It is expected that a Quorum of the Board of Public Works, Park Board, Administration Committee, and/or Common Council may attend this meeting: (although it is not expected that any official action of any of those bodies will be taken)

CITY OF MENASHA
LANDMARKS COMMISSION
Council Chambers
140 Main Street, Menasha

May 12, 2015

4:30 PM

AGENDA

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE
   1. Minutes of the April 2, 2015 Landmarks Commission Meeting

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA OR ANY ITEM RELATED TO THE LANDMARKS RESPONSIBILITIES OF THE LANDMARKS COMMISSION
   Five (5) minute time limit for each person

E. COMMUNICATIONS
   1. WAHPC Wisconsin Landmarks Newsletter

F. ACTION ITEMS
   1. Election of Officers
      a. Chairman
      b. Vice Chairman

G. DISCUSSION
   1. Status of Window Display Boards – 212 Main Street
   2. Bridge Tower Museum 2015 Opening
      a. Placement of Tayco Street Bridge Plaque
      b. Bench Recognition Plaque
   3. Recognition Plaque – 180-182 Main Street

H. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA
   Five (5) minute time limit for each person

I. ADJOURNMENT

If you are not able to attend this meeting, please contact the Community Development Department no later than 24 hours prior to the meeting.

Menasha is committed to its diverse population. Our Non-English speaking population or those with disabilities are invited to contact the Community Development Department at 967-3650 at least 24-hours in advance of the meeting so special accommodations can be made.

CITY OF MENASHA
Landmarks Commission
Council Chambers, 3rd Floor, City Hall – 140 Main Street
April 2, 2015
DRAFT MINUTES

A. CALL TO ORDER

Meeting called to order by Chairman Grade at 4:31 PM.

B. ROLL CALL/EXCUSED ABSENCES

LANDMARKS MEMBERS PRESENT: Commissioners Tom Grade, Paul Brunette, Dean Wydeven and Ald. James Taylor.

LANDMARKS MEMBERS EXCUSED: Comm. Alison Mayer

OTHERS PRESENT: CDD Keil, CDD Heim, John Hogerty, Menasha Downtown Development, LLC, Pat Dufrane, Weathervane – 186 Main St, Nicholas Jevne, 1334 Mayer St, and Mayor Don Merkes.

C. MINUTES TO APPROVE

1. **Minutes of the March 11, 2015, 2015 Landmarks Commission Meeting**
   Motion by Ald. Taylor, seconded by Comm. Brunette to approve the March 11, 2015 Landmarks Commission meeting minutes. The motion carried.

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA OR ANY ITEM RELATED TO THE RESPONSIBILITES OF THE LANDMARKS COMMISSION

No one spoke.

E. COMMUNICATIONS

1. **2015 Spring Conference Registration**
   CDD Keil indicated that there are funds in the budget to attend the conference. If interested, Commissioners should contact CDD Keil.

F. ACTION ITEMS

1. **Sign Application – 192 Main Street – Lemon Loves Lime**
   Commissioners discussed the sign materials, colors and size. Motion by Ald. Taylor, seconded by Comm. Wydeven to approve the sign application for 192 Main Street, Lemon Loves Lime. The motion carried.

2. **Application for Building Alterations within the Historic District – 175-177 Main Street – New Office Building**
   John Hogerty with Menasha Downtown Development, LLC, presented to the Commission the design of the proposed office building Discussion ensued regarding the following:
   - Building materials
   - The roof feature
   - Key location and reinvestment into the downtown area
   - Tenants have been secured for the entire building
   - Time constraints for the tenants to be in the building
   - Design tries to tie the historic area of downtown with the new building
   - Tenants desire to have a community meeting room available for use at no cost

   Commissioners discussed the following:
   - Stairwells and if they would be visible at night
   - Timeframe of the project
   - Sidewalks
   - Lighting of the roof feature
   - If changes are made to the building materials or if major changes to the design concept are being considered, Commissioners requested that those changes to be brought back for

review/input
- Parking structure and change in on-street parking on Mill Street

Motion by Ald. Taylor, seconded by Comm. Brunette to approve the Certificate of Appropriateness for 175-177 Main Street, new office building as presented. The motion carried.

