Agenda

Historic Preservation Commission Meeting
Municipal Building, 625 52nd Street – Room 204
Thursday, September 26, 2024
5:00 pm

Alderperson Jan Michalski, Chairperson
Commissioner Chris Allen, Vice-Chairperson
Commissioner William Siel
Commissioner Royanne Moon
Commissioner Peter Johnson

Call to Order
Roll Call
Citizens Comments

Approval of the Minutes from the meeting held August 29, 2024

1. Certificate of Appropriateness for Exterior Alteration of First Congregational Church (now Christ the King Church) at 5934 Eighth Avenue (Library Park Historic District) (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 29, 2024

MEMBERS PRESENT:
Alderperson Jan Michalski, Chris Allen, Peter Johnson, Royanne Moon, William Siel

MEMBERS EXCUSED: Sue O'Day

STAFF PRESENT: Mike Maki, Community Development Specialist, Rachel Gasper, Planner

The meeting was called to order at 5:00pm by Alderperson Michalski. Roll call was taken and a quorum was present.

Citizens Comments – None

A motion was made by Mr. Johnson and seconded by Mr. Siel to approve the minutes of the July 25, 2024 meeting. The motion passed. (Ayes 5, Noes 0)

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 open

No public comments.

Public hearing closed

Ms. Gasper went over the Staff report, Staff recommends approval of the Certificate of Appropriateness.

Mr. Siel asked if they are to approve one over the other of the two being presented?

Mr. Maki stated no, the 1st one the applicant will be choosing is “Swooshy”, if that one is not available they will go to the alternative “Flame” sculpture.

Alderperson Michalski stated he wanted to make sure it was clear that these sculptures are available for purchase, just as those on the Sculpture Walk are available for purchase..

Ms. Gasper replied correct.

Motion was made by Mr. Siel, seconded by Ms. Moon to approve the Certificate of Appropriateness per staff recommendation. The motion passed. (Ayes 5, Noes 0)

2. **Certificate of Appropriateness for Exterior Alteration of Allen House at 6012 8th Avenue (Library Park Historic District) (District 3) PUBLIC HEARING**

Public hearing open

William Morris, 5313 87th Place, Pleasant Prairie, WI, Architect, went over the history of the house and that it was formerly owned by Kenosha County. They are trying to bring it back to pristine condition.

DRAFT

Mike and Shadia Stewert, 305 Old Green Bay Road, owners of the house. They were available for any questions.

Public hearing closed

Ms. Gasper went over the Staff report and Staff recommends approval of the Certificate of Appropriateness.

Alderperson Michalski asked how many inhabitants are going to be in this house?

Mr. Stewart stated it will be a three unit.

Mrs. Stewart stated they want to keep the integrity of the home without gutting it.

Alderperson Michalski stated we have to approve the fire escape for an emergency exit.

Mr. Johnson stated that he really likes that they are placing the fire escape along the west side where you won't see it. He sees a lot of work being done and happy that they took the initiative to save this building.

Mr. Stewart stated there are many features they are restoring back to its original state.

Mrs. Stewart stated they are fixing what is there, not replacing it.

Mr. Johnson asked if this is their first rental property they are doing?

Ms. Stewart replied no, but never a project this big.

Alderperson Michalski stated he was surprised at the condition it was in.

Motion was made by Mr. Allen, seconded by Mr. Johnson to approve the Certificate of Appropriateness per staff recommendation. The motion passed. (Ayes 5, Noes 0)

3. **Certificate of Appropriateness for Exterior Rehabilitation of Gilbert M. Simmons Library at 711 59th Place (Library Park Historic District) (District 2) PUBLIC HEARING**

Public hearing open

No public comments

Public hearing closed

Mr. Maki went over the Staff report, this is an application from the City of Kenosha. It is part of the long term restoration plan for Simmons Library/ Library Park. It is a scaled down project and Staff recommends approval of the Certificate of Appropriateness.

Alderperson Michalski asked who is funding this?

Mr. Maki stated it is through the Library budget.

Alderperson Michalski stated this is just basic maintenance with no changes being made.

Mr. Allen stated he is on the Library Board and will have to abstain.

DRAFT

Motion was made by Mr. Johnson, seconded by Mr. Siel to approve the Certificate of Appropriateness per staff recommendation. The motion passed. (Ayes 4, Noes 0, Abstain 1- Mr. Allen)

Commissioner's Comments - None

A motion was made by Mr. Siel and seconded by Mr. Allen to adjourn. The motion passed. (Ayes 5 , Noes 0)

The meeting adjourned at 5:19 pm.

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

_____

Rich Schroeder, Deputy Director of City Development

Meeting Minutes Prepared by: Laurie Bauman, City Development

DRAFT

HISTORIC PRESERVATION COMMISSION
Staff Report – Item #1

Thursday, September 26 at 5:00 pm
Municipal Building
625 52nd Street – Room 204 – Kenosha, WI 53140

Certificate of Appropriateness for Exterior Alteration of First Congregational Church (now Christ the King Church) at 5934 Eighth Avenue (Library Park Historic District) (District 2) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Siel, District 2, has been notified.

LOCATION AND ANALYSIS:

Site: 5934 8th Avenue **Historic District:** Library Park Historic District

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. First Congregational Church (now Christ the King Church), located at 5934 8th Avenue, is listed as a contributing structure in the Library Park Historic District, as well as being a locally designated structure.

2. The First Congregational Church is a Gothic Revival building that was constructed in 1874. The church was listed as a contributing structure to the Library Park Historic District in 1988.

3. The current application includes the removal and replacement of existing asbestos roofing tiles with asphalt architectural shingles.

4. The asbestos shingles currently on the roof are replacements of the original roof. The diamond shape of the shingle is also not original. The replacement of the roof with asphalt shingles is acceptable to staff as the project would be returning to the shape of the roof's original shingles.

5. The Historic Preservation Commission previously reviewed a Certificate of Appropriateness application for the two heat pumps on the southern side of the property and the two heat pumps on the lower north roof in 2022. The northern heat pumps were approved and the southern heat pumps were denied a Certificate of Appropriateness.

6. The Secretary of the Interior's Standards for Rehabilitation have been reviewed against the proposed renovations/ alterations. The proposed application adheres to the following standard:
   a) Replacing in kind an entire roof covering or feature from the restoration period that is too deteriorated to repair (if the overall form and detailing are still evident) is recommended, if the physical evidence is used as a model to reproduce the feature or when the replacement can be based on historic documentation.

7. The project was reviewed for conformance with the recommendations and objectives in the Library Park Historic District Plan. The proposed application adheres to the following preservation guidelines from the plan:
   a) Avoid using new roofing materials that are inappropriate to the style and period of the building and neighborhood.
   b) Replace deteriorated roof coverings with new materials that match the existing in size, shape, color, and texture unless the existing roof covering is inappropriate and the new materials will be more in keeping with the character and style of the original building.

8. The project was reviewed and adheres to Section 15.10 D 2 and 3 of the Zoning Ordinance for Granting of a Certificate of Appropriateness.
   a) The historic character of the district, structure or site is retained and preserved.
   b) The materials, features and spaces that characterize a district, structure or site as historic are retained and preserved.

RECOMMENDATION:

A recommendation is made to approve the Certificate of Appropriateness for exterior rehabilitation at First Congregational Church per Section 15.10 D. of the Zoning Ordinance for the City of Kenosha, the Library Park Historic District Preservation Plan and general compliance with the Secretary of the Interior's Standards and Guidelines for Rehabilitation.

Rachel Gasper, Planner

Rich Schroeder, Deputy Director

THE CITY OF KENOSHA
CHART A BETTER COURSE

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Form #CD316 (rev. 1/20)

Kenosha Historic Preservation Commission
Certificate Of Appropriateness Application

MAILING INFORMATION

Name and Address of Owner/Applicant [Please print]:
Jon Tippman on behalf of Christ the King Church
5394 8th Avenue, Kenosha, WI 53140

Phone: 262-220-9194
Fax:
E-Mail: Jtippman@familylife.com

Name and Address of Architect/Designer/Builder [Please print]:
Avondale Roofing - Kyle Ross
966 Center Ave, Janesville, WI 53546

Phone: 608-690-8255
Fax:
E-Mail: kross@avondaleroofing.com

PROJECT INFORMATION

Property Address: 5934 8th Avenue, Kenosha, WI 53140

Date of Application: 08/20/2024

Project Description: Christ The King Church - Kenosha
Job #240532 - Christ The King Church - Roof Replacement
Remove and replace aging asbestos roofing tiles with asphalt architectural shingles in Weathered Wood color. This roof color will most closely match the original roof installed on the building prior to the asbestos tiles in the 1950s / 1960s.

PROJECT TYPE:	REQUIRED DOCUMENTATION:
➢ New Construction, Additions, Demolitions and Public Improvements	☐ Site Plan (1 Set 24" x 32" and 12 sets maximum size 11" x 17")
➢ New Construction, Additions, Demolitions, Exterior Alterations, Rehabilitation, Reconstruction and Restorations	☐ Building Elevations (Existing and Proposed) (1 Set 24" x 32" and 12 sets maximum size 11" x 17")
➢ All Projects	☐ Photographs (Digital preferred)
➢ In the instance of introducing materials which do not duplicate the original	☐ Material Samples
➢ In the instance of introducing new architectural details or architectural details which do not duplicate the original	☐ Pictures or Drawings

Your Application will be forwarded to the Department of Inspections for review and input. *Required documentation must be submitted to City Development 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: 08/20/2024

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Illinois Roofing License #104.018944
Kansas Roofing License #22-012964
Wisconsin Dwelling Contractor License #DC-062000565
South Carolina Roofing License #CLG.125542

ROOF ESTIMATE

IL Branch:

427 E Golf Rd.

Des Plaines, IL 60016

WI Branch:

966 Center Ave

Janesville, WI 53546

(855) 819-ROOF

Sales Representative

Kyle Ross

(608) 690-8255

kross@avondaleroofing.com

AVONDALE
YOUR ROOFING EXPERTS

Christ The King Church - Kenosha
Job #240532 - Christ The King Church - Roof Replacement
5934 8th Ave
Kenosha, WI 53140

Estimate #	6731
Date	8/22/2024

Thank You for the opportunity to be of service to you.

Description	Amount
Asbestos Removal	
We will abate the asbestos roofing material found on the property. The abatement will include removing all layers of roofing down to the plywood sheeting, and proper disposal of all materials.	
Chimney Removal	
South Chimney Removal, Dispose and Deck Over the opening.	

Entire Sloped Roofing System	
Remove and Dispose of Cedar Shake	
Furnish and Install 1/2" Plywood Decking on top of space decking. Install new step and Roof-to-Wall flashings.	

Description	Amount

GAF WeatherWatch Ice & Water Shield will be installed at the gutter edges, valleys, chimney, all protrusions (vents, pipes, ect), roof to wall, and dormers.

Ice and Water shield will be installed 24" inside warm wall, most buildings this ends up being 6 feet. This is a state-wide code for IL & WI. If your city requires more, then we will follow your city code.

GAF Feltbuster Synthetic Felt will be installed over roof decking.

GAF Pro Start Starter Shingle will be installed along the Eaves and Rakes.

GAF Cobra Intake venting at eave edge or upslope areas for proper intake ventilation.

"Will be cut in 3 to 6 ft from the eave edge"

GAF Snow Country Ridge Vent will be installed along the highest ridge of the roof to allow heat and moisture to escape. It also helps resist snow infiltration in harsh winter weather.

Description	Amount

GAF Timberline HDZ Shingles will be installed to the entire sloped field of the roofing system.

Color - Weathered Wood

GAF TimberTex Ridge Cap Shingles will be installed over the Hips & Ridges of the roofing system, which offer excellent protection at high-stress areas of your roof.

Color - Match Roof Shingles

Custom Metal Work

East Side Pre-Finished Fascia & Coping

Color - Sandstone D6/ST

West Side Fascia, Coping and Flashing

Color - Sandstone D6/ST

North and South Built-In Gutter Wrap Single Ply Membrane Fully Adhered

Wrap the Bell Tower and North Tower valleys and saddles in EPDM.

Lift Rental

Lift needed to safely load and unload materials to roof.

Description	Amount
GAF Golden Pledge Warranty	
25 year workmanship warranty. 40 year non-prorated material, labor and underlayment warranty.	
Fascia Repairs	
We will Repair the fascia boards as needed. The cost Per LF is TBD based on the type of board used. This will be determined by Avondale and the Church once we get a closer look at the existing fascia and decide on a plan of action. Estimated cost is between $10 - $20 per LF.	
Project Assumptions	

Description	Amount
Avondale Roofing has taken into consideration the following when estimating this project. Assumptions Include the following below: Pre-job Conference: Representatives of Avondale Roofing will visit the jobsite prior to the start of work. Any details regarding the project will be reviewed with the owner's representative at that time. Job Set-up: Avondale Roofing will need an area next to the building to be designated for the allowance of material to be hoisted onto the roof. It might also be necessary to have a dumpsite next to the building for the duration of the project. Building Protection - Tarps will be placed over the sides of the building for protection during the disposal of the roof. Delivery and Storage of Materials: All roofing products shall be delivered to the job site with the manufacturer's labels on each roll or container. All rolls of membrane shall be stored elevated from roof, protected to keep material dry. Any damaged material will not be used on the roof and will be replaced at Commercial Nation Roofing's expense. All fuel, gas tanks and cylinders will be stored properly. Any damaged tanks or equipment will be removed from the job site. Unforeseen Conditions: While Avondale Roofing has made every reasonable effort to determine existing conditions, Avondale Roofing cannot be responsible for unforeseen conditions encountered during the reroof process including, but not limited to the following: structural deck repair, masonry work, damaged drain components, electrical work and/or conduit hidden within the roof system, mold removal, and conditions deemed unacceptable to the roof system manufacturer related to the existing structure. Any delays caused by unforeseen conditions will incur additional costs calculated at the time and materials rate or unit costs described in the proposal. Structural Soundness: Avondale Roofing shall not be responsible to determine structural soundness and shall have no liability for failure of the structure to support men, materials, equipment, ice, snow, and water or for any damages or injuries resulting from such failure, whether it occurred before, during, or after performance of outlined work. Clean Up: All debris will be cleaned from the job site on a continuing basis. All debris will be legally disposed of. In the event debris is blown to other areas of the roof or grounds, it will be cleaned daily. Also, the dumpster site will be cleaned daily. Masonry: All tuck-pointing and brickwork will be an extra charge as needed to cover un-foreseen conditions. Permitting: All permitting will be the responsibility of Avondale Roofing. Due to working with several municipalities, the city your building is located in is subject to the permitting fees for your municipality and will be billed as a pass through cost on the final bill.	
Thank You for the opportunity to be of service to you.	

Sub Total	$344,566.56
Total	$344,566.56

Sign Here to Approve Work:

Date: 9/4/24

Christ The King Church - Kenosha

We will perform the work as outlined, including all labor, materials and taxes. Upon receipt of an executed copy of this proposal, along with **50% down payment**, we will schedule the work as proposed. **Remaining balance is due upon completion of work.** Unpaid balance after 30 days will carry a service charge of 2% per month.

SPECIAL NOTES/RECOMMENDATIONS:

A GAF 25 year workmanship warranty certified through GAF will be issued.
A GAF 40 year Golden Pledge extended warranty for value of material, labor and underlayment will be issued, provided the purchaser has fulfilled the terms of this agreement.
Terms & Conditions:
The building owner is responsible for any costs associated with Avondale pulling necessary building permits from City/Village. Avondale Roofing will take care of applying and pulling permit.

This quote does not include any supplemental deck attachment as may be required by Factory Mutual Global (FM). Please note that should FM and/or you require such deck attachment, additional costs will be estimated and added as a separate item to overall cost of this project.

This proposal may be withdrawn by Avondale roofing if it is not accepted with in 30 days.

Should a leak occur in the roof through workmanship, repairs will be made provided a reasonable notice is given and the purchaser has fulfilled the terms of this agreement.

You (the buyer) and Avondale Roofing have the right to cancel this agreement at any time prior to the third business day after the date acceptance.

The prices mentioned do not include any tuck-pointing or deck repairs, or disconnection of any electrical, gas, or HVAC units. If any of items are found necessary, additional charges will be made on a time and material basis.

We are not responsible for conduit, wiring or cable that is mounted to the roof decking, directly below the roof decking, conduit lines mounted to any edge metal, or any and all conduit that cannot be seen from the ground level of structure. It is owners responsibility to notify Avondale Roofing as to the location of hidden wiring and pipes located below the roof and/or above ceiling of the top floor.

There have been many changes to the city/village codes in our state. The major changes revolve around the conservation of energy. Your city/village may require specific R-values for insulation, specific reflective qualities of materials and architectural certification for city codes and structural capabilities for your roofing project. In the event these mandates are in place in your community, additional fees may be incurred to comply with the city/village codes.

We are not responsible for the removal or re-installation of satellite dishes. Owner is responsible for contacting satellite dish company to adjust the dish for proper reception.

We are not responsible for any interior or exterior asbestos removable problems if found present. Any such pre-existing condition shall constitute extra cost to be determined by abatement.

In the event of an increase in material prices of greater than or equal to 5% from the date of this acceptance of this contract to the actual date of material order; we reserve the right to renegotiate or consider this contract null and void.

In the event of default of payment to Avondale Roofing, the owner or agent agrees to pay for any of past, monies owed, including court costs, reasonable attorney's fees and other related expenses.

The roof deck will be free of ice, snow, debris and other foreign matter not conductive to roofing practices. Roofing will be done only in weather conditions suitable for product application.

There is no liability to be assumed for any damage to the building or contents thereof because of water leakage from structural deflection of the building.

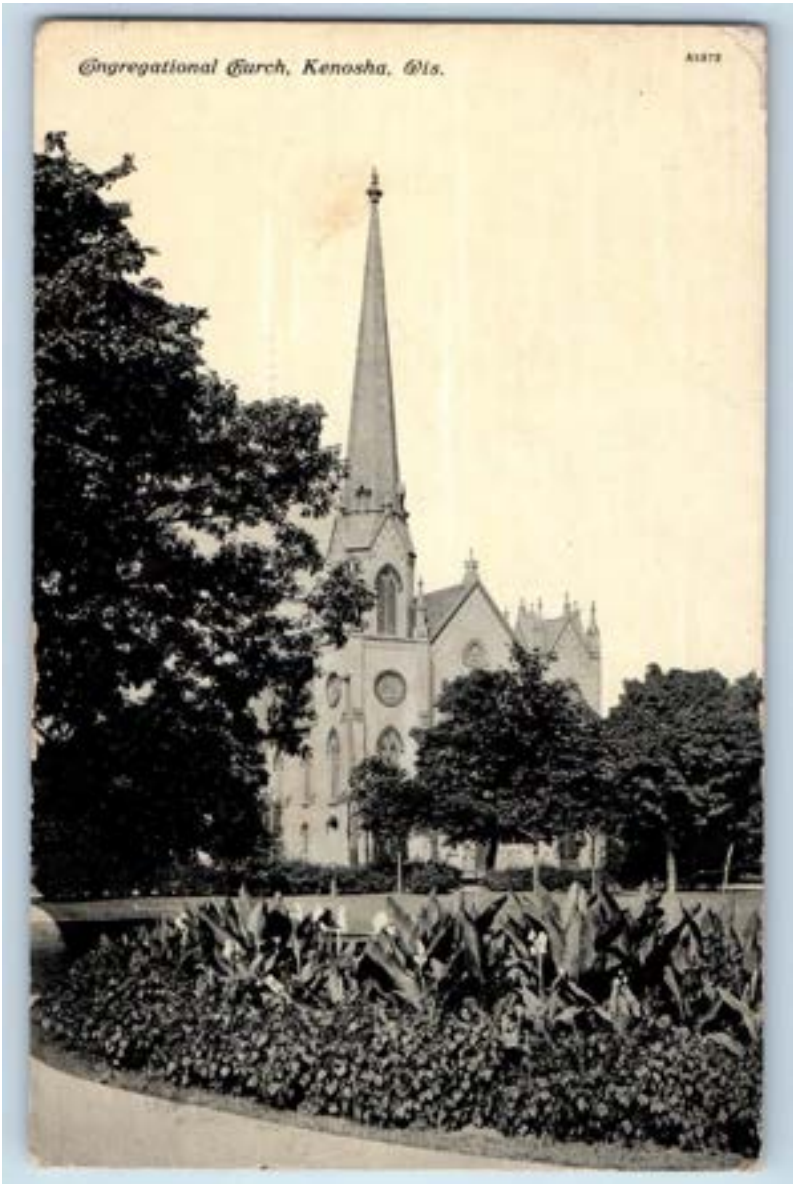
We will not be held responsible for any mold, mildew or any other carcinogenic that may either already exist or might occur after a re-roof or complete roof replacement.

We cannot be held responsible for the slope of existing structure.

We cannot be responsible for pictures, wall or ceiling ornaments, nail pops, stress cracks and related marketing, due to the vibrations from stacking of materials and/or the removal of weight from the existing roof.

Avondale Roofing shall not be responsible to determine structural soundness and shall have no liability what so ever to the owner or others for failure of roof or supporting structure to support crew members, materials, or equipment resulting from such failure, whether it occurred before, during, or after performance of outlined work.

Standing Water: Avondale will not be held responsible for any water that does not drain off roof in a timely fashion. Several factors contribute to this standing water; i.e. settlement, lack of original slope, debris, obstructions, etc. Avondale Roofing cannot and will not under any circumstances guarantee your roof will not pond water.



First Congregational Church - 1912

Christ The King Church

CURRENT_SUPPORT

Final Audit Report 2024-09-19

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By:	Laurie Bauman (lbauman@kenosha.org)
Status:	Signed
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Signer rgasper@kenosha.org entered name at signing as Rachel
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Signer rschroeder@kenosha.org entered name at signing as Rich Schroeder
2024-09-19 - 4:22:03 PM GMT

Document e-signed by Rich Schroeder (rschroeder@kenosha.org)
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Agreement completed.
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