



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
www.cityofracine.org

## Meeting Minutes - Draft

### Landmarks Preservation Commission

*Alderman Mollie Jones  
Don Schumacher  
Pippin Michelli  
Pamela Deskins  
John Monefeldt*

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Monday, December 10, 2018

5:00 PM

City Hall, Room 303

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#### Call To Order

*Chairman Monefeldt called the meeting to order at 5:25 p.m.*

*PRESENT - 4: Mollie Jones, John Monefeldt, Don Schumacher, and Chris Flynn*

*EXCUSED - 3: Tony Veranth, Pippin Michelli, and Pamela Deskins*

#### Approval of Minutes for the October 29, 2018 Meeting

**A motion was made by Jones, seconded by Schumacher, to defer approval of the October 29th meeting minutes. The motion PASSED by a Voice Vote.**

#### 1136-18

**Subject:** (Direct Referral) Review of plans for the conversion of the Gold Medal Furniture Company industrial building at 1701 Packard Avenue into a residential development.

**Attachments:** [ABM Gold Medal 1700-1701 Packard](#)  
[Responses to LPC findings](#)  
[Revised Plans](#)  
[Existing Conditions and Demo Plans](#)  
[Existing Window Survey](#)  
[SHPO submittal for certification](#)  
[Historic Criteria and Guidelines](#)

*The Commission reviewed the comments supplied to and the responses from Enberg Anderson, the architect of the project, for the Gold Metal Lofts project at 1701 Packard Avenue. A representative from Enberg Anderson was present to explain the responses provided (and also attached to this file as "Responses to LPC Findings").*

*Discussion ensued.*

*In response to Commissioner Flynn, it was explained that the ghost sign on the building was to possibly be repainted in the same colors that exist. Chairman Monefeldt advised the applicant to check with the Department of City Development to inquire whether or not a painted sign would be permitted.*

*Further discussion ensued about the use of the boiler space, downspouts, lighting, etc. The clay copings will be retained and the railroad track will also be retained. Monefeldt stated the railroad speaks to the history of the area as it was one of the first railroads in the state of Wisconsin.*

*Associate Planner Jeff Hintz reviewed the evaluation criteria. He stated the responses provided were sufficient enough to address the concerns from the previous meeting. Hintz reviewed the staff recommendation and stated any changes from the State Historic Preservation Office will be shared with the Commission.*

**A motion was made by Commissioner Flynn, seconded by Alderman Jones, to approve the plans subject to the staff recommendations. The motion PASSED by a Voice Vote.**

## **Adjournment**

*Commissioner Don Schumacher announced that he is resigning from the Commission.*

*There being no further business, the meeting adjourned at 6:00 p.m.*