



## HISTORIC PRESERVATION COMMISSION

### Agenda

**\*\*SPECIAL MEETING\*\***

**Thursday, October 1, 2015 at 5:00 pm**

**Municipal Building**

**625 52nd Street - Room 204 - Kenosha, WI 53140**

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Aldersperson Jan Michalski - Chairman, William Siel - Vice-Chairman  
Peter Shaw Johnson, Royanne Moon, Christopher Naumann, Sue Dyke O'Day and Merike Phillips

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Call to Order and Roll Call

Approval of Minutes from August 27, 2015

1. Resolution by Aldersperson Michalski, Co-Sponsor: Aldersperson Juliana - To Retain the Services of a qualified architectural firm to provide the City of Kenosha a comprehensive plan for historic preservation and rehabilitation of Southport Beach House. (District 12) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

*If you are disabled in need of assistance, please call 262.653.4030 at least 72 hours before this meeting.  
Notice is hereby given that a majority of the members of the Common Council may be present at the meeting.  
Although this may constitute a quorum of the Common Council, the Council will not take any action at this meeting.*

**HISTORIC PRESERVATION COMMISSION**  
**Minutes**  
**August 27, 2015**

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

**EXCUSED:** Peter Johnson and Merike Phillips

**STAFF PRESENT:** PaPhouala Vang

The meeting was called to order at 5:00 p.m. by Alderperson Michalski and roll was taken.

A motion was made by Mr. Siel and seconded by Mr. Naumann to approve the minutes of the April 30, 2015 meeting as written. The motion passed. (Ayes 5, Noes 0)

**1. Discussion on potential historical marker to be located on the former American Brass Company Office Building site at 1420 63rd Street. (District 3) PUBLIC HEARING**

Public hearing opened.

Ben Counterman, 1720 29th Street, explained his idea of a project to raise funds for a State historical marker to be located on the former American Brass Office Building site.

Public hearing closed.

Mr. Naumann said this is a great idea. This sign would be place on private property, is the property owner ok with this? Alderperson Michalski said he has spoken with Frank Carmichael, the property owner, and he is not opposed to the idea.

Mr. Naumann asked who would own and maintain the sign? PaPhouala Vang, Planner, Mr. Counterman would head the project and maintain the sign. Ms. Vang added that Staff recommends to move the sign from the proposed location to an area East of the building so it does not block the window or distract from the building. The sign would still be on the Carmichael property.

Alderperson Michalski asked Mr. Counterman how he will raise the funds. Mr. Counterman replied he would do crowdfunding and sell t-shirts. Mr. Counterman has started a Facebook page and received support and old pictures from previous workers of the former American Brass Company.

Ms. Vang added that this sign would not require a Certificate of Appropriateness review or any other approvals from this Commission. The project would be an official historical site through the State and require an Easement with the property owner that the public could visit this site.

Alderperson Michalski re-opened the public hearing to allow Frank Carmichael, property owner, a chance to comment.

Mr. Carmichael said he is not opposed to the sign, but wanted to discuss a different location for the sign. Mr. Carmichael sketched a rough drawing showing the sign would

be place to the west, at the corner of the parking lot. Alderperson Michalski explained that Staff has already recommended to move the sign to the East location. Mr. Carmichael said he doesn't mind that location.

Mr. Siel said he likes the area to the East, it has more of a connection with the building there.

Ms. Vang again stated this does not require our review or approval. There will be no permits required from Community Development & Inspections. This is a State Historical marker. Ms. Vang advised that Mr. Counterman should consider the Vision Clearance Triangle when deciding placement of the sign.

Ms. Moon complimented Mr. Counterman on the project.

Mr. Counterman asked who will do the upkeep of the sign. Alderperson Michalski said it is not the responsibility of the property owner, it would be your responsibility.

Mr. Carmichael asked if the sign would be lighted. Ms. Vang said that would be up to you, but it is not necessary.

#### **Public Comments**

No public comments.

#### **Commissioner Comments**

Alderperson Michalski informed everyone that the Southport Beach House Association is not a 5013c, a charitable organization.

#### **Staff Comments**

Ms. Vang updated the Commission on the following:

- former YMCA - Is currently on hold. They were unable to meet the deadlines for funding, so they will reapply for tax credits next year.
- Heritage House - is on hold, they did not receive a Grant they needed.
- Design Committee - the Committee has been working with the UW Extension to create a walking tour of historical markers.

Alderperson Michalski said he was contacted by a private individual that would like to start a small business of taking people on these walking tours. Mr. Naumann said they can be directed to him and he will work with them.

A motion was made by Ms. O'Day and seconded by Mr. Siel to adjourn the meeting. The motion passed. (Ayes 5, Noes 0) The meeting adjourned at 5:22 p.m.

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



**Resolution by Alderperson Michalski, Co-Sponsor: Alderperson Juliana - To Retain the Services of a qualified architectural firm to provide the City of Kenosha a comprehensive plan for historic preservation and rehabilitation of Southport Beach House. (District 12) PUBLIC HEARING**

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Alderperson Bostrom, District 12, has been notified. This item has been reviewed by the Parks Commission and will be reviewed by the Public Works Committee, Finance Committee and the Common Council.