G. DISCUSSION ITEMS

1. **Status of Photo Contest**
Commissioners wish to hold the contest again this year. Changes for the year include expanding the contest to include new pictures and expanding the parameters of the contest as well as Landmarks Commission to be the sole sponsor of the contest. Comm. Grade to work with Nick Jevne on getting the contest form ready for distribution.

2. **Status of Window Display Boards –212 Main Street**
Comm. Grade spoke with the art teacher at Menasha High School and indicated that due to the time of the request, they would not be able to assist this year. Suggestions on what could be displayed included images from the library, having a pop-up gallery at the site for artists to showcase their work, gargoyle photos to display. Staff will work with Commissioners to assist printing the displays.

3. **Bridge Tower Museum 2015 Opening**
Cleaning of the tower will be done by city staff. Plans are to place a 3”x11” recognition plaque on the bench. Commissioners discussed the donated plaque for the bridge tower and discussed possible locations to display as well as displaying of the lion head at the museum.

H. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA

No one spoke.

I. ADJOURNMENT

Motion by Comm. Brunette, seconded by Ald. Taylor to adjourn at 6:00 PM. The motion carried.

Respectfully submitted by CDC Heim.

Volume 37, Issue 1 La Crosse, Wisconsin March 2015

WISCONSIN LANDMARKS NEWSLETTER

WAHPC Members Commissions:

Appleton
Beloit
Cedarburg, City
Columbus
De Pere
Eau Claire
Evansville
Fond du Lac
Green Lake
Hales Corners
Janesville
Kenosha
La Crosse County
Lake Geneva
Madison
Marshfield
Menasha
Milton
Milwaukee
Monroe
Neenah
Neillsville
New Berlin
New Holstein
Oregon
Oshkosh
Platteville
Portage
Reedsburg
Richland Center
River Falls
Sauk City
Stoughton
Thiensville
Viroqua
Waukesha
Waupaca
Wauwatosa
West Allis
Town of Westport
Whitewater

Individuals:

Judy Adler
Barbara Ellefson
Kathy Grace
Carol Krug
Patrick Kurtenbach
Ruth Voss
Bill Weinshrott
Lynn Weinshrott

Wisconsin Association of Historic Preservation Commissions

"Mid-Century Modern" At the Pump House in La Crosse

The Wisconsin Association of Historic Preservation Commissions along with The Wisconsin Trust for Historic Preservation will hold their spring conference at the Pump House Regional Art Center in La Crosse on April 25, 2015.

Daina Penkiunas, Deputy State Historic Preservation officer, will speak on Wisconsin's Mid-Century Modern Architectural Resources and The Wisconsin Trust for Historic Preservation will present on the economic impacts of the historic preservation tax credits during this one day conference. Other highlights will include the ever popular roundtable when all commissions can share their triumphs and trials from the previous year; and a walking tour of La Crosse's Historic Downtown area. A complete agenda is included in this newsletter.

The Pump House was built in 1880 by the city of La Crosse. It was built in the Romanesque Revival style that was popular in the Midwest at that time as a one-story rectangular building with arched windows and doors. The building was last used as a pump house in 1913. The city street department used the building from 1926-1962 and made some architectural changes.

In 1977 Western Wisconsin Regional Arts obtained the lease to restore and remodel the Pump House for its present use as a regional arts center. On July 29, 1979 the Pump House received distinction by being added to the National Register of Historic Places.

WAHPC wants to acknowledge the help provided by the City Of La Crosse, particularly Tim Aklin, Senior planner with the city planning department, in organizing the conference.

WAHPC to Seek Tax-Exempt Status (contiued on page 7)

One of the conclusions reached in WAHPC's ongoing strategic planning process is that our organization should seek exemption from income taxes in order to broaden our financial support. Funding from foundations is potentially available, but only if we gain recognition from the IRS under Section 501(c)(3) of the Internal Revenue Code.

