Agenda
Historic Preservation Commission Meeting
TELECONFERENCE
Thursday, May 27, 2021
5:00 pm

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

Call to Order
Roll Call

Approval of the Minutes from the meeting held March 25, 2021

1. Certificate of Appropriateness for Exterior Rehabilitation at 6501 Third Avenue. (Kemper Center) (District 2) PUBLIC HEARING

2. Certificate of Appropriateness for Exterior Alterations at 702 58th Street. (Alford Building) (District 2) PUBLIC HEARING

Commissioner Comments

Due to the COVID 19 Pandemic, no in-person public attendance at this meeting is allowed. If you wish to observe the meeting audibly, dial into the meeting at 312-626-6799 or 646-558-8656, meeting ID 988 4434 0241.

Persons wishing to provide public comments on a particular agenda item are encouraged to provide those comments in advance of the meeting by electronic mail to the City at comments@kenosha.org, which will then be read into the Commission record during the meeting. If providing a written comment, please include a subject line identifying this Commission and either the agenda item number or the agenda item subject. Alternatively, persons wishing to express a comment during a noticed public hearing may call in to the meeting at 312-626-6799 or 646-558-8656, meeting ID 988 4434 0241.

Meetings of the Commission are typically recorded. The archive of the meeting is typically available two business days after the conclusion of the meeting, at https://www.kenosha.org/government/common-council/agendas-minutes-video.

IF YOU ARE DISABLED AND IN NEED OF ASSISTANCE,
PLEASE CALL 262-653-4030 BY NOON BEFORE THIS MEETING
MEMBERS PRESENT via telephone:  
Alderperson Jan Michalski, Chris Allen, Peter Johnson, Royanne Moon, Sue O'Day, Merike Phillips and William Siel

MEMBERS EXCUSED:

STAFF PRESENT:  
Mike Maki, Community Development Specialist,  
Tim Casey, Director, Makenzee Wilcox, Planner

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

A motion was made by Mr. Siel and seconded by Ms. O'Day to approve the minutes of the February 25, 2021 meeting. On a roll call vote the motion passed. (Ayes 7, Noes 0)

1. Election of Chairperson and Vice-Chairperson

A motion was made by Ms. Phillips and seconded by Ms. O'Day to elect Alderperson Michalski as Chairperson. On a roll call vote the motion passed. (Ayes 7, Noes 0)

A motion was made by Mr. Siel and seconded by Ms. Phillips to reelect Chris Allen as Vice-Chairperson. On a roll call vote the motion passed. (Ayes 6, Noes 0, Abstain 1 - Mr. Allen)

2. Certificate of Appropriateness for Exterior Alteration at 5829 6th Ave. (Orpheum Theater) (District 2) PUBLIC HEARING

Public hearing opened.

No public comments.

Public hearing closed.

Ms. Wilcox stated that this is a request from the Kenosha Beauty Supply to put a sign above their entrance of their business. It will be a clear acrylic sign with black lettering to allow for the historic brick to show. There is no lights element for the sign. The City's zoning ordinance does not provide standards for signs and there will be no changes to the structure of the building. Staff recommends approval.

Mr. Johnson stated he likes the signage and would like to make sure that other businesses in the building follow the same guidelines for signs to keep them uniform.

Mr. Maki stated that any future sign requests will need to get approved through the commission and we will look that the sign has the same font with clear acrylic design.

Ms. Phillips stated she would like the original Orpheum Theater sign to stay on the building and not be covered up with any other signage.

Mr. Johnson asked if businesses can put stenciled signs on the windows?
Mr. Maki replied that stenciled signage would be approved at a staff level. The businesses would not need to come before the commission because it is not an exterior alteration to the building and can be removed easily.

A motion was made by Mr. Siel and seconded by Mr. Allen to approve per staff recommendation. On a roll vote the motion passed. (Ayes 7, Noes 0)

The following items were taken together for public hearing purposes.

3. Certificate of Appropriateness for St. Anthony’s Church Renovations at 2223 51st Street (District 7) PUBLIC HEARING

4. Certificate of Appropriateness for St. Anthony’s Church ADA Ramp at 2223 51st Street (District 7) PUBLIC HEARING

Public hearing opened.

