



# City of Racine

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

## Meeting Minutes - Final

### Landmarks Preservation Commission

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Monday, October 14, 2019

5:15 PM

City Hall, Room 303

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#### Call To Order

*Chairman Monefeldt called the meeting to order at 5:20 p.m.*

*Present: 4 - John Monefeldt, Tony Veranth, Mollie Jones, and Pippin Michelli*

*Excused: 1 - Chris Flynn*

#### Approval of Minutes for the September 9, 2019 Meeting

**A motion was made by Alder Jones, seconded by Commissioner Michelli to approve the minutes of the September 9th meeting. The motion PASSED by a Voice Vote.**

#### 1179-19

**Subject:** (Direct Referral) Review of National Register Nomination for Horlick Malted Milk Company Industrial Complex, 2100-2234 Northwestern Avenue and 1450-1500 Summit Avenue, for comment to the Wisconsin Historical Society. (LPC-19)

**Attachments:**     [DRAFT Horlick Malted Milk Company NR Nom](#)  
[Horlick Malted Milk Company Industrial Complex Master Photo](#)

*Planning Manager Matt Sadowski reviewed the request. He stated the request is in anticipation of J. Jeffers & Co. redeveloping the property for housing. Sadowski showed the early picture of the facilities and William Horlick, the developer of the property. Sadowski described the addresses for the nomination and stated that they are filing under industry and innovation; the production of malted milk and the supplement of tablets.*

*Commissioner Veranth asked about Joe Haban's ownership of the property and if it would be significant.*

*Sadowski stated it can be mentioned, however, it is not the time period that the request is being filed under.*

*Sadowski reviewed the history of the site. He spoke about when the factories were constructed and showed the locations of the properties for the nomination. Sadowski reviewed the resource list that corresponds to the map in the nomination. He stated the boiler house and storage house are non-contributing meaning that they are not historically significant.*

*In response to Chairman Monefeldt, Sadowski stated that the Historic consultants (MacRostie Historic Advisors) made the recommendation that the buildings are*

*non-contributing.*

*Sadowski reviewed the ages of the structures on the property and the expansion of the property over the years. He showed the photos of the site, the 1908 map which depicts the rail line, and the index of photos provided of the site's current condition.*

*In response to Commissioner Veranth, Sadowski stated there is one green metal building (silo) that is still on the property. He stated one was taken down.*

*Sadowski explained that J. Jeffers & Co. are submitting the application with the hope they would qualify for historic tax credits. He stated the Landmarks Preservation Commission will file a suggestion on whether or not the nomination should be adopted and filed with the federal government.*

*Chairman Monefeldt stated there appears to be five different owners of the different buildings – individuals, a couple of LLC's, a trust, and a company. He stated he understood that for a district, one owner had to control the whole thing.*

*Sadowski stated that only a majority of owners are needed in order to qualify for a district.*

*Chairman Monefeldt asked if other contributing items for the site were included such as old pavers, old rail lines, the gate, etc. He asked if it meant that it will be reconstructed if the property were contributing.*

*Sadowski stated the NPS will take the property as it sits; any restoration will be part of any project e.g. mitigation for the site. He stated he is unsure if the NPS will require restoration of the entryway.*

*In response to Sadowski, Chairman Monefeldt stated as a gate, it is incomplete*

*Sadowski stated during initial conversations with the developer, staff expressed that they would like to retain the walls.*

*Discussion ensued about the gate and reconstructing the pillars on the property.*

*In response to Chairman Monefeldt, Sadowski stated yes, if they apply for tax credits they must follow NPS standards.*

*Commissioner Veranth stated that "Building 3" is currently being used as a storage building for cars. He stated Gleason owns the building and it will be maintained, however, he does not think there are plans for the historic nature of the building.*

*Sadowski stated it is an addition, however, if federal grants or tax credits were sought and received on the back end of the property, NPS Secretary of the Interior Standards would have to be followed.*

*In response to Alder Jones, Sadowski stated that if tax credits were applied for then the standards would have to be followed and the building would have to be restored to something sensitive to the time period.*

*The process of the application of tax credits was briefly described.*

*Sadowski stated that if City funds were involved, we can require that the Secretary of the Interior Standards be followed.*

**A motion was made by Commissioner Veranth, seconded by Alder Jones, to recommend that the nomination be adopted and forwarded to the Secretary of the Interior and the Historic Preservation Office as addressed and presented in the item 1179-19. The motion PASSED by a Voice Vote.**

[1150-19](#)

**Subject:** Communication sponsored by Alder Jones for a grant request to the Wisconsin Historical Society (WHS), for the preparation of nomination research and forms to place Island Park (Jens Jensen designed) on the National Register of Historic Places (Grant Control Number 00267).

