

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**

April 25, 2013

4:30 PM

AGENDA

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE

1. [Minutes of the April 15, 2013 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. [Wisconsin Landmarks Newsletter – March 2013](#)

F. ACTION ITEMS

1. None

G. DISCUSSION

1. Façade Improvement Program Grant/Loan Balance
2. Landmarks Commission Activities/Projects
 - a. Historic Menasha Photo Contest
 - b. Bridge Tower Museum
3. Update on Menasha Lock Tender's House

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 the Monday prior to the meeting.*

CITY OF MENASHA
Landmarks Commission
Council Chambers, 3rd Floor, City Hall – 140 Main Street
April 15, 2013
DRAFT MINUTES

A. CALL TO ORDER

Meeting called to order by Chairman Grade at 4:33 PM.

B. ROLL CALL/EXCUSED ABSENCES

LANDMARKS MEMBERS PRESENT: Commissioners Kristi Lynch, Peg Docter, Tom Grade and Ald. Stan Sevenich

LANDMARKS MEMBERS EXCUSED: Commissioner James Taylor

LANDMARKS MEMBERS ABSENT: None

OTHERS PRESENT: CDD Keil

C. MINUTES TO APPROVE

1. **Minutes of the March 28, 2013 Landmarks Commission Meeting**

Motion by Ald. Sevenich, seconded by Comm. Docter to approve the March 28, 2013 Landmarks Commission meeting minutes.

The motion carried

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

1. No one spoke.

E. COMMUNICATIONS

1. None

F. ACTION ITEMS

1. **Historic Menasha Photo Contest**

Comm. Docter distributed a list of businesses that will be contributing prizes for the contest. She will be making a few more contacts, and a final listing will be available later in the week. CDD Keil is to coordinate the production of the contest form with Joe Weidert, and send contact information for the Post Crescent to Comm. Docter. Comm. Lynch will attempt to locate the article that was published on the previous contest and forward it to Comm. Docter.

2. **Consideration of Alternative Designs for the Bridge Tower Museum Sign and Banners**

Chairman Grade presented an alternative design for the Bridge Tower Museum that features an image of the sculpted lion's heads that decorate the bridge towers. Motion by Ald. Sevenich, seconded by Comm. Lynch to approve the design concept for the banners and signage. The motion carried. Chairman Grade will be contacting an artisan to create the metal sign, and CDD Keil is to arrange for the fabrication of the sign bracket.

G. DISCUSSION ITEMS

1. **Landmarks Commission Recognition/Awards**

CDD Keil reported that the mock-up of the recognition plaque for the Wild Apple had been completed and that it would be put into production soon.

2. **Landmarks Commission Guidebook Distribution**

No discussion was held on this item.

3. **Façade Improvement Program Grant/Loan Balance**

CDD Keil reported that the balance has remained unchanged at approximately \$11,000.

4. **Future Landmarks Commission Activities/Projects**

Completion of the Historic Photo Contest forms and promotion of the contest along with the reopening of the Bridge Tower Museum will remain as the primary projects.

5. **Next Meeting Date**

The next meeting will be held Thursday, April 25, 2013 at 4:30 PM.

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

1. No one spoke.

I. ADJOURNMENT

Moved by Comm. Lynch, seconded by Ald. Sevenich to adjourn at 4:58 PM.

The motion carried.

Respectfully submitted by CDD Keil.