**LOCATION AND ANALYSIS:**

**Site:** 7501 2nd Avenue - Southport Beach House

1. The Southport Beach House, located at 7825 3rd Avenue, was constructed as a Works Progress Administration (WPA) project during the Great Depression. The work began in 1936 and was completed in 1941.
2. Section 15.04 of the City's Zoning Ordinance establishes Standards for designating structures and sites as historic. Southport Beach House is architecturally and historically significant under Standards 1, 3, and 4. Section 15.04, *Standards for Designation of Historic Structures and Sites as Historic*, is attached. The building is also listed on the State and National Register of Historic Places.
3. On September 11, 2014, the Commission reviewed proposed alterations to the Southport Beach House. The alterations included roof repairs and replacements with a base bid and four (4) alternate bids. The Commission voted to deny the *Certificate of Appropriateness* for proposed alterations to the beach house at that meeting.
4. To date, no bids have been awarded for improvements to the Southport Beach House roof. The Common Council rejected all bids with some members concerned with a lack of clarity in the bid figures and cost-benefit analysis.
5. The attached Resolution is in regards to retaining the services of a qualified architectural firm to provide the City a comprehensive plan for the rehabilitation of the beach house. The comprehensive plan is intended to include recommendations for repairs and renovations necessary to preserve, and in some instances improve, the Southport Beach House.

**RECOMMENDATION:**

This is for Commission review and recommendation.

  
PaPhouala Vang, Planner

  
Rich Schroeder, Deputy Director

RESOLUTION \_\_\_\_\_

SPONSOR: ALDERPERSON JAN MICHALSKI  
CO-SPONSOR: ALDERPERSON PATRICK JULIANA

TO RETAIN THE SERVICES OF A QUALIFIED ARCHITECTURAL FIRM TO PROVIDE THE CITY OF KENOSHA A COMPREHENSIVE PLAN FOR HISTORIC PRESERVATION AND REHABILITATION OF THE SOUTHPORT BEACH HOUSE

WHEREAS, the Southport Beach House was constructed under a grant from the Works Progress Administration during the Great Depression from 1936 to 1940, and was listed by the National Park Service, U.S Department of the Interior, on the National Register of Historic Places on January 8, 2003; and

WHEREAS, studies commissioned by the Common Council of the City of Kenosha under the guidance of the Engberg Anderson architectural firm in 2012 and a report from the U.S. Heritage Group, Inc. in 2013 led to the development of a Master Plan for Southport Park, which has been adopted for implementation by the Common Council of the City of Kenosha; and

WHEREAS, through commissioning studies and authorizing money for repairs and structural rehabilitation, the Common Council has deemed the Southport Beach House an important part of Kenosha's shared architectural and cultural heritage, worthy of preservation for future generations; and

WHEREAS, the Secretary of the Interior Standards for Rehabilitation of Historic Places (codified in 36 CRF 67) defines "Rehabilitation: as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to it's historic, architectural, and cultural values"; and

WHEREAS, a qualified architectural firm will provide comprehensive design and construction planning guidance including recommendations for repairs and renovations deemed necessary to preserve, and in some instances improve, structural and mechanical systems, including but not limited to masonry, roofing, building penetrations, features, materials and finishes; energy conservation, site, health, and safety considerations, accessibility, and anticipated utilization requirements in compliance with state and local building codes and the aforementioned national standards for historic preservation;

NOW, THEREFORE, BE IT RESOLVED, by the Common Council, City of Kenosha, Wisconsin that City Administration is hereby directed to retain the services of an architectural firm with documented experience in the rehabilitation of historic landmarks buildings as recommended in the Engberg Anderson report and the US Heritage Group, Inc. report; with the intent to retain and preserve the historic character of the Southport Beach House and provide the

City with a comprehensive design and construction plan for the same.  
Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST: \_\_\_\_\_  
Debra Salas, City Clerk/Treasurer

APPROVED: \_\_\_\_\_  
Keith G. Bosman, Mayor

Drafted By:  
ALDERPERSON JAN MICHALSKI  
District 3

As Reviewed By:  
EDWARD R. ANTARAMIAN  
City Attorney

## 15.04 STANDARDS FOR DESIGNATING STRUCTURES AND SITES AS HISTORIC

**A. Standards for Designation.** A Historic Structure or Historic Site designation may be placed on any improvement parcel within the City which:

1. Exemplifies or reflects the City's cultural, social, economic, political, engineering and/or architectural history; or,
2. Is identified with historic personages or with important events in the City's history; or,
3. Embodies the distinguishing characteristics of an architectural type or specimen, inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship; or,
4. Is representative of the notable work of a master builder, designer or architect whose individual genius influenced their age; or,
5. Has yielded, or may be likely to yield, information important to the history or prehistory of man.
6. Historic Structures and sites which are on the National or State Register of Historic Places shall be designated as a City Historic Structure or site.

**B. Exemptions.** The property of bona fide churches which is used for religious purposes is exempt from any provision of this Section which may have a coercive effect upon the practice of religion. Relief from such coercive provision may be obtained by application for a variance to the Zoning Board of Appeals.