A new corporate entity, Wisconsin Association of Historic Preservation Commissions, Inc. has been formed as a non-stock, not-for-profit Wisconsin Corporation. The Articles of

Wisconsin Association of Historic Preservation Commissions

WAHPC Board

President and Secretary
John Decker
143 W. Main Street
Evansville, WI 53536
(608) 882-5528
deckercorp@charter.net

Vice President and Treasurer
Kathy Grace
914 Maple Street
Winneconne, WI
54986 (920) 582-3256
gendiva@charter.net

Director
Barbara Ellefson
PO Box 643 Beaver
Dam, WI 53916 (920)
885-6334 Barbara @
absoluteonestop.com

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Gene Hackbarth
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De Pere, WI 549115
genehackbarth@gmail.com

Director
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(608) 835-5882
Arlan_archnet@tds.net

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Historical Society
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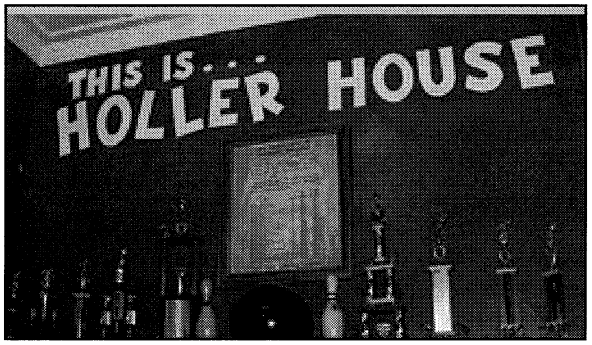
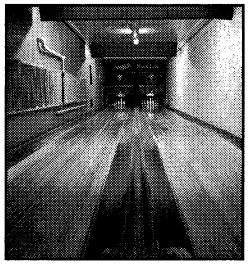
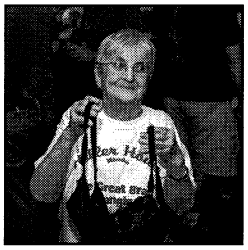
wisconsinhistory.org

WAHPC
PO Box 166,
Winneconne, WI 54986
WAHPCmail@gmail.com

Milwaukee Bars Vie for Title of America's Favorite Historic Bar — *jsonline*




Bowling alleys at the Holler House

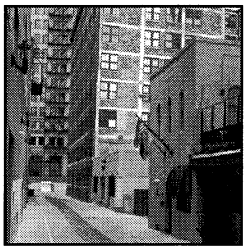

Marcy Skowronski

Two Milwaukee bars have been nominated to contend in the National Trust for Historic Preservation's *"The Big Tap: Historic Bars Tournament 2015"* for the title of *"America's Favorite Historic Bar."* In honor of the NCAA tournament, the National Trust has launched a bracket-style competition inspired by the college hoops tournament. Milwaukee is represented in it by the **Holler House**, 2042 W. Lincoln Ave., and the **Safe House**, 779 N. Front St.

"We started the historic bar series on the National Trust blog," said Germonique Ulmer, the trust's vice president of public affairs. *"Bars were selected through our own research and some social media crowdsourcing. These places stood out."*

Open since 1908, the Holler House on Milwaukee's South Side, has been in the Skowronski family for 107 years. Marcy Skowronski, 89-years-old, still runs the tavern. Ulmer said Holler House, with a two-lane bowling alley where the pins are still set by hand, got the nod because it contains the nation's oldest certified bowling alley and not necessarily because it also contains a ceiling full of bras intentionally abandoned by their owners.

The Safe House is located in a *"secret"* alley of downtown Milwaukee. The restaurant is disguised by a hidden door labeled "*International Exports Ltd.*" A password is needed to get it, or else you'll have to do something goofy that is broadcast to the patrons inside. The Safe House was recognized for "its distinctive rooms and the décor and the theme of international spies and espionage


The location is a *"secret."*

A password is needed to get it, but if you don't know it you'll have to do something goofy that's broadcast to the patrons inside.

Featuring historic watering holes on the National Trust blog is one way of taking the stuffy out of history.

