

**Agenda**  
**Historic Preservation Commission Meeting**  
**Municipal Building, 625 52nd Street - Room 204**  
**Thursday, August 25, 2016**  
**5:00 pm**

Aldersperson Jan Michalski, Chairperson  
Commissioner William Siel, Vice-Chairperson  
Commissioner Peter Johnson  
Commissioner Royanne Moon

Commissioner Chris Naumann  
Commissioner Sue O'Day  
Commissioner Merike Phillips

Call to Order  
Roll Call  
Citizens Comments

Approval of the Minutes from the meeting held May 19, 2016

1. Certificate of Appropriateness for exterior alterations at 521 61st Street. (District 2) PUBLIC HEARING
2. Certificate of Appropriateness for exterior alterations to Rhode Opera Theater at 518 56th Street. (District 2) PUBLIC HEARING
3. Certificate of Appropriateness for exterior alterations to Kenosha High School at 913 57th Street. (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 - *Special Meeting***  
**May 19, 2016**

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**MEMBERS PRESENT:** Alderperson Jan Michalski, Peter Shaw Johnson, Royanne Moon, Christopher Naumann, Sue Dyke O'Day, and Merike Phillips

**MEMBERS EXCUSED:** William Siel

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

The meeting was called to order at 4:00 pm by Alderperson Michalski, roll call was taken.

**Citizens Comments** - No comments.

A motion was made by Ms. Phillips and seconded by Ms. Moon to approve the minutes of the April 28, 2016 meeting as written. The motion passed. (Ayes 5, Noes 0)

*Mr. Naumann arrived.*

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

Public hearing opened.

Ben Marshall, Gorman and Company, Inc., 200 N. Main Street, Oregon, WI gave an overview of the project.

Lydia Spottswood, 6903 2nd Avenue, said she had concerns about the traffic flow around the building and the dependence on the semi-circle drop off area. Ms. Spottswood was also concerned that there was ADA accessibility.

Alderperson John Fox, 4803 7th Avenue, Alderman of the District, supports the project. Alderperson Fox would like to see more architectural parts from the old building carried over to the new addition and red brick instead of the stucco at the top. Alderperson Fox also has the original railings from the building that he will donate if they will be used.

Margaret Heller, 217 69th Street, has concerns that there will be air conditioners hanging from the windows. Ms. Heller would also like the addition to be more "interesting".

Public hearing closed.

Mr. Marshall said there will be a loading zone off of 8th Avenue. The ADA accessible entrance will be on the north elevation because the restaurant will have more people traffic. Mr. Marshall added that they have secured a Lease with the City to lease 3-4 lots. Mr. Marshall also explained that Gorman had other plans with more features on the addition, but it was met with resistance from the Parks because they don't want the new building to compete with the historic building.

Mr. Naumann said he would also like the 58th Street side of the building to have more articulation. Mr. Naumann suggested that possibly a mural, picture, lighting or signage may be a way to add visual interest.

Ms. Phillips said she would like to see the top floor brick instead of stucco. Ms. Phillips also suggested the bottom should be limestone instead of yellow stone. They could also add horizontal bands and possibly a larger canopy on the north side.

Ms. Moon said they could do landscaping to soften the appearance of the addition.

Mr. Johnson agrees that the 58th Street and West building elevation need more visual interest.

Alderman Michalski said that between the new and existing building there is a corridor. Is there an entrance to this corridor? Mr. Marshall said no entrance, but emergency exit doors only.

A motion was made by Ms. Phillips and seconded by Ms. O'Day 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. The motion passed. (Ayes 6, Noes 0)

#### **Commissioner's Comments**

Alderman Michalski said that he will be having a meeting with the Public Works Director and Parks Superintendent to discuss the procedure for repairs or maintenance to City-owned historic buildings.

A motion was made by Mr. Johnson and seconded by Ms. O'Day to adjourn. The motion passed. (Ayes 6, Noes 0) The meeting adjourned at 5:38 pm.

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

**Certificate of Appropriateness for exterior alterations at 521 61st Street. (District 2) PUBLIC HEARING**

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Alderson Fox, District 2, has been notified.

