

<p>Municipal Building 625 52nd Street – Room 308</p>	<p>Kenosha Historic Preservation Commission Agenda</p>	<p>Friday, December 9, 2011 12:00 p.m.</p>
<p><i>Don Jensen – Chairperson, Tom Schleif – Vice-Chairperson, Alderman Jan Michalski, Sue Dyke O'Day, Merike Phillips</i></p>		

*******SPECIAL MEETING*******
*****Please Note the Change in Meeting Time and Location*****

Call to Order and Roll Call

Approval of Minutes from February 9, 2011

1. Certificate of Appropriateness for Scribner House at 6003 Seventh Street, Library Park Historic District. PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments - *Next meeting on January 26, 2012*

Adjournment

**Historic Preservation Commission
Minutes
February 9, 2011**

MEMBERS PRESENT: Alderman Jan Michalski, Sue Dyke O'Day, Don Jensen, Merike Phillips and Tom Schleif

STAFF PRESENT: Mike Maki

The meeting was called to order by Don Jensen, Chairperson, at 5:01 pm and roll call was taken.

Approval of Minutes of January 27, 2011

A motion was made by Alderman Michalski and seconded by Mr. Schleif to approve the January 27, 2011 minutes as written. The motion passed unanimously (5 ayes; 0 noes).

1. Election of Chairperson and Vice-Chairperson

Mr. Jensen said he has served as Chairperson for two years and he would prefer another member of the Commission take over the position. He would be willing to serve as Vice-Chairperson. He then entertained a motion for nominations for the office of Chairperson.

A motion was made by Ms. Dyke O'Day and seconded by Mr. Schleif to nominate Mr. Jensen Chairperson of the Commission.

There were no additional nominations. Mr. Jensen accepted the nomination. Nominations were closed.

The motion passed (4 ayes; 0 noes; 1 abstain). Mr. Jensen abstained.

Mr. Jensen opened the floor to nominations for the position of Vice-Chairperson.

A motion was made by Ms. Phillips and seconded by Ms. Dyke O'Day to nominate Mr. Schleif as Vice-Chairperson of the Commission.

Ms. Dyke O'Day said the Commission has run smoothly with Mr. Jensen and Mr. Schleif as officers. Mr. Schleif accepted the nomination. There were no additional nominations. Nominations were closed.

The motion passed unanimously (5 ayes; 0 noes).

2. Certificate of Appropriateness for Kenosha County Courthouse and Jail (Molinaro Building), 912 56th Street, Civic Center Historic District. PUBLIC HEARING

Public hearing opened.

Steve Mar-Pohl, InSite Consulting Services, said all elevations are identified by zones and each stone is identified in each zone. We intend to use every piece of stone possible. The extent of the damage will not be totally known until we actually get into the project. The elevations are all key-coded. Mr. Mar-Pohl asked if anyone had any questions on the proposed project.

Mr. Mar-Pohl said the water table on the base of the columns are coded X. They are scheduled to be replaced. The row of stones underneath the columns shown on the Zone 2 Elevation on page A302.2 coded 14-24 are all damaged due to water and are scheduled to be replaced. Once we get into the process, we will know more. We will save what we can.

We have spent hundreds of hours documenting the damage. Once we begin putting up the scaffolding, we will be able to really access the damage. At that point, we will know exactly what we are dealing with. To date, we have come in under budget. We are expecting the same success as we experienced with Reuther High School because we are using the same contractor.

Details regarding the skylights are referenced on page A505. The skylights are the same type installed at Reuther High School. The Commission approved a Certificate of Appropriateness for Reuther High School for the skylights and we are hopeful these skylights will also be approved. The skylights on the courthouse will probably not be used. We are not sure what the original skylights looked like due to the repairs that were done to them.

Mike Maki, Planner, said the handout provided at the start of the meeting shows detailed information on the skylights. The skylights on the courthouse cannot be seen from the street and the proposed skylights have a historical design.

Mr. Mar-Pohl said he wanted to address a couple of questions he received from the Commission prior to this meeting. Regarding the medallions near the entry doors, the headstones will be removed for inspection. If they need to be replaced, they will be sent to a quarry in Indiana for replication. In reference to the mortar joints and the width of the joints, a mechanical grinder will be used to drill the loose mortar. If any stone is damaged during this process, replacement cost would come from their own pocket. Mortar joints will not be widened. The new mortar will appear lighter when first installed, but once the stone's are cleaned, it will match the existing color.

Alderman Michalski asked if the repair mortar has a different composition than the original mortar. What makes it a repair mortar? Mr. Mar-Pohl said it has a different composition and is very strong. Different mortars are used in different instances. An artisan knows how to patch the mortar. The process is to repair damaged stone with material like the stone. The mortar is softer than stone so it can move when necessary.