"All eyes are on the big dance in March. The NCAA basketball tournament ensures March is the month where history is made," Ulmer said. *"And this is a nice little drinking game with this historic bars tournament."*

Wisconsin Project

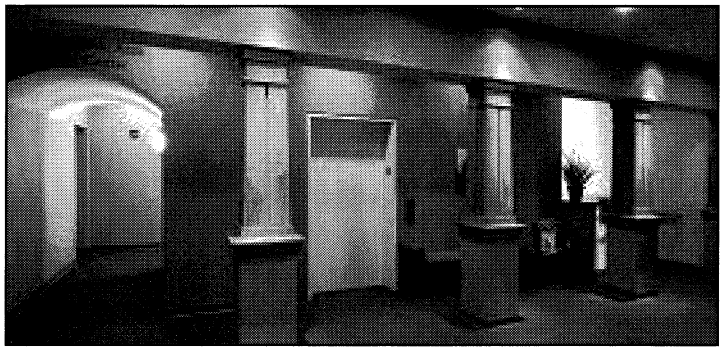
One of Preservation's Best of 2014

–NTHP press release

Preservation Action, the National Trust for Historic Preservation and the National Trust Community Investment Corporation announced their "Preservation's Best of 2014" awards. These awards, handed out March 3, 2015 during the annual National Historic Preservation Advocacy Week on Capitol Hill, highlight exemplary historic rehabilitation projects that utilized the federal historic tax credit to revitalize America's cities and small towns.

Oconomowoc School Apartments,

Oconomowoc, Wisconsin



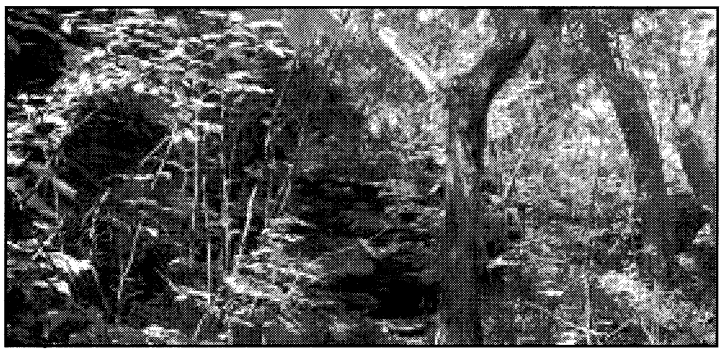
Interior view at Oconomowoc School Apartments

The historic Oconomowoc Middle School was built in the 1920s and remained in use until 2008. Following that period, the building sat vacant, blighted and obsolete. The developer purchased the building from the school district, which added a very significant $1 million to their budget. The purchase also added the building back to the city of Oconomowoc's tax rolls, further catalyzing economic growth. Vitality of the school was restored in 2012, when development companies Keystone Development and Alliance Housing Development LLC were awarded state and federal low income housing and historic tax credits to support the conversion of the historic middle school into 55 loft-style apartments for working families. The development team intentionally created a design that was modern and spacious, yet honors and preserves the historic schoolhouse feel. Oconomowoc was 100 percent occupied within 5 months of opening its doors, beating all projected estimates.

Archaeological Conservancy

Expands Ownership of National Historic Landmark

The Archaeological Conservancy acquired an additional 40 acres of the Silver Mound archaeological site and National Historic Landmark in Jackson County, Wisconsin. Silver Mound is a unique geological outcropping of Hixton silicified sandstone, a high quality, easily worked stone much valued by prehistoric Native Americans as a raw material for tool manufacture. Use of Hixton silicified sandstone extended from the Paleoindian period Clovis culture to historic contact. About 1000 prehistoric quarry pits dot the wooded slopes of Silver Mound and scores of prehistoric encampments and workshops surround it.



The 40-acre parcel just purchased is particularly rich in cultural features including the Dwyer Rockshelter and a lithic workshop dating to the Late Paleoindian period. The Dwyer Rockshelter has seen only limited test excavation, which has confirmed that it contains stratified cultural deposits. The single published radiocarbon date from the shelter excavation is circa 7450 BC. Additionally, the shelter evidences a small amount of rock art, including some poorly preserved red-painted pictographs. The Late Paleoindian period workshop is located on a flat expanse below the rockshelter. Limited excavations there produced artifacts of the Late Paleoindian Period Cody Complex (ca. 8000-6000 BC).

