

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, 3<sup>rd</sup> Floor  
140 Main Street, Menasha**

**April 12, 2017**

**5:00 PM**

**AGENDA**

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. MINUTES TO APPROVE
  - 1. [Minutes of the February 8, 2017 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](#)
  - 2. [Press Release and Newspaper Article – WeatherVane Recognition Plaque](#)
- F. ACTION ITEMS
  - 1. [Application for Renovation/Remodel – Awning Replacement – 180 Main Street](#)
- G. DISCUSSION
  - 1. [2017 Goals and Objectives](#)
  - 2. 2017 Photo Contest
  - 3. Downtown Historic Plaques
- H. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA
  - Five (5) minute time limit for each person
- I. ADJOURNMENT

If you have any questions, please call the Community Development Department at (920) 967-3650 between 8:00 AM – 4:00 PM, Monday through Friday

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, 3<sup>rd</sup> Floor**  
**140 Main Street, Menasha**  
February 8, 2017  
DRAFT MINUTES

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**A. CALL TO ORDER**

Meeting called to order by Chairman Grade at 5:02 PM.

**B. ROLL CALL/EXCUSED ABSENCES**

LANDMARKS MEMBERS PRESENT: Commissioners Shellie Caudill, Tom Grade, Dean Wydeven, Kim Massey, and Alderman Spencer.

LANDMARKS MEMBERS EXCUSED: Emilie Steinmann.

OTHERS PRESENT: Alderman Arnie Collier (708 Appleton Street), Kelly O'Connell (Renovation 360), and Jennifer Almeida (6 Tayco Street).

**C. MINUTES TO APPROVE**

**1. Minutes of the December 14, 2016 Landmarks Commission Meeting**

Motion by Comm. Wydeven, seconded by Ald. Spencer, to approve the minutes of the December 14, 2016 Landmarks Commission meeting. 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. None.

**F. ACTION ITEMS**

**1. Application for Renovation/Remodel – 6 Tayco Street – Hammerheads**

CDD Buck commented on the application for Renovation/Remodel – 6 Tayco Street – Hammerheads. He explained that the property was approved for a new sign and painting by the Landmarks Commission last December. At this time, the property owner proposes to replace the existing masonry and windows on the east façade of the building. In place of the stone masonry, the applicant is proposing to install a brick veneer and two new windows that are 5' x 9' in size.

Mr. O'Connell distributed samples of different brick veneer styles for consideration. Commissioners discussed the proposal and were in favor of the window replacement and removal of the stone masonry. Comm. Caudill asked if the brick veneer would match the existing brick on the façade. Mr. O'Connell explained that it would be close but not exact due to the composition of the existing brick and weathering over time. Commissioners discussed whether it would be better if the brick veneer matched the existing brick closely or if the façade would look better with more contrast while still being complimentary. Comm. Wydeven and Comm. Grade suggested matching elements of the façade that weren't brick such as the window trim and other architectural materials to tie the new materials with the original.

Motion by Comm. Caudill, seconded by Comm. Wydeven, to issue a Certificate of Appropriateness for the renovation/remodel request at 6 Tayco Street – Hammerheads with the condition that staff review and approve the final building materials. The motion carried.

**2. Mill Street Terminus Plan/Use of First National Bank Columns**

CDD Buck and PP Englebert introduced the conceptual plan for the Mill Street Terminus. Ken Saiki Design prepared a concept for the terminus as part of their contract for the downtown walkway. The concept calls for use of the salvaged bank columns and the construction of a veranda near the water.

Commissioners discussed the plan and were in favor of utilizing the columns in the terminus.

Motion by Comm. Grade, seconded by Comm. Caudill, to issue a Certificate of Appropriateness for the Mill Street Terminus Plan/Use of First National Bank Columns. The motion carried.

## **G. DISCUSSION ITEMS**

### **1. 2017 Goals and Objectives**

CDD Buck provided an overview of the on-going activities and duties of the Landmarks Commission as well as initiatives the commission has worked on the last few years. He asked the commission to review the work plan and identify or add any goals or objectives the commission wants to pursue. The item will be brought back for discussion at a later date.

### **2. 2017 Photo Contest**

Comm. Grade introduced the historic photo contest for 2017. PP Englebert asked the commission if there were any changes they would like to make to the format or marketing of the contest. Commissioners discussed the contest and determined the grand prize items. Comm. Grade will be providing pictures for the entry form to city staff.

