

<b>Municipal Building 625 52nd Street – Room 204</b>	<b><i>Kenosha Historic Preservation Commission Agenda</i></b>	<b>June 27, 2013 5:00 p.m.</b>
<i>Merike Phillips – Vice-Chairperson, Alderman Jan Michalski, Royanne Moon, Sue Dyke O'Day and William Siel</i>		

*Call to Order and Roll Call*

Approval of Minutes from June 4, 2013

1. Election of Chairperson and Vice Chairperson
2. Proposed Historical Artifact Listing - Faulkner Mosaic at 6501 Third Avenue. (District #2) PUBLIC HEARING
3. Discussion on Statue of Liberty in Civic Center Park at 900 57th Street. (District #2) PUBLIC HEARING
4. Discussion on Historical Artifacts. PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

*Adjournment*

**HISTORIC PRESERVATION COMMISSION**  
**Minutes**  
**June 4, 2013**

---

**MEMBERS PRESENT:** Alderman Jan Michalski, Royanne Moon, Sue Dyke  
O'Day and William Siel

**EXCUSED:** Merike Phillips

**STAFF PRESENT:** Mike Maki

The meeting was called to order at 4:30 p.m. by Alderman Michalski and roll was taken.

A motion was made by Mr. Siel and seconded by Ms. O'Day to approve the minutes of the April 25, 2013 meeting as written. The motion passed. (Ayes 4; Noes 0)

Alderman Michalski noted that he was filling in as the Chairman, Don Jensen who recently passed away and Vice Chairman, Merike Phillips who was unable to attend.

**1. Certificate of Appropriateness for the Jewish Community Center at 6050 Eighth Avenue in the Library Park Historic District. (Beth Hillel Temple) (District #2) PUBLIC HEARING**

Public hearing opened.

Nevin Hedlund, 7985 Lake Street, River Forest, IL, presented an overview of the project. The Certificate of Appropriateness is for the addition of double doors to the north elevation of existing building. This project will not change the historic facade of the building. The doors are required to provide grade level access into the new elevator.

Public hearing closed.

Ms. O'Day said the proposed alteration is important for the community and looks good.

Ms. Moon said the proposed alteration keeps the integrity of the building and provides a mode of convenience.

Mr. Siel said this is a practical solution that doesn't interfere with the appearance or uniqueness of the building.

Alderman Michalski asked where the approach into the building will be located. Mr. Hedlund said it will be on the north side of the building. Mr. Hedlund said they are currently working with the Public Works Staff regarding the parking and drop off access to this approach.

A motion was made by Ms. O'Day and seconded by Ms. Moon to approve the Certificate of Appropriateness. The motion passed. (Ayes 4; Noes 0)

**2. Certificate of Appropriateness for the old Y.M.C.A. at 720 59th Place in the Library Park Historic District. (The Residences at Library Park) (District #2) PUBLIC HEARING**

Public hearing opened.

Tom O'Connell, 1612 North Sheridan Road, Waukegan, IL, representative from Partners In Design Architects, gave an overview of the project. Mr. O'Connell explained the project will be supported with Historic Tax Credits, WHEDA Tax Credits and money from a City established TIF District. Mr. O'Connell noted that all units will be "visitible" by wheel chair except for two of them. Windows will be added in the pool and gym areas to provide additional light. Mr. O'Connell further noted they are proposing that the 1974 pool addition area will be utilized for a parking structure. There will be inside parking and surface parking.

Mr. Siel asked how close the cars will be to the windows of the building? Mr. O'Connell said the cars will be about the building, but those windows will be removed.

Alderman Michalski asked if the existing windows will stay in the existing openings or will the existing windows be updated? Mr. O'Connell said many of the windows were replaced in '91 or '92. The window representative will be going through the building with the project team to assess all of the windows. There may be some windows replaced to update and make operable that previously were not operable.

Ms. O'Day asked what is the square footage of a larger apartment? Mr. O'Connell said on the Fifth Floor, there is a two-story apartment that is approximately 1,900 s.f. The entire building is about 62,000 s.f., not including the parking.

Ms. Moon asked if the upper parking area was exposed. Mr. O'Connell said yes.

Mike Maki, Community Development Specialist, said Staff is also asking for comments and approval on the Conceptual Plans for the parking area.

Mr. Siel said the front of the facade blocks the parking lot from view from the Library Park side.

Public hearing closed.