WISCONSIN LANDMARKS NEWSLETTER

WAHPC Members

Commissions:

Appleton
Beloit
Cedarsburg
Columbus
Eau Claire
Evansville
Fond du Lac
Hales Corners
Janesville
La Crosse County
Lake Geneva
Marshfield
Menasha
Milwaukee
Monroe
Neenah
Neilsville
New Berlin
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Oshkosh
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Thiensville
Waukesha
Waupaca
Town of Westport
Whitewater
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Individuals:

Mary Poser, *Columbus*
Bill and Lynn Weinshrott,
Fond du Lac
Judith Adler, *Janesville*
Carol Krug, *Madison*
Ruth Voss, *Marshfield*
Buddy Lucero, *River Falls*
Kathy Grace, *Winneconne*

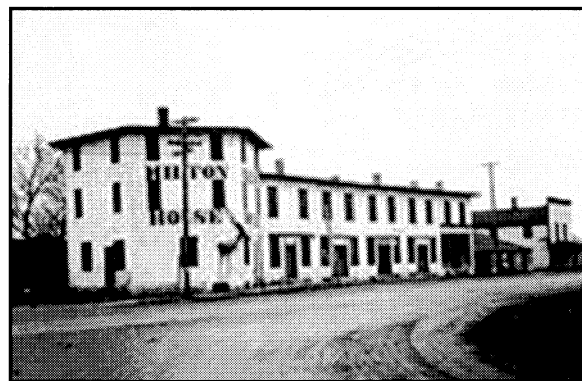


2013 Spring Conference

The annual Wisconsin Association of Historic Preservation Commissions' Spring Conference will be held April 27, 2013 at the Milton House in Milton.

In 1838, Joseph Goodrich filed a claim for the land that was to become the city of Milton. He started construction of the Milton House in 1844. Goodrich designed a hexagonal tower and a long wing that extended from it, creating arguably the first concrete building in the United States. He constructed it with a mixture of sand, lime cement and gravel in a wet mixture, which he poured into wooden forms to create a fireproof material. The Milton House was the source and inspiration for Orson Squire Fowler's *The Octagon House: A Home for All*, which sparked the octagon fad of the mid-nineteenth century.

Joseph Goodrich, a staunch abolitionist and member of the Seventh Day Baptist Church. Goodrich also constructed a dirt tunnel between the inn and the 1837 log cabin to the rear of the inn. Goodrich secretly harbored runaway slaves in the cellar of the Milton House using the tunnel as the exit and entrance to the cellar.



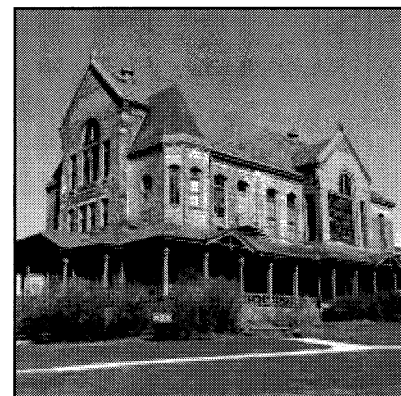
Here he and his family would provide assistance to them. Goodrich and his family also conducted freedom seekers to other stops as they continued the journey toward the Great Lakes and on to Canada.

The House is owned and operated by the Milton Historical Society. It was listed on the National Register of Historic Places in 1972 and was granted National Historic Landmark status in 1998. It is also a Recognized Station on the Underground Railroad, by the National Park Service: National Underground Railroad Network to Freedom

VA "Soldiers Home" Named as National Treasure

The cluster of historic buildings known as the "Soldiers Home" located on the campus of Milwaukee's Clement Zablocki VA Medical Center has been named a National Treasure by the National Trust for Historic Preservation. National Treasures are irreplaceable and threatened places where the National Trust is making a significant investment of resources to protect these places, promote their history and significance and engage local preservationists to help advance the cause of preservation nationally.

