

**Historic Preservation Commission  
Minutes  
April 28, 2010**

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**MEMBERS PRESENT:** Sue Dyke, Diane Giles, Don Jensen, Merike Phillips, and Judy Rossow

**EXCUSED:** Tom Schleif

**STAFF PRESENT:** Mike Maki

The meeting was called to order by Don Jensen, Chairperson, at 5:05 pm and roll call was taken.

**Approval of Minutes of September 29, 2009**

*Diane Giles arrived.*

Ms. Phillips said in the discussion on the Amendment to Porch Certificate of Appropriateness on page 2, sentence #8 “Ms. Phillips said the trellis is nice.” should be removed.

A motion was made by Ms. Phillips and seconded by Ms. Dyke to approve the September 29, 2009 minutes as amended. The motion passed unanimously (5 ayes; 0 noes).

**1. Election of Chairperson and Vice-Chairperson**

The meeting was turned over to Ms. Phillips. Nominations for Chairperson were opened.

***A motion was made by Ms. Phillips to nominate Don Jensen for Chairperson. Ms. Dyke seconded the motion. There were no additional nominations. Nominations were closed. The motion to elect Mr. Jensen as Chairperson passed unanimously (5 ayes; 0 noes).***

The meeting was turned back over to Mr. Jensen. Nominations were opened for Vice-Chairperson.

***A motion was made by Ms. Dyke to nominate Tom Schleif for Vice-Chairperson. Ms. Giles seconded the motion. There were no additional nominations. The motion to elect Mr. Schleif as Vice-Chairperson passed unanimously (5 ayes; 0 noes).***

**2. Certificate of Appropriateness for Kenosha High School (Reuther High School), 913 57<sup>th</sup> Street, Civic Center Historic District. PUBLIC HEARING**

Public hearing opened.

John Setter, Kenosha Unified School District, 3600 52<sup>nd</sup> Street, Kenosha, WI said they are here this evening to discuss the design of the hand railings for the high school. Steve Mar-Pohl, In-Site Consulting, Inc., 542 W. Washington Avenue, Madison, WI, said they are asking the Commission to consider a change in the appearance of the post. The rail remains the same. The post they are proposing has additional ornamentation. Unfortunately, they do not have any original drawings to reference, but they have used the original metal work as a guide.

Mr. Setter said the handrails that were removed were stainless steel. The replacement handrails would also be stainless steel. The posts will be painted a dark green to match the lampposts that will be refurbished so they will all match. The rod between the post and the handrail will also be painted dark green.

Public hearing closed.

Mike Maki, Planner, said this Kenosha (Reuther) High School has been before the Commission a number of times. Some of the stairways have been reinstalled. Mr. Mar-Pohl said the stairs and temporary handrails to the auditorium were installed. There is an issue with the contractor meeting the tolerances required for the stairs, so the stairs will have to be torn out and replaced once school is dismissed for the summer. The stairs are 8 times out of tolerance or about an inch.

Mr. Maki said they have negotiated the location of the handrails and they will be put where the prior handrails were located.

Ms. Phillips said she went by the school today, and the renovation is a huge undertaking. Ms. Phillips asked if the railings that are currently in place are the original handrails. Mr. Setter said the original building did not have handrails. Ms. Phillips said the ornamentation of the posts looks nice.

***A motion was made by Ms. Phillips and seconded by Ms. Rossow to approve the Certificate of Appropriateness for the handrails at Kenosha (Reuther) High School as submitted. The motion passed unanimously (5 ayes; 0 noes).***

### **3. Public Comments**

Public comments opened.

Mr. Setter said anytime anyone from the Commission wishes to have a tour of Reuther High School let him know, and he will set it up.

Public comments closed.

### **4. Commissioner Comments**

Ms. Phillips said she is still a member of the Kemper Center Building and Grounds Committee and Kenosha County wants to raze the house on the corner. Do they know they have to come before this Commission before they take any action? They failed to heat the building over the winter. As a historic property, they cannot demolish a property due to neglect. Kemper Center wants to keep the house. Ms. Phillips said she hopes the City of Kenosha and Kenosha County can work together on this. Mr. Maki said he will check into this again. The Historic Preservation Commission sent them a letter a couple of years ago on this property. Ms. Phillips said the building is a contributing building in the Third Avenue Historic District. Mr. Maki said he would relay this information to Kenosha County.

Ms. Dyke said she would not be able to attend the May or June meetings.

### **5. Staff Comments**

No staff comments.

A motion to adjourn was made by Ms. Giles and seconded by Ms. Rossow. The motion passed unanimously (5 ayes; 0 noes). The meeting adjourned at 5:18 p.m.

**Historic Preservation Commission  
Minutes  
June 30, 2010**

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**MEMBERS PRESENT:** Diane Giles, Don Jensen, Merike Phillips, and Judy Rossow, and Tom Schleif

**EXCUSED:** Sue Dyke O'Day

**UNEXCUSED:** Alderman Jan Michalski

**STAFF PRESENT:** Mike Maki

The meeting was called to order by Don Jensen, Chairperson, at 5:03 pm and roll call was taken.

**Approval of Minutes of April 28, 2010**

*A motion was made by Ms. Rossow and seconded by Mr. Schleif to approve the April 28, 2010 minutes as written. The motion passed unanimously (5 ayes; 0 noes).*

**1. Certificate of Appropriateness for Kemper Center (Ambrose Hall), 6501 Third Avenue, Third Avenue Historic District. PUBLIC HEARING**

Mike Maki, Planner, noted a change to the recommendation. There are seventy-three (73) double-hung replacement sashes with 9 over 1 and 6 over 1 divided lites not 2 over 2 divided lites as stated.

Public hearing opened.

Clarence Griffin, 6800 Third Avenue, Kenosha, WI, said the building to be renovated is Ambrose Hall which is the building on the far north end of Kemper Center. It used to be home to the nuns who lived at the complex. Some of the insides of the windows have severely deteriorated in the last few years. Mr. Jensen asked if the current windows were the original windows. Mr. Griffin said they were original windows. Currently, they are looking to just replace the windows. They do not have the funds to restore the entire building. There are four (4) windows with grill work that they hope to replace. There are also two (2) windows that open out and two (2) double hung windows that they wish to replace with double hung windows.

The main reason for replacing the windows is comfort. The wind blows through and sometimes snows comes in. The only change is putting up all double hung windows. They will try to preserve and repair the molding and trim. They have to use double hung sash kits to fit the windows otherwise they would have to shrink the size of the windows and they don't want to do that.

The windows will be installed from the inside. The trim will be removed, fixed if needed, and replaced from the inside. The pulleys will be removed before placing the new windows into the opening. The appearance, mullions, etc. will be the same. The only change will be the window.

There are three (3) stained-glass windows in the director's office. We could replace the sashes but we don't want to do that because we are afraid it will ruin the window. They are basically in

good condition, so they will not be replaced. We have put safety glass over some doors to preserve them, we may do that to these windows to preserve them. Ms. Giles asked if the stained glass windows have ever had protection over them. Mr. Griffin said yes they have put safety glass over them in the past.

Mr. Schleif asked if there was a way to keep the lead glass windows. Mr. Griffin said they could possibly put thermal glass over them to protect the window. They need to have the whole pane replaced. They are in really bad condition. Mr. Schleif asked if they were the original windows. Mr. Griffin said they are original windows and are located in the front of the building. Ms. Giles asked if they were all located on the third floor. Mr. Griffin said they were all next to each other on the third floor.

Mr. Griffin said the replacement doors are duplicates of what you see in the packet. Three (3) doors are in the back of the building. They all leak. There is one (1) on the porch also. All will be replaced with five (5) panel solid construction thermal doors.

Mr. Griffin said he needs the Commission's opinion regarding three (3) storm doors. Code required doors to hinge in a particular direction. We are grandfathered in so we don't have to worry about the code, but most storm doors are full screen storm doors. We think full screens might be a mistake with the traffic at Kemper Center, so we wondered about not replacing any screen doors. Mr. Jensen clarified that the old screen doors would be removed and not replaced. Mr. Griffin said yes, the old screen doors are broken we would not replace them. Mr. Maki said storm doors come with screens and windows, but he would recommend just getting a window with no screen which would provide protection to the inside door. Mr. Griffin said they thought of that, but two (2) doors would be more difficult for people carrying items in.

Public hearing closed.

Mike Maki said if the Commission agrees to removing the screen doors and not replacing them, he will agree to that. He looked at the Lighthouse Keepers House and the weather is taking a toll on the wooden doors. But, he also understands the two (2) door concern.

Safety glass on the stained glass windows will be changed in the recommendation if the Commission is in agreement with that change.

Mr. Schleif asked if the lead glass windows could be saved. Could the glass be put behind the replacement windows? If there is any possibility that they can be saved, then they should be. Mr. Griffin said they are in bad condition, but possibly they can be removed and put into new sashes. They are trying to stop wind from coming into the building. Mr. Schleif said the cost might not be much different to have the lead window put into a new frame and add safety glass over to preserve it.

Mr. Maki suggested interior storm windows for the windows that crank out. There are various versions that are magnetic on the inside. Mr. Schleif said the Director of History Center in Wausau has the glass on the interior. It looks good and works well. Ms. Phillips said Harmony Hall used them also. Mr. Maki said they have screen inserts also. Mr. Griffin said all the windows will have screens. Ms. Rossow asked if the lead glass windows would be left to the elements if interior storm windows were used. Mr. Maki said yes they would, but you can get to the exterior of the windows on third floor to maintain them. Mr. Jensen inquired whether the windows needed to open at all. Mr. Griffin said not really. Only if people like to have windows

open for fresh air. If they don't have to open, then safety glass could be put on the outside of them to preserve them.

Ms. Phillips stated she would abstain from voting on this item because she is a member of the Building and Grounds Committee for Kemper Center.

Ms. Phillips said technically the changes are good and do meet the standards. The life span of new windows is only 20 – 30 years. The original windows are 99 years old. She suggested using the money for air conditioning. Replacing the windows is not the best solution. There are many alternative solutions. It is not easy to find contractors to do this type of work, but it could be done.

Mr. Jensen said the Commission can approve the Certificate of Appropriateness with the changes indicated or defer for a new recommendation from Mr. Maki. Mr. Maki said he would need to have more information from the Commission before he could make a revised recommendation.

Mr. Jensen said he is sympathetic to Ms. Phillips cause, but it may be too late to get involved in such a manner. Mr. Jensen said he would like to see safety glass on the stained glass and lead glass windows for protection. He said he is fine with no storm doors. He is also in agreement with the change from 2 over 2 divided lites to 9 over 1 and 6 over 1 divided lites in the recommendation.

***A motion was made by Mr. Schleif and seconded by Ms. Giles to approve the Certificate of Appropriateness for Kemper Center (Ambrose Hall) with the following revisions: double-hung replacement sashes with 9 over 1 and 6 over 1 divided lites; retention of the lead glass windows with safety glass/storm windows to be placed on the inside or outside; safety glass to be placed on the outside of all stained glass windows; and removal of three (3) storm doors without replacements. The motion passed unanimously (4 ayes; 0 noes). Ms. Phillips abstained.***

#### **Public Comments**

Public comments opened. No public comments. Public comments closed.

#### **Commissioner Comments**

No Commissioner comments.

#### **Staff Comments**

Mr. Maki said the Lighthouse Keepers House is open. The hours through October are Saturday 10:00 am – 4:00 pm and Sunday 12 Noon – 4:00 pm.

August 7, 2010 is National Lighthouse Day. An Ice Cream Social is planned with many special events such as a picnic lunch, entertainment, free climb to the top of the lighthouse for Kenosha County residents and \$5 for non-residents.

***A motion to adjourn was made by Mr. Schleif and seconded by Ms. Rossow. The motion passed unanimously (5 ayes; 0 noes). The meeting adjourned at 5:40 p.m.***