A motion was made by Ms. O'Day and seconded by Mr. Siel to approve the Certificate of Appropriateness for the building renovations. The motion passed. (Ayes 4; Noes 0)

Mr. Maki asked for a separate vote on the parking structure.

Alderman Michalski made a recommendation to have the ramp at the east elevation designed in a way that is complimentary to the building.

A motion was made by Mr. Siel and seconded by Ms. Moon to accept the Conceptual Parking Plan as presented and recommended by Alderman Michalski. The motion passed. (Ayes 4; Noes 0)

### **3. Discussion on future Historical Artifacts**

Public hearing opened, no comments, public hearing closed.

Alderman Michalski suggested that the next item proposed for listing as a Historical Artifact be the O'Neil Celtic Cross at Greenridge Cemetery in honor of Don Jensen.

Mr. Maki said the cross will require more in depth research from a number of areas. Staff intended to bring the Faulkner Mosaic from the Kemper Center as the next item. Mr. Maki said in the interim, he will contact the History Center to get the Celtic Cross research started.

### **Public Comments**

No public comments.

### **Commissioner Comments**

Ms. O'Day said at a previous meeting we discussed follow-up research on the location of the missing Howitzer. Was this done by Tom Schleif before he resigned from the Commission? Mr. Maki said no. Ms. O'Day said she has also walked through Library Park and agrees with Ms. Phillips that we need to do something about the restoration of the park benches and trash cans in the park.

Alderman Michalski suggested Staff contact the Parks Commission for assistance in the restoration. Mr. Maki said that with Library Park, there was a Master Plan created that may provide direction. It was suggested that Staff invite Jeff Warnock, Parks Superintendent, and/or Alderman Orth, Chairman of the Parks Commission, to our next meeting to discuss this issue.

Ms. O'Day asked if there is any announcement regarding the old Elk's Club building. Mr. Maki said no, not at this time.

Mr. Siel asked if there were any other points of interest in the cemeteries that has been nominated for the list. Mr. Maki said no, just items 1 - 4 on this list. Staff is looking into the notification procedures of any items being nominated from a cemetery or church.

### **Staff Comments**

Mr. Maki and Alderman Michalski welcomed the new Commission members.

A motion was made by Mr. Siel and seconded by Ms. O'Day to adjourn the meeting. The motion passed. (Ayes 4; Noes 0) The meeting adjourned at 5:11 p.m.

*Certification that the minutes have been approved by the Historic Preservation Commission.*

---

*Jeffrey B. Labahn, Director of Community Development & Inspections*

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

<i>Community Development Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030</i>	<i>Kenosha Historic Preservation Commission</i>  <b>FACT SHEET</b>	June 27, 2013	Item 1
---	--	---------------	--------

***Election of Chairperson and Vice Chairperson.***

**PURPOSE:**

Elect a Chairperson and Vice Chairperson

**HISTORIC DISTRICT:**

N/A

**NOTIFICATIONS/PROCEDURES:**

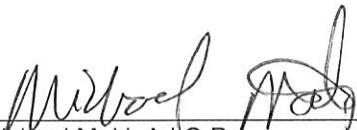
N/A

**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.

  
\_\_\_\_\_  
Jeffrey B. Labarik, Director

Community Development Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha Historic Preservation Commission  <b>FACT SHEET</b>	June 27, 2013	Item 2
---	---	---------------	--------

**Proposed Historical Artifact Listing - Faulkner Mosaic at 6501 Third Avenue. (District #2) PUBLIC HEARING**

**HISTORIC DISTRICT:**

N/A

**NOTIFICATIONS/PROCEDURES:**

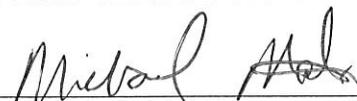
The following people have been notified of the proposed Historical Artifact: Mayor Bosman, all Aldermen, Police Chief, Fire Chief, Directors of Kenosha Public Museums, Public Works, Kenosha Water Utility and Community Development & Inspections. The Common Council is the final review authority.