**LOCATION AND ANALYSIS:**

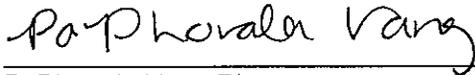
**Site:** 521 61st Street                      **Historic District:** Library Park

1. The property at 521 61st Street 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.
2. The proposed work involves tuckpointing the main structure and garage. The existing mortar will be removed to a depth of 3/4" in the mentioned locations and replaced using "Morocco Desert" colored TYPE S masonry to blend with the existing. The repaired areas will be powerwashed to remove loose dirt and debris before a "chimsaver" water repellent is applied to protect and prolong the life of the masonry. The following work is to be completed on each elevation:
  - a. North Elevation  
Repair areas of mortar that are deteriorated, missing or mismatched in color.
  - b. South Elevation  
Attempt to remove all existing tar from masonry where pre-existing roof or flashing was located. Remove all deteriorated and missing mortar joints and spot tuckpointing as needed to repair and blend all mortar joints.
  - c. East Elevation  
Tuckpoint the entire elevation due to heavy deterioration of existing mortar.
  - d. West Elevation  
Remove patches that do not blend well with the existing structure and replace along with all deteriorated and missing mortar joints.
  - e. Garage  
Tuckpoint and repair all missing mortar joints on structure and reset bricks and sills as needed.
3. The contractor is proposing a Type S masonry mortar. A Type O masonry cement is a relatively soft mortar that is typically more appropriate for historic brick walls. Using a tuckpointing mortar that is significantly harder than the original mortar is not recommended. It is important to try to match the strength, composition, color and texture of the original mortar when repointing joints in an older masonry wall.
4. Water repellents should only be reapplied if it is required to protect against deteriorated mortar and brick. If it is necessary to use the water repellent, Staff recommends testing the water repellent on a test area before applying it to the entire structure.
5. Staff recommends ensuring that the proposed mortar type and sealer are appropriate for the historic structure before commencing the proposed work.

6. The project was reviewed for conformance with the Standards for Granting a Certificate of Appropriateness, Section 15.10 D. The project meets:
  - a. Standard 2, "The historic character of the district, structure or site is retained and preserved."
  - b. Standard 6, "Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the Historic District, structure or site are retained and preserved."
  - c. Standard 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 structures shall not be used."
  
7. The project was also reviewed in conformance with the Secretary of Interior Standards for Rehabilitation and meets the Standards.

**RECOMMENDATION:**

A recommendation is made to approve the Certificate of Appropriateness.



PaPhouala Vang, Planner



Jeffrey B. Labahn, Director



**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):  
 Kathryn & Robert Jones  
 521-61st

Phone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_

Name and Address of Architect/Designer/Builder (Please print):  
 Universal Masonry  
 6813 - 38th St.  
 Kenosha, WI 53143

Phone: 715-416-4523  
 Fax: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_

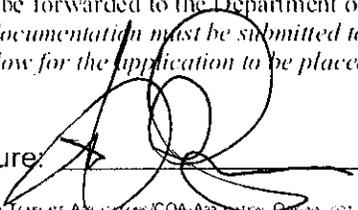
**PROJECT INFORMATION**

Property Address: 521-61st St.  
 Date of Application: 8-11-16  
 Project Description: tuck point house and garage

**Project Type / Required Documentation**

- |   |   |   |
|---|---|---|
| ➤ New Construction, Additions, Demolitions and Public Improvements  | ☐ | Site Plan<br>(1 Set 24" x 32" and 12 sets maximum size 11" x 17")                                   |
| ➤ New Construction, Additions, Demolitions, Exterior Alterations, Rehabilitation, Reconstruction and Restorations       | ☐ | Building Elevations (Existing and Proposed)<br>(1 Set 24" x 32" and 12 sets maximum size 11" x 17") |
| ➤ All Projects  | ☐ | Photographs (Digital preferred)   |
| ➤ In the instance of introducing materials which do not duplicate the original  | ☐ | Material Samples  |
| ➤ In the instance of introducing new architectural details or architectural details which do not duplicate the original | ☐ | 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: 8-11-16

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HISTORIC PRESERVATION COMMISSION  
Staff Report - Item 2

Thursday, August 25, 2016 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 204 - Kenosha, WI 53140

Certificate of Appropriateness for exterior alterations to Rhode Opera Theater at 518 56th Street.  
(District 2) PUBLIC HEARING

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Alderperson Fox, District 2, has been notified.

