

**Agenda**  
**Historic Preservation Commission Meeting**  
**Municipal Building, 625 52nd Street - **Room 308****  
**Thursday, October 27, 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 August 25, 2016

1. Certificate of Appropriateness for William T. Flatley House at 521 61st 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**  
**August 25, 2016**

---

**MEMBERS PRESENT:** Alderperson Jan Michalski, William Siel, Peter Shaw Johnson, Royanne Moon and Christopher Naumann

**MEMBERS EXCUSED:** Sue Dyke O'Day and Merike Phillips

**STAFF PRESENT:** PaPhouala Vang

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

**Citizens Comments** - No Citizens comments.

A motion was made by Ms. Moon and seconded by Mr. Naumann to approve the minutes of the May 19, 2016 meeting as written. The motion passed. (Ayes 5, Noes 0)

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

Public hearing opened, no comments, public hearing closed.

PaPhouala Vang, Planner, explained the applicant was out of town and unable to attend. Ms. Vang said Staff recommends ensuring the proposed mortar type and sealer are appropriate for the structure before they begin work. Staff recommends they do a small test area.

Mr. Naumann agrees with Staff recommendation.

Alderperson Michalski agrees with the softer mortar for tuckpointing.

Ms. Moon said we are assuming that the contractor understands what is necessary. Ms. Vang said they will receive a copy of the Staff recommendation and Staff will work with the applicant.

A motion was made by Mr. Naumann and seconded by Mr. Johnson to approve the Certificate of Appropriateness with the recommendation to work with Staff on the mortar type and sealant. The motion passed. (Ayes 5, Noes 0)

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

Public hearing opened.

Mark Greco, 620 42nd Street, was available to answer questions. Mr. Greco said he is just one of a large organization of people who have worked on this project.

Public hearing closed.

Mr. Naumann supports the renovation of the storefront.

Ms. Vang has a material sample of the exterior wood, the color will be very similar to the existing color and the profile details will remain the same.

Judy Rossow, noted for the record that the name is Rhode Center for the Arts, not Rhode Opera House.

Aldersperson Michalski said he will abstain from voting.

A motion was made to approve the Certificate of Appropriateness. The motion passed. (Ayes 4, Noes 0, Abstain 1)

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

Public hearing opened.

Bill Haithcock, 2022 52nd Street, principal at the explained they would like to hang the banner on the school so they can hang a larger detailed banner the school made.

Public hearing closed.

Mr. Naumann said he likes the idea of signage and banners, but doesn't like affixing it to the building. Could the banner be slightly pulled away from the building and affixed in some way?

Ms. Vang said Staff suggests an alternative of hanging banners on the Sheridan Road light poles. This approval is handled through Public Works.

Mr. Haithcock said he is open to Mr. Naumann's suggestion, but we were afraid if the banner is away from the building it may be damaged sooner from the weather.

Mr. Siel said he has reviewed the proposal and is not sure the space on the building is appropriate for a banner. Mr. Siel supports the banners on the light poles.

Aldersperson Michalski said Kenosha Unified has recently spent a large amount of money restoring the facade of this building and we don't want to jeopardize this in any way. Aldersperson Michalski supports the banners on the light poles.

Aldersperson Fox said he would support the banners on the light poles or on some type of other freestanding pole. Otherwise we could defer the items and look into other ideas.

Ms. Moon said she understands the desire to advertise, but would like to see something less invasive.

Mr. Johnson said he doesn't support anything being attached to the building.

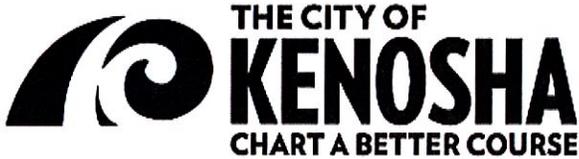
A motion was made by Mr. Siel and seconded by Ms. Moon to support Staff's recommendation to pursue installation of banners on Sheridan Road light poles. The motion passed. (Ayes 5, Noes 0)

**Commissioner's Comments** - No Commissioner comments.

A motion was made by Mr. Siel and seconded by Mr. Naumann to adjourn. The motion passed. (Ayes 5, Noes 0) The meeting adjourned at 5:34pm.

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

Draft



HISTORIC PRESERVATION COMMISSION  
Staff Report - Item

Thursday, October 27, 2016 at 5:00 pm  
Municipal Building  
625 52nd Street - **Room 308** - Kenosha, WI 53140

Certificate of Appropriateness for William T. Flatley House at 521 61st Street. (District 2) PUBLIC HEARING

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Aldersperson Fox, District 2, has been notified.

