



Whitewater Landmarks Commission

MINUTES

Thursday, July 6, 2017 – 6:00 PM

Municipal Building, Community Room, 1st Floor
312 Whitewater Street, Whitewater, WI 53190

Call to Order

- Call to Order and roll call

Chairperson Blackmer called the meeting to order at 6:00 PM.

Present: Patricia Blackmer, Daniel Richardson, Suzanne Haselow, Ken Kienbaum, Richard Helmick

Absent: Christopher Grady

Staff: None

Guests: Randall Aschbrenner, Lisa Smith, David Saalsaa

- Approval of Agenda

MSC Blackmer/Helmick to move "Presentation regarding the Landmark Hotel and possible renovations," under New Business to before reports and accept the remaining of the agenda as posted.

Ayes: Blackmer, Richardson, Haselow, Kienbaum, Helmick

Nays: None

Abstain: None

- Approval of Minutes –June 1, 2017

MSC Richardson/Haselow to approve the minutes of June 1, 2017 as posted.

Ayes: Blackmer, Richardson, Haselow, Kienbaum, Helmick

Nays: None

Abstain: None

- Set date and time of next meeting – August 3, 2017

The next meeting of the Landmarks Commission will be held on August 3, 2017 in the City Manager's Conference Room, 2nd floor, city hall at 6:00 PM.

- Hear Citizen Comments: No formal Landmarks Commission Action will be taken during this meeting although issues raised may become a part of a future agenda. Participants are allotted a three minute speaking period. Specific items listed on the agenda may not be discussed at this time; however citizens are invited to speak to those specific issues at the time the Commission discusses that particular item.

No citizen comments were presented.

Presentation regarding the Landmark Hotel and possible renovations

Randall Aschbrenner presented his proposal for renovations. He explained his need to repair/replace the roof of the building as well as the cloth awnings. He would like to extend the entrance awnings in the front of the building as well as the downstairs bar. He would like to replace the wood shingle siding with material that would be more durable. He wants to complement the color of the downspouts, gutters and trim with the bricks so the bricks would stand out. He would like to remove the cinder block garage at the rear of the building. The two Ash trees along the side street would have to be removed and replaced. All the windows will be replaced at the same time. Again he wants to coordinate their color with the rest of the building. He suggested that the fire escape in the back of the building will need to be replaced in the near future. Once that is done, he suggested the possibility of having an elevator installed. He would also like to remodel and landscape the courtyard area at the rear of the building so that more tenants could enjoy it. The garbage dumpster site in the back will need some remodeling in order to properly screen it and to make it easier for the service to access it. He displayed some examples of windows, awnings, and canopies he would like to use. He would also like to have some in ground plantings along Main Street, in front of the building. He showed examples of some shingles he would like to use. As much as possible, he would like to keep the character of the building with the new roof, shingles, windows, gutters, and downspouts. Again, his immediate concern is to repair and replace the roof.

Blackmer responded his presentation seems to be a multi-step process that would be ongoing. Aschbrenner agreed. He responded that he needs the Commission's OK before he can go forward. Kienbaum stated that the whole front of the building has changed over the years from what it historically was. Aschbrenner said he wanted the Commission's help with the selection of the roof and its color. He would like to use a metal roof. In order to replace the gutters, he said he will have to redo the fascia and remove two existing chimneys. All of this needs to be done before the roof can be replaced.

Blackmer asked for comments from guests. Saalsaa complimented Aschbrenner for taking on this project and asked for more clarification from him as to his plans. Saalsaa thought that a metal roof application would look good, similar to what has been done with the building currently housing the Sweet Spot. Saalsaa referred to design guidelines developed by the Design Committee, Downtown Whitewater, Inc. that are available to Aschbrenner for a guide with his remodeling. Smith gave Aschbrenner a copy of the guidelines.

Helmick suggested that Aschbrenner bring back a detailed, written proposal giving schematic drawings for the roof, gutters, downspouts, and fascia remodeling for the Commission to consider. The Commission could then call a special meeting to help facilitate the process. Aschbrenner agreed to do this.