Steven Mar-Pohl, W9172 Ripley Road, Cambridge, Architect with WI, InSite Consulting Architects, LLC was available to answer any questions.

Public hearing closed.

Ms. Wilcox stated one item was for the ADA ramp on the south side of the church which will be replaced. A new ramp will be oriented to the east of the entrance instead of the west. She noted that no parking spaces will be lost with the new location of the new ramp. The ramp follows all guidelines with the Secretary of the Interior’s Standards. The other item is continuing from previous projects, limestone and lannon stone replacement, tuck pointing, railings, staining concrete, windows and doors. These alterations follow the Secretary of Interior’s Standards and would retain historic character. Staff recommends approval.

Ms. Phillips stated she is very impressed with the thoroughness and quality of the restoration being done. She asked how long will the stain on the concrete last?

Mr. Mar-Pohl stated the stain is a mineral stain and it should last up to 10 years dependent on the exposure to the elements.

Ms. Phillips asked if the architects will leave instructions on the upkeep of the stained concrete?

Mr. Mar-Pohl replied yes they will provide the recommended maintenance that needs to be done.

Mr. Johnson concurred with Ms. Phillip’s comments on the restoration work that is being done.

Mr. Siel stated he was very impressed with the restoration work that is being done.

A motion was made by Mr. Siel and seconded by Ms. Phillips to approve Item 3 per staff recommendation. On a roll vote the motion passed. (Ayes 7, Noes 0)

A motion was made by Ms. O’Day and seconded by Mr. Johnson to approve Item 4 per staff recommendation. On a roll vote the motion passed. (Ayes 7, Noes 0)

Commissioner’s Comments -

Ms. O’Day requested a current list of commissioners.

Alderperson Michalski stated he hopes the Kenosha County Office Building repairs will happen soon for them to reopen and bring the area back to the way it was.
A motion was made by Mr. Siel and seconded by Mr. Johnson to adjourn. The motion passed. (Ayes 7, Noes 0)

The meeting adjourned at 5:28 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
Certificate of Appropriateness for Exterior Rehabilitation at 6501 Third Avenue. (Kemper Center) (District 2) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Bill Siel, District 2, has been notified.

LOCATION AND ANALYSIS:

Site: 6501 Third Avenue  Historic District: Third Avenue 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. Kemper Center, located at 6501 Third Avenue, is listed on the State of Wisconsin and National Register of Historic Places and is listed as a local historic structure. Kemper Center is also listed as having contributing structures within the Third Avenue Historic District.

2. The Historic Preservation Commission has approved Certificate of Appropriateness applications for exterior renovations and rehabilitation to Kemper Center at previous meetings. The renovations and rehabilitation included brick replacement, repointing, replacement of windows, sills, lintels and doors.

3. The current application, which has been submitted to the State of Wisconsin Historic Preservation Office (SHPO), includes:
   a) Removal of six (6) sets of window sashes, inspection, cleaning, repair as required, priming/painting and reinstallation;
   b) Replacement of screen fabric;
   c) Repointing of mortar joints at window jambs/returns;
   d) Replacement of window sealant;
   e) Repointing of 100% of mortar joints above the sheet metal counterflashings on the elevator shaft; and
   f) Replacement of a hollow metal door and frame located on the elevator shaft; and
   g) Removal of twenty-one sets of windows sashes, inspection, cleaning, repair as required, priming/painting and reinstallation. This is an alternate and will only be competed at this time if the budget allows.

4. The Secretary of the Interior’s Standards for Rehabilitation have been reviewed against the proposed renovations/alterations.
   a) Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing, including replacement in-kind of deteriorated or missing parts is recommended.
   b) Repointing mortar joints where there is evidence of deterioration is recommended where mortar is duplicated in strength, composition, color and texture.

5. The project was reviewed for conformance with the recommendations and objectives in the Third Avenue Historic District Plan. The plan states the following:
   a) The repair and retention of original windows, storm windows, screens or replacement of the same with new units that duplicate the original in materials, size and appearance are recommended.
   b) Repoint defective mortar by matching the original color, style, texture and strength.

