking northeast



14. West and south elevations - looking northeast





15. South elevation - looking north



16. South and east elevations - looking north

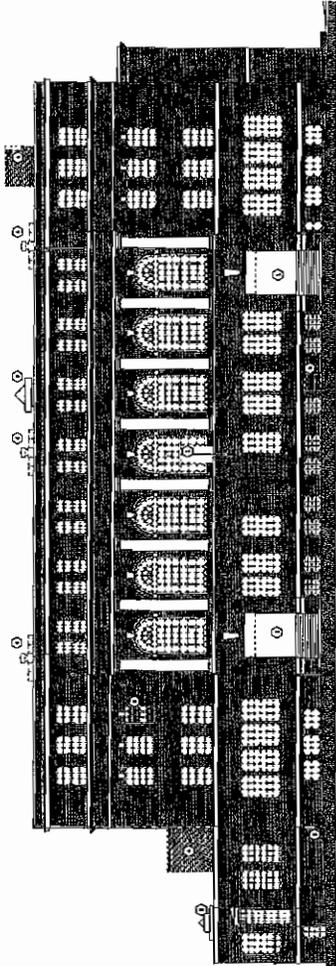




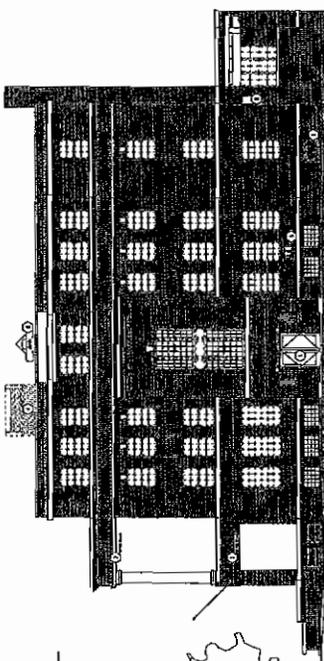


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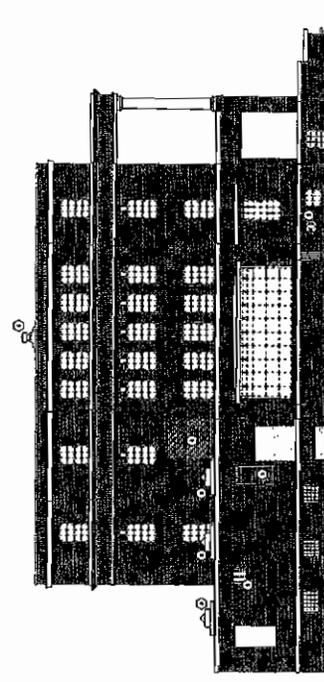
Consultant



2 EAST ELEVATION - DEMO  
 Scale: 1/8" = 1'-0"

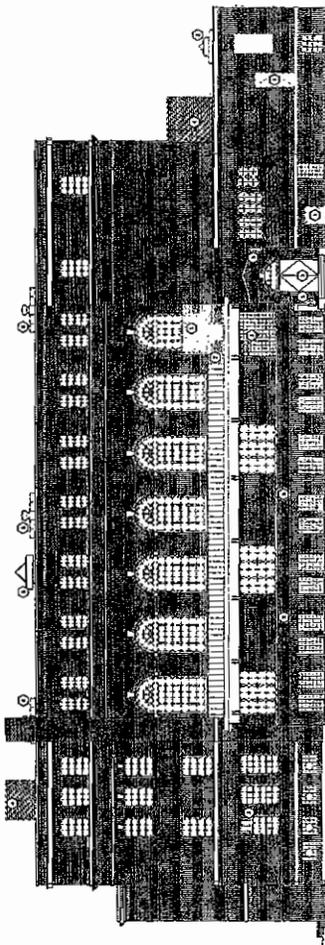


3 NORTH ELEVATION - LODGE - DEMO  
 Scale: 1/8" = 1'-0"



4 SOUTH ELEVATION - DEMO  
 Scale: 1/8" = 1'-0"

HERITAGE HOUSE  
 5708 8TH AVENUE  
 KENOSHA, WI 53140



1 WEST ELEVATION - DEMO  
 Scale: 1/8" = 1'-0"

- LEGEND - DEMOLITION ELEVATION SHEETS**
- 1. All existing masonry walls to be demolished.
  - 2. All existing wood framing to be demolished.
  - 3. All existing roof structure to be demolished.
  - 4. All existing floor structure to be demolished.
  - 5. All existing interior partitions to be demolished.
  - 6. All existing mechanical, electrical, and plumbing systems to be demolished.
  - 7. All existing site improvements to be demolished.
  - 8. All existing landscaping to be demolished.
  - 9. All existing utility lines to be demolished.
  - 10. All existing foundation to be demolished.