**LOCATION AND ANALYSIS:**

**Site:** 521 61st Street

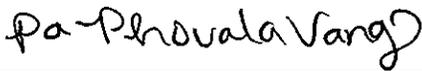
1. The property at 521 61st Street is listed as an individual historic structure. The property is also located in the Library Park Historic District. Section 15.10 of the Zoning Ordinance requires a Certificate of Appropriateness for any exterior alteration, rehabilitation, reconstruction, or restoration of a Historic Structure that is not classified as an exempt item.
2. The proposed work involves exterior alterations to the existing porch on the southwest corner of the home. The applicant indicated that previous owners replaced the screened porch with cedar siding and casement windows. The applicant would like to replace the siding and windows of the porch back to the original style with a screened porch as shown in the attached historic photo.
3. The proposal includes installation of Pella wood-clad windows and a double in-swing french door.
  - a. The existing first floor windows on the historic structure are tall and narrow and have nine-over-nine lights. Two (2) bids are provided for 3-wide, double-hung windows for the west elevation. One (1) of the proposed bids has six-over-six lights and the other has ten-over-ten lights flanked by four-over-four lights.
  - b. The proposed doors on the south elevation have ten panes. The other double-hung windows proposed for either side of the french door have nine-over-nine lights. The drawing provided is an approximate depiction and does not reflect the proposed windows. The applicant confirmed that the base of the proposed windows will be in line with the base of the existing windows.
4. Staff recommends installing windows with nine-over-nine lights on the west elevation to provide a uniform appearance. This would better match the existing windows on the west elevation as well as the proposed south elevation windows, which both have nine-over-nine lights. Although it is typically not recommended to replicate original features of the historic structure, in this particular case, the porch is differentiated from the historic structure by the exterior material. Matching the existing windows does not take away from the distinction of the historic structure, but instead creates a more cohesive facade.
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 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 10. - "New additions, exterior alterations, or related new construction do not destroy historic materials that characterize the Historic District, structure or site. The new work is

differentiated from the old and compatible with the existing size, scale and architecture features to protect the historic integrity of the Historic District, structure or site and its environment.

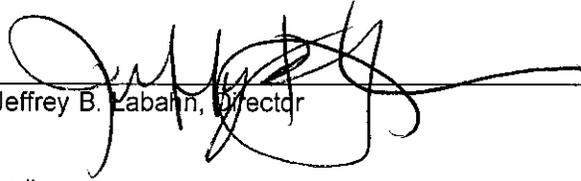
6. The project was also reviewed for conformance with Secretary of Interior Standards for Rehabilitation and meets the standards.

**RECOMMENDATION:**

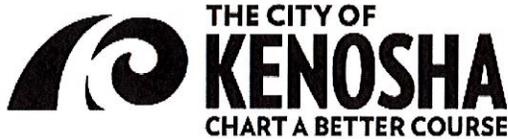
A recommendation is made to approve the Certificate of Appropriateness.



PaPhouala Vang, Planner



Jeffrey B. Zabala, 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 and Robert Jones  
521 61st Street  
Kenosha, WI 53143

Phone: 715-416-4523  
 Fax: \_\_\_\_\_  
 E-Mail: kcroskeryjones@msn.com

Name and Address of Architect/Designer/Builder [Please print]:

Coy Turner  
Turner Home Improvement

Phone: 262-705-8545  
 Fax: \_\_\_\_\_  
 E-Mail: thi6866@gmail.com

**PROJECT INFORMATION**

Property Address: 521 61st Street

Date of Application: 09/20/2016

Project Description: Replace walls of three season porch-circa 1970 (originally a screened porch- see photo) with a Pella wood-clad windows and a French door of style to match the style of the original windows of the house.

| PROJECT TYPE:   | REQUIRED DOCUMENTATION:  |
|---|--|
| ➤ New Construction, Additions, Demolitions and Public Improvements  | <input type="checkbox"/> 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       | <input type="checkbox"/> Building Elevations (Existing and Proposed)<br>(1 Set 24" x 32" and 12 sets maximum size 11" x 17") |
| ➤ All Projects  | <input type="checkbox"/> Photographs (Digital preferred)   |
| ➤ In the instance of introducing materials which do not duplicate the original  | <input type="checkbox"/> Material Samples  |
| ➤ In the instance of introducing new architectural details or architectural details which do not duplicate the original | <input type="checkbox"/> Pictures or Drawings  |