### **3. Recognition Plaque Update – WeatherVane – Draft Press Release**

CDD Buck gave an overview of the draft press release for the WeatherVane plaque dedication. Comm. Grade informed the commission that he is working with the property owner to establish a dedication date and asked for any input on the press release. Comm. Grade suggested removing the third paragraph of the release and focusing on the historical significance of the property only. Commissioners were in general agreement with the alteration to the press release.

### **4. Recognition Plaque Update – Club Liquor**

Comm. Grade informed the commission that he was still having troubles ascertaining the original construction date for the Club Liquor building. He is going to search more archives to try to find a definite date and bring the information back to the commission when compiled.

### **5. Stone Allocation by Landmarks Commission**

Comm. Grade expressed that he thought the Landmarks Commission should have greater influence over the use of the salvaged stone currently in the city's possession. He proposed making recommendations to the Common Council regarding the use of the stone. CDD Buck and PP Englebert encouraged the Landmarks Commission to make recommendations on the use of the stone to the Common Council but informed the commission that the recommendations were advisory only and that the city council has the final authority on the use of the stone. Ald. Collier and Ald. Spencer said they would welcome proposals from the Landmarks Commission.

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

No one spoke.

## **I. ADJOURNMENT**

Motion by Comm. Caudill, seconded by Comm. Wydeven, to adjourn at 6:04PM. The motion carried.

*Respectfully submitted by PP Englebert.*

# WISCONSIN LANDMARKS NEWSLETTER

## WAHPC Members COMMISSIONS

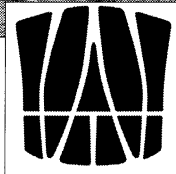
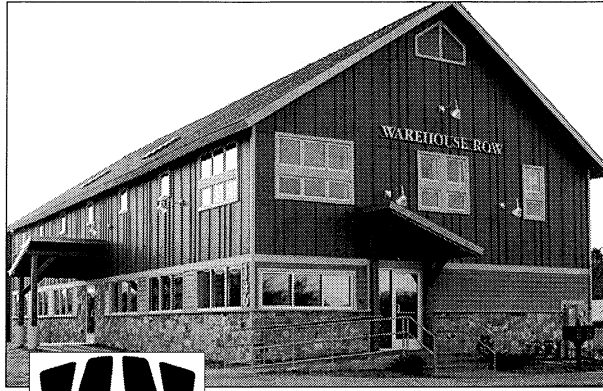
Beloit  
Cedarburg, City  
Columbus  
De Pere  
Eau Claire  
Evansville  
Fond du Lac  
Fort Atkinson  
Green Bay  
Green Lake  
Hales Corners  
Janesville  
Kenosha  
La Crosse County  
Lake Geneva  
Madison  
Marshfield  
Menasha  
Milton  
Milwaukee  
Monroe  
Neenah  
Neillsville  
New Berlin  
New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

## INDIVIDUALS

Judy Adler  
John Angeli  
John Decker  
Sandy Decker  
Barbara Ellefson  
Kathy Grace  
Carol Krug  
Patrick Kurtenbach  
Jennifer Lehrke  
Lisa Pauly  
Peter Sorensen  
Ruth Voss  
Bill Weinshrott  
Lynn Weinshrott

**Wisconsin  
Association  
of Historic  
Preservation  
Commissions**

## Annual Conference to be Held at Reedsburg



*Warehouse Row*



*Chicago and Northwestern Depot*

The Wisconsin Association of Historic Preservation Commissions with sponsorship from the Wisconsin Trust for Historic Preservation will hold their annual conference in Reedsburg on April 28th and 29th at the Voyageur Inn. The theme for this year's conference is "Core Historic Preservation Issues". The conference will be held at the Voyageur Inn & Conference Center, 200 Viking Avenue with registration beginning at 1 p.m. on Friday, April 28th.

Joe DeRose from the Wisconsin Historical Society will give information on current requirements for Certified Local Government status. The ten-year goals of the Society will be presented by Daina Penkiunas, Deputy State Historic Preservation Officer. Ted Matkom of Gorman Company and Jan Aslakson are scheduled to discuss historic preservation tax-credit projects.

An update will be presented regarding the status of the federal historic preservation tax credit program and the Wisconsin Trust for Historic Preservation will relate the findings of the recent study showing the economic impact of historic tax projects in Wisconsin. The popular roundtable will be held on Saturday, April 29th with each commission limited to 5 minutes.

Two building tours are available on Saturday afternoon. Warehouse Row, the 2013 Historic Preservation Excellence Award winner, will be