

CITY OF MENASHA
Landmarks Commission
Council Chambers, 3rd Floor, City Hall – 140 Main Street
May 14, 2014
MINUTES

A. CALL TO ORDER

Meeting called to order by Chairman Grade at 4:30 PM.

B. ROLL CALL/EXCUSED ABSENCES

LANDMARKS MEMBERS PRESENT: Ald. James Taylor and Commissioners Peg Docter, Paul Brunette and Tom Grade.

LANDMARKS MEMBERS EXCUSED:

LANDMARKS MEMBERS ABSENT: Commissioner Kristi Lynch.

OTHERS PRESENT: CDD Keil, PP Homan, and Kim Vanderhyden, Ald. Stan Sevenich, Steve Krueger, Jean Chew, Mayor Donald Merkes, Jeffry Maroszek, Nicholas Jevne, Kevin Englebert, and Steve Jamroz (via conference call).

C. MINUTES TO APPROVE

1. Minutes of the March 27, 2014 Landmarks Commission Meeting

Motion by Ald. Taylor, seconded by Comm. Docter to approve the March 27, 2014 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

Kim Vanderhyden, 334 Park St, representing Menasha Downtown Development, LLC. Mr. Vanderhyden's comments included:

- Redevelopment plans are being developed for the Hotel site but have not been finalized. The desire is to put in a mix of retail, office and residential, with a goal of creating a new landmark building.
- The current building is obsolete and the economics don't work for saving the building.
- The goal for the redevelopment is to bring people downtown, and create a downtown where people can live, work, and embrace the waterfront.

Ald. Stan Sevenich, 645 Ninth St, indicated he is a former Landmarks Commission member and member of the National Trust. Ald. Sevenich comments included:

- His appreciation that the new building has the potential to be a new landmark.
- Questioning why they would buy a building that the costs couldn't be recouped through renovation.
- Discussion on former Landmarks Commissioner Bill Herzinger and his advocacy for saving historic structures.
- His desire to do everything he can to save the building.

Steve Krueger, 943 Clovis Ave. Mr. Krueger's comments included:

- The building is within the Upper Main Street Historic District, which is included in the National Register.
- The "Queen Ann/Romanesque Vernacular" architecture of the hotel. The only other structure built in this style was the library, which was demolished.
- The historical marker was removed from the building, and that it belongs to the person who purchased it, which was Mr. Banta.

Jean Chew, 241 Sunset Dr, representing Menasha Historical Society. Ms. Chew stated that the Historical Society was concerned about losing a landmark.

Jeffry Maroszek, 120 N. Lake St, Neenah. Mr. Maroszek's comments included:

- His belief that Menasha has a history that needs to change.

- The hotel has been a cornerstone problem, and desires a revamp of Menasha to make it something to be proud of.

E. COMMUNICATIONS

1. Wisconsin Landmarks Newsletter – April 2014

F. ACTION ITEMS

1. **Façade Alteration – 192 Main Street – Lemon Loves Lime**

Steve Jamroz, Blue Design Group, presented via conference call the final design proposal for the Lemon Loves Lime (192 Main) Facade alterations. He provided a description of the new windows, doors, awning, and cornice. He noted EFIS will only be used on the upper part of the building. Final colors are to be selected from the approved by the approved color palette. He noted the existing footprint of the facade foundation would remain.

Motion by Comm. Docter, seconded by Ald. Taylor to approve the facade alteration for 192 Main St - Lemon Loves Lime, as presented.

The motion carried.

2. **Sign Application – 192 Main Street – Lemon Loves Lime**

Mr. Jamroz indicated the proposed sign would constructed of wood and be hung by a decorative iron bracket as illustrated in the submitted plan.

Motion by Comm. Docter, seconded by Ald. Taylor, to approve the sign permit application for 192 Main Street - Lemon Loves Lime, as presented.

The motion carried.

3. **Consideration of Certificate of Appropriateness Demolition of Menasha Hotel – 177 Main Street**

Chairman Grade gave an overview of William Waters, the architect for the Menasha Hotel, which included showing pictures of buildings he designed that were constructed throughout the Fox Valley.

A video was presented that had been prepared by Commissioners. The video illustrated past landmarks that have been torn down, and gave examples of how to preserve buildings and architectural elements.

Discussion on the merits of the application ensued. General issues preventing their ability to approve the proposal included:

- The potential for preserving the building facades.
- The difficulty in approving the proposed demolition without a plan proposing what will go in its place.
- The purpose of the Landmarks Commission is to preserve historic structures.

Motion by Comm. Brunette, seconded by Comm. Docter, to deny Menasha Downtown Development, LLC's request for a Certificate of Appropriateness for the demolition of the Menasha Hotel - 177 Main St. The motion carried 4-0.

G. DISCUSSION ITEMS

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

PP Homan stated that the balance stands at just over \$27,000, which accounts for the grant that has been obligated to Club Liquor, but not yet reimbursed.

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

No discussion occurred on Future Landmarks Commission Activities/Projects.

3. **Update on Bridge Tower Museum**

PP Homan stated the ribbon cutting is scheduled for Monday, May 19, to begin at 4:45 pm. The technology has been completed, and the plaque ordered, and will be cleaned yet this week.

4. **Update on Photo Contest**

The photo contest flyers have been distributed, and Intertape Polymer Group has agreed to serve as the contest sponsor. Commissioners determined that two prizes would be awarded this year.

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

1. No one spoke.

I. ADJOURNMENT

Motion by Comm. Docter, seconded by Ald. Taylor to adjourn at 5:35 PM. The motion carried.

Respectfully submitted by PP Homan.