

Southport Beach House

Utilization and Design Recommendations



Southport Park Association

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At the request of Mayor Antaramian, the Southport Park Association Board of Directors [BOD] has developed recommendations for improved utilization of the SBH. The BOD recognizes the importance of these determinations in planning for building rehabilitation.

Our deliberations have been guided by the 2013 Southport Park Master Plan:

https://www.kenosha.org/images/public-works/parks/Southport_Park_Master_Plan.pdf

After reviewing the 2013 plan, all board members submitted ideas for highest and best use of the SBH. SPA has consolidated these recommendations into three conceptual approaches we believe will improve building use, for consideration by the City of Kenosha.

1. Establish onsite food services

The BOD envisions a venue providing food and beverage service in both indoor and exterior spaces which would keep the SBH more accessible to the general public on an ongoing basis. We believe a broadly welcoming environment would also likely lead to improved maintenance and security for this historic building.

We identified four areas of the SBH where food and beverage operations could be developed: in the original ballroom, in the south courtyard, the exterior lower level loggia, and on an outdoor deck to be created above the south courtyard. These changes would require both structural and decorative upgrades to meet modern standards for such uses.

- A. SPA envisions the **ballroom as a combined community center, educational and/or conference center, and banquet facility**; depending on the type of food service operation established on that floor. Renovation of the upper lavatories and the existing kitchen will be necessary to achieve this objective.
- B. SPA recommends redevelopment of the **south courtyard as a public “bistro”**. We propose this area be connected by a staircase and balcony to the upper floor ballroom via doorways replacing the north side glass block windows in that room.
- C. We propose further modifications to the south courtyard to including connections to lower-level spaces which were originally used for **food and beverage vending to the exterior loggia and beachfront patios**. Revisions to lower-level window and door penetrations should be considered during planning for masonry and other repairs on the east elevation of the beach house.

D. SPA recommends replacement of the **north ballroom glass block windows with doorways to an upper deck in the south courtyard space.** This would expand ballroom activities into a functional outdoor space.

2. Contract with a vendor for beachfront amenities, equipment, and activities.

The BOD envisions an onsite vendor who would offer amenities such as beach chairs and umbrellas, and waterfront sports equipment. The preferred vendor would also create organized sports activities and events throughout the summer.

The lower-level floor plan [attached] would utilize the original layout and has the potential for incorporating additional space, if needed, from the south courtyard. The amount of space to be allocated would be best determined after food service facilities have been mapped out.