The opportunity to permanently preserve this portion of the National Historic Landmark arose when its longtime stewards began to contemplate retirement. Wanting to insure that the significant cultural resources on their property continued to be protected, they offered to sale the 40-acre parcel to TAC prior to listing the remaining property with a realtor. TAC will purchase the property at fair-market value payable over four years. Acquisition of the additional acreage will increase the size of The Silver Mound Archaeological Preserve to 184 acres, solidifying its position as TAC's largest preserve east of the Mississippi.

Evansville Commission Publishes *New Walking Tour Guide* – By John Decker

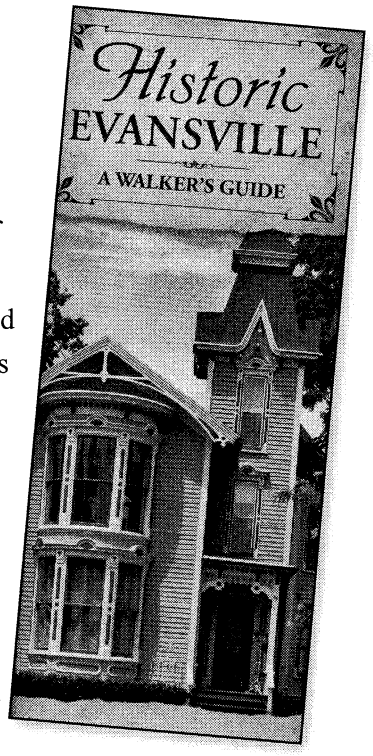
Many of our commissions have taken advantage of the sub-grant program funded by the United States Department of the Interior/National Park Service and administered by the Wisconsin Historical Society. As you may know, funding for the program comes from royalties paid on off-shore oil and gas leases. The permissible scope of sub-grant funding has been narrowed in recent years, and the principal use of the funds is reimbursement of expenses incurred by local units of government in contracting for surveys or resurveys of historic sites and districts.

As the result of a funded intensive survey in 1976, the City of Evansville was able to have its initial Historic District listed on the National Register of Historic places in 1978. Two editions of "Historic Evansville: A Walker's Guide" were published after the district was listed. The first guide was a simple tri-fold brochure that pointed out district boundaries and selected highlights of the more than 170 contributing historic structures in the district.

A much more elaborate edition, in the form of a 32-page black-and-white booklet, was published in 2002. Local historian Ruth Ann Montgomery and paid consultant Eric Wheeler wrote the text and provided photos and other illustrations. The printing costs of the second-edition booklet were underwritten by a sub-grant, although such funding is no longer available.

In 2006 the City of Evansville Historic Preservation Commission applied for and received a sub-grant for an intensive resurvey of the community, and consultant Tim Heggland of Mazomanie, Wisconsin was engaged to perform the work. He updated the inventory of historic structures and resources in the original district, and identified seven individual resources and three additional districts potentially eligible for listing on the Wisconsin State and National Registers of Historic Places. The Evansville Commission pursued nominations for all three of the identified districts, and for three of the seven identified individual resources. (The owners of the remaining properties were disinterested in listing.)

All of the nominations resulted in State and National Register listings: the Leonard-Leota municipal park (as a district); the South First Street Residential Historic District; the Grove Street Residential Historic District; the Almeron Eager Funerary Monument at Maple Hill Cemetery; the Evansville Standpipe (constructed in 1903 by the Chicago Bridge & Iron Company); and St. john's Lutheran Church (John Steinman, architect).



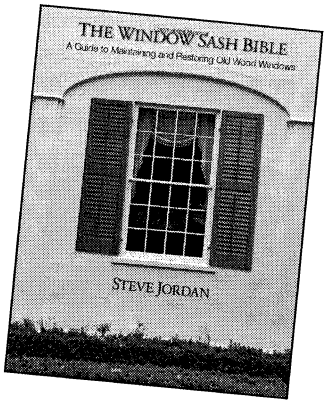
Tim Heggland's field notes, photos, report of resurvey, and nominations were all of very high quality, and his narratives were thorough and authoritative. They served as the reference materials for the new third edition of the Walker's Guide, published in 2014. Numerous improvements in content and style also were made. The new guide features color photography for the covers and an inside, four-page photo sampler, and a fold-out color map. Also included are a brief history of the community, historic photos of properties and scenes, detailed descriptions of all significant resources, four suggested walking tour itineraries, each with a different route and theme, a description of architectural styles, and a glossary of architectural terms. The 52-page third edition booklet is available free of charge from the City of Evansville, PO Box 76, Evansville, WI 53536, telephone (608) 882-2266. An abbreviated tour and a selection of photos are available on the City's web site at www.ci.evansville.wi.gov.