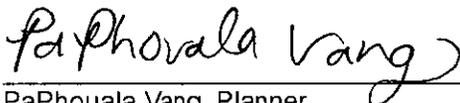
**LOCATION AND ANALYSIS:**

Site: 518 56th Street Historic District: N/A

1. The Rhode Opera House at 514 56th Street 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 an exempt item.
2. The applicant proposes to replace all deteriorated areas of the Pollard Gallery & Gifts storefront at 518 56th Street. The existing wood will be replaced with LP SmartSide trim. The wood will be painted to match the existing color.
3. In 2001, the Commission reviewed and approved plans for restoration of the gallery storefront and theater exterior. The plans included removing and replacing the storefront with new wood-framed windows and doors. The applicant indicated the material chosen for the project was unsuitable and has since deteriorated.
4. The applicant has indicated that the grill location on the upper level windows will be replaced in the exact same location, with the same width and profile. All new wood replacement on the storefront will have the same profile as the existing.
5. The project was reviewed for conformance with the Standards for Granting a Certificate of Appropriateness, Section 15.10 D. The project meets:
  - a. Standard 7, "Deteriorated historic features are retained rather than replace. 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."
  - b. Standard 10, "New additions, exterior alterations, or related new construction do not destroy historic materials that characterize the Historic District, structure, or site."
6. The project was also reviewed for conformance with the Secretary of Interior Standards for rehabilitation and meets the Standards.

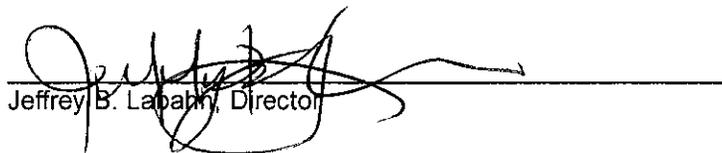
**RECOMMENDATION:**

A recommendation is made to approve the Certificate of Appropriateness.

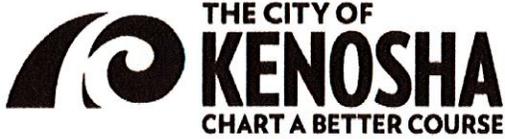


PaPhouala Vang, Planner

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Jeffrey B. Lapain, Director



**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]: Pollard Gallery 518 56th St. Phone: *Contact: Ann + Mark Greco ph. 654-3522*  
 Fax: \_\_\_\_\_  
 E-Mail: markandanngreco@yahoo.com

Name and Address of Architect/Designer/Builder [Please print]: ODD Job Larry 5910 11th St. Phone: *Contact: General Manager Joey Yonke ph. 705 6499*  
 Fax: \_\_\_\_\_  
 E-Mail: Joe@oddjoblarry.com

**PROJECT INFORMATION**

Property Address: 518 56th St.