To help raise awareness of these buildings and the threats they face, and encourage the public to get involved in the effort to preserve them, the National Trust and its partners are launching a series of new initiatives.



continued on page 3



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WAHPC

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Metal Mesker Façade Gets Makeover

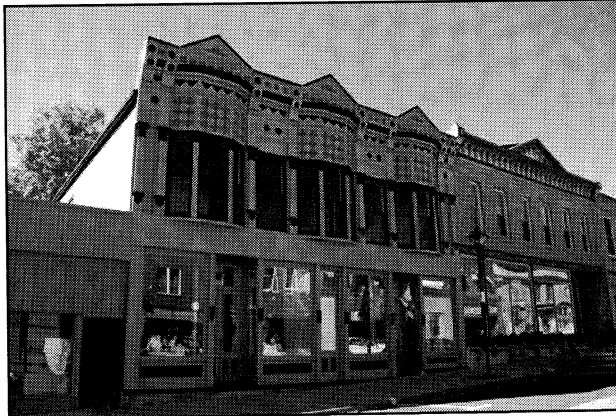
from Wisconsin Trails

Ried Knapp is proud that the two-story building he meticulously restored this year in Mineral Point is a “feast for the eye.” Painted in earth tones to highlight the 1891 facade’s intricate design that includes medallions and hanging wreath patterns, the building has captured the attention of passersby since it was completed earlier this year.

When it comes to the eye-catching ornamentation that covers the front of the building, most people don’t even realize what they’re looking at. Designed to look like the carved wood, stone or sculpted terracotta building facades that were in vogue in big cities in the late 1880s, Knapp’s facade consists of thin panels of pressed metal known as Mesker house or storefronts. Even among architectural historians who know the history of these metal buildings, few are aware of how they were sold. All fronts were ordered from catalogs mailed by Mesker factories in Missouri and Indiana.

Mesker storefronts were erected in every state between 1880 and 1910, says Darius Bryjka, an expert on Meskers, who is a consultant for historic preservation projects and has a degree in architectural studies from the University of Illinois at Urbana–Champaign. Some Meskers were new construction, but many were simply put over the front of an older wooden building.

Many remaining Mesker buildings have been remodeled, with decorative Mesker columns and window treatments on the first floor often eliminated or covered. As a result, many cornices or window hoods remain on the second floor of the buildings, without evidence of what originally existed at street level. Even without such evidence, a Mesker is an architecturally interesting and significant building and is often the most noticeable one on a block.



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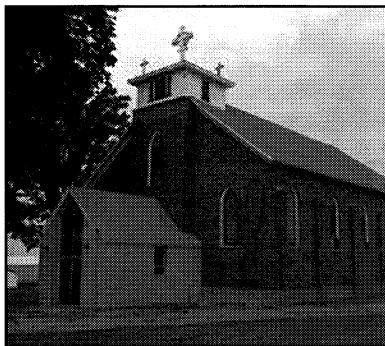
covers the front of the building, most people don’t even realize what they’re looking at. Designed to look like the carved wood, stone or sculpted terracotta building facades that were in vogue in big cities in the late 1880s, Knapp’s facade consists of thin panels of pressed metal known as Mesker house or storefronts. Even among architectural historians who know the history of these metal buildings, few are aware of how they were sold. All fronts were ordered from catalogs mailed by Mesker factories in Missouri and Indiana.

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Sustainability Grant Awarded to Namur Belgian Heritage Foundation

from Door County InStyle Magazine



The Door County Community Foundation recently presented a Sustainability Grant to the Namur Belgian Heritage Foundation. The grant is part of an ongoing effort to restore St. Mary of the Snows, a church that was founded in 1860. The St. Mary of the Snows Church has been rechristened as the Belgian Heritage Center. This grant of \$1,500 is being used to help convert the sacristy of the former church into a community kitchen.

St. Mary of the Snows was where Abbot Bernard Pennings first served after arriving in the United States. Pennings would later go on to found St. Norbert College in DePere, Wisconsin.

The Namur Belgian Heritage Foundation acquired the former St. Mary of the Snows Church building in August 2010 from the Catholic Diocese of Green Bay. The Church is the cornerstone of the Namur National Landmark Historic District in Door County which was designated in 1989.

The Namur Belgian Heritage Foundation is dedicated to the preservation of Door County's unique Belgian-American culture and history in Northeast Wisconsin.

This Sustainability Grant is funded out of the Community Foundation's Historic Preservation Fund and the Clifford and Clara Herlache Heritage Foundation.