Editing of the new edition was performed by John Decker of the Evansville Historic Preservation Commission and by Sue Berg, who is a marketing consultant and chair of the City of Evansville Tourism Subcommittee. Sue also was one of the presenters of the "Historic Preservation as Economic Development" program at WAHPC's 2014 spring conference in Waupaca.

Although printing expenses for walking tour guides may no longer be deferred by sub-grant funds, the survey and nomination costs covered by available grants can serve as springboards for authoritative guides to our communities' historical resources.

Books of Interest

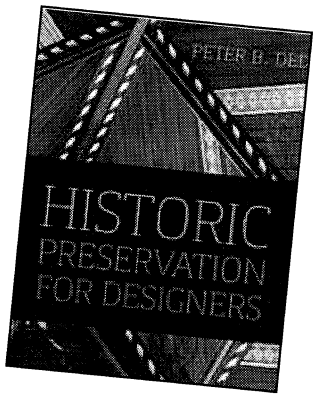
The Window Sash Bible: A Guide to Maintaining and Restoring Old Wood Windows



by Steve Jordan
CreateSpace Independent Publishing, 2015

The Window Sash Bible is about the repair, maintenance, restoration and improvement of old or historic windows made from about 1800 to 1940. With so much misinformation provided by replacement window contractors and vendors, this book aids homeowners, do-it-yourselfers, carpenters, architects, designers, preservation commission members, and anyone in the old-house business make sound decisions about windows.

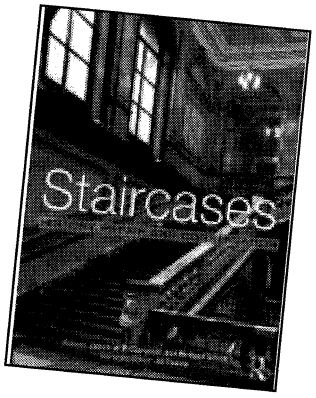
Historic Preservation for Designers



by Peter B. Dedek
Fairchild Books, 2014

Historic Preservation for Designers offers a comprehensive overview of historic preservation with a focus on historic interiors, historic building materials, and the adaptive reuse of interiors. This text includes a brief history of preservation in the United States, criteria to determine whether a building is historic, a discussion of preservation law, and how to document historic buildings with a focus on design and understanding functional and aesthetic requirements.

Staircases: History, Repair and Conservation



by James W. Campbell
Routledge, 2014

The first major reference volume devoted entirely to the understanding of staircases and the issues surrounding their repair and conservation.

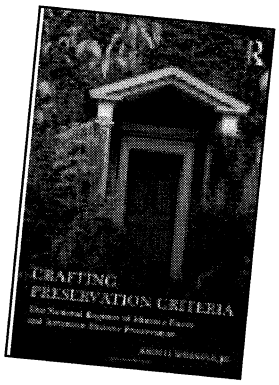
The book is divided into three parts:

Part 1 covers the history, development, identification and dting of staircases, providing detailed drawings and photographs and an introduction to the scientific techniques available to enable the accurate dating of staircases.

Part 2 covers the design, engineering and maintenance of the staircase, giving a clear guide to the latest research into the design of safe staircases and their structural stability.

Part 3 focuses on the materials commonly used to make stairs, detailing the appropriate techniques for their conservation and repair.

Crafting Preservation Criteria : The National Register of Historic Places and American Historic Preservation



by John H. Sprinkle Jr
Routledge, 2014

This book looks at how the system was created by acts in the Depression and the 1960s, and the key decisions involved: how many places are historic; how to balance authenticity with safety and use; how buildings became thought of as worthy of national preservation; the idea of architectural significance; the question of when history begins; recognizing religious sites within the separation of church and state; the idea of historic districts or areas; the question of whether something is still historically important if it is no longer in its original place; and the survey and listing of all historic places in the US.

