



# City of Racine

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

## Meeting Minutes - Draft

### Landmarks Preservation Commission

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Monday, December 9, 2019

5:15 PM

City Hall, Room 303

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#### Call To Order

*Chairman Monefeldt called the meeting to order at 5:23 p.m.*

*Present: 5 - John Monefeldt, Tony Veranth, Mollie Jones, Pippin Michelli, and Chris Flynn*

#### Approval of Minutes for the October 14, 2019 Meeting

**A motion was made by Alder Jones, seconded by Commissioner Veranth to approve the minutes of the October 14th meeting. The motion PASSED by a Voice Vote.**

#### 1358-19

**Subject:** (Direct Referral) Review of proposed salvage and interpretive installation plans for 1520 - 1536 Clark Street (Walker Manufacturing - Ajax Plant).

**Attachments:**    [Ajax Executed MOA](#)  
[Ajax Salvage Materials](#)  
[Ajax Salvage Plan](#)  
[Ajax Salvage Gateway Feature](#)

*Associate Planner Jeff Hintz introduced the request. He stated this is one of the last steps to make sure all of the things regarding the Memorandum of Agreement occur to allow for the demolition of the buildings on the site. Hintz described the timeline for the project and stated that on December 1st staff, including Matt Sadowski (Manager of Planning) and Matt Rejc (Manager of Neighborhood Services), visited the site and documented some possible inventories for salvaging. Hintz explained that the Racine Heritage Museum has received information and is on board with the draft salvage plan.*

*Hintz reviewed a timeline for the salvage of materials and stated that the final salvage plan and memorialization strategy will be presented and a 30-day comment period will occur in October 2020. Hintz reviewed the items for salvage which include a "Y" Pipe, Blower, Light Pan, Wash Basin, Fire Doors, Wood Column and Capital, Truss, etc. Hintz stated that per Sadowski, the upstairs portion of the building was the older part of the building. He stated it was listed on the national register because of the events that took place at the site, not necessarily the buildings.*

*Hintz stated the truss is being proposed to be high enough to have vehicles travel underneath and then the bricks would be used as a column for the entrance to the development.*

*Chairman Monefeldt stated that it may be difficult to remove any of the building*

*components without destroying them. He stated the columns are cool, but might be difficult to remove from the building.*

*Hintz showed how the beam is proposed to be utilized at the site. He stated there will be informational plaques on the brick columns that would be on the entrance off of Clark Street.*

*Ryan Douglas, Cardinal Capital, showed the updated version of the entrance which would put the beam at a higher elevation than originally proposed.*

*Hintz stated there will also be photos of the history of the site displayed in the lobby.*

*Hintz stated that we are looking for a finding of appropriateness from the Commission regarding the historic components to be used at the site.*

*Chairman Monefeldt stated that he likes the idea of using the beam as an entrance, however, in his experience, 90 percent of the time it is difficult to remove.*

*In response to Commissioner Michelli, Chairman Monefeldt stated the fire doors are indoors and are separating interior space. In response a Cardinal Capital representative, he stated they are not usually asbestos.*

*In response to Commissioner Veranth, Chairman Monefeldt stated the doors are tin or galvanized metal and they work through gravity.*

*Commissioner Michelli stated the design of the rafters coming together in an interesting pattern is an interesting component of the building.*

*In response to Commissioner Veranth, Rejc stated the entire site is being demolished.*

*Hintz stated the plaques located at the site will tell the story about the industry in the area. He stated staff recommends approval of the concept.*

*Alder Jones asked if a planter or something would be used for the bricks if they are not able to use the trusses for the gateway.*

*Chairman Monefeldt stated the bricks could be used to make an archway.*

*The Cardinal Capital representative stated that they were putting it in the demolition contract to salvage the trusses. He stated they will do their best to do so.*

*Discussion after the motion:*

*In response to Alder Jones, Rejc stated that there is more than one radiator in the building, however, there are not many.*

*In response to Commissioner Flynn's question about the brick, the representative from Cardinal Capital stated that was up to the different demolition contractors.*

*Rejc stated the truss and the entrance feature would take the place of the glass boxes and the earlier concept.*

**A motion was made by Commissioner Michelli, seconded by Commissioner Veranth, to approve the request and to find the plans for salvage of the**

property at 1520-1536 Clark Street to be appropriate. The motion PASSED by a Voice Vote.

### **Administrative Business**

Raze Permits

*None.*

Progress on re-designations

*Brief discussion ensued about the property at 1135 Main Street, south of Gateway Technical College.*

### **Adjournment**

*There being no further business, the meeting adjourned at 6:13 p.m.*