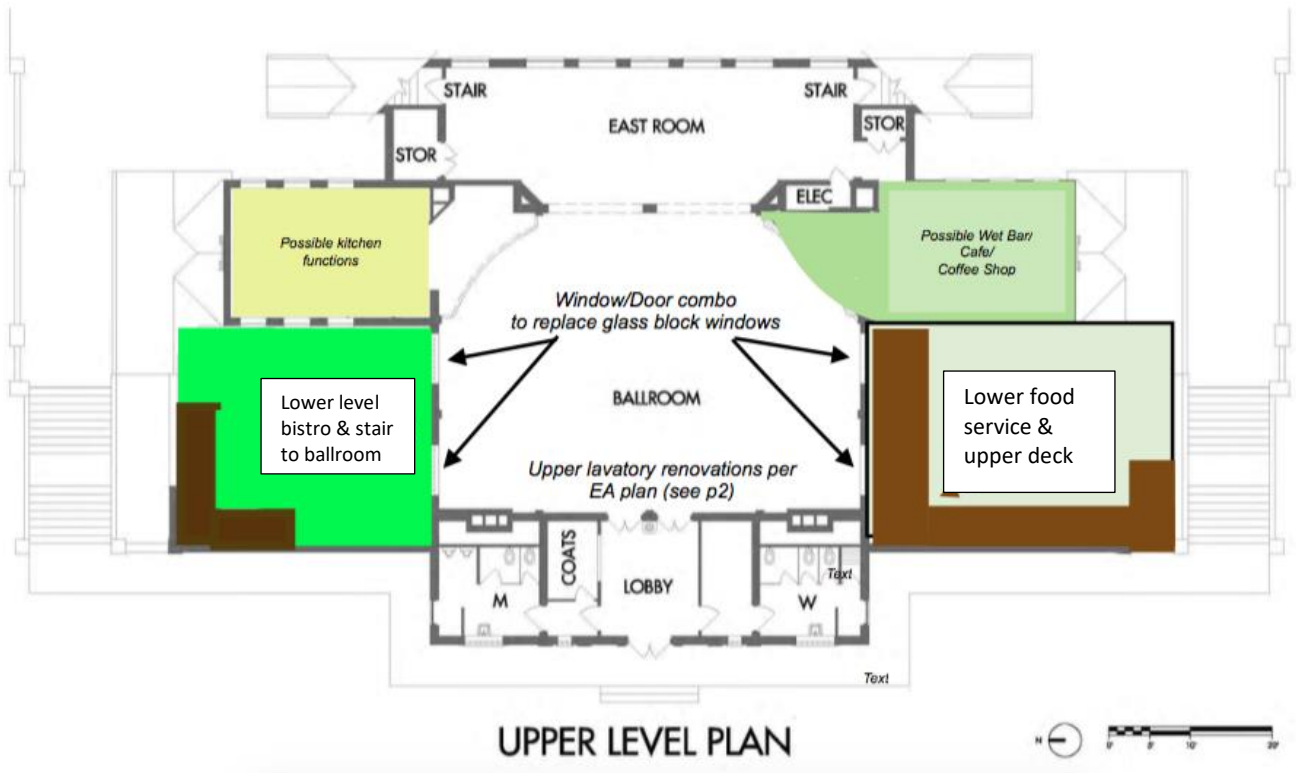
3. Seek out educational and/or additional community partnerships that could be offered to the public through seasonal, interim, or ongoing agreements.

SPA will explore this further as space and scheduling determinations are made for food and beachfront recreational vending services.

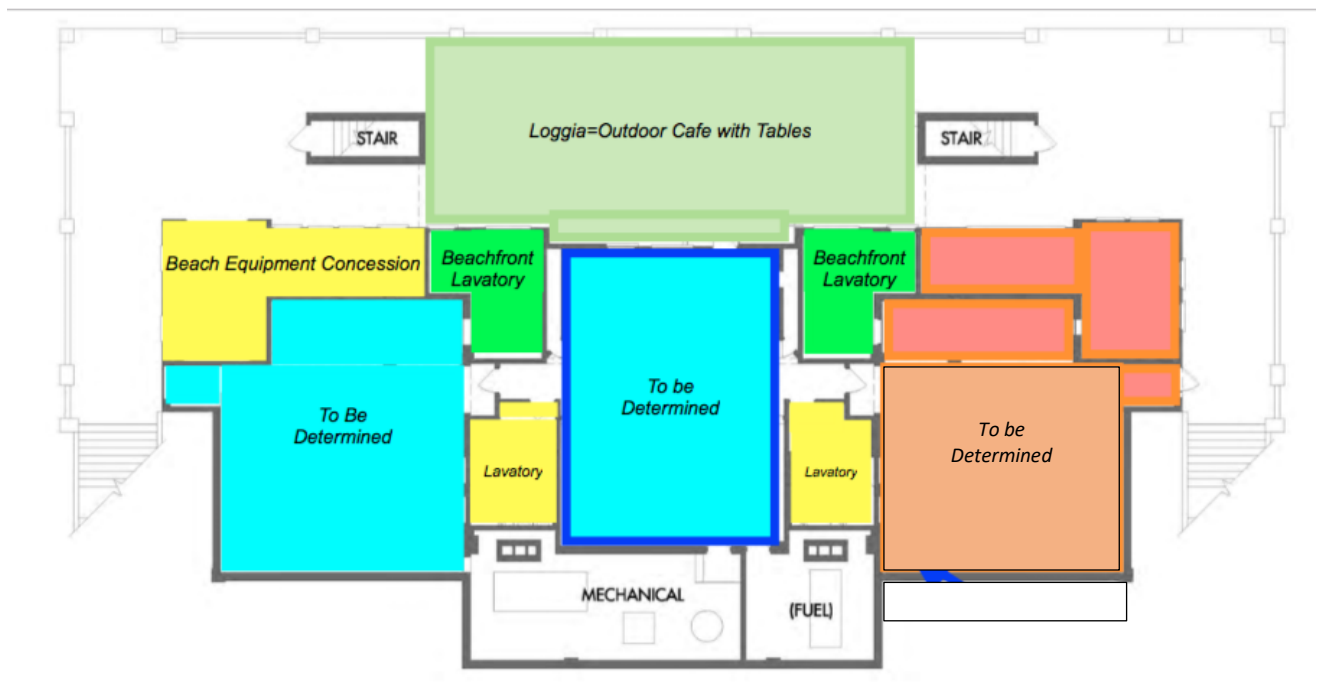
At this time, SPA recommends further exploration of this these objectives with the city and a jointly developed RFP process inviting alternative operational approaches to be received by the City for building leases. One approach would entail leasing out the entire building through a developer agreement for food services and additional operations. Another approach would be to lease out specific areas of the SBH via unique agreements for services, thus allowing for phased improvements to interior spaces and greater budgetary flexibility.