REVISIONS: NONE  
 DATE: 10/15/07  
 DRAWN BY: GJM  
 CHECKED BY: GJM  
 SCALE: 1/8" = 1'-0"

Sheet Title: EXTENSIVE BUILDING ELEVATIONS - DEMOLITION  
 Sheet No.: AD201

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

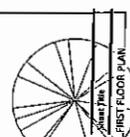




15-444  
 Consultant

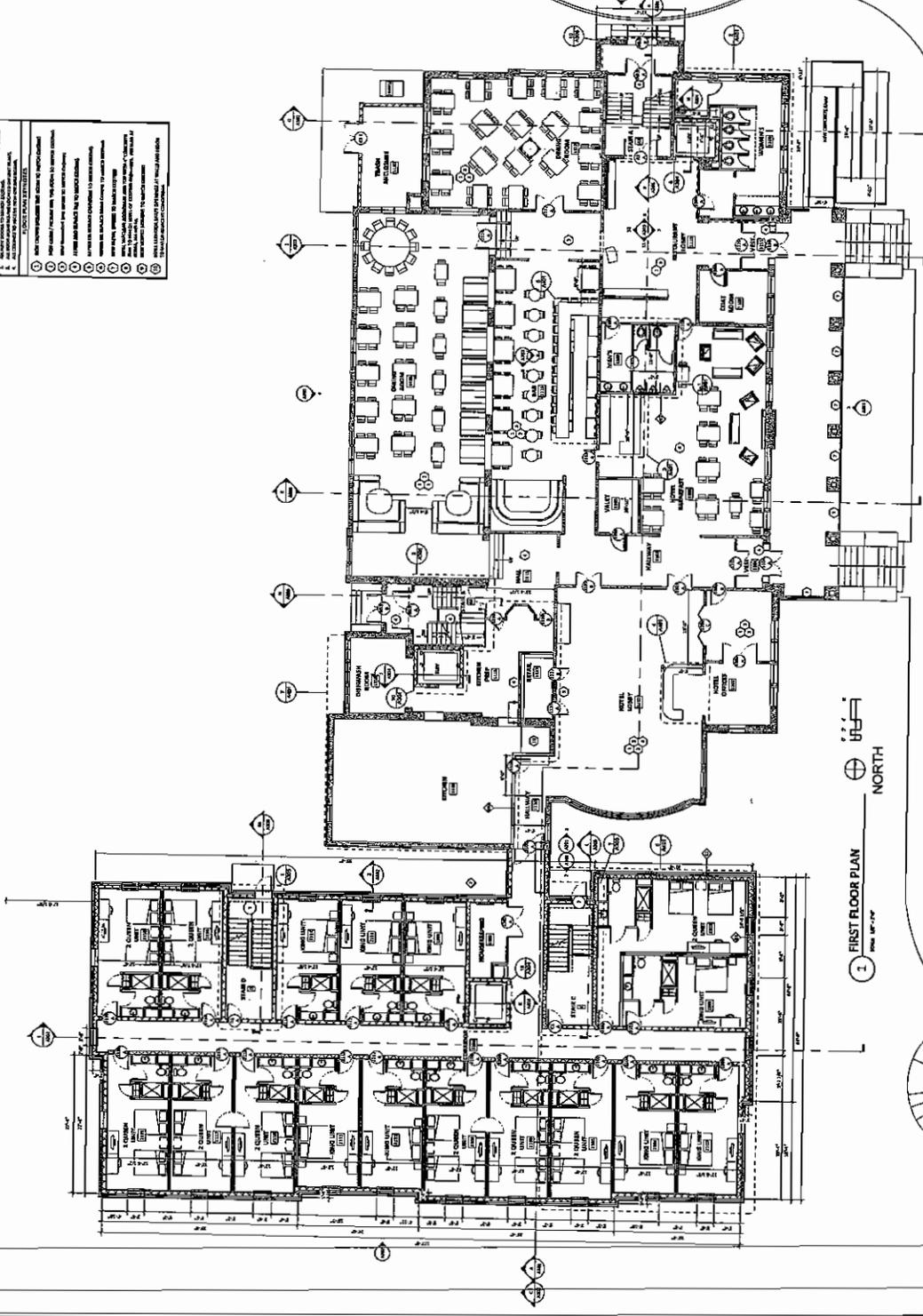
**HERITAGE HOUSE**  
 5708 8TH AVENUE  
 KENOSHA, WI 53140

