



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
[www.cityofracine.org](http://www.cityofracine.org)

## Meeting Minutes - Final

### Landmarks Preservation Commission

*Chris Flynn*  
*Tony Veranth*  
*Don Schumacher*  
*Alderson Mollie Jones*  
*Pippin Michelli*  
*Pamela Deskins*  
*John Monefeldt*

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Monday, April 30, 2018

5:30 PM

City Hall, Room 303

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### SPECIAL MEETING

#### Call To Order

*Chairman Veranth called the meeting to order at 5:32 p.m.*

**PRESENT:** 2 - Don Schumacher and Pippin Michelli

**EXCUSED:** 2 - Pamela Deskins and John Monefeldt

#### Others present:

*Alderman Mollie Jones, Tony Veranth, and Chris Flynn were also present  
(Commissioners not listed in the attendance)*

#### Approval of Minutes for the April 24, 2018 Meeting

**A motion was made by Alderman Jones, seconded by Commissioner Schumacher, to approve the minutes of the April 24th meeting. The motion PASSED by a Voice Vote.**

[0427-18](#)

**Subject:** (Direct Referral) Review of concepts for the reconstruction of the intersection of 16th Street and College Avenue in the Southside Historic District.

**Attachments:**    [LPC - Agenda Briefing Memo 16th & College](#)  
[Alternatives Letter LPC& 16th Street](#)

*Assistant Director Sadowski explained the request and gave a brief presentation on the project that was also shown at the March Landmarks Preservation Commission (LPC) meeting. Commissioner Schumacher requested that the options for the street reconstruction be shown to the Commission. Sadowski explained that the Commission forwarded a ranking of the treatment of the intersection to the consultants. He stated the Commission decided that the most appropriate would be a full historic brick intersection, moderately appropriate would be full historic brick crosswalks, and inappropriate would be a full concrete intersection or brick patterned imprint. Sadowski stated based on a conversation had with DPW and the engineers, there were not enough bricks stockpiled to do the entire intersection in brick. He*

*stated there may be to do the crosswalks, but the concern is the durability of the bricks and the ability to stand higher traffic at a faster speed. He stated they would do the crosswalks, however, not in historic brick but in new, modern bricks that would be able to withstand the traffic that travels 16th Street with a similar color, texture. He stated we would love to have the intersection to be entirely brick however it is not possible with the historic brick. He stated the handicap access/ramps was preferred to have textured concrete instead of metal panels. The engineers are looking for a determination from the LPC for "no adverse effect" based on the alternative and using modern brick and textured concrete.*

*Schumacher stated the consultants stated there would be a 6-8 inch wide concrete header between the two rows of brick. He stated he spoke with Kimberly Cook from the Wisconsin Historical Society (WHS) and was told full historic brick was their recommendation. Schumacher also commented that the city should have a plan in place for bricks under the pavement and to square the bricks up with the cement. He expressed concern with e a lot of bricks now there are none. Concerned that we keep nibbling at College Avenue and eventually it goes away.*

*A motion was made by Alderman Jones, seconded by Commissioner Schumacher to suspend the rules and allow public comment. The motion PASSED by a Voice Vote.*

*Daniel Mekemson, lives at the corner of College Avenue and De Koven Avenue, asked about the age and deterioration of the bricks.*

*Commissioner Michelli stated they were installed in 1893.*

*Veranth stated that he understood from a previous meeting that the bricks underneath the asphalt were not good condition due to the asphalt being laid over the bricks and the tar that adhered to them.*

*Alice Thomson, 16th Street and College Avenue, stated she hopes the city will find a way to do the entire intersection in brick. She stated she was worried about losing the character of the street and wondered how expensive it would be for the city to locate bricks. She stated she was told that bricks were available.*

*Veranth asked if the cost was investigated to do the entire intersection in brick.*

*Sadowski stated the project is in the preliminary stages. He stated the consultants wanted to schedule a public meeting on May 30th dependent on the Landmarks Preservation Commission's recommendation. He stated if the Commission finds that there is an adverse effect with not doing the intersection entirely in historic brick, then the May 30th meeting will not occur and another package will have to be prepared by the consultants. He stated nothing has been shared regarding cost.*

*Veranth asked whether or not the use of historic bricks in the intersection would impact the state's involvement regarding reimbursement. Currently, there is an 80 percent involvement from the state.*

*Sadowski stated he was unaware of what the impact would be.*

*Veranth asked Schumacher regarding his conversation with the WHS, if they would be sufficient with modern pavers that were similar to historic bricks.*

*Schumacher stated they did not get in depth regarding that portion of the conversation. He stated he does not see why the old bricks would not be accessible.*

*Alderman Jones asked if there were a way to find out how many bricks we do have.*

*Sadowski stated we could ask the Department of Public Works.*

*Thomson asked if we could find out the cost of paving the street in brick and how many bricks the city has available.*

*Schumacher stated he stands by what was initially recommended, a full brick intersection in historic brick, not necessarily Racine historic brick, but historic brick.*

*Discussion after the motion:*

*Sadowski stated the resolution was revised last year regarding the treatment of College Avenue. He read through the resolution for College Avenue that the Commission adopted.*

*Sadowski stated qualifying language would have to be added to the motion regarding why the current request for determination would supersede the resolution adopted.*

*A question was asked about the difference between reconstruction and preservation.*

*Sadowski stated reconstruction was for durability. He stated the reason for the asphalt was that the brick may not uphold to the high traffic of 16th Street. He stated side streets do not have the same issue.*

*Michelli stated according to Paul Zens [former Landmarks Commissioner], the bricks had not been scarred over or damaged when the asphalt was placed and the bricks were still viable at the intersection. She stated the bricks are not as damaged as you would find if asphalt were laid down the normal way.*

**A motion was by Schumacher, seconded by Alderman Jones, that the Commission finds no adverse effect with a fully historic brick paved intersection at College Avenue and 16th Street anything less than a fully historic brick paved intersection would prove to have an adverse effect citing that Resolution 0111-17 was more for repair and maintenance, not reconstruction. The motion PASSED by a Voice Vote with Commissioner Veranth voting against.**

## **Adjournment**

*There being no further business, the meeting adjourned at 6:11 p.m.*