



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

Monday, July 16, 2018

5:15 PM

City Hall, Room 303

Call To Order

Ald. Mollie Jones called the meeting to order at 5:15 p.m.

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

Others present:

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

Approval of Minutes for the June 11, 2018 Meeting

A motion was made by Flynn, seconded by Schumacher, to approve the minutes of the June 11, 2018 meeting. The motion PASSED by a Voice Vote.

[0739-18](#)

Subject: (Direct Referral) Heritage Preservation Plan Update.

Nick Kalogerisis of the Lakota Group shared an executive summary of the Preservation Plan with the Commission. Report on the state of the City is part 4 of the plan and the preservation plan is actually sections 1-3 including an implementation strategy. Nick mentioned the approach to the document and directed commission attention to surveying and implementation, which is management of historic resources. The last segment is advocacy which discusses how resources can be preserved.

Racine has done very well on documentation and surveying work, the big recommendations are for future areas of survey (both past surveyed areas and un-surveyed areas) and taking a look at industrial buildings. These resources can be repurposed as housing or other developments, perhaps not today, but in the future. The survey would help to document these and categorize them for potential significance and redevelopment potential.

An important part of the planning process was speaking with ethnic populations in Racine. Compiling oral histories and saving them in a manner in which they can be accessed is an important recommendation.

There is a good structure in the program administration, but some changes to the ordinances and regulations to fine tune and streamline things would be recommended. A general review of design in historic districts or advisory review is something the City

should explore. The other recommendation as a best practice would be to involve the Commission in design review downtown and to develop a set of design guidelines focused on historic preservation. A part time preservation planner would be recommended to carryout design review and work with the Landmarks Preservation Commission.

There are currently a lot of good tools in place now, but in the neighborhoods perhaps a revolving fund or non-profit organization would do active housing rehab in the City. This can be done for commercial or residential buildings, but most of this work is currently being done by the City, a non-profit organization would help.

There are local partners who are promoting preservation and advocacy and to think about using the internet more extensively to promote preservation. Looking for partnerships between the City and other groups would be a recommendation of the plan and using the internet to share survey information online. Nick shared information and a map about some areas in the City which should be surveyed and a draft prioritization list, feedback is sought on the map as it is a first cut.

A commercial adaptive use map was shared showing parcels and buildings which were prioritized by square foot to help target areas which can be rehabbed and used again, they provide neighborhood character but may not be eligible for the National Register of Historic Places.

Matt Sadowski asked Nick to describe the character area map in the summary. They are based on age of buildings and building type. These are areas which conversation strategies should be considered. The plan discusses conservation and preservation strategies to enhance preservation in Racine.

Don Schumacher asked about raze orders and if preventative measures would be addressed in the plan. Nick mentioned that it will be discussed in the plan and there are strategies. Don also asked about an historic artifacts list that hasn't been updated for a while. There is a recommendation in the draft that the list be updated as a high priority in the next several years. General discussion about public infrastructure which is historic or is within the bounds of historic district(s) will be discussed in the program administration section.

In the future there are some historical schools which could be threatened and the community needs to work with the school district carefully and to share how valuable these resources are. There is the ability to do some things with these buildings and repurpose them.

**A motion was made by Jones, seconded by Schumacher, to receive and file.
The motion PASSED by a Voice Vote.**

[0740-18](#)

Subject: (Direct Referral) Discussion regarding the raze and remove order for the Park Theatre, 3015 Washington Avenue.

Attachments: [ABM Park Theater - 3015 Washington Ave.](#)
 [Building Files](#)

Matt Sadowski shared some information about having this item for discussion as requested by the Commissioners. Maps, photos and other orientating information was shared with the Commission. Details of the repair orders from August of 2017 were shared with the Commission, including numerous building code violations and work

which was completed without a permit. The issues were not taken care of within the allotted time and other violations related to electrical work were discussed with the Commission. On June 17 of 2018 an order to vacate the building due to unsafe conditions was issued and on June 28, 2018 a Raze Order was issued for the property. Photos of the interior condition of the building were shared with the Commission.

There is 15 day working day review for the LPC, a documentation is an option for the Commission but is beyond what staff typically handled. There are back taxes on the property in excess of xxx,xxx dollars. The Commission may request that the building be documented by an architectural historian prior to demolition.

Mollie Jones made a motion to suspend the rules to allow a building tenant to speak, seconded by Flynn. Mrs. Ramsey spoke on the condition of the building and improvements to her tenant space that she had made. She would like additional time to vacate the building and the 30 days is not enough time to relocate and she has asked for an extension.

Don Schumacher asked about the first inspection report and noted all the damages to the building didn't happen at once. Preventing this demolition by neglect is of concern. John Monefeldt provided background on the status of the neglect and suspected that the building was not being maintained. The building is in sever disrepair at this time.

Ken Plaski, Chief Building Inspector stated the owner may go to circuit court to delay the order and gave background on the current status of the violations and court cases related to the property. The building costs more to repair than it is presently worth and the court process will take more than 30 days to demolish the property.

Monefeldt motioned to close the floor, seconded by Micheli. The public comment is now over.

Monefeldt discussed compliance with building codes and tenant options and discussion was held about demolition by neglect and prevention.

Discussion about the entire building being condemned was held with Mr. Plaski discussing that the entire structure is unsafe to be in at this time.

A motion was made by Flynn, seconded by Michelli, to receive and file. The motion PASSED by a Voice Vote.

[0741-18](#)

Subject: (Direct Referral) Review of an application for a Certificate of Appropriateness for a home renovation project, 1100 Park Avenue.

Attachments: [1100 Park Ave. App for Cert of Approp](#)
 [1100 Park Ave. Colors](#)

Sadowski gave an overview of the property using maps and graphics. Property is in the Southside historic district. A certificate of appropriateness is sought to complete work on the porch and other improvements to the property. Porches in the neighborhood were shown to the commission and general discussion about architectural compatibility was held and a proposed color scheme for the property was presented.

Mike Lechner shared information about the proposed building materials and discussed how the reveal would be matched with what is underneath the current metal siding on the structure. Architectural shingles are proposed for the property and they will

resemble a cedar shake which would have originally been on the structure. The color will resemble an original cedar shake and the architectural detailing will be kept, including the brackets. The windows in the home are vinyl and are proposed to be replaced with vinyl windows again, the dimensions will be maintained and will not change. The project is not applying for historic tax credits.

Monefeldt asked about rules related to the review. Sadowski clarified that federal dollars are being used and thus a Certificate of Appropriateness is required. Clarification about the review and general discussion about what is being reviewed occurred.

A motion was made by Schumacher, seconded by Michelli, to accept the proposal as appropriate. The motion PASSED by a Voice Vote.

Administrative Business

Updates and Discussions

Raze Permit

Machinery row is out for bids, would this come before the LPC? Amy Connolly stated that the bid specifications just came in on Friday. This coming Thursday the bids will be reviewed by the RDA and demolition could begin on August 1. The buildings are not structurally sound and the site does need to be cleared for installation of a river walk and subsequent redevelopment. The award for demolition will include remediation and other environmental work and reclamation work.

Adjournment

There being no further business, the meeting adjourned at 6:46 p.m.