

CITY OF MENASHA
Landmarks Commission
Council Chambers, 3rd Floor, City Hall – 140 Main Street
February 18, 2015
MINUTES

A. CALL TO ORDER

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

B. ROLL CALL/EXCUSED ABSENCES

LANDMARKS MEMBERS PRESENT: Commissioners Tom Grade, Alison Mayer and Paul Brunette.

LANDMARKS MEMBERS EXCUSED: Ald. James Taylor

OTHERS PRESENT: CDD Keil, Ald. Stan Sevenich, Dean Wydeven and Nick Jevne.

C. MINUTES TO APPROVE

1. Minutes of the January 13, 2015 Landmarks Commission Meeting

Motion by Comm. Mayer, seconded by Comm. Brunette to approve the January 13, 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 RESPONSIBILITIES OF THE LANDMARKS COMMISSION

Ald. Stan Sevenich commented on the role of the committee that has been formed to develop a plan for the disposition of the columns salvaged from the former bank building. He further suggested that the Landmarks Commission should continue to pressure developer to include them in the new office building project, and if that's not possible, incorporate them into any other new development project. If those options aren't viable, he suggested that they be placed somewhere downtown.

Nick Jevne inquired whether the stone arch from the bank building had been purchased by the city (it has not).

E. COMMUNICATIONS

1. Wisconsin Landmarks Newsletter

F. ACTION ITEMS

1. Façade Improvement Loan Subordination – 192 Main Street

CDD Keil explained that the owner was working with his bank to secure permanent financing for the building and its improvements. The bank will not approve a mortgage with the city being in a superior position to their mortgage. Hence the request by the owner that the city subordinate its loan to the bank. CDD Keil further described the investment in the building and its expected value as related to the mortgages securing the property.

Motion by Comm. Brunette, seconded by Comm. Mayer to approve the façade loan subordination for 192 Main Street. The motion carried.

2. 2015 Wisconsin Association of Historic Preservation Commission Membership

Motion by Comm. Brunette, seconded by Comm. Mayer to approve the membership into the Wisconsin Association of Historic Preservation Commission (WAHPC). The motion carried.

G. DISCUSSION ITEMS

1. 212 Main Street – Comm. Mayer

Commissioners discussed acquiring photo images and displaying them in the storefront windows. Comm. Brunette suggested putting information about the building and its availability in the Wisconsin Landmarks Newsletter.

2. Recognition Plaque

Commissioners discussed whether a recognition plaque for historic building preservation/improvements ought to be presented to a building owner this year, and which buildings

may be appropriate for recognition. The consensus was that a plaque be created and presented to the owner of 180 Main Street.

3. **Landmarks Commission Powers and Duties**

a. **Sec. 2-4-8(e) of the Landmarks Commission Ordinance**

CDD Keil presented information on the powers and duties of the Landmarks Commission as provided in the city's Code of Ordinances. Commissioners discussed whether/how properties outside the historic districts should be addressed.

4. **Disposition of Columns and other Architectural Artifacts**

Comm. Grade reported that artifacts from the hotel and bank buildings have been inventoried along with other artifacts being stored at the Public Works Facility. Inquiry is to be made relative to the status of the salvaged materials that are being stored on the demolition site.

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

a. **Photo Contest**

Commissioners expressed interest in holding the contest again this year. Assistance from Nick Jevne and Joe Weidert will be sought.

b. **Bridge Tower Museum**

Commissioners discussed:

- Whether the existing flyer can be located and reused/updated
- The need to clean the building prior to spring opening
- Placing a plaque on the bench acknowledging the role of Bill Herziger in Menasha's historic preservation efforts
- Placing the 1928 Taco Street Bridge plaque in the Bridge Tower Museum

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

Balance remains at approximately \$5,000.

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

No one spoke.

I. ADJOURNMENT

Motion by Comm. Mayer, seconded by Comm. Brunette to adjourn at 5:57 PM. The motion carried.

Respectfully submitted by CDD Keil.