

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**

October 13, 2015

3:45 PM

AGENDA

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE

1. [Minutes of the October 7, 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.

F. ACTION ITEMS

1. [Application for Remodel – 212 Main Street](#)

G. DISCUSSION

1. None

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

Five (5) minute time limit for each person

I. ADJOURNMENT

CITY OF MENASHA
Landmarks Commission
Council Chambers, 3rd Floor, City Hall - 140 Main Street
October 7, 2015
DRAFT MINUTES

A. CALL TO ORDER

Meeting called to order by Chairman Grade at 4:40 PM.

B. ROLL CALL/EXCUSED ABSENCES

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

LANDMARKS MEMBERS EXCUSED: Commissioners Alison Mayer and Shellie Caudill.

OTHERS PRESENT: CDD Keil, AP Englebert, and Nicholas Jevne (1334 Mayer Street).

C. MINUTES TO APPROVE

1. **Minutes of the September 9, 2015 Landmarks Commission Meeting**

Motion by Comm. Brunette, seconded by Comm. Wydeven to approve the September 9, 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

No one spoke.

E. COMMUNICATIONS

1. **Design Guidelines for Manchester's Commercial and Historic District**

CDD Keil remarked on the historical design standards from the Town of Manchester, VT.

F. ACTION ITEMS

1. None.

G. DISCUSSION ITEMS

1. **2016 Landmarks Commission Budget**

CDD Keil provided an overview of the Landmarks Commission budget as well as information on the status of outstanding grants. Commissioners discussed possibilities for increased budget funds.

2. **Follow-Up Façade Preservation – 165-167 Main Street**

Comm. Grade spoke with the owner of 165-167 Main Street about repairing the façade of the building. The owner is still reviewing options at this time.

3. **Follow-Up – Powers and Duties of the Landmarks Commission**

- A. Memphis and Austin Information
- B. Review of Main Street Corridor Photos
- C. Proposed Changes to ordinance O-13-08
- D. List of Buildings to Add to the Historic District

Commissioners discussed the following items:

- Education initiatives
- Historic site, building, and sign designation
- Preservation easements
- Prioritizing preservation efforts

Commissioners viewed images of structures in the Tayco, Main, and Racine street corridors of the downtown and rated them according to their historic and/or architectural significance. Photos are to be forwarded to the commissioners who were not present to gain their input. Comm. Grade spoke about the possibility of incorporating demolition by neglect into an ordinance enforced by the

Landmarks Commission.

4. **Recognition of Neenah Bank – Repurposing Historic Menasha Element**

Commissioners commented on the monument constructed by First National Bank in Neenah. Comm. Brunette suggested writing a letter to commend the work done to repurpose stone from the bank formerly located at 175 Main Street.

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

None.

I. ADJOURNMENT

Motion by Comm. Wydeven, seconded by Comm. Brunette to adjourn at 6:15 PM. The motion carried.

Respectfully submitted by AP Englebert.



**Application for renovation, remodel or signage
project in a Menasha Historical District**

Date: October 7, 2015 Property Address: 212 Main Street

Applicant's name: Jose Stambuk & Kristen Spindler Owner or Renter? Owner

Mailing Address if different than Property Address: 157 Marina Place

City: Menasha State: WI Zip: 54492

Daytime Phone: 608.332.2074 Evening Phone: _____ E-mail: Jose.Stambuk@yahoo.com

Description of planned improvement: _____ Kristen.Spindler@uwalumni.com

Replacement of 33 large windows

Note: Please attach all material lists, material brochures, samples and photos, Ascale drawing is recommended or may be required by the Commission.

List all contractors, sub contractors and material suppliers Windows - Andersen

Contractor - Sellcrest Construction

Estimated Total Cost: \$ 18,000.00 Estimated Start Date: Nov 1, 2015 Estimated Completion Date: Nov 30, 2015

212 Main St Restoration



Kristen Spindler

Jose Stambuk

Our Proposal

- ▶ Improve Building 212 in the Menasha Historic District
- ▶ Restore the heritage and character of the building while also creating a space that is appealing for businesses to help downtown Menasha thrive



212 Restoration Plan

2

Stories – window replacement (33) on the second floor and back of the first floor

1

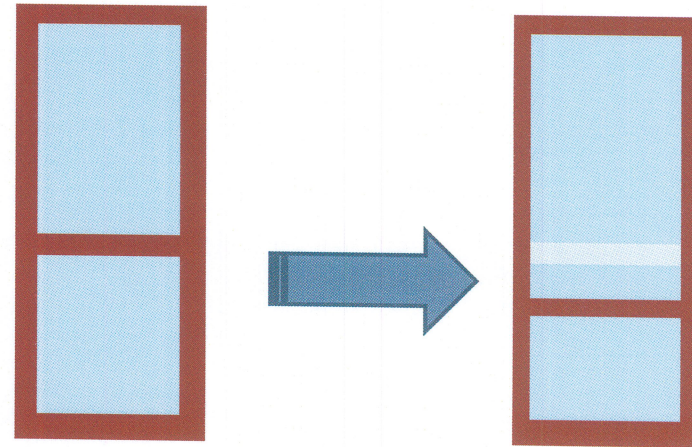
st floor first – create 2 retail spaces

2

nd floor second – under consideration



Phase 1 - Window Replacement (Today's proposal)



Windows are designed to allow historical replication while:

- * minimizing invasive removal & installation
- * enhancing thermal efficiency (triple pane)
- * providing operable design for ventilation

Similar execution
in downtown
Appleton



212 Main Street
Menasha



Downtown
Appleton

Using high efficiency, custom made, advanced craftsmanship windows

COLORS THAT LAST

Durable, factory-finished interiors and exteriors **never need painting and won't fade, flake, blister, or peel**, even in extreme cold or heat.



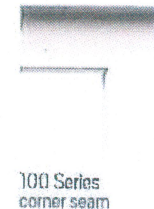
ENVIRONMENTALLY RESPONSIBLE

Exclusive Andersen® Fibrex® composite material is composed of **40% reclaimed wood fiber by weight**, most of which is reclaimed from the manufacturing of Andersen wood windows.

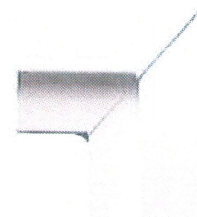


ADVANCED CRAFTSMANSHIP

To give your home a beautiful, clean look inside and out, Andersen 100 Series products feature **virtually seamless corners**. In addition, they feature a low-maintenance, **premium matte finish** that isn't shiny like vinyl.



100 Series
corner seam



Vinyl corner seam

Questions