VA "Soldiers Home continued

To underscore the large number of people positively affected by the Soldiers Home over the years, the coalition has launched the #MySoldiersHome campaign. This is an online effort to capture stories, photos and other remembrances of the Soldiers Home to help raise awareness of the district in the community and demonstrate the impact it has had and continues to have on veterans and their families.

Also, beginning in 2013, members of the public will be able to experience the Soldiers Home for themselves through self-guided walking tours offered by the National Trust and the Milwaukee Preservation Alliance. The walking tours will give the public its first opportunity in many years to experience the Soldiers Home and see its historic buildings up close.

More information on all of these initiatives can be found at www.SavetheSoldiersHome.com.

Changes Made to Milwaukee's Historic Preservation Ordinance

From JS online

Changes in how Milwaukee buildings are designated as historic, including a provision to allow economic hardship claims to try to avoid preservation work, were unanimously approved in December 2012 by the Common Council.

The city preservation ordinance says buildings designated as historic can't be demolished or have their exteriors

changed without approval from the Historic Preservation Commission. Any denials by the commission can be overturned by a two-thirds council vote. The revised ordinance adds requirements for the commission and its staff to take various actions within specific time frames, and provides more details on appeal procedures.

Also, the ordinance now includes a provision allowing property owners to claim economic hardship to avoid preservation requirements. It contains a specific hardship rule, and requires owners to provide information about the building's value, income and other business aspects.

Other proposed changes include providing city building inspectors with enforcement powers to prevent owners of historic properties from allowing them to deteriorate to the point where

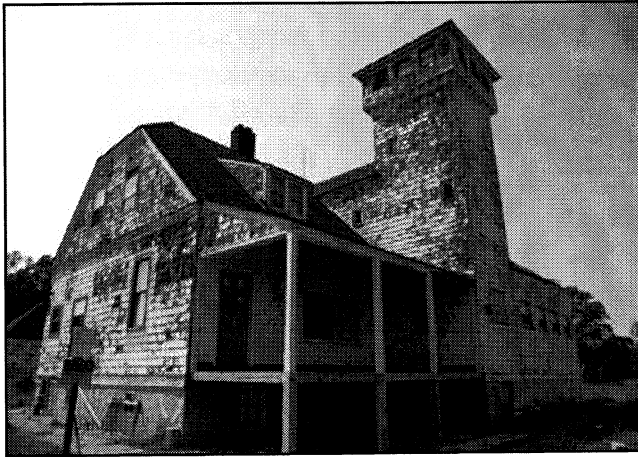
they can no longer be preserved. Also, developers seeking to demolish a historic building to build a new structure must prove they have the financial resources to build that new building.

The changes were sponsored by Alderman Bob Bauman, a preservation commission member, and Alderman Terry Witkowski. They called it a compromise, with Bauman saying the economic hardship provision is "a bitter pill" for preservationists because it opens the door for more attempts to avoid preserving historic structures.

The preservation ordinance was part of last year's debate over whether some 19th-century buildings should be demolished to make way for a 200-room Marriott hotel near the southwest corner of E. Wisconsin Ave. and N. Milwaukee St.

Priorities Discussed for Plum and Pilot Islands

by Tim Sweet



The Friends of Plum and Pilot Islands (FOPPI) met with the U.S. Fish and Wildlife Service (USFWS) in Horicon and via teleconference on December 8, 2012 to discuss setting priorities for the Green Bay National Wildlife Refuge located in northern Door County, Wisconsin. These two groups formed a partnership in 2007 when jurisdiction of Plum and Pilot Islands was transferred from the Coast Guard to USFWS.