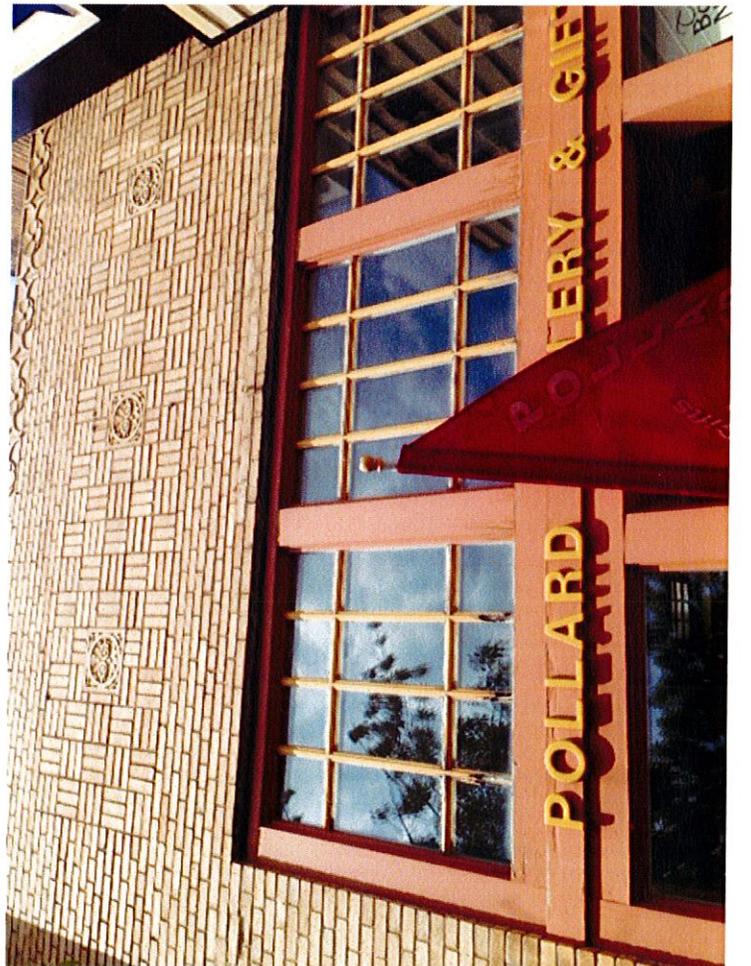
Date of Application: August 11, 2016

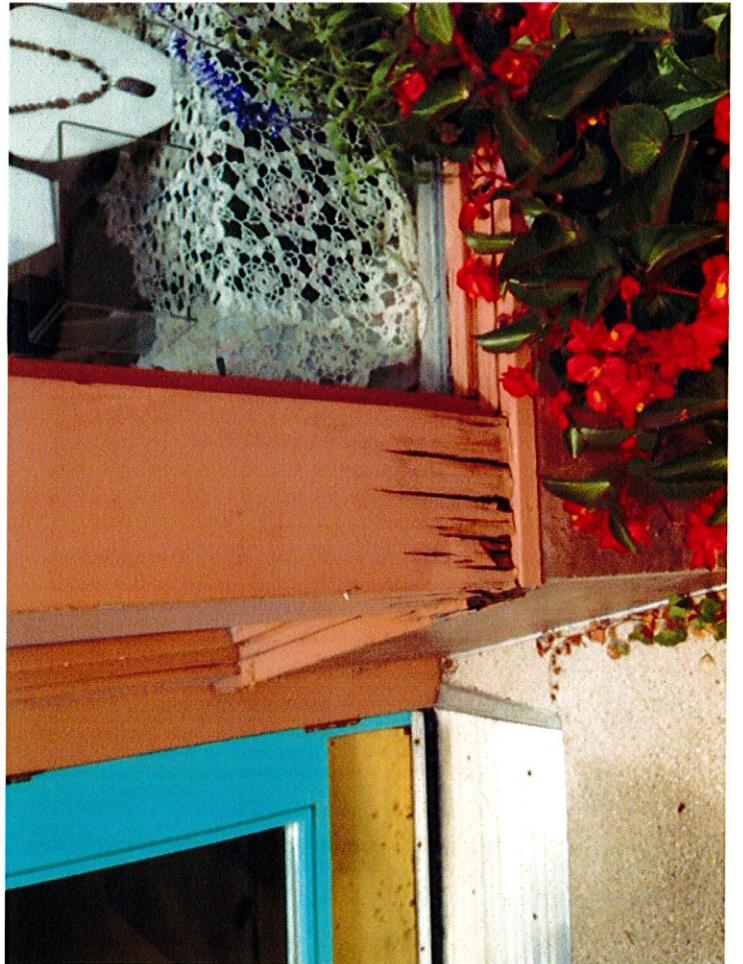
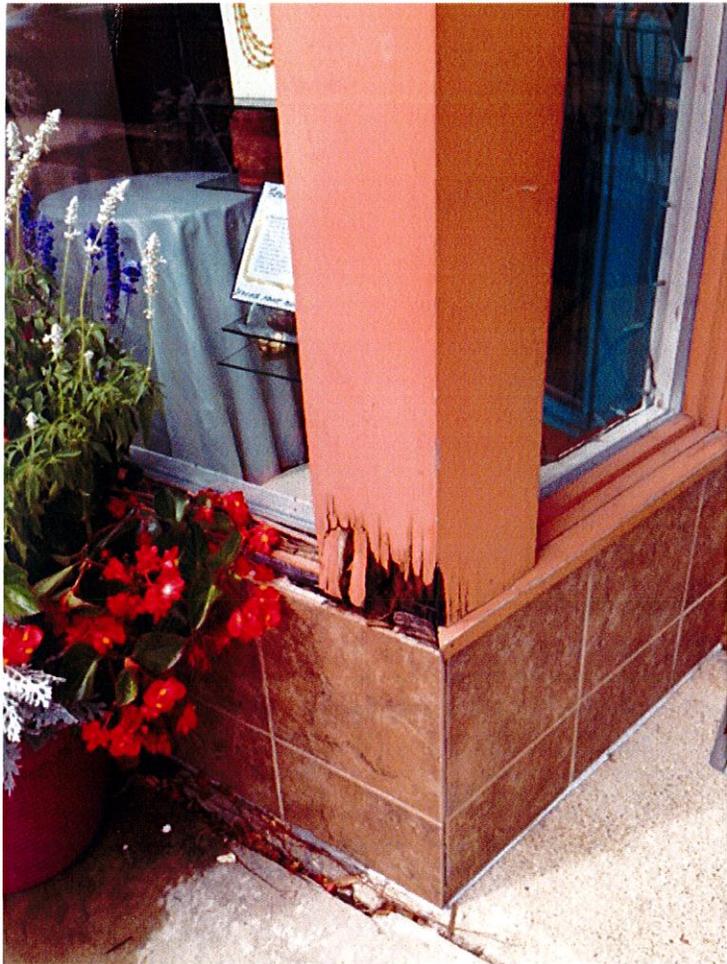