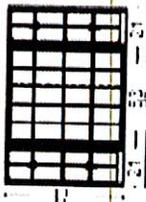
Your Application will be forwarded to the Department of Community Development & Inspections, Inspections Division for review and input. *Required documentation must be submitted to Community Development & Inspections a minimum of two weeks prior to the meeting date to allow for the application to be placed on the Historic Preservation Commission meeting agenda.*

Applicant's Signature: Kathryn Croskery Jones

Date: 09/20/2016

Line # Location:

15 0004



Viewed From Exterior

PK # 819

Attributes

Architect, 3-Wide Double Hung, 95 X 71

| Retail Price | Qty | Ext'd Price |
|--------------|-----|-------------|
| \$3,640.81   | 1   | \$3,640.81  |

1: 2171 Double Hung, Equal  
Frame Size: 21 X 71

General Information: Standard-Luxury-Wood, Pine, 4 3/8", 4 3/16"

Exterior Color / Finish: Primed, Primed Wood

Interior Color / Finish: Prefinished White Interior

Sash / Panel: Standard

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, No Sash Lift

Screen: Full Screen, White, InView™

Performance Information: U-Factor 0.29, SHGC 0.26, VLT 0.48, CPD PEL-N-177-01139-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 08|11

Grille: ILT, No Custom Grille, 7/8", Traditional (2W2H / 2W2H), Ogee, Ogee

Vertical Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width-0", Mull Design Pressure-20

2: Non-Standard Size Fixed Sash Set

Frame Size: 53 X 71

General Information: Standard, Wood, Pine, 4 3/8", 4 3/16"

Exterior Color / Finish: Primed

Interior Color / Finish: Prefinished White Interior

Sash / Panel: Standard

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Performance Information: U-Factor 0.28, SHGC 0.26, VLT 0.49, CPD PEL-N-41-10628-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08

Grille: ILT, No Custom Grille, 7/8", Traditional (5W4H), Ogee, Ogee

Vertical Mull 2: FactoryMull, Standard Joining Mullion, Frame To Frame Width-0", Mull Design Pressure-20

3: 2171 Double Hung, Equal

Frame Size: 21 X 71

General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"

Exterior Color / Finish: Primed, Primed Wood

Interior Color / Finish: Prefinished White Interior

Sash / Panel: Standard

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, No Sash Lift

Screen: Full Screen, White, InView™

Performance Information: U-Factor 0.29, SHGC 0.26, VLT 0.48, CPD PEL-N-177-01139-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 08|11

Grille: ILT, No Custom Grille, 7/8", Traditional (2W2H / 2W2H), Ogee, Ogee

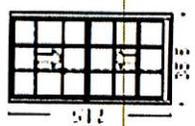
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width-0", Mull Design Pressure-20

Wrapping Information: No Exterior Trim, No Interior Trim, 4 9/16", 4 3/4", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 332"

Rough Opening: 95 - 3/4" X 71 - 3/4"

Customer Notes: \*\* PLEASE NOTE - QUOTED IN 850 SERIES TO OBTAIN WOOD EXTERIOR - LUXURY JAMB - NO ATTACHMENT

| Line # | Location: | Attributes   | Retail Price | Qty | Ext'd Price |
|--------|-----------|--|--------------|-----|-------------|
| 20     | 0006      | <p><b>Architect, Double Hung, 35.5 X 71.5</b></p> <p>1: 35.571.5 Double Hung, Equal<br/>                     Frame Size: 35 1/2 X 71 1/2<br/>                     General Information: Standard; Luxury; Wood; Pine; 4 3/8"; 4 3/16"<br/>                     Exterior Color / Finish: Primed; Primed Wood<br/>                     Interior Color / Finish: Prefinished White Interior<br/>                     Sash / Panel: Standard<br/>                     Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude<br/>                     Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, No Sash Lift<br/>                     Screen: Full Screen, White, InView™<br/>                     Performance Information: U-Factor 0.29, SHGC 0.26, VLT 0.48, CPD PEL-N-177-01139-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 08 11<br/>                     Grille: ILT, No Custom Grille, 7/8", Traditional (3W3H / 3W3H), Ogee, Ogee<br/>                     Wrapping Information: No Exterior Trim, No Interior Trim, 4 9/16"; 4 3/4"; Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 214".</p> | \$1,496.51   | 1   | \$1,496.51  |

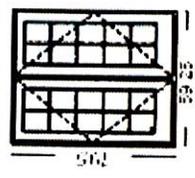


Viewed From Exterior

Rough Opening: 36 - 1/4" X 72 - 1/4"