Ms. Phillips noted that Reuther High School had issues with the steel lintels. Are the lintels at the courthouse steel? Mr. Mar-Pohl said there is nothing to flash. There is no steel. Ms. Phillips asked if epoxy will be used anywhere for repair. Mr. Mar-Pohl said some of the repair materials have epoxy in them. Epoxy is used to strengthen the bonding. Epoxy was used to repair hairline cracks at Reuther High School.

Ms. Phillips noted it would be nice to have the original lintels returned to the City if they needed to be replaced. Mr. Mar-Pohl said he could guarantee the City would receive the original lintels and any other items they desired if replacement were necessary. He can do the same for Reuther High School as well. Mr. Mar-Pohl said in addition, they have thousands of photo's and drawings they would share with the City for their records.

Mr. Maki asked Mr. Mar-Pohl to provide detail drawings where the limestones are being repaired and share the comments received from the State Historical Society. Mr. Mar-Pohl said detailed drawings are in the bid documents and he will make a copy for Mr. Maki. The comments pertained to the specific requirements for power washing the building. The state required more detail than the Historic Preservation Commission.

Mr. Mar-Pohl said stones will be repaired if the chip is below 80 sq. in. If the chip is above 80 sq. in., then the stone will be replaced. Hand tools are used to remove any damaged materials and then applied repair material in some instances. Mortar repair is for stone repair only. Mechanical grinders cannot be used in many areas such as corners. The process is amazing to watch.

Public hearing closed.

A motion was made by Mr. Schleif and seconded by Ms. Phillips to approve the Certificate of Appropriateness for renovation to the Kenosha County Courthouse and Jail (Molinaro Building) per staff recommendation. The motion passed unanimously (5 ayes; 0 noes).

Public Comments

Public comments opened.

Mr. Mar-Pohl thanked the Commission for holding this special meeting. He apologized for not following correct procedures and appreciated the effort made by staff and the Commission to accommodate this project. It will not happen again.

Public comments closed.

Commissioner Comments

Ms. Phillips said she is a member of a Racine Preservation group. They are working on a Historic Artifacts Ordinance. Ms. Phillips suggested looking into such an ordinance for Kenosha to preserve such treasures as the mural at Reuther, the Statue of Liberty in Civic Center Park, cemeteries, etc. Alderman Michalski said he would talk to the City Attorney to get an ordinance drafted and approval by the Common Council. Staff and Commissions should work together to gather the necessary information to give to the City Attorney's office prior to presenting anything to the Common Council.

Staff Comments

No Staff comments.

A motion to adjourn was made by Alderman Michalski and seconded by Mr. Schleif. The motion passed unanimously (5 ayes; 0 noes). The meeting adjourned at 5:30 p.m.

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

Jeffrey B. Labahn, Secretary

FACT SHEET Kenosha Historic Preservation Commission	Community Development Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	December 9, 2011	Item 1
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Certificate of Appropriateness for Scribner House at 6003 Seventh Street, *Library Park Historic District*.
PUBLIC HEARING

PURPOSE:

Review of the proposed front entry handrail for the Scribner House.

HISTORIC DISTRICT:

Library Park Historic District

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman Theodore Ruffalo, has been notified.

ANALYSIS:

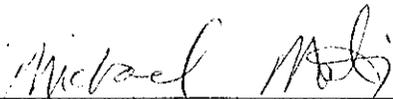
Section 15.10 of the Zoning Ordinance requires a Certificate of Appropriateness for any exterior alteration, rehabilitation, reconstruction, or restoration of a Historic Structure that is not classified as an exempt item. The property was recently sold and will be occupied by a C.P.A. Office. As a result of the new occupancy, the Commercial Building Code requires changes to accommodate at least one (1) new handrail for the front entry.

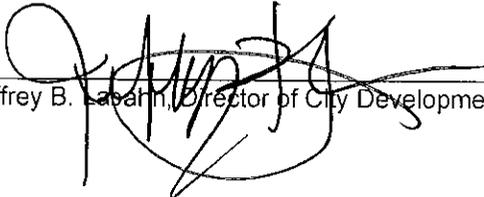
The existing entry has a 30 1/2" high guardrail installed on top of the concrete cap of a wing wall located on both sides of the steps and landing. The code also requires a minimum 34" high handrail installed alongside the steps, which does not currently exist. The existing wrought iron guardrail has a rectangular top rail with rectangular spindles. The proposed handrail will also utilize the rectangular design and be wrought iron. The lower attachment point of the handrail will be on the side of the concrete cap at the bottom step. The upper attachment point will be through a welded curved bracket which will project about 3 1/2" above the top of the top rail to provide the necessary minimum 34 inches in height required by the code.

The project was reviewed in conformance with Section 15.10 of the Zoning Ordinance, pertaining to Standards for Granting a Certificate of Appropriateness. The project meets Standard 10, "exterior alterations...do not destroy historic materials that characterize the Historic District, structure, or site." The owners have also indicated that they may replace the existing guardrail and the proposed handrail to a more historically appropriate design in the future.

RECOMMENDATION:

A recommendation is made to approve the Certificate of Appropriateness.


