



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
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Meeting Minutes - Draft

Landmarks Preservation Commission

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

Monday, October 29, 2018

5:15 PM

City Hall, Room 303

Call To Order

Chairman Monefeldt called the meeting to order at 5:15 p.m.

PRESENT: 4 - Mollie Jones, Don Schumacher, Pippin Michelli and John Monefeldt

Misc. Notes/Arrivals

*Chris Flynn was also present (Commissioner not listed in the attendance)
Tony Veranth and Pamela Deskins were excused (Commissioners not listed in the attendance)*

Approval of Minutes for the August 13, 2018 Meeting

A motion was made by Commissioner Schumacher, seconded by Alderman Jones, to defer approval of the minutes of the August 13th meeting. 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](#)

Assistant Director Matt Sadowski introduced the request and stated this is the first review/meeting at the city for the project. The project will be going through conditional use review on November 14th. He stated they will need to go through the State Historic Preservation Office, the Common Council, and the National Park Service as well.

Chairman Monefeldt asked if the project could be reviewed by the Plan Commission without LPC review.

Sadowski stated yes, however, the Plan Commission will be aware of the comments provided by the LPC.

Sadowski described the project and its location. He stated there are two properties that make up the project, 1700 and 1701 Packard Avenue, however, 1701 Packard is the structure that is being concentrated on at today's meeting.

Chairman Monefeldt asked if there were any building left on 1700 Packard.

Sadowski stated yes there is. He stated there is an interior courtyard that will be preserved and a skywalk between the two buildings. He stated they will be working on the building at 1700 Packard some point in the future.

Commissioner Flynn asked if the units will be rental or for sale.

Sadowski stated they will be rental units.

In response to Chairman Monefeldt, Sadowski stated the proposed apartments will be 80 percent market rate, they are also applying for Low-Income Housing Tax Credits.

Commissioner Flynn asked if there were any plans for the ghost signs.

Sadowski stated they do not currently have any plans to clean up the building.

Sadowski showed the building in its current state and described its defining features. He stated for determining whether the project is appropriate the ordinance gives a set of criteria that need to be supported. Sadowski reviewed the criteria requirements. He stated at this time, the property is not designated; however, since they are applying for tax credits, the Secretary of the Interior standards also have to be considered. Sadowski reviewed the required standards.

The proposed site plan was discussed. Sadowski stated the plan is not as detailed as it should be. He stated they are proposing to add a parking lot and do some work on the interior courtyard. He stated the plan shows replacement of what appears to be a brick street and more information should be provided.

Chairman Monefeldt stated that the brick street appears to be an internal feature that would be considered historic. He stated that the requirement would be to have it repaired, replaced, or rebuilt and making it concrete would not be appropriate or compliant.

In response to Commissioner Michelli, Sadowski stated the parking lot would be located near the railroad tracks.

Chairman Monefeldt stated he would encourage leaving the section of railroad tracks in the ground. He stated it provides context and history.

Sadowski stated right now plans show that the railroad tracks would be removed.

Sadowski described the landscape plan, however, informed the commission that the ordinance requires more than what is being shown.

In response to Commissioner Flynn and Chairman Monefeldt, Sadowski stated this will be around 77 units and is slated to be built in 2020. There is no indoor parking proposed for the project.

Sadowski stated the Tax Credit deadline is December 14th of this year. In response to Chairman Monefeldt, he stated the property was rezoned in 2017 to allow residential use.

In response to Commissioner Flynn, Sadowski stated the business started in 1890, however, the business moved to the building in 1894.

Sadowski described the level of the buildings and stated there will be studio, 1, 2, and 3 bedroom units. He stated at this time they are not proposing any rooftop patio. In response to Flynn, he stated the roof and building are in good shape. Sadowski explained the site was home to an active business prior to its purchase. He stated some of the defining features that would be important to retain would be the brick (using the secretary of the interior standards in the treatment of the brick), the clay wall coping at the top of the wall – maintaining, restoring, or replacing with a similar material, arch window headers and the full windows themselves, and the glass panes in the windows.