**ANALYSIS:**

- Chapter 38 of the General Code of Ordinances established standards for listing historical artifacts on the City's inventory of Historic Artifacts. Chapter 38 was adopted to provide for the identification, protection, enhancement, perpetuation and use of artifacts that reflect special aspects of the City's historical, architectural, cultural, or aesthetic heritage.
- The proposed historical artifact is required to be either a minimum of 50 years old, or associated with a property that meets the criteria for listing on the National Register of Historic Places, State Register of Historic Places or a City landmark. The historical artifact must also meet one or more of five (5) additional items for designation.
- The Faulkner Mosaic is associated with a property that meets the criteria for listing on the National Register of Historic Places. Also, it was determined to be "An item that is identified with personages, events or periods of history which personages, events or periods are significant to the community and in its inherent historical nature provides the citizenry with educational or aesthetic enrichment."
- Additional information on the description of the Faulkner Mosaic and its significance is provided in the attached Historical Artifact Determination.

**RECOMMENDATION:**

A recommendation is made to forward the Faulkner Mosaic Determination to the Common Council for listing as a historical artifact since it is associated with a property on the National Register and meets four out of five possible definitions of a local historical artifact.

  
 Michael Maki, A.I.C.P.

  
 Jeffrey B. Labahn, Director

**KENOSHA HISTORIC PRESERVATION COMMISSION  
HISTORICAL ARTIFACT DETERMINATION**

<b>ARTIFACT NAME/DESCRIPTION</b>	<i>Faulkner Mosaic</i>
<b>ADDRESS</b>	<i>6501 Third Avenue, Kemper Center</i>
<b>CONSTRUCTION DATE</b>	<i>1962 - 1964</i>
<b>ARCHITECT/SCULPTOR/BUILDER</b>	<i>Kady B. Faulkner</i>

**STANDARDS FOR DESIGNATION - MUST CHOOSE 1 OR MORE**

	1	Item is a local historical artifact that is at least 50 years old.
X	2	Item is associated with a property that meets the criteria for listing on the National Register of Historic Places.

**STANDARDS FOR DESIGNATION - MUST CHOOSE 1 OR MORE**

X	3	Item exemplifies or reflects the cultural, archaeological, political, economic, social, or religious history.
X	4	Item is identified with personages, events, or periods of history which personages, events, or periods are significant to the community.
	5	Item embodies distinguishing characteristics of architecture, an architect, architectural materials, craftsmanship, or works of nature.
X	6	Item is in its inherent historical nature provides the citizenry with educational or aesthetic enrichment.
X	7	Check here if the historical artifact is located in a designated local, State, or National Register property or district.

<i>Level of Action</i>	<i>For Listing</i>	<i>No Listing</i>	<i>Removal from Listing</i>
<b>COMMUNITY DEVELOPMENT &amp; INSPECTIONS</b>	X		
<i>PUBLIC HEARING DATE:</i>	<i>RECOMMENDATION DATE:</i>		
<b>HISTORIC PRESERVATION COMMISSION</b>			
<b>COMMON COUNCIL</b>			
<i>DATE OF COUNCIL ACTION:</i>			



## **DESCRIPTION**

The monumental Faulkner mosaic is located on an outside wall of the Faulkner Building, located on the Kemper Center grounds. The mosaic measures 12 feet-high by 30 feet-long and is almost hidden between two buildings, on a west-facing exterior wall of the Faulkner building. The Faulkner Building, a former bakery building, was operated by resident nuns.

The mosaic was designed by 60-year-old Kady B. Faulkner in 1962, a longtime art teacher at the then-girl's boarding school, and completed by her over the next two years, in 1964. Hundreds of thousands of pieces of stones, clay tiles, glass, nails, tacks, pebbles and marbles were gathered to create the mosaic. Many of the items were from the Lake Michigan beach.

The mosaic features three sections; the wine, the wheat or bread, and the ingredients of the Host and Chalice. The story of altar bread is prominently displayed in the mosaic, of which the nuns made in the bakery to support themselves. The blue that runs across the bottom is the "River of Life"; the workers for saving of Christ's Kingdom; wheat fields in various stages, before planting, early growth, completed growth and the harvested fields. On the North end; the wine industry and much of the same symbolism carries through this portion. Along top and on the pilasters are the signs and symbols of the church.

Sections of the drawing were laid on the floor in the music room of the Nash House, the home located farthest north before Eichelman Park, which belonged to the school at that time. The pieces were all arranged on the drawing. Faulkner gathered numerous cans of varying sizes; labeled them, and put all of the pieces in the right cans. This took many nights, Sundays and any other free time, during the first winter. As soon as the school year ended in June, the actual work of putting the wall together began. In the afternoons the base was mixed and sifted together, which consisted of eight parts of Portland cement, one part marble dust and one part lime. This was put into ten pound bags to be convenient for work in the morning, which began at 6 am and continued to 11 am when the sun made the work impossible. The work had to go from the bottom up. In order to reach higher sections of the mosaic, Faulkner installed a plank between two ladders.