Plum Island's historic 1896 life-saving station is in need of attention. A contractor has stabilized the front porch of the building earlier this fall. The restoration of the porch will be finished in the spring of 2013. Money has been set aside to replace the windows in the watchtower of the unique Duluth-style station, the only one remaining on the Great Lakes. It was further decided to restore the interior and exterior of the structure's watch room from the decorative cornices to the tip of its roof. It is hoped this project will continue to draw attention to the importance of preserving the rich maritime history of both Plum and Pilot Islands. A fund-raising effort needs to be directed at the rest of the life-saving station's roof in order to keep the building protected from the elements. 1929 has been selected as the period of interpretation for this building.

Materials have been purchased for the stabilization of the Pilot Island Fog Signal Building. Its roof has completely collapsed. FOPPI will seek to hire a contractor willing to remove the collapsed debris

and construct bracing to support the walls from crumbling, thus buying time until more money can be raised to rebuild the roof.

All of the buildings on Plum and Pilot Islands are listed on the National Register of Historic Places. That means stabilization and restoration work planned must first receive approval from the State Historic Preservation Officer in order to comply with the Secretary of the Interior's standards for the rehabilitation of historic buildings.

FOPPI has submitted a grant application to the Wisconsin Coastal Management Program for an evaluation of the Plum Island boathouse pilings, pier, walkway, and breakwater. An announcement is expected in April of 2013 as to whether or not the application was approved. This is a step toward ensuring the safety of volunteers and other visitors to Plum Island. Public access to this island is expected following the approval of a 15-year management plan currently being reviewed in Washington, D.C.

More work is on tap for Plum Island's trails during the summer of 2013. Another priority is the addition of an outdoor bathroom facility. If you would like to get involved with the Friends group, please visit: www.plumandpilot.org or <https://www.facebook.com/plumandpilot>.



2013 SPRING CONFERENCE

Milton House, Milton, WI

Presented by the Wisconsin Association of Historic Preservation Commissions
with support from the Wisconsin Trust for Historic Preservation

Saturday, April 27, 2013

AGENDA

Registration 8:30 – 9:00

(Coffee, Tea, refreshments)

Welcome and Introductions 9:00 – 9:15

*Bill Weinshrott, President, Wisconsin
Association of Historic Preservation
Commissions*

What's Happening in Milton with
Their Preservation Program..... 9:15 – 9:45

Cori Olson, Director, Milton House

Update on Historic Resources Survey
of Milton now underway

*Carol Cartwright, Historic Resources
Consultant*

The Ins and Outs of
Designating Local

Historic Properties..... 9:45-10:30

*A short primer on how and when to locally
landmark a single property or historic
district. Rick Bernstein, Field Services
Representative, Wisconsin Historical Society*

Break..... 10:30 – 11:00

Legal Strategies for Historic
Preservation Commissions 11:00-noon

*Chip Brown, Local Government Assistance
Coordinator, Wisconsin Historical Society*

Lunch..... Noon

WAHPC business meeting including elections

*Presentation of Historic Preservation
Excellence Award*

Regional Roundtable 1:00 – 2:00

Tours..... 2:00

(Milton House, Northleaf Winery)



2013 SPRING CONFERENCE REGISTRATION

Registration Deadline: April 20, 2013

NAME _____

Commission _____

ADDRESS _____

City _____ State _____ Zip _____

PHONE _____

EMAIL _____

FEE:

- ☐ Members: \$40
- ☐ Non-members: \$50
- ☐ Madison residents: \$30

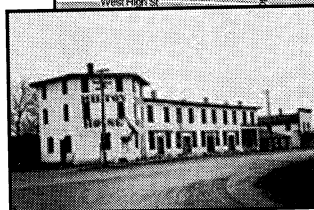
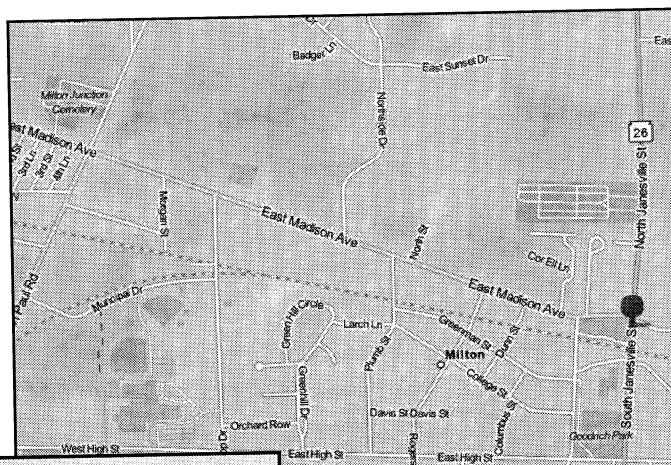
\$10 fee will be added for on-site registration.

A BUFFET LUNCH HAS BEEN ARRANGED.

- ☐ Check here if you would prefer vegetarian plate.

Fee includes morning refreshments and lunch:

Send this form & check payable to WAHPC to:
WAHPC, PO Box 166, Winneconne, WI 5498



18 S. Janesville St.
Milton, WI 53563

(608) 868-7772
miltonhouse@miltonhouse.org

It's Time to Renew for 2013.

If you are interested in History it's time to 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
Please include a copy of commission members name, address, phone and e-mails.

☐ Individuals and Groups \$25.00

Send this form with check payable to WAHPC to:
WAHPC, PO Box 166, Winneconne, WI 54986



2013 Membership Form

commission name _____

contact person name _____

address _____

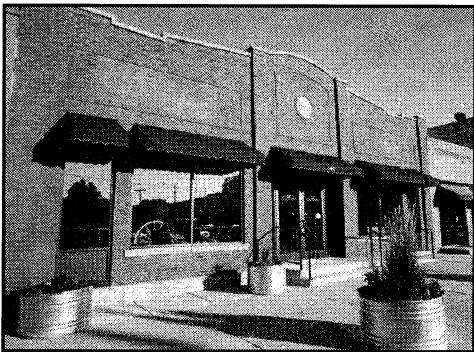
city _____ state _____ zip _____

phone _____

email _____

web address _____

Historic Preservation Excellence Award



Frey Carriage Company, Todd Frey,
recipient of the 2011 Historic Preservation
Excellence Award

Nominee name _____

Nominee address _____

Reason for nomination: _____

Historic property name and background (as it applies)

The Wisconsin Association of Historic
Preservation Commissions is accepting
nominations for this year's Historic
Preservation Excellence Award.

Nominations can be for individuals,
owners of locally designated landmarks
or any notable effort or project related
to your commission.

Preservation achievement _____

Submit form with pictures by April 10, 2012 to:
WAHPC, PO Box 166, Winneconne, WI 54986



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



Contributors

Tim Sweet and Kathy Grace

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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 Individuals on new historic information and upcoming programs.

Wisconsin Association of Historic
Preservation Commissions
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Upcoming Events of Interest

Life After Vinyl Siding

Madison Trust for Historic Preservation
workshop

When: 03/07/13 @ 7:00pm

Cost: \$10

Call: 441-8864

Web: www.madisonpreservation.org

Location: Gates of Heaven Synagogue
in James Madison Park.

Preservation architect Elizabeth Cwik will talk about safely removing worn and deteriorated synthetic siding materials, and what comes next. She'll discuss treatment options for newly exposed original siding, options for replacement of original materials, and how to deal with unexpected surprises.

Exterior Finishing & Painting

Madison Trust for Historic Preservation
workshop

When: 04/04/13 @ 7:00pm

Cost: \$10

Call: 441-8864

Web: www.madisonpreservation.org

Location: Gates of Heaven Synagogue
in James Madison Park.

Habitual building restorer and old-building expert John Martens will discuss all aspects of exterior refinishing, including lead paint abatement, repair of exterior materials, products and application, and the key to a durable paint job - preparation.

2013 Local History and Historic Preservation Conference

Friday, October 11 – Saturday, October 12, 2013

Location: Hotel Mead,
Winneconne, WI 54986