**Titles are listed for informational purposes and do not reflect a recommendation from WAHPC

2015 Spring Conference

Hosted by Wisconsin Association of Historic Preservation Commissions, Inc.
and the Wisconsin Trust for Historic Preservation

Meeting & Conference Schedule

Saturday, April 25, 2015

Pump House Regional Art Center
119 King St., La Crosse, WI
www.thepumphouse.org

9:00–9:30 Registration

Morning Refreshments

9:30–9:45 Welcome & WAHPC Update

John Decker, Evansville, WAHPC President.

9:45–10:00 Upate

Wisconsin Historical Society.

10:00–11:00 Wisconsin's Mid-Century Modern Architectural Resources

Daina Penkiunas, *Deputy State Historic Preservation officer,* Division of Historic Preservation-Public History, Wisconsin Historical Society.

11:00–11:15 Break

11:15–12 :00 Economic Impacts of Historic Preservation Tax Credits

Matt Jarosz, *Associate Adjunct Professor,* University of Wisconsin – Milwaukee, School of Architecture and Urban Planning and

Mark Ernst, *Partner, Engberg Anderson Architects, Milwaukee.*
Matt and Mark are both on the board of the Wisconsin Trust for Historic Preservation.

12:00–1:30 Lunch

Lunch with the 2015 Annual Meeting of the Members of Wisconsin Association of Historic Preservation Commissions, Inc., including nomination and election of the Board of Directors and Presentation of Historic Preservation Excellence Awards.

1:30–2:30 - Roundtable

Each represented historic preservation group gets a chance to share what's happening in their corner of the state with the rest of the conference attendees.

2:30–4:30 Mobile Workshop - La Crosse's Historic Downtown

Take a walking tour of La Crosse's Historic Downtown and learn about its early history, its struggles with changing times, and the public and private investment dedicated to its revitalization.

Hear from Barbara Kooiman, *local historian and chair of La Crosse's Heritage Preservation Commission,* about the history of the Downtown;

Tim Acklin, *Senior Planner with the City Planning Department* about the factors leading to its decline and the public investment that was made towards its revitalization; and

Robin Moses, *Executive Director of Downtown Mainstreet, Inc.,* on the private investments that were made and the programs, initiatives, events, and successes that have made La Crosse's Historic Downtown a tourist destination beacon in the Coulee Region.

Registration (Registration Deadline April 18 2015)

name _____

commission _____

address _____

city _____ state _____ zip _____

phone _____ email _____

Fee: ☐ Members: $40 ☐ Non-members: $50 ☐ La Crosse Residents: $30

(Please make check payable to WAHPC)

Hotel

A limited number of hotel rooms are available at special rates at the following motels:

Quality Inn
1830 Rose Street
La Crosse, WI
608-781-1400

Settle Inn
2110 Rose Street
La Crosse, WI
608-781-5100

Mention the historic preservation conference when making reservations.

Buffet lunch provided.

☐ Check here if you would prefer vegetarian plate.

(Fee includes morning refreshments and lunch)

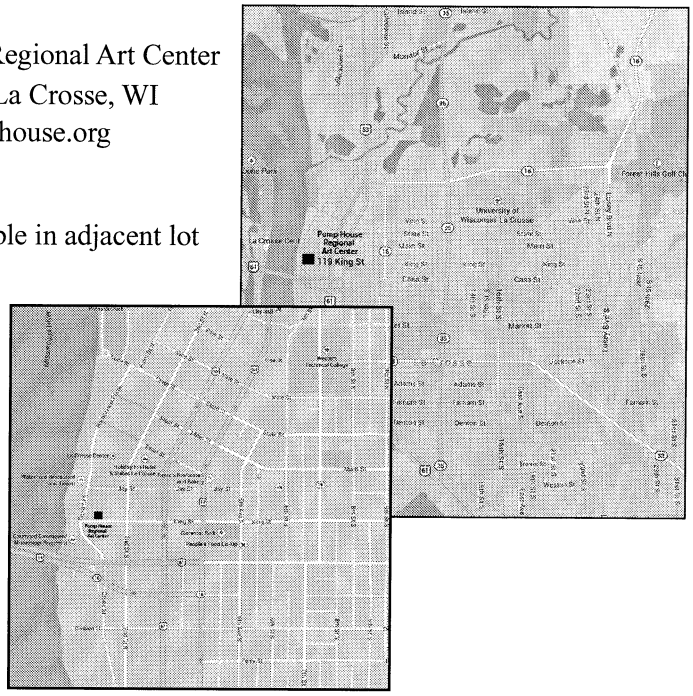
Send Form and Check to:

