



**HISTORIC PRESERVATION COMMISSION  
Agenda**

**Thursday, October 29, 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 October 1, 2015

1. Certificate of Appropriateness for exterior alterations at 6114-6116 7th Avenue. (Orson Welles Birthplace) (District 2) 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**  
**October 1, 2015**

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

**EXCUSED:** Royanne Moon

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

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. Johnson to approve the minutes of the August 27, 2015 meeting as written. The motion passed unanimously. (Ayes 6, Noes 0)

**1. Resolution by Alderperson Michalski - 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 hearing opened.

Susan Andrea Schlenker, 505 73rd Street, spoke in support of the Resolution.

Gregg Kishline, 8638 32nd Avenue, stated he was unable to view the Resolution and questioned what it was about and why citizens can't bring there own Resolution forward. Alderperson Michalski gave a brief overview of the Resolution.

Margaret Heller, 217 69th Street, questioned why there is a need for this Resolution since Engberg Anderson already did a study and will the City follow it.

Lydia Spottswood, 6903 2nd Avenue, urged support of the Resolution.

John Fox, 4703 7th Avenue, supports the Resolution.

Public hearing closed.

PaPhouala Vang, Planner, noted the Resolution is before the Commission for review and input.

Alderperson Michalski noted he is the Sponsor of the proposed Resolution. A Resolution may only be sponsored by an Alderperson or the Mayor. Alderperson Michalski said the Resolution is to hire someone with credentials to prioritize the repairs and tell us what needs to be done.

Ms. Phillips said the County and schools hired qualified architects to address their historic buildings and repairs to those buildings. A qualified architect can tell us what needs to be done and in what order. Ms. Phillips supports the Resolution.

Ms. O'Day agrees with Ms. Phillips' comments and supports the Resolution.

Mr. Naumann agrees with comments and supports the Resolution.

Ms. Phillips said the Scope of Work should include a Maintenance Plan and schedule.

Aldersperson Michalski agrees with comments and will note them so they are considered when the Resolution is forwarded to the Parks and Public Works Committees.

A motion was made by Mr. Johnson and seconded by Ms. O'Day to approve the Resolution. Mr. Naumann asked if the motion could be amended to add that the qualified architectural firm produce a Scope of Services with an ongoing Maintenance Plan and Schedule. The motion was amended. The motion was approved. (Ayes 6, Noes 0)

### **Public Comments**

John Fox said he doesn't believe all landmarks and monuments in the City are being protected.

Lydia Spottswood said there are three (3) buildings on the National Register of Historic Buildings, but they are not noted on the Visitors Bureau website or pamphlets. Ms. Spottswood would like to have plaques on all the National Historic Trust Buildings.

Linda Sarli, 6837 5th Avenue, is new to the City. There are a lot of gems in the City that people don't realize and she commends everyone for trying to protect and preserve these things in the City.

Gregg Kishline commented on the uniqueness of the Chiwaukee Prairie and agrees with the action of the Commission.

Lou Rugani, 6628 15th Avenue, said the study will do nothing and won't be followed.

Margaret Heller said the City needs to promote the amenities at the Southport Park.

### **Commissioner Comments**

Mr. Naumann said the Visitors Bureau is a separate entity and not part of the City. Mr. Naumann will bring the concerns about the website to the Bureau.

Ms. Phillips said the Commission is doing the right thing in promoting preservation.

Mr. Siel said the Commission would not exist without concerned citizens.

Ms. O'Day thanked the public for bringing items to their attention.

Mr. Johnson said he appreciates the comments from the citizens.

Aldersperson Michalski said that if they would like the Simmons Monument registered, they should approach the Aldersperson from that District. Aldersperson Michalski also noted that the jurisdiction of the Commission is limited so they cannot address all buildings in the City.

### **Staff Comments**

No Staff comments.

A motion was made by Mr. Siel and seconded by Ms. O'Day to adjourn the meeting. The motion passed unanimously. (Ayes 6, Noes 0) The meeting adjourned at 5:58 p.m.

*Meeting Minutes Prepared by: Rich Schroeder, Community Development & Inspections*

Draft



HISTORIC PRESERVATION COMMISSION  
Staff Report - Item 1

Thursday, October 29, 2015 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 204 - Kenosha, WI 53140

Certificate of Appropriateness for exterior alterations at 6114-6116 7th Avenue. (Orson Welles Birthplace) (District 2) PUBLIC HEARING

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Aldersperson Jenkins, District 2, has been notified.

**LOCATION AND ANALYSIS:**

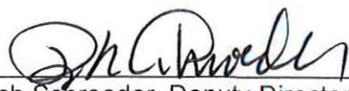
**Site:** 6114-6116 7th Avenue (Orson Welles Birthplace)

1. 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. Tony Delfrate, property manager of the Orson Welles Birthplace, submitted a Certificate of Appropriateness application and proposes to install railings to the entrances that face 7th Avenue. The railings are to comply with the Department of Housing and Urban Development (HUD) and Kenosha Housing Authority requirements.
3. Originally, the applicant planned to install two (2) railings per entrance. After confirming that the HUD requirements will be met, Staff recommends that one (1) railing be installed per entrance on the side adjacent to the building. This is so the railing will not obstruct the existing decorative railings.
4. The applicant noted the railings will be anchored to the top and bottom step on each entrance, with a stand-off attached to the building for stability. The proposed railing is custom wrought iron flat rails with square spindles. The center two (2) spindles will have a decorative twist - spaced at four (4") inch intervals.
5. The project was reviewed and is in conformance with Section 15.10 D. of the Zoning Ordinance, pertaining to Standards for Granting a Certificate of Appropriateness, meeting the following standards:
  - a. Standard 10, "new additions, exterior alterations, or related new construction do not destroy historic materials that characterize the Historic District, structure or site."
  - b. Standard 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".
  - c. Standard 12, "alteration of a Historic Structure will provide access to the handicapped".
6. The project was also reviewed against the Secretary of Interior Standards and Guidelines and meets the standards and guidelines.