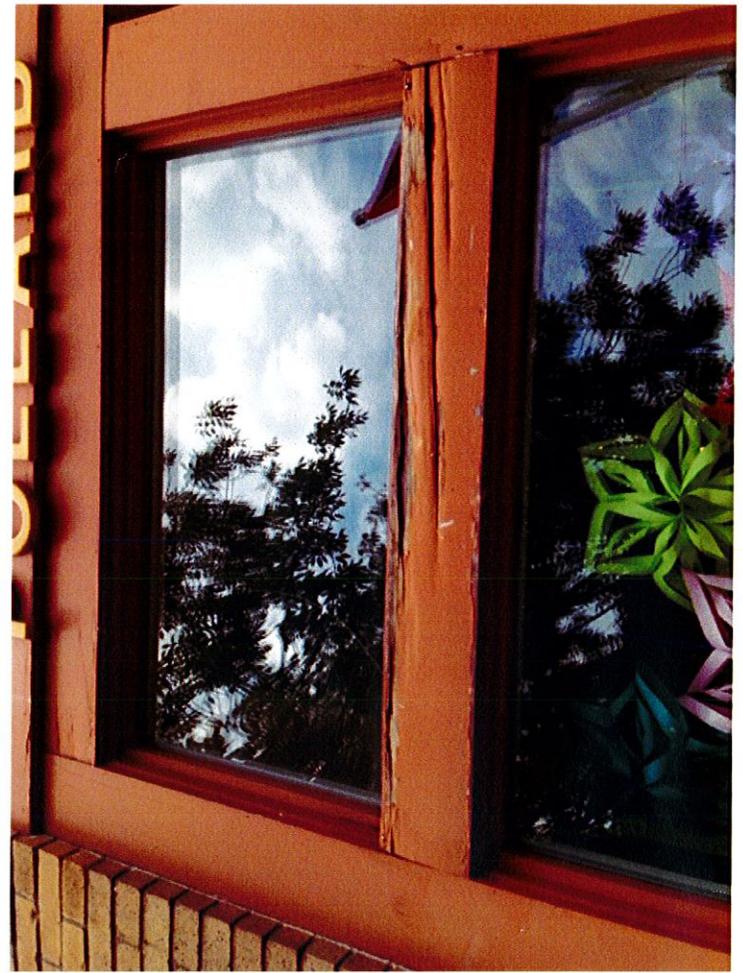
Project Description: Replacement of rotted, wooden, exterior window trim. Replacing windows, but not replacing the look. Replacement project only.