KENOSHA/DPC SUBMITTAL  
 Project No. 15-444  
 Plot Dist. 15-444  
 Drawing No. 15-444  
 Date 10/1/15



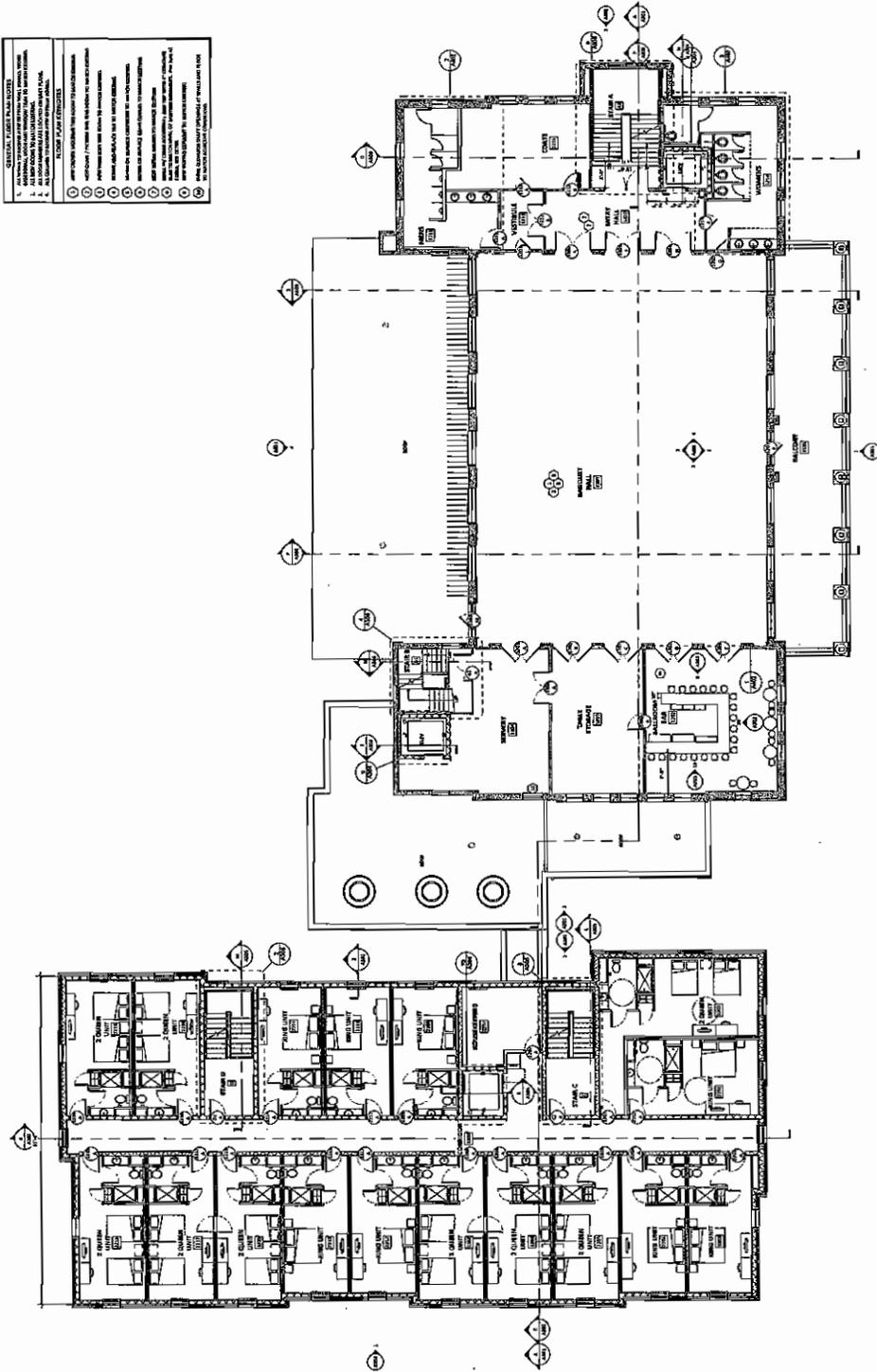
**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 FIRST FLOOR PLAN  
 Sheet No. A111