WAHPC
PO Box 166
Winneconne, WI
54986

Pump House Regional Art Center
119 King St., La Crosse, WI
www.thepumphouse.org

Parking

Parking available in adjacent lot



WAHPC to Seek Tax-Exempt Status *continued*

Incorporation were filed on October 21, 2014, and all steps needed to organize the new corporation have been taken. Association secretary John Decker drafted the articles, the initial set of bylaws, and a conflict-of-interest policy, and he also served as incorporator. All seven of the association directors have been appointed to the initial board of directors of the corporation, with their terms of office to expire on the election of directors at the first annual meeting of the members, to be held in La Crosse on April 25, 2015. The board has appointed John Decker to serve as president and secretary of the corporation, and has appointed Kathy Grace as vice-president and secretary. Their terms of office also will expire at the conclusion of the annual meeting in April.

We will continue our fiscal and membership years on a January 1 – December 31 schedule. We will also continue to use the same taxpayer identification number, but membership renewals and new memberships will take effect in the new corporate entity as of January 1. Dues levels will remain unchanged at $40 per year for commission memberships and $25 per year for individual memberships. Under the new articles and bylaws, both commission members and individual members will have voting rights.

Two additional steps will be taken as the result of incorporation. We will be applying for federal tax-exempt status with the assistance of the CliftonAllenLarson firm of certified public accountants in Middleton. We will also apply to the Wisconsin Historical Society for formal affiliation with it. The historical society has been very generous in providing staff and technical support to our organization over the years, and we look forward to an enhanced relationship through affiliation.

Wisconsin Association of
Historic Preservation Commissions
PO Box 166, Winneconne, WI 54986

Contributors

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gendiva@charter.net

Graphic designer:
Beth Sever
bsevermn@gmail.com

Have a Story to Tell?

Have a story or historical tips you'd like to share? Put it in Wisconsin Landmarks. We are always looking for contributions or ideas for stories from our readers. Contact Kathy Grace at 920-582-3256 or by e-mail at gendiva@charter.net.

Wisconsin Landmarks Newsletter is published quarterly to inform and update local Historic Commissions and Indivdiuals on new historic information and up coming programs.

Wisconsin Association of Historic
Preservation Commissions
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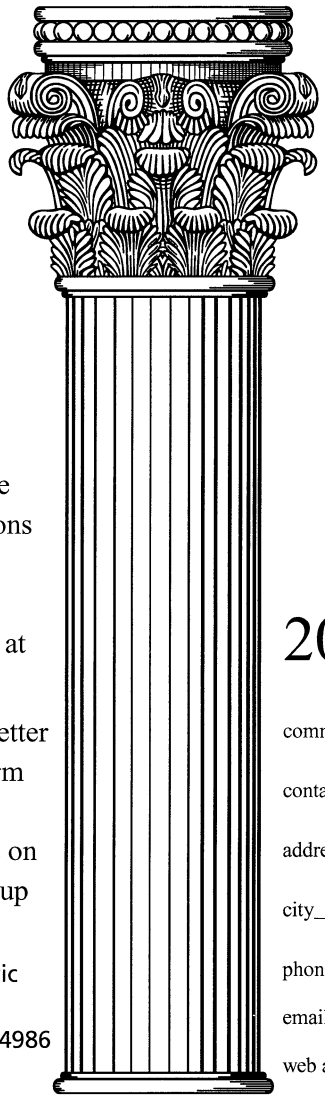

Interested in Preservation?

Then take the next step and become a member of Wisconsin Association of Historic Preservation Commissions. Join a vibrant community that enjoys, and takes pride in Wisconsin history. Help to ensure that we continue to support preservation for generations to come.

Please check one: ☐ Commission membership $40.00
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