6. The project was reviewed for conformance with the Standards 6 and 7 for Granting of a Certificate of Appropriateness, Section 15.10 D.
   a) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the Historic District, structure or site are retained and preserved.
b) Deteriorated historic features are retained rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials.

RECOMMENDATION:

A recommendation is made to approve the Certificate of Appropriateness for exterior rehabilitation at Kemper Center per Section 15.10 D. of the Zoning Ordinance for the City of Kenosha, the Third Avenue Historic Distinct Preservation Plan and general compliance with the Secretary of the Interior’s Standards and Guidelines for Rehabilitation.

Michael Maki, AICP, Community Development Specialist

Rich Schroeder, Deputy Director
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]:
Kemper Center
6501 3rd Avenue
Kenosha, WI 53143

Phone: (262) 925-8040
Fax: _______________________
E-Mail: _______________________

Name and Address of Architect/Designer/Builder [Please print]:
InSite Consulting Architects, LLC
115 E. Main Street, Suite 200
Madison, WI 53703

Phone: (608) 204-0825
Fax: (608) 531-1533
E-Mail: steve@icsarc.com

PROJECT INFORMATION

Property Address: Kemper Center, 6501 3rd Ave, Kenosha, WI 53143

Date of Application: 03/10/2021

Project Description: Maintenance based repairs to existing windows at southeast facade. Repointing masonry at the top of the elevator shaft. All work will be done within strict accordance for the Secretary of the Interior's standards.

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" x 32" and 12 sets maximum size 11" x 17")
- Building Elevations (Existing and Proposed) (1 Set 24" x 32" and 12 sets maximum size 11" x 17")
- Photographs (Digital preferred)
- Material Samples
- 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: 03/10/2021

City Development 1625 52nd St, Room 308, Kenosha, WI 53140 | T: 262.653.4030 | kenosha.org
2021 BUILDING ENVELOPE RESTORATION
KENOSHA COUNTY

THE FOLLOWING GENERAL NOTES SHALL APPLY:

1. ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCAL AND STATE OF WISCONSIN BUILDING CODE LATEST EDITION.

2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF, AND COORDINATION WITH, ALL DIMENSIONS SHOWN ON THESE DRAWINGS RELATIVE TO EXISTING CONDITIONS PRIOR TO SUBMITTING BID.

3. THE DRAWINGS REPRESENT THE ON-SITE CONDITIONS TO THE EXTENT KNOWN. THE BIDDERS ARE REQUIRED TO INFORM THE ARCHITECT AND OWNER OF ANY OBSERVED DISCREPANCIES BETWEEN THE DRAWINGS AND THE ON-SITE CONDITIONS PRIOR TO SUBMITTING THEIR BID.

4. CONTRACTOR SHALL REPORT IMMEDIATELY TO THE ARCHITECT ALL DISCREPANCIES VERBALLY, A WRITTEN REPORT SHOULD PROMPTLY FOLLOW. CONTRACTOR SHALL CEASE WORK IN THE AFFECTED AREA UNTIL DIRECTED BY THE ARCHITECT. IF A CHANGE IN SCOPE OR TIME IS EXPECTED PROVIDE A DETAILED CHANGE REQUEST FOR ARCHITECT'S REVIEW.

5. THE CONTRACTOR SHALL PROVIDE ALL METHODS AND EQUIPMENT FOR PROTECTING THE BUILDING, ALL MATERIALS, AND PERSONNEL FROM FIRE OR OTHER DAMAGE PRIOR TO STARTING. THE CONTRACTOR SHALL SUBMIT THE APPROVED METHODS AND EQUIPMENT IN WRITING FOR THE OWNER AND ARCHITECT'S REVIEW PRIOR TO STARTING WORK.

6. THE CONTRACTOR SHALL COMPLY WITH ALL SAFETY AND HEALTH LAWS AND REGULATIONS.

7. PROTECT TREES, SHRUBS, LAWS, AND OTHER FEATURES WITHIN PROJECT LIMITS. RESTORE DAMAGED FEATURES TO ORIGINAL CONDITION. THE CONTRACTOR SHALL DOCUMENT ALL EXISTING CONDITIONS THAT MAY BE IMPACTED BY THE CONTRACTOR'S OPERATIONS.