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 checked="" type="checkbox"/> Photographs (Digital preferred)
>In the instance of introducing materials which do not duplicate the original	<input checked="" type="checkbox"/> Material Samples
>In the instance of introducing new architectural details or architectural details which do not duplicate the original	<input checked="" 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: *[Signature]* Date: 8/11/16







HISTORIC PRESERVATION COMMISSION  
Staff Report - Item 3

Thursday, August 25, 2016 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 204 - Kenosha, WI 53140

Certificate of Appropriateness for exterior alterations to Kenosha High School at 913 57th Street.  
(District 2) PUBLIC HEARING

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Alderperson Fox, District 2, has been notified.

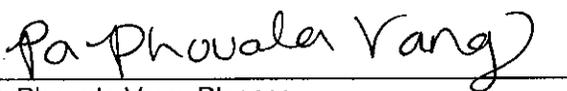
**LOCATION AND ANALYSIS:**

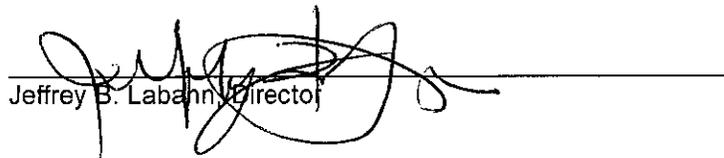
**Site:** 913 57th Street - Harborside Academy/Reuther Central High School  
**Historic District:** Civic Center

1. Kenosha High School at 913 57th Street is listed as an individual City Historic Structure. The structure is also located within the Civic Center Historic District.
2. 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 an exempt item.
3. The applicant, Harborside Academy Principal William Haithcock, proposes to install two (2) banners on the north elevation to celebrate Harborside Academy's 10 year anniversary. The two (2) Harborside banners will be on the far east and west ends of the north elevation. A third banner will be installed on the south elevation for Reuther Central High School. The banners will be 15' x 5' and each will weigh thirteen (13) ounces. The banners will be installed into the mortar using tapcon screws. Each banner will be attached at all four (4) corners plus two (2) additional anchors along each side for additional stability.
4. The applicant indicated the banners will be removed at the end of this school year. The intention is to create an attachment that will allow for the use of future banners.
5. Staff discussed the possibility of installing banners on the Sheridan Road light poles as an alternative to the proposed project. This option would allow for the display of banners without affecting the historic structure. The approval process for banners in the right-of-way is handled through the Public Works Department.
6. The project was reviewed for conformance with the Standards for Granting a Certificate of Appropriateness, Section 15.10 D., the Secretary of Interior's Standard for Rehabilitation and the Civic Center Historic District Preservation Plan. Although the standards do not suggest an absolute denial of the project, Staff recommends the applicant pursue installing the banners on the light poles on Sheridan Road in an effort to not detract from the historic significance of the structure.

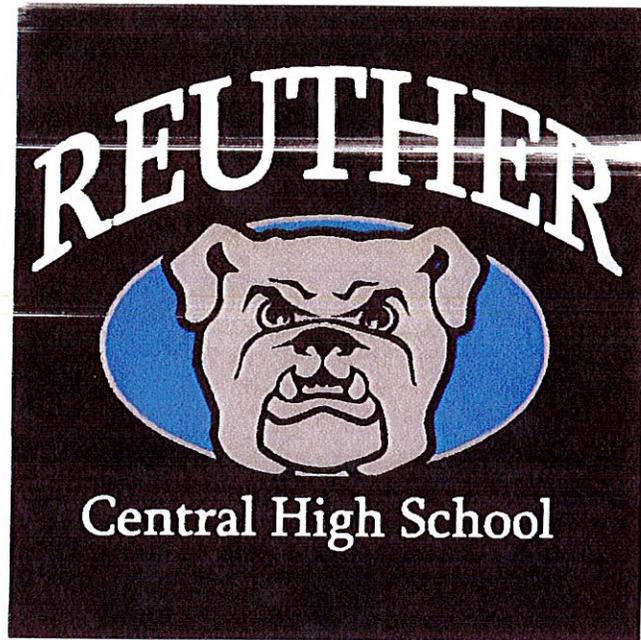
**RECOMMENDATION:**

A recommendation is made to pursue installation of banners on Sheridan Road light poles.