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
  2. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
  3. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
  4. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  5. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL MECHANICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.
  6. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLUMBING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
  7. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES AND ALL APPLICABLE LOCAL ORDINANCES.
  8. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SAFETY CODES AND ALL APPLICABLE LOCAL ORDINANCES.
  9. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL HEALTH CARE CODES AND ALL APPLICABLE LOCAL ORDINANCES.
  10. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL EDUCATION CODES AND ALL APPLICABLE LOCAL ORDINANCES.
  11. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL TRANSPORTATION CODES AND ALL APPLICABLE LOCAL ORDINANCES.
  12. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL AERONAUTICS AND SPACE ADMINISTRATION (NASA) CODES AND ALL APPLICABLE LOCAL ORDINANCES.
  13. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ENVIRONMENTAL PROTECTION AGENCY (EPA) CODES AND ALL APPLICABLE LOCAL ORDINANCES.
  14. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ENERGY CODES AND ALL APPLICABLE LOCAL ORDINANCES.
  15. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL INFORMATION TECHNOLOGY (NIT) CODES AND ALL APPLICABLE LOCAL ORDINANCES.

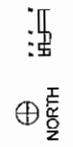


1 FIRST FLOOR PLAN  
 NORTH

- GENERAL NOTES TO ARCHITECTS**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IBCS, AND ALL APPLICABLE LOCAL ORDINANCES.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IBCS, AND ALL APPLICABLE LOCAL ORDINANCES.
  3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IBCS, AND ALL APPLICABLE LOCAL ORDINANCES.
  4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IBCS, AND ALL APPLICABLE LOCAL ORDINANCES.
- GENERAL NOTES TO CONTRACTORS**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IBCS, AND ALL APPLICABLE LOCAL ORDINANCES.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IBCS, AND ALL APPLICABLE LOCAL ORDINANCES.
  3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IBCS, AND ALL APPLICABLE LOCAL ORDINANCES.
  4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IBCS, AND ALL APPLICABLE LOCAL ORDINANCES.