8. THE CONTRACTOR SHALL COORDINATE WITH BUILDING FACILITY MANAGER(S) ANY BUILDING SYSTEMS SHUT DOWNS PRIOR TO SCHEDULED SYSTEM SHUT DOWNS.

9. BY SUBMITTING BID, THE BIDDERS ACKNOWLEDGE THAT THEY HAVE VERIFIED ALL DIMENSIONS, DETAILS AND OTHER CONDITIONS PRIOR TO SUBMITTING THEIR BID.

10. THE BIDDERS SHALL INCLUDE IN THEIR BID ALL WORK, MATERIALS, SERVICES, ETC., NECESSARY TO THE SUCCESSFUL COMPLETION OF THE PROJECT.
DESIGN NOTES:

WORK SCOPE AT EXISTING WINDOWS SEE SHEET A2
1. REMOVE MORTAR (CENTER-CUT METHOD ONLY) TO A DEPTH OF 1.5X THE WIDTH OF THE JOINT
2. PREPARE JOINT FOR REPOINTING
3. INSTALL NEW MORTAR PER THE SPECIFICATIONS - MATCH ADJACENT MORTAR IN ALL WAYS - INCLUDING COLOR, FINISH STRENGTH AND TOOLING.

EXISTING WOOD LATH

PROTECT EXISTING PLASTER

INSPECT EXISTING WINDOW CASINGS PERFORM REPAIRS AS CONFIRMED BY ARCHITECT (BY CHANGE ORDER)

REMOVE SASHES - INSPECT, SCRAPE, CLEAN, PRIME AND PAINT, REPAIR AS REQUIRED, REINSTALL (REPAIRS BY CHANGE ORDER)

REPLACE SCREEN FABRIC WITH NEW - MATCH EXISTING

NOTE: ACTUAL EXISTING CONDITIONS IN THE FIELD MAY VARY, VERIFY ALL CONDITIONS IN THE FIELD.

1 TYPICAL HEAD DETAIL

A3 Scale: 3" = 1'-0"
1 TYPICAL JAMB DETAIL

A4 Scale: 3" = 1'-0"

NOTE: ACTUAL EXISTING CONDITIONS IN THE FIELD MAY VARY. VERIFY ALL CONDITIONS IN THE FIELD.
REPLACE SCREEN FABRIC WITH NEW (MATCH EXISTING)

A JAMB/RETURNS ONLY
1. REMOVE MORTAR (CENTER-CUT METHOD ONLY) TO A DEPTH OF 1/8" AND THE WIDTH OF THE JOINT
2. PREPARE JOINT FOR REPOINTING
3. INSTALL NEW MORTAR PER THE SPECIFICATIONS - MATCH ADJACENT MORTAR IN ALL WAYS - INCLUDING COLOR, FINISH STRENGTH AND TOOLING.

INSPECT WOOD FRAME/TRIM IN-SITU REPLACE ALL DAMAGED WOOD WITH 1/4" SAWN DOUGLAS FIR CONSTITUTE IF POSSIBLE - PATCH AND DUCKETMAN SCRAPE, CLEAN, PRIME AND PAINT

REMOVE ALL PERIMETER SEALANT - CLEAN AND PREPARE SURFACES FOR NEW SEALANT

REMOVE SASHES - INSPECT, SCRAPE, CLEAN, PRIME AND PAINT, REPAIR AS REQUIRED, REINSTALL (REPAIRS BY CHANGE ORDER)

INSPECT EXISTING WINDOW CASINGS PERFORM REPAIRS AS CONFIRMED BY ARCHITECT (BY CHANGE ORDER)

PROTECT EXISTING PLASTER

EXISTING WOOD LATH

NOTE: ACTUAL EXISTING CONDITIONS IN THE FIELD MAY VARY. VERIFY ALL CONDITIONS IN THE FIELD.

1 TYPICAL SILL DETAIL
A5 Scale: 3/4" = 1'-0"
Design Notes:

1. 100% Repoint Elevator Tower Above Sheet Metal Counterflashing
2. New Hollow Metal Door and Frame

1. Photo of Elevator - South and East Elevations @ Roof
2. Photo of Elevator - North and West Elevations @ Roof
3. Photo of Elevator - South and West Elevations @ Roof
NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Bill Siel, District 2, has been notified.