Reports

- Report on Whitewater Historic Homes and Landmarks Photo Project (Richardson)
The process is continuing. Blackmer reported that Chris Muntz-Pritchard provided her with a thumb drive of pictures of all the houses in the R-2A overlay district for the Commission's files.
- Status of the Burial Preservation Acts Committee (Helmick)
No report. The legislature has not taken any further action.
- Brickyard Park (Brickyard Historic Area) report (Kienbaum)
Kienbaum reported that the city manager called him and explained that the city would like to have this area created as a dog park, replacing the existing one located in the Industrial Park area.
- Effigy Mounds Preserve (Helmick/Blackmer)

Blackmer met with Chuck Nass and gave him the guidelines for burial preservation that has been developed by the Ho-Chuck Nation. Nass agreed that any work at the Preserve needs to wait until the ground is frozen to avoid equipment damage to the grounds.

- Inventory tags for city owned historical property (Haselow)

Michelle has all the material and price quote. Michelle will need to discuss the Fed Ex account details for the order with the supplier. Once everything is completed, Haselow believes it will take 3 weeks for the supplier to get the order to us.

- Proposed Library Expansion Project (Blackmer/Helmick)

There has been no further, official comment on the project. According to the developer, the proposed site at the corner of Main and Franklin has been abandoned. He has suggested that the current site of the library may be developed to accommodate the library's needs.

- "Hello Building, How Old Are You" June project with library (Blackmer)

Blackmer thanked Kori Oberle for organizing this event and Deana Rolfsmeyer, Youth Librarian, for her assistance. It was suggested that a similar program be presented to children highlighting the Effigy Mounds Preserve. Respondents suggested that more clay in different colors would be appreciated as well as more time to model the clay.

- Birge Fountain Conservation (Richardson/Kienbaum)

There has been no meeting. The conservator's report has not been submitted.

Unfinished Business

- Public education regarding Local Landmark status and designation of Local Landmark status for neighborhoods (continuing project to develop power point)

Work is continuing.

- Subcommittee volunteers to work on reprint of brochure (Moksnes/Epps House and Walton Oaks)

Richardson has written a description of the Moksnes-Epps House for the brochure. The commissioners agreed that it is a good description to use. Blackmer pointed out that there are four, additional landmarks that need to be included in the brochure. This would take some redesign of the brochure to include the new information.

- Walton Oaks as a Local Landmark site confirm nomination

Blackmer pointed out additions to the Statement of Significance section. MSC Helmick/Haselow to move the nomination for Landmark Designation. Richardson stated that he believes this fits appropriately with the guidelines set for the Commission. Notice of the action and a hearing date for it will be mailed to the neighboring property owners.

Ayes: Blackmer, Richardson, Haselow, Kienbaum, Helmick

Nays: None

Abstain: None

- Recruitment of Landmarks Commission members

Blackmer has discussed membership with Dr. Katherine Brady who has completed and submitted the city's application form for membership. Hopefully, the city council will act on her membership at the next council meeting.

- Review of Open Meetings and Open Records Laws

This item will be tabled until Chris Grady can attend.

- Joint Landmarks and Birge Fountain meeting

There has been no date set for this meeting.

New Business

- Individual commission members projects for July
 - Richardson: photos of two additional landmarks for the brochure
 - Haselow: 222 Center Street
 - Helmick: minutes
 - Kienbaum: getting better
 - Blackmer: Aschbrenner's requests
- Presentation regarding the Landmark Hotel and possible renovations
 - See above.
- City insurance covering commissions/boards
 - Kienbaum believes the Commission is covered. Helmick requested that this item be brought back so that Grady can comment on it.
- Whitewater Local Landmark certificate and plaque
 - The City Clerk will be getting a certificate and plaque for the Moksnes-Epps House
- Lyman White Octagon House
 - It is for sale. The realtor has been sent information on its landmark status.

Future Agenda Items

Insurance coverage for the Commission and commissioners
Open records law review
Possible landmark of a home in the 900 block of East Main Street, the Manthey House.

Adjournment

Blackmer adjourned the meeting at 7:07 PM.

Respectfully submitted

Richard Helmick, secretary, protem