**RECOMMENDATION:**

A recommendation is made to approve the Certificate of Appropriateness for the installation of one (1) railing per entrance, in conformance with Standards 10, 11 and 12 of Section 15.10 D. of the Zoning Ordinance and with the Secretary of Interior Standards and Guidelines.

  
PaPhouala Vang, Planner

  
Rich Schroeder, Deputy Director

KENOSHA HISTORIC PRESERVATION COMMISSION  
CERTIFICATE OF APPROPRIATENESS APPLICATION

PROPERTY ADDRESS

6114-16 7th Ave

OWNER/APPLICANT

RONALD DELFRATE

ADDRESS

3703 VAN BUREN RD

CITY, STATE, ZIP

Kenosha WI

DAYTIME PHONE NUMBER

TONY DELFRATE MGR

262 620 8585

DATE OF APPLICATION

10/5/15

ARCHITECT/DESIGNER/BUILDER

ROVELLA ORNAMENTAL RAILIN

ADDRESS

CITY, STATE, ZIP

SOMERS WI

DAYTIME PHONE NUMBER

(262) 818 1618

PROJECT DESCRIPTION

INSTALL 2 SETS OF HANDRAILS (1) PER FRONT ENTRANCE

RAILINGS ANCHORED TO TOP AND BOTTOM STEP ON EACH SIDE WITH A STAND-OFF ATTACHED TO BUILDING FOR STABILITY.

This project (improvement) is order to comply w/ FEDERAL HUD GUIDELINES

PROJECT TYPE

- NEW CONSTRUCTION, ADDITIONS, DEMOLITIONS, AND PUBLIC IMPROVEMENTS
- NEW CONSTRUCTION, ADDITIONS, DEMOLITIONS, EXTERIOR ALTERATIONS, REHABILITATION, RECONSTRUCTION AND RESTORATIONS
- ALL PROJECTS
- IN THE INSTANCE OF INTRODUCING MATERIALS WHICH DO NOT DUPLICATE THE ORIGINAL
- IN THE INSTANCE OF INTRODUCING NEW ARCHITECTURAL DETAILS OR ARCHITECTURAL DETAILS WHICH DO NOT DUPLICATE THE ORIGINAL

REQUIRED DOCUMENTATION

1. SITE PLAN  
(1 SET 24" x 32" AND 12 SETS MAXIMUM SIZE 11" x 17")
2. BUILDING ELEVATIONS [EXISTING AND PROPOSED]  
(1 SET 24" x 32" AND 12 SETS MAXIMUM SIZE 11" x 17")
3. PHOTOGRAPHS (DIGITAL PREFERRED)
4. MATERIAL SAMPLES
5. PICTURES OF 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

Ron DeFrate (Prop Mgr)  
Per Ron DeFrate

DATE:

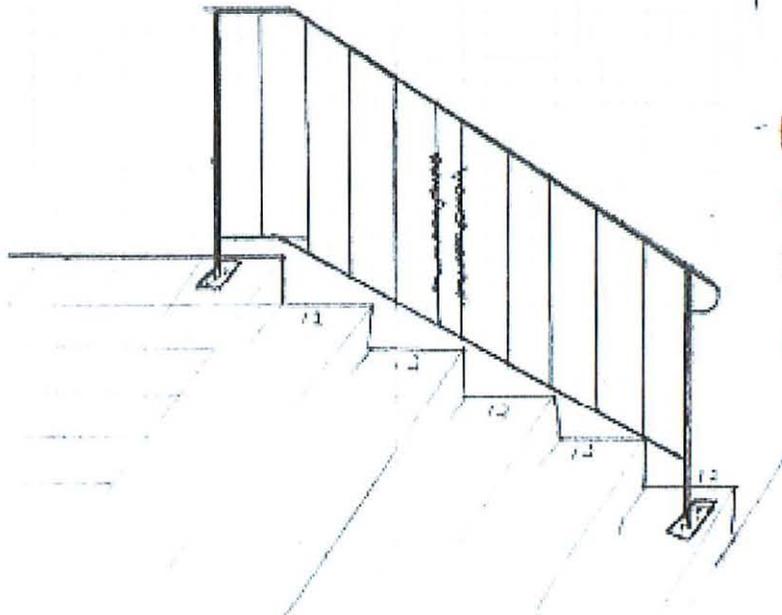
10/5/15



**Staff recommendation for proposed locations**

2 RAILINGS. \$725<sup>00</sup>  
 [or]

4 RAILINGS. \$1325<sup>00</sup>



- PLUS ANY PERMIT  
 FEES OR OWNER TO  
 Pull PERMIT IF  
 NEEDED.-