LOCATION AND ANALYSIS:

Site: 702 58th Street

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. The Alford Building, located at 702 58th Street, is listed as a local historic structure.

2. The application requests a Certificate of Appropriateness for the following items:
   a) Replacement of painted wooden windows in second and third stories;
   b) Cleaning of limestone veneer;
   c) Alteration of the Seventh Avenue facade including:
      ➢ Re-installation of storefront window in second bay with steps and new entry door;
      ➢ Alteration to introduce a fourth storefront window system in northernmost bay with a new entry door, steps and lift-up garage door for underground parking; and
      ➢ Installation of potential projecting wall sign.

3. The Secretary of the Interior's Standards for Rehabilitation have been reviewed against the proposed renovations/alterations.
   a) Protecting and maintaining wood window frames, sash, muntins and surrounds is recommended. Window replacement is acceptable where same sash and design details are replicated.
   b) Replacing a missing storefront is recommended where there is physical evidence or photographic evidence. Replacement of a new storefront that does not convey the same visual appearance is not recommended.
   c) Cleaning masonry surfaces with the gentlest means possible, such as low pressure water and detergents, using natural bristle brushes is recommended.
   d) Signage is not addressed in the Standards.

4. The project was reviewed for conformance with Standards 4, 6, 7, 8 and 10 for Granting of a Certificate of Appropriateness, Section 15.10 D of the City of Kenosha Zoning Ordinance.
   a) There are no changes in a structure that create a false sense of historical development, such as adding conjectural features or architectural elements from other structures.
   b) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the structure are retained and preserved.
   c) Deteriorated historic features are retained rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials.
   d) The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to the historic materials shall not be used.
   e) Exterior alterations do not destroy historic materials that characterize the structure. The new work is differentiated from the old and compatible with the existing size, scale and architectural features to protect the historic integrity of the structure.
5. Upon review of the submitted plans, the following is noted:
   a) Window replacement may be permitted with documentation of existing and proposed window sizes, profile details, material type and glazing transparency (recommended to be clear and non-reflective with a visual light transmittance of 72 or higher). Replacement windows will be evaluated based on having the appropriate dimensions (including width of rails, stiles, sashes and muntins), depth of frame and the appearance of having true divided lights, where applicable.
   b) Documentation is required on the cleaning method to be used for cleaning of the limestone veneer, including water pressure and product types to be used.
   c) New proposed entry doors and steps in the second and fourth bays are recommended to be denied since these alterations do not follow the Secretary of Interior Standards and are not in compliance with the Chapter 15 of the City of Kenosha Zoning Ordinance. While historical photographs depict storefront windows in the second bay, it did not include an entry door. The fourth bay originally included 3 smaller windows, but did not include any entry doors. Re-installation of storefront windows is appropriate; however, more information will be required on framing materials, colors and transparency of glass in the proposed storefront alterations.
   d) The proposed garage door and adjacent storefront in the fourth bay is an alteration; however, since the door is based on an adaptive reuse of the building, it may be considered with more detail. The size is shown on the plans, but more detail is need on which direction the tilt up door will be oriented (toward interior or exterior), transparency of glass areas, colors and materials of storefront framing. Windows are recommended to be clear and non-reflective with a visual light transmittance of 72 or higher.
   e) The projecting wall sign may be approved with documentation of size, materials, attachment method and lighting. Such documentation shall require a future Certificate of Appropriateness.

RECOMMENDATION:

A recommendation is made to conditionally approve the Certificate of Appropriateness for exterior alteration of the Alford Building per Section 15.10 D. of the Zoning Ordinance for the City of Kenosha and general compliance with the Secretary of the Interior's Standards and Guidelines for Rehabilitation and denial of two new storefront entrances on the second and fourth bays. Revised plans addressing all items listed above in Section 5 will be required to be submitted and approved by the Historic Preservation Commission, prior to final approval.