  
PaPhouala Vang, Planner

  
Jeffrey B. Labahn, Director





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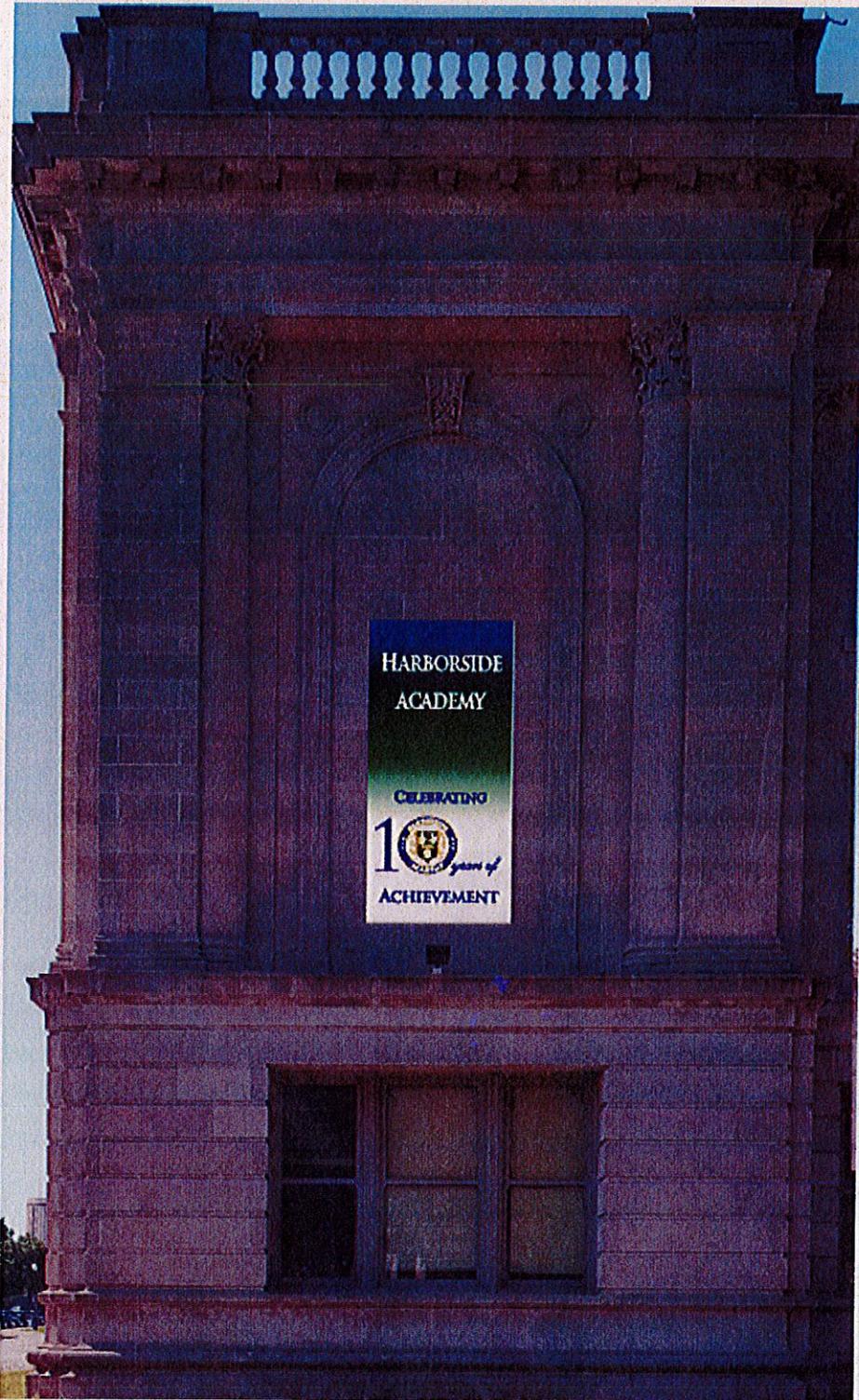
REAL LEARNING.

REAL SUCCESS.

REUTHER!

52 in

Install  
week  
of  
22nd



- This is a view of the building facing from the North. (This is the East end of the building near Sheridan Rd..)
- There will be a 2<sup>nd</sup> banner (The exact same banner in exactly the same layout) on the West end of this wall too.