The wheat side was completed in the first summer. By the third summer, all of the pilasters around the building were completed, then all of the walls scrubbed down with sulphuric acid, and then washed with soap and water.

## **SIGNIFICANCE**

Built in 1957, the Faulkner Building is a one story structure that was constructed to make altar breads. After Kemper Hall closed, the building was renamed The Kady B. Faulkner Building for the longtime art teacher.

The Sisters of St. Mary, the Episcopalian order that operated Kemper Hall, produced communion wafers to raise funds for the order. Christian churches from many different denominations purchased the wafers, and business was so good that the sisters paid out as much as \$200 on any given day in postal fees to ship their product. Soon orders were coming in from all over the world, and the nuns got help from the students at the school to keep up with the orders.

Katherine (Kady) Burnap Faulkner was an exceedingly talented artist. She was born in Syracuse, New York in 1901. She graduated with a Master of Fine Arts from Syracuse University and attended the Art Students League & Grand Central School of Art in New York. From 1930 to 1950, she taught painting & drawing at the University at Lincoln, Nebraska. She

was selected by the Treasury Department's Section of Painting and Sculpture in Washington (WPA) to paint a mural for the newly built post office in Valentine, Nebraska. Her art exists in collections in different Universities and Art Galleries. Her dream was to develop an art center for the community of Kenosha. Upon her death she was named honorary member of the Kenosha Art Association. A scholarship was established by the Greater Kenosha Arts Council, and later the Kemper Art Center was established. She died at the age of 75 in 1977.

*"While this took a lot of time, it was a lot of fun to do. Before this time I had done a number of murals in churches, schools and a post office, but this is the first time I did an outdoor one using different types of material. It was really exciting." Signed Kady Faulkner*

<p>Community Development Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030</p>	<p>Kenosha Historic Preservation Commission  <b>FACT SHEET</b></p>	<p>June 27, 2013</p>	<p>Item 3</p>
---	--	----------------------	---------------

**Discussion on Statue of Liberty in Civic Center Park at 900 57th Street. (District #2) PUBLIC HEARING**

**HISTORIC DISTRICT:**

Civic Center Historic District

**NOTIFICATIONS/PROCEDURES:**

The alderman of the district, Alderman Schwartz, has been notified.

**ANALYSIS:**

- The miniature Statue of Liberty is designated as a historic structure within the Civic Center Historic District. However, it is listed as non-contributing structure as part of the National Register of Historic Places and local Historic District designations. While the statue is listed as a historic structure on the local list, the Historic Preservation Ordinance under Section 15.02, defines a "historic structure" as a building, where the context requires. Therefore, the analysis of this report is based upon the statue being within the historic district and not as a historic structure.
- Section 15.10 of the Zoning Ordinance requires a Certificate of Appropriateness for the following items within a historic district:
  - Construction of a new principal or accessory structure in a historic district.
  - Construction of public improvements upon public property to any unit of government which changes the character of a street, sidewalk, right-of-way, utility installation, light, wall or fence in a historic district.
- Since the discussion does not involve construction of a new principal or accessory structure, or construction of public improvements, a Certificate of Appropriateness is not required from the Commission. However, Staff will discuss the options for the statue's restoration, since it is currently located within the Civic Center Historic District.
- The statue was removed from the Civic Center Park in late March to make repairs to the statue due to significant deterioration over the years. The statue, manufactured in 1950, is made of 20-gauge sheet copper, which is about 1/25" thick that was pressed into a mold and welded together. Over the years, the welds have become very visible and have been covered up with a material equivalent to bondo, which is used for auto repairs. The sheet copper is also very brittle after its constant exposure to the elements for over 60 years.
- Needed repairs include the following, as documented by Bruce Bosman of Bosman Monuments:
  - All of the spikes on the headpiece have broken off over the years and require replacement.
  - Dents require the welds to be taken apart and repaired from the inside of the statue.
  - The seams need to be realigned following repairs of the dents and removal of the bondo, and re-welded with the proper material to blend with the color of the sheet copper.
  - Replacement of missing metal.
- A complete restoration would cost between \$10,000 to \$15,000, but the statue would again be heavily affected by the weather. Bosman Monuments notes that a minor restoration, consisting of replacing the