Sheet Title  
**SECOND FLOOR PLAN**  
 PRELIMINARY  
 NOT FOR CONSTRUCTION



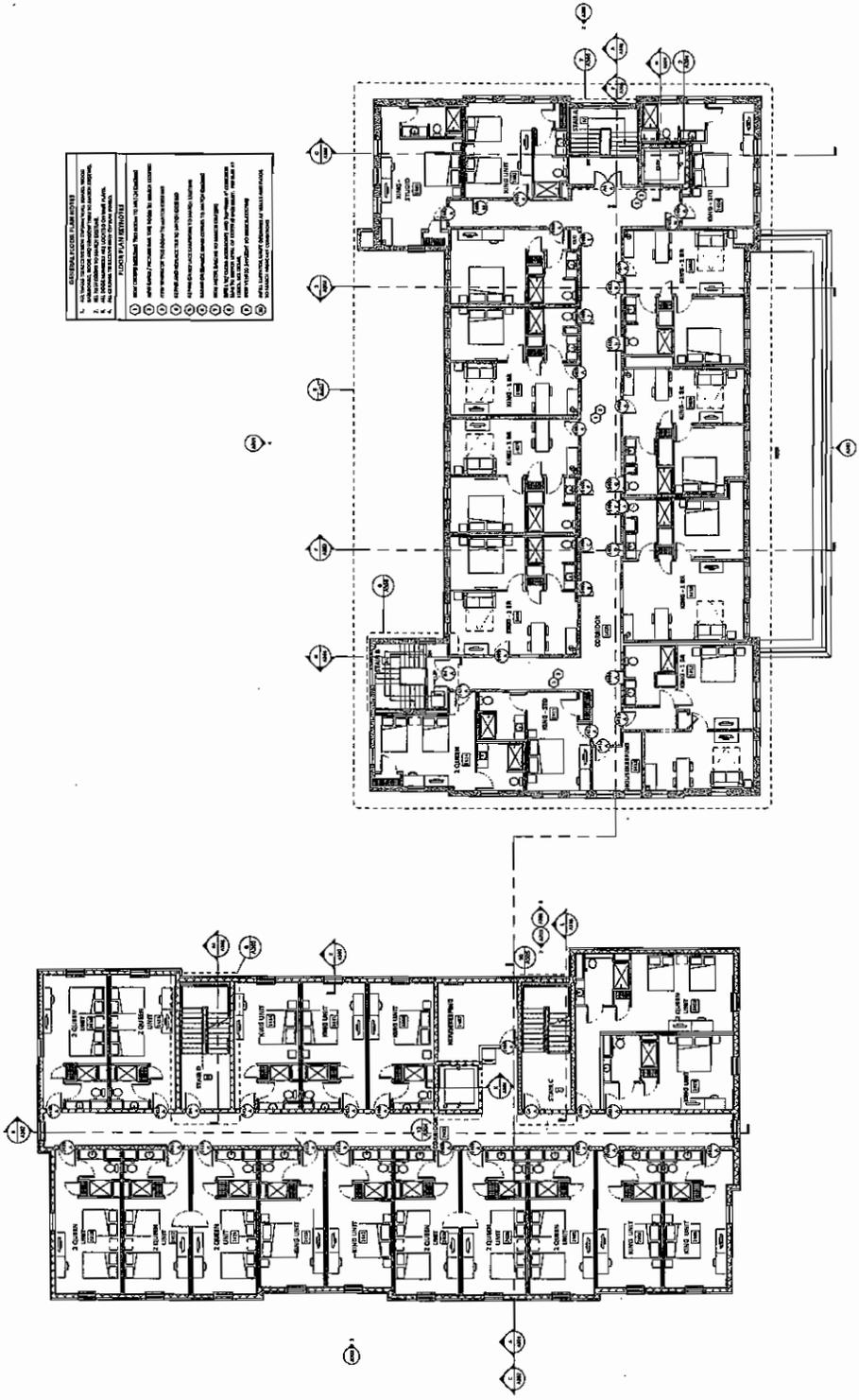
**1 SECOND FLOOR PLAN**  
 Scale: 1/8" = 1'-0"

Sheet No.  
**A121**

**HERITAGE HOUSE**  
5708 8TH AVENUE  
KENOSHA, WI 53140

LEWIS & CLARK ARCHITECTURAL  
Project No. 22  
File No. 10000000000000000000  
Drawing No. 000  
Date 05/17/17  
Scale 1/8" = 1'-0"  
Author GORMAN ARCHITECTS  
Check GORMAN ARCHITECTS  
Title ARCHITECT