**Recommendation of the Landmarks Preservation Commission on 10-14-2019:** That the request to submit a grant application to the Wisconsin Historical Society for the preparation of nomination research forms to place Island Park (Jens Jensen designed) on the National Register of Historic Places be approved.

**Staff Recommendation to the Finance & Personnel Committee on 10-21-2019:** That the request to submit a grant application to the Wisconsin Historical Society for the preparation of nomination research forms to place Island Park (Jens Jensen designed) on the National Register of Historic Places be approved.

**Fiscal Note:** The grant request would be for \$6,000 and would provide the benefit of a certified local government. There is no local match required.

**Attachments:**    [Jensen Letter of Intent](#)  
                              [Jensen Exhibits](#)  
                              [Jensen Subgrant Application](#)  
                              [RE Queued Communications.msg](#)

*Sadowski reviewed the request. He stated a letter of intent was sent to the State of Wisconsin Historic Preservation Office and the State responded that the project was eligible and encouraged staff to apply.*

*Sadowski explained that in 1995, the parks were found to be eligible to be listed on the National Register of Historic Places. He stated there have been some modifications done since 1995. Sadowski provided an extensive report on the park and the changes that have been made in 1995.*

*Sadowski explained that one of the recommendations from the historic preservation report was to designate Island Park and the Jens Jensen chain of parks to the National Register. He stated that there is a group of citizens interested in seeing this happen; Kay Gregor wrote her Master's Thesis on the parks. He stated the City has a lot of information on the parks.*

*Sadowski stated that based on the Manree Park and Orchard Street designation, the estimate would be \$6,000. He stated there is a lot of information for the consultants already there. He stated we would need to receive two estimates for consultants to prepare the work and that staff is asking for permission to apply for the grant.*

*Sadowski stated he spoke with Tom Molbeck, Director of Parks, Recreation & Cultural Services, however, further discussion would be needed. He stated Molbeck expressed concerns with designating the whole string of parks and the possible impact regarding the maintenance of the parks. He stated that Molbeck suggested to start with just designating Island Park.*

*In response to Commissioner Michelli, Sadowski stated it would not prevent the parks from being nominated in the future.*

*Discussion ensued about the Jens Jensen parks in the City.*

*Commissioner Michelli stated it may be the fourth biggest string of Jens Jensen parks in the country.*

*Sadowski stated Jens Jensen also did Monument Square and North Beach.*

*Sadowski explained that if we chose to move forward and apply for the grant and if the grant were received, the next step would be to work to select a consultant.*

*Sadowski reviewed the images of Island Park from 1905, 1931, and in 2019.*

*In response to Commissioner Veranth, Sadowski stated the lagoon was originally the course of the river.*

*Commissioner Michelli stated a portion of the park was given by Horlick and originally called Horlick Park.*

*Sadowski confirmed and stated the actual plans are hanging in room 207.*

*Sadowski stated the lagoon has been filled in and is now a parking lot.*

*Brief discussion ensued about the lagoon.*

*Sadowski explained that the State prioritizes projects. He stated just because they deem a project to be eligible, does not mean it will be funded. He stated the State Historic Preservation Office only has \$80,000.00 for the entire state of Wisconsin.*

**A motion was made by Alder Jones, seconded by Michelli, to recommend that the grant request be submitted for the Jens Jensen Park (Island Park) to the Wisconsin State Historical Society. The motion PASSED by a Voice Vote.**

## **Administrative Business**

### **Raze Permits**

*Chairman Monefeldt and Sadowski spoke about the Lakeview Community Center. Sadowski stated that the intent is to raze the building as the damage is so extensive*

*that it is unsure if the building can be repaired.*

*Chairman Monefeldt expressed concern about the length of time from the fire and the time he received the raze order. He stated he is not in favor of it being razed without a plan to replace it. He stated he does not want it to turn into more parking for the zoo.*

*Discussion ensued about the newspaper article regarding the fire.*

*Commissioner Michelli asked why they only saw raze permits for garages.*

*Chairman Monefeldt stated the majority of raze permits issued are for garages.*

*Sadowski explained that the Commission started reviewing all raze permits including garages because a garage was torn down where InSinkErator was started.*

#### Update on Re-designations

*Sadowski stated staff recently met with an interested property owner and provided him information regarding designating his property.*

#### Adjournment

*There being no further business, the meeting adjourned at 6:26 p.m.*