Chairman Monefeldt stated if the windows are able to be repaired they should be repaired and not replaced. However, if they need to be replaced, they should be replaced in kind with steel.

Sadowski stated the steel iron muttons were a defining feature, along with the fire escapes, the corbel parapet, stone windowsills, service and freight man doors, railroad tracks, bracketing and brickwork, ghost signs, the skywalk, water tower, and exposed joist and header rows on the bricks.

Commissioner Flynn stated the brick passage or restoration of the brick alleyway was not mentioned.

In response to Chairman Monefeldt, Sadowski stated they are proposing to remove all of the windows and replace them.

The Commission stated the windows should be repaired unless they are beyond repair.

Discussion ensued regarding the elevations presented.

Chairman Monefeldt expressed concern about not being able to see the existing plans, demolition plans, and having no information about masonry restoration.

Discussion ensued regarding the restoration of the brick, the railing, and other design features.

Sadowski stated they are considering vacating the street and providing a creative element to the building. He stated the problem with vacating the street, however, is the number of utilities that are present.

The commission further discussed the portions of the building and site that they would like to see restored. Care should be taken not to alter certain historic features of the building.

Commissioner Schumacher restated the requests of the Commission. He stated the walkway between the buildings should be brick; the small section of railroad tracks should be kept; the sliding door should stay functional; and the windows should be repaired or restored. He stated more information and detail needs to be provided.

Sadowski confirmed that more information and detail is needed if a certificate of appropriateness is to be issued. He stated there is a time limit in getting comments to the State, however, he will let the State know that the application was reviewed, but more information is needed.

A motion was made by Schumacher, seconded by Alderman Jones, that the item be deferred to the November meeting so that more information is received. The motion was PASSED by a Voice Vote.

[1137-18](#)

Subject: (Direct Referral) Review of Draft Heritage Preservation Plan.

Recommendation of the Landmarks Preservation Commission on 10-29-18: That at their meeting of October 29, 2018 the Landmarks Preservation Commission (the LPC) approved the document titled "Racine Heritage Preservation Plan, Final Draft, October 23, 2018.

Further that the Racine Heritage Preservation Plan be transmitted to the City Plan Commission for consideration and adoption as an amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035".

Recommendation of the City Plan Commission on 12-12-18: That an ordinance be created and a public hearing scheduled.

Fiscal Note: N/A

Attachments: [Draft_HeritagePreservationPlan](#)
[HPP Resolution](#)

Sadowski explained the most recent timeline. He stated the Lakota Group has made some changes and are now submitting those to the LPC. He stated if the commission approves of the plan, then the next step would be forwarding that approval to the Common Council to be forwarded to the City Plan Commission to begin the formal adoption process of the plan into the City's comprehensive plan. He stated the plan would up for final adoption at the December 18th Common Council meeting.

Commissioner Flynn pointed out a correction to be made on page 19. She stated that the southeast corner of Wisconsin and Water Street is written in the plan; however, she believes it to be the southwest corner. Sadowski and Commissioners confirmed that it should be the southwest corner.

Commissioner Schumacher stated he submitted his comments directly to the Lakota Group. A brief review took place to see if the comments were incorporated.

Discussion ensued about the approval process for the Plan.

Commissioner Schumacher asked if more power were going to be given to the LPC through adoption of this plan.

Sadowski stated additional power will not be given to the commission by adoption of the plan; however, it will clarify what they should be working on. He stated the Common Council has the ultimate power.

A motion was made by Alderman Jones, seconded by Commissioner Schumacher, to approve the plan as submitted and to transmit the plan to the Common Council for adoption. The motion PASSED by a Voice Vote.

Administrative Business

Sadowski stated that he went to the preservation conference and learned there were some changes in the State Statutes on how projects were to be reviewed that will have to be considered by the commission. He stated he will bring those changes to a future meeting.

Adjournment

There being no further business, the meeting adjourned at 6:35 p.m.