The Southport Park Association seeks to ensure enduring stewardship of Kenosha's historic coastal public spaces for the enjoyment of future generations. Through the preservation and beautification of our lakefront parks and structures, we hope to raise awareness and support for these treasured community resources. We deeply appreciate our partnership with the City of Kenosha in these efforts.

Attached are draft proposals for space allocations in the upper and lower levels. Schematic drafts for the north deck and south courtyard bistro are also included with this submission.



Upper lavatories: renovations per Engberg Anderson Plan



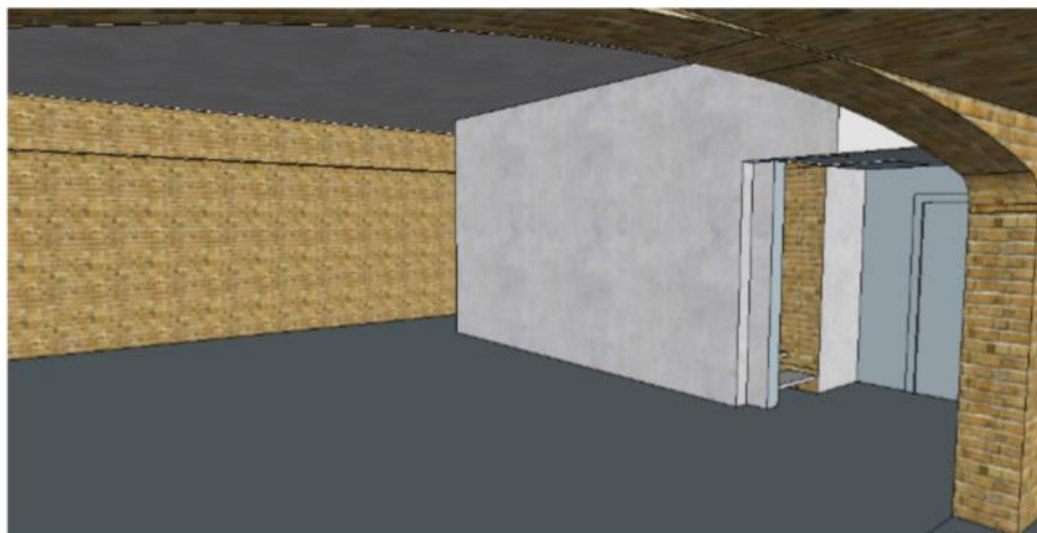
North Courtyard: Upper deck for outdoor patio from ballroom, roofing over lower courtyard

SPA/ Conceptual Views Lower Level South Courtyard Bistro





SPA/ Conceptual View Lower Level North Courtyard (under deck)



4.