Customer Notes: \*\* PLEASE NOTE - QUOTED IN 850 SERIES TO OBTAIN WOOD EXTERIOR - LUXURY JAMB - NO ATTACHMENT

| Line # | Location:     | Attributes   | Retail Price | Qty | Ext'd Price |
|--------|---------------|--|--------------|-----|-------------|
| 25     | None Assigned | <p><b>Architect, Double Inswing Door, French, Active / Passive, 59.25 X 79.5</b></p> <p>1: 6080 Active / Passive Double Inswing Door<br/>                     Frame Size: 59 1/4 X 79 1/2<br/>                     General Information: Standard; Wood; Pine; 4 9/16"; 4 9/16"; Standard Sill, Mill Finish Sill<br/>                     Exterior Color / Finish: Primed<br/>                     Interior Color / Finish: Prefinished White Interior<br/>                     Sash / Panel: Standard<br/>                     Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude<br/>                     Hardware Options: White, Order Handle Set, Multipoint Lock<br/>                     Screen: No Screen<br/>                     Performance Information: U-Factor 0.29, SHGC 0.18, VLT 0.33, CPD PEL-N-215-00069-00001, Performance Class LC, PG 55, Calculated Positive DP Rating 55, Calculated Negative DP Rating 55, Year Rated 08<br/>                     Grille: ILT, No Custom Grille, 7/8", Traditional (2W5H / 2W5H), Ogee, Ogee<br/>                     Wrapping Information: No Exterior Trim, No Interior Trim, 4 9/16"; 4 9/16"; Factory Applied, Pella Recommended Clearance, Perimeter Length = 278".</p> | \$3,401.75   | 1   | \$3,401.75  |



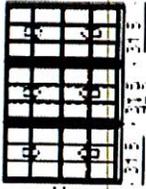
Viewed From Exterior

Rough Opening: 60" X 80"

Customer Notes: \*\* SCREEN NOT AVAILABLE FOR WOOD EXTERIOR INSWING DOOR ( DUE TO HOW SCREEN IS INSTALLED)

Line # Location:

10 0003



PK # 819

Viewed From Exterior

**Architect, 3-Wide Double Hung, 94.5 X 71**

1: 31.571 Double Hung, Equal  
Frame Size: 31 1/2 X 71

General Information: Standard-Luxury-Wood-Pine, 4 3/8", 4 3/16"

Exterior Color / Finish: Primed, Primed Wood

Interior Color / Finish: Prefinished White Interior

Sash / Panel: Standard

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, No Sash Lift

Screen: Full Screen, White, InView™

Performance Information: U-Factor 0.29, SHGC 0.26, VLT 0.48, CPD PEL-N-177-01139-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 08|11

Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Ogee, Ogee

Vertical Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20

2: 31.571 Double Hung, Equal  
Frame Size: 31 1/2 X 71

General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"

Exterior Color / Finish: Primed, Primed Wood

Interior Color / Finish: Prefinished White Interior

Sash / Panel: Standard

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, No Sash Lift

Screen: Full Screen, White, InView™

Performance Information: U-Factor 0.29, SHGC 0.26, VLT 0.48, CPD PEL-N-177-01139-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 08|11

Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Ogee, Ogee

Vertical Mull 2: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20

3: 31.571 Double Hung, Equal  
Frame Size: 31 1/2 X 71

General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"

Exterior Color / Finish: Primed, Primed Wood

Interior Color / Finish: Prefinished White Interior

Sash / Panel: Standard

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, No Sash Lift

Screen: Full Screen, White, InView™

Performance Information: U-Factor 0.29, SHGC 0.26, VLT 0.48, CPD PEL-N-177-01139-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 08|11

Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Ogee, Ogee

Vertical Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20

Wrapping Information: No Exterior Trim, No Interior Trim, 4 9/16", 4 3/4", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 331"

| Line # | Location | Attributes                               | Retail Price | Qty | Ext'd Price |
|--------|----------|--|--------------|-----|-------------|
| 10     | 0003     | Architect, 3-Wide Double Hung, 94.5 X 71 | \$3,814.70   | 1   | \$3,814.70  |

Rough Opening: 95 - 1/4" X 71 - 3/4"

Customer Notes: \*\* PLEASE NOTE - QUOTED IN 850 SERIES TO OBTAIN WOOD EXTERIOR - LUXURY JAMB - NO ATTACHMENT

West Elevation



South Elevation