<i>Community Development Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030</i>	<i>Kenosha Historic Preservation Commission  FACT SHEET</i>	June 27, 2013	Item 3
---	---	---------------	--------

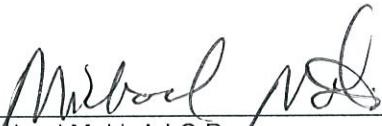
***Discussion on Statue of Liberty in Civic Center Park at 900 57th Street. (District #2) PUBLIC HEARING***

missing metal, a light media blasting and painting of the statue would cost about \$2,000. The minor restoration would not permit installation outdoors. Bosman Monuments recommends that if the statue is restored, it should not be installed outdoors, regardless if there is a complete or minor restoration because of the fragility of the statue. Replication of the statue in bronze or granite would cost about \$35,000.

- The City is proposing two options for consideration, both involve permanent removal of the statue from the Civic Center Park.
  - Option 1 - Storage of the statue without any restoration.
  - Option 2 - Restoration and installation inside one of City museums.

**RECOMMENDATION:**

A recommendation is made to receive and file.

  
\_\_\_\_\_  
Michael Maki, A.I.C.P.

  
\_\_\_\_\_  
Jeffrey B. Labahn, Director

**From:** "Bruce Bosman" <bosmanmonuments@yahoo.com>

**To:** jwarnock@kenosha.org

**Sent:** Saturday, May 11, 2013 10:47:37 AM

**Subject:** liberty

To the Parks Department:

This is the summary of the analysis done for the Statue of Liberty in Civic Center Park.

To lay background for this project, a short history of the "Little Lady" is in order. There were about 200 of these made around 1950, and were commissioned by the Boy Scouts. They were produced in Chicago, and distributed throughout the country in that post-war period to deserving cities and troops, the impetus being provided by the Scouts in cooperation with their localities.

The cost of the statue was only in the neighborhood of \$300-400, probably a twentieth of what it would cost now. The statue is not a cast bronze. Rather, it's made of 20 gauge sheet copper, which is about 1/25" thick, and was pressed into molds and welded together. Cast bronze is notably thicker and heavier, and made to last a very long time.

The statue has sustained damage over these 63 years, in the form of dents from projectiles and has lost all the spike-like rays emanating from the lady's headpiece. Considering its location adjacent to the high school, it possibly could look worse, but it is showing a considerable bit of wear.

Here's where a choice has to be dealt with. The repairs on something like this have to be done in a particular manner. The original seams between the welds are very visible, and possibly have been covered over the years with something akin to auto body filler, or bondo, as it's known. The dents would require the statue's welds to be taken apart and fixed from the inside out. The seams would have to be lined up and re-welded with the proper material, which would blend with the color of the sheet copper of which the statue is made. This is really the only way to repair these weld joints and not have them show. The current look of the statue is the greenish-blue copper color with wide, white bondo-colored joints.

It becomes a very labor-intensive job to get all the bondo out and match up the joints, and then weld this paper-thin sheet metal together. Labor means time, time means more cost. The cost on a total rehab would be around \$10000-15000. This one may be saveable, but then you will be throwing it to the mercy of the elements again. And the result is still

only a statue that is possibly better placed in an interior setting. According to the Boy Scouts, at least 100 of these statues have already(?) been scrapped over the years.

This is your decision to make. But I will offer my opinion. This statue can be given a "rehab-lite"--that is, the main metal that's missing can be replaced, and Little Miss Liberty can be lightly media blasted. A fresh coat of paint, and she will last for another sixty years if you can find a place for her indoors. She will not last outdoors for the dollar invested to clean her up. I wouldn't expect this lightweight rehab to cost more than \$2000.00. I haven't gotten exact costs on this. I will if you want me to. A lot of this can, and should, be done locally.

The problem then is replacing the statue. I don't know what the city has allowed for the project, but the difference could be shifted to the cost of a replacement. The high end would be bronze at \$35,000, or granite at a similar cost.

I won't be a part of a foreign-made replacement statue project. Sorry.

I'll get costs through the monument industry if you like, and through Kenosha and other Wisconsin and possibly Chicago art connections. I will be at your service if you need me.

Respectfully submitted,

Bruce Bosman, President  
Bosman Monuments