- GENERAL NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL MECHANICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.
  4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLUMBING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
  5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) HAZARDOUS MATERIAL HAZARD GUIDE.
  6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) HAZARDOUS MATERIAL HAZARD GUIDE.
  7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) HAZARDOUS MATERIAL HAZARD GUIDE.
  8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) HAZARDOUS MATERIAL HAZARD GUIDE.
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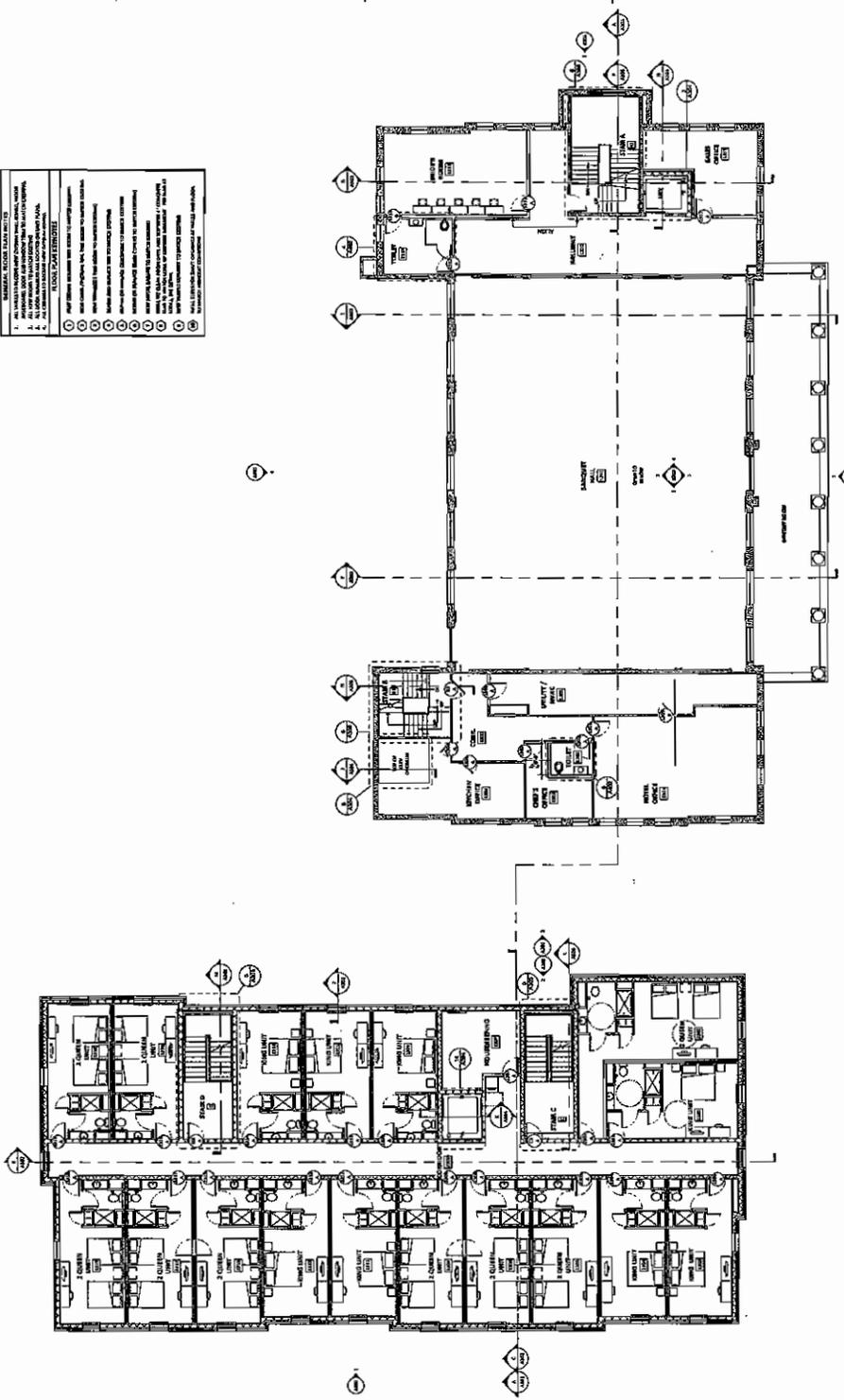
1 FOURTH FLOOR PLAN  
Scale: 1/8" = 1'-0"  
NORTH

PRELIMINARY  
NOT FOR CONSTRUCTION

**HERITAGE HOUSE**  
 5708 8TH AVENUE  
 KENOSHA, WI 53140

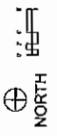
REVISIONS PER SUBMITTAL  
 PROJECT NO. 20  
 DATE: 03/07/07  
 DRAWN BY: CJD  
 CHECKED BY: CJD  
 TITLE: THIRD FLOOR PLAN  
 SHEET NO. A131

- |     |                         |
|-----|-------------------------|
| 1.  | REVISIONS PER SUBMITTAL |
| 2.  | REVISIONS PER SUBMITTAL |
| 3.  | REVISIONS PER SUBMITTAL |
| 4.  | REVISIONS PER SUBMITTAL |
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| 18. | REVISIONS PER SUBMITTAL |
| 19. | REVISIONS PER SUBMITTAL |
| 20. | REVISIONS PER SUBMITTAL |



Sheet Title  
 THIRD FLOOR PLAN  
 Sheet No. A131

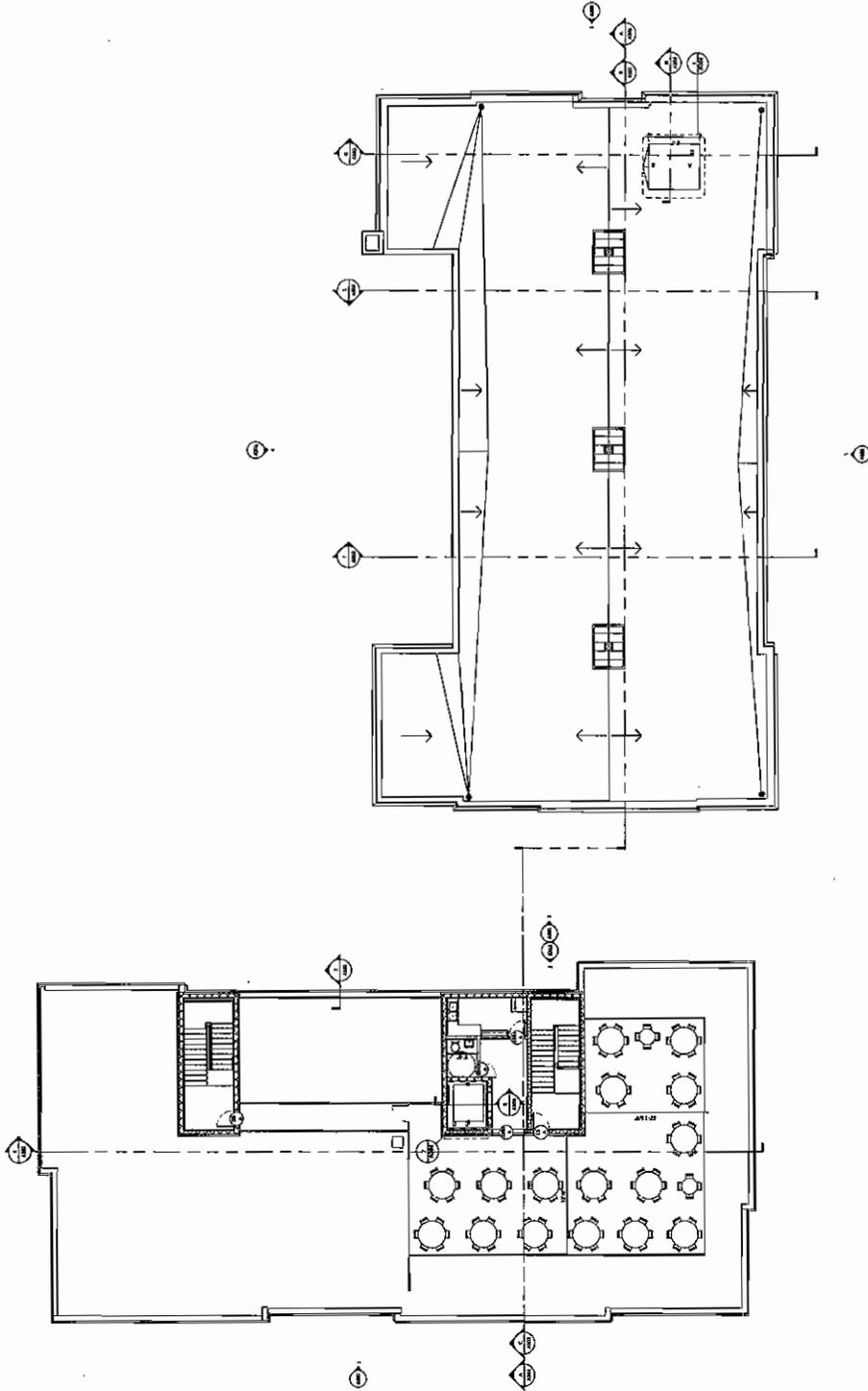
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 NOT FOR CONSTRUCTION



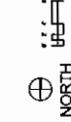
1 THIRD FLOOR PLAN  
 Page 3 of 10

**HERITAGE HOUSE**  
 5708 8TH AVENUE  
 KENOSHA, WI 53140

REVISIONS AND SUBMITTALS  
 SHEET NO. 1/11  
 DATE 01/11/11  
 DRAWN BY GORMAN  
 CHECKED BY GORMAN  
 DATE 01/11/11  
 SCALE 1/8" = 1'-0"



**PRELIMINARY**  
 NOT FOR CONSTRUCTION



1 F5 - ROOF PLAN NEW WORK  
 SCALE 1/8" = 1'-0"

Sheet Title  
 ROOF PLAN  
 Street No.  
 A151