

# City of Racine

*City Hall  
730 Washington Ave.  
Racine, WI 53403*



## Meeting Minutes

**Monday, July 2, 2007**

**4:30 PM**

**Room 205**

## **Landmarks Preservation Commission**

*Chairman Mary Whitman  
Alderman Robert Anderson  
Geoff Greiveldinger  
Robert Hartmann  
Don Rintz  
Sally Sorenson  
Paul Zens*

**Acting Chairman Robert Anderson called the meeting to order at 4:33 p.m.**

**PRESENT:** 6 - Mary Whitman, Robert Anderson, Geoff Greiveldinger, Robert Hartmann,  
Don Rintz and Sally Sorenson

**EXCUSED:** 1 - Paul Zens

*OTHER PRESENT: Matthew G. Sadowski, Principal Planner*

**Approval of Minutes for the July 2, 2007 Meeting (Minutes not available)**

**Correspondence**

*None.*

**Buildings Being Razed**

*No report given.*

**New Business:**

**PUBLIC HEARING at 4:30 P.M.**

**07-1016**

**Subject:** Consideration of the designation of a Racine Historic District encompassing certain properties in the 1100 blocks of Lake Avenue and South Main Street, and the 100 block of Twelfth Street.

**Recommendation of the Landmarks Preservation Committee on 7-2-07:** That this item be deferred.

*Principal Planner Sadowski opened the public hearing at 4:34 p.m. and provided a presentation regarding the proposed Racine Historic District detailing the district boundaries and the properties contained therein. He reviewed the structures considered to be contributing to the historic fabric of the district.*

*In response to Alderman Anderson, Planner Sadowski explained that renovation of contributing properties would require Commission review if a change of the exterior appearance of the structure is proposed. He stated that the basic criteria used would be to determine if the work is appropriate for the structure and district based on historical context.*

*In response to Bob Hartmann, Principal Planner Sadowski explained that interior renovations would be reviewed only to the extent of their impact on the exterior appearance of the structure.*

*Commissioner Rintz explained that the initial impetus for establishing this district was to protect the property at 1121 Lake Avenue ( the Lochnaiar Bed & Breakfast). However, he explained that upon further investigation, the area presented a cross section of architectural styles worthy of such recognition and protection. He stressed the need to adopt an appropriate name for the district and questioned whether the size of the district should be expanded.*

*In response to Roberta Fiene of 1211 South Main Street, Principal Planner Sadowski and*

*Chairman Anderson explained that the boundaries of the proposed district were chosen based on practical constraints of time versus available staffing, and the desire to begin with a small district so that the mechanics of the new ordinance can be tested. Principal Planner Sadowski explained that the proposed district can be expanded but that would require a new public hearing before the Commission.*

*Rita Tomkiewicz of 111 – 11th Street expressed support for the future expansion of the district.*

*Shea Leech of 1121 Lake Avenue expressed concern about negative effects on the use and value of her property once designated as contributing to the historic district. She stated that she is opposed to the proposal.*

*In response to Commissioner Sorenson, Principal Planner Sadowski stated that repairs would not require Commission review unless they alter the exterior appearance of the structure. He explained the review process citing the role of City staff and the Commission. He emphasized that permitted uses would not change as a result of the designation, and all existing uses could continue. He stated that designation does not carry local tax benefits but does provide a support for those seeking tax credits at the state and federal levels. Principal Planner Sadowski distributed copies of the Historic Preservation ordinance to those in attendance.*

*Alderman Anderson added that any changes in use may require a rezoning or conditional use permit and that one consideration during evaluation would be the need for such changes to be appropriate for the historic district.*

*Commissioner Hartmann stressed that, as observed in the Downtown Area with its design review requirements, the historic district designation will help protect investments, critical architectural and historic resources. He also stressed the social value of preservation. In response to Commissioner Hartmann, at a show of hands, the majority of the eighteen citizens present indicated a favorable reaction to the proposed designation of the historic district.*

*Michael Frontier of 1127 Lake Avenue spoke in support of the designation and saw his role as the owner of a historic property and that of caretaker. He added that a potential source of information regarding the contributing properties may be the Century Building files kept by Preservation Racine.*

*In response to questions from unidentified citizens, Principal Planner Sadowski stated that construction on vacant parcels and additions to non-contributing properties would be reviewed by staff to determine if a Commission review for appropriateness is needed.*

*Principal Planner Sadowski read into the record a letter received from David Bahlman of 1135 South Main Street in which he expresses support for the designation.*

**A motion was made by Don Rintz, seconded by Geoff Greiveldinger, that this item be Deferred. The motion PASSED.**

### **Administrative Business**

*None.*

### **Adjournment**

*A motion was made by Commissioner Greiveldinger and seconded by Commissioner*

*Rintz to adjourn the meeting.*

*Hearing no objections, Alderman Anderson adjourned the meeting at 6:15 p.m.*

*Respectfully Submitted,*

*Matthew G. Sadowski  
Principal Planner*