Michael Maki, AICP, Community Development Specialist

Rich Schroeder, Deputy Director
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]:
David Wallach, For Blue Paint Development, LLC
6320 20th Avenue
Kenosha, WI 53143

Name and Address of Architect/Designer/Builder [Please print]:
Kevin Drake Architecture, LLC
1026 Princeton Avenue
Highland Park, IL 60035

Phone: 312-617-9016
Fax: 262-597-7101
E-Mail: dwallah@bluepaintdevelopment.com

Phone: 312.998.9455
Fax: 312.998.9455
E-Mail: kevin@kevindrakearchitecture.com

PROJECT INFORMATION

Property Address: 702 58th Street, Kenosha, WI
Date of Application: May 13, 2021
Project Description: Former JC Penny Department Store - known as "The Alford," Adaptive re-use of 1932
Department Store into Mixed-Use Residential and Retail with Lower Level Parking.

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" x 32" and 12 sets maximum size 11” x 17”)
- Building Elevations (Existing and Proposed) (1 Set 24” x 32” and 12 sets maximum size 11” x 17”)
- Photographs (Digital preferred)
- Material Samples
- 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: David Wallach, For Managing Member
Date: 5.13.2021
May 17, 2021

The Alford Building was built in 1930, housing at various times JC Penney, Montgomery Wards and other department stores. The building is a classic purpose-built, form follows function arrangement of floor levels and columns. To repurpose the building into mostly residential apartments with some retail on the first floor has been a challenge that has resulted in what we would like to think of as a respectful restoration of the Alford Building, adding 41 residential units and retail helping to revitalize downtown Kenosha.

**Exterior**

Over the years, the arrangement of the first floor storefront and windows has changed, mostly on the east elevation. Our intention is to restore the building to a similar look to the 1930’s, without the heavy retractable awnings used back in the day. The south elevation angled storefront arrangement will remain, leading to a new vestibule for each first floor apartment group. The existing storefront glass and frame will be replaced with a recreated storefront with insulated glass and panels.

Our proposed east elevation recalls the historical precedent of three large openings in the first three bays, with a fourth bay added to allow a new garage door. The garage door will be a faithful recreation of the new storefront using similar aluminum extrusions and glass materials, so as to create a unified east elevation that looks like it was always there.

The upper levels of the building façade will remain as they are, with new insulated window replacements. Again, as with everything we intend to do, especially the south and east elevations, we will be looking at historical photos to guide us as we provide an energy efficient restoration of this handsome building. The existing stone façade will be assessed by consultants and tested before cleaning the entire east and south facades.

**Interior**

Apart from the east elevation clarifications, we had to address the need for light and ventilation for some internal residential units. The result is a slot cut into the existing roof, which allows light and air to flow to the third floor and second floor units and common space. The interior of this air and light shaft will be treated as an exterior wall condition. To address moisture from rain and snow in the shaft, we intend to install a rain screen exterior cladding system with cementitious panels over insulated metal stud walls, replicating the look of the existing stone façade, which will not trap moisture, instead allowing water to flow down to the roof membrane and ultimately the drainage network. The shaft roof areas will be landscaped with an extensive vegetative roof system. The new roof slabs within the shaft will contain hydronic heating to allow snow-melt during winter.
The second floor will contain over five thousand square feet of tenant amenity spaces, including amenities for business conferencing and printing facilities, fitness gym, event cooking space and areas for socializing. Two large windows open up views to the landscaped air shaft providing direct morning light and warm afternoon reflections.

Below are some photos of the exterior from previous years.

We look forward to your review of our proposal and will address any questions or concerns you may have in moving this project forward.

Thank you. Do not hesitate to call me with any questions (312) 617-9018.

Most sincerely,

[Signature]

David Wallach
CEO
**Scene 1: Roadway Traffic**

1. Approaching car clock transponder
2. Overhead door opens, boom lifts up
3. Light turns green for car to proceed down ramp
4. Flashes red light shows for cars not using doorway, boom at bottom of ramp
5. Lights red light shows for cars down ramp, flashing our passage

**Scene 2: Outdoors Traffic**

1. Waiting car clocks transponder
2. Light turns green and boom lifts up at bottom of ramp
3. Flashing red light at top of ramp indicates car is proceeding out the building
4. Boom at top of ramp stays down until car leaving passage

**Floor Plan - Ramp Operation Plan**

**Elevation Detail - Garage Door**

**View of Proposed Garage Door**