Michael Maki, A.I.C.P.


Jeffrey B. Labahn, Director of City Development

KENOSHA HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION

PROPERTY ADDRESS 6003 7 th Avenue Kenosha WI 53140
OWNER/APPLICANT Scott + Stefanie Olson
ADDRESS 1351 38 th Ave
CITY, STATE, ZIP Kenosha, WI 53144
DAYTIME PHONE NUMBER 262 705 3221 262 705 1469

DATE OF APPLICATION 12-6-11
ARCHITECT/DESIGNER/BUILDER Provelia Ornamental Iron
ADDRESS 6247 29 th Avenue
CITY, STATE, ZIP Kenosha, WI 53143
DAYTIME PHONE NUMBER 262 818 1618

PROJECT DESCRIPTION

Handrail installed on front steps per City Inspector

We will add one on each side to keep the symmetry of the building. They will be wrought iron - the same material as the existing handrail.

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 BY THE DEPARTMENT OF CITY DEVELOPMENT TO THE DEPARTMENT OF NEIGHBORHOOD SERVICES AND INSPECTIONS FOR REVIEW AND INPUT. REQUIRED DOCUMENTATION MUST BE SUBMITTED TO THE DEPARTMENT OF CITY DEVELOPMENT A MINIMUM OF TWO WEEKS PRIOR TO THE MEETING DATE IN ORDER FOR THE APPLICATION TO BE PLACED ON THE HISTORIC PRESERVATION COMMISSION MEETING AGENDA.

APPLICANT'S SIGNATURE: 

DATE: 12.6.11



Existing Front Entry with Guard Rail



Detail view of existing railing

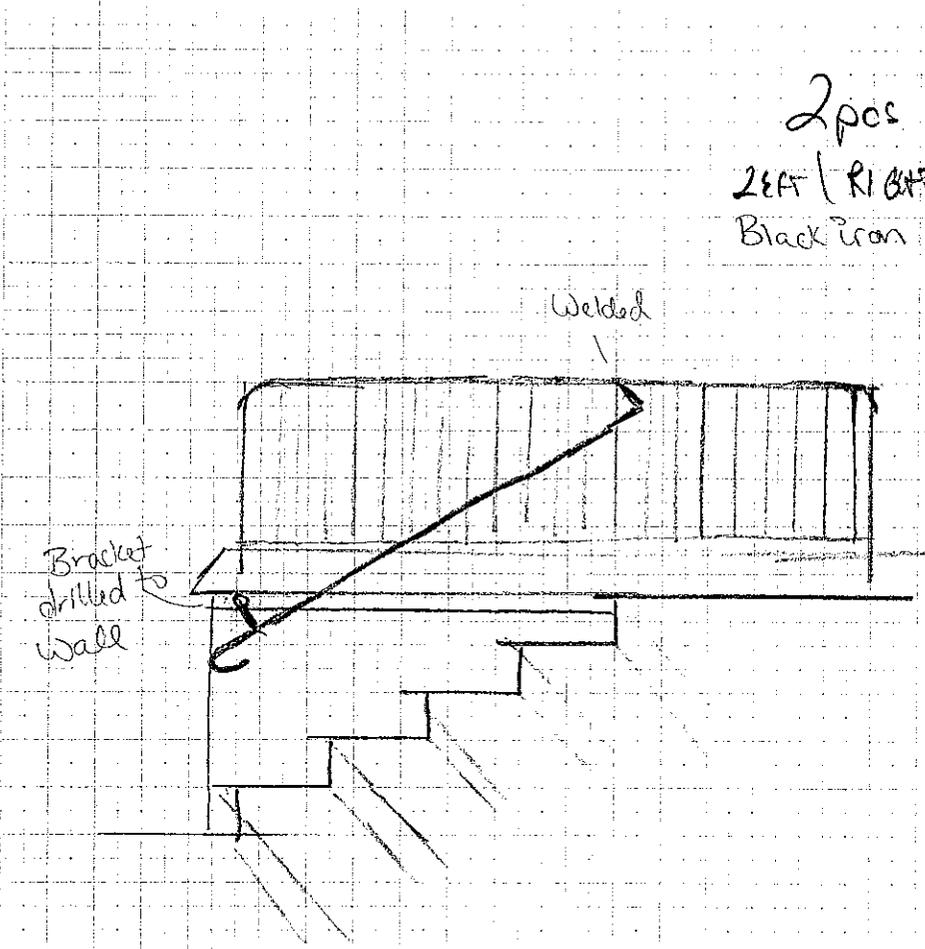


Lower
Attachment Point

Upper Attachment
Point (welded to
Guard Rail)

**Rovella**
Ornamental Iron, Inc.
Stands the test of time.

262.818.1618
6247 29th Avenue • Kenosha, WI 53143



2 pcs
LEFT / RIGHT
Black Iron

500^{sq}

Welded

Bracket
drilled to
wall