



HISTORIC PRESERVATION COMMISSION
Agenda

Wednesday, December 2, 2015 at 5:00 pm
Municipal Building
625 52nd Street - Room 204 - Kenosha, WI 53140

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

Call to Order and Roll Call

Approval of Minutes from October 29, 2015 and November 5, 2015

1. Certificate of Appropriateness for exterior alterations to Edward Bain House at 6107 7th Avenue. (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 29, 2015

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

EXCUSED: Bill Siel and Royanne Moon

STAFF PRESENT: PaPhouala Vang

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

A motion was made by Ms. Phillips and seconded by Ms. O'Day to approve the minutes of the October 1, 2015 meeting. The motion passed unanimously. (Ayes 5, Noes 0)

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

Public hearing opened.

Anthony Delfrate, 6437 46th Avenue, manager for the property, explained they needed to add the hand rails to meet HUD requirements.

Public hearing closed.

PaPhouala Vang, Planner, explained that the applicant originally proposed to install a hand rail on each side of the stairway. Staff suggests to add only one hand rail on the side adjacent to the building. This will meet the HUD requirement.

Ms. Phillips supports the Certificate for one hand rail per entrance.

Mr. Johnson asked the applicant what he preferred. Mr. Delfrate said he prefers to do neither, but will do one at each entrance for symmetry.

A motion was made by Mr. Johnson and seconded by Ms. Phillips to approve the Certificate of Appropriateness to add one rail at each entrance, on the side adjacent to the building. The motion passed. (Ayes 5, Noes 0)

Public Comments

Susan Andrea Schlenker thanked the Commission for their support to preserve the Southport Park and Beach House.

Commissioner Comments

Mr. Naumann talked about the State of the Downtown and upcoming meetings relating to the downtown.

Staff Comments

Ms. Vang informed the Commissioners that the sign face for the signs in the Historic District have been repaired and updated. A Press Release was also going to the Kenosha News announcing the new signs. Mr. Johnson said the Green Ridge Cemetery may be interested in donating money to the cost of the sign repairs.

The Wisconsin History Tour is in Kenosha, from November 9th through November 13 at the Southwest Library.

There will be a Special Historic Preservation meeting on Thursday, November 5th at 4:30. Please let us know if you will be attending.

A motion was made by Ms. O'Day and seconded by Ms. Phillips to adjourn the meeting. The motion passed unanimously. (Ayes 5, Noes 0) The meeting adjourned at 5:18pm.

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

HISTORIC PRESERVATION COMMISSION
Minutes
November 5, 2015

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

EXCUSED: Bill Siel and Sue O'Day

STAFF PRESENT: PaPhouala Vang

The meeting was called to order at 4:30pm by Alderperson Michalski and roll was taken.

1. Certificate of Appropriateness for public improvements to Civic Center Park at 900 57th Street. (civic Center Historic District) (District 2) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

Pa Phouala Vang, Planner, explained that the Kenosha Community Foundation has requested permission to place the sculpture, "Free to Fly" at the Civic Center Park. The sculpture would be placed in the location previously held by the miniature Statue of Liberty. This would be for a trial period of one (1) year.

Mr. Naumann arrived.

Ms. Phillips said the proposed year lease is appropriate. During this time would could get community recommendations for something that better ties into the Civic Center area.

Mr. Johnson said in the future he would like to see more than one sculpture in that park. It could be a "destination" for people to come to see art.

Alderperson Michalski agrees with the one year term of the sculpture, he would like to see something more traditional in that location.

A motion was made by Mr. Johnson and seconded by Ms. Phillips to approve the Certificate of Appropriateness for a 1 year term. The motion passed. (Ayes 5, Noes 0)

Public Comments

No public comment.

Commissioner Comments

No Commissioner comment.

Staff Comments

Ms. Vang noted that we are looking to schedule a special meeting in early December.

A motion was made by Ms. Moon and seconded by Ms. Phillips to adjourn the meeting.

The motion passed unanimously. (Ayes 5, Noes 0) The meeting adjourned at 4:38pm.

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

Draft



HISTORIC PRESERVATION COMMISSION
Staff Report - Item 1

Wednesday, December 2, 2015 at 5:00 pm
Municipal Building
625 52nd Street - Room 204 - Kenosha, WI 53140

Certificate of Appropriateness for exterior alterations to Edward Bain House at 6107 7th Avenue.
(District 2) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Rhonda Jenkins, District 2, has been notified.

LOCATION AND ANALYSIS:

Site: 6107 7th Avenue (Edward Bain House)

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. Rich Caron is applying for a Certificate of Appropriateness for exterior alterations to Edward Bain House at 6107 7th Avenue.
2. The applicant proposed to remove one block in the basement glass block windows, located on the northwest corner of the house on the west elevation. The block will be removed to allow installation of a dryer vent hood for a new bathroom vent. The basement window faces 7th Avenue and although currently hidden by a bush, would be visible to the street if the bush were removed.
3. The applicant indicated that the attached images show a close approximation of what the new vent hood would look like. Staff believes this size and type of vent, if installed appropriately, will minimally disturb the historic character of the property.
4. The project was reviewed in conformance with Section 15.10 D. of the Zoning Ordinance, pertaining to Standards for Granting Certificate of Appropriateness. The project meets Standard 2, "the historic character of the district, structure or site is retained and preserved." The project also meets Standard 10, "new additions, exterior alterations, or related new construction do not destroy historic materials that characterize the Historic district, structure or site."
5. The project was also reviewed in conformance with the Secretary of Interior Standards and Guidelines for rehabilitation. The project meets these guidelines.

RECOMMENDATION:

A recommendation is made to approve the Certificate of Appropriateness for exterior alterations to the Edward Bain House at 6107 7th Avenue.


PaPhouala Vang, Planner


Jeffrey B. Labahn, Director

KENOSHA HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION

PROPERTY ADDRESS

6107 7th ave.

DATE OF APPLICATION

11/15/15

OWNER/APPLICANT

Rich Caron / Gebel and
Sons Electric

ARCHITECT/DESIGNER/BUILDER

RBS Kitchen and Bath

ADDRESS

6107 7th ave.

ADDRESS

CITY, STATE, ZIP

Kenosha WI.

CITY, STATE, ZIP

DAYTIME PHONE NUMBER

S. Gebel - 262-498-5775

DAYTIME PHONE NUMBER

PROJECT DESCRIPTION

Adding an in line bath venting fan to the home to exhaust moist air from 2 - bathrooms. 6" Venting will exhaust through the removal of one block in the glass block windows in the basement window which is located on the Northwest corner behind a bush and tight to the porch.

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

- SITE PLAN
(1 SET 24"x32" AND 12 SETS MAXIMUM SIZE 11"x17")
- BUILDING ELEVATIONS [EXISTING AND PROPOSED]
(1 SET 24"x32" AND 12 SETS MAXIMUM SIZE 11"x17")
- PHOTOGRAPHS (DIGITAL PREFERRED)
- MATERIAL SAMPLES
- 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.

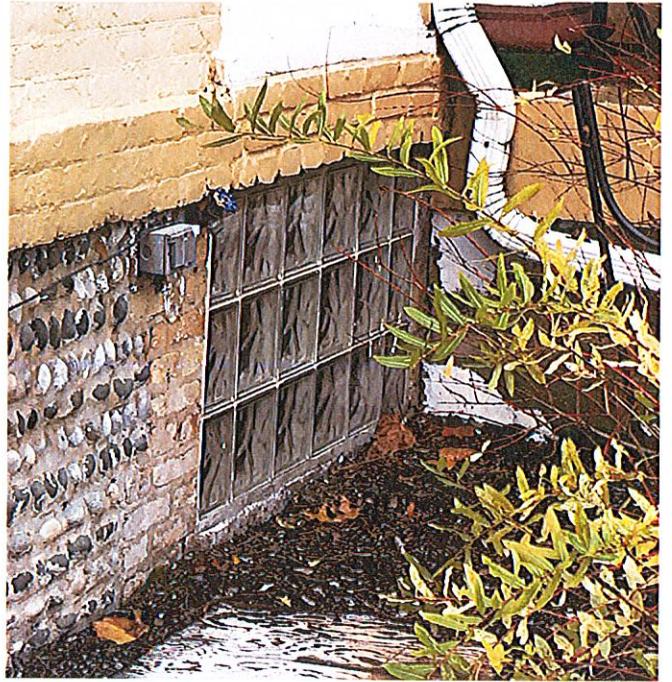
APPLICANT'S SIGNATURE:

DATE:

11/15/15



Basement glass block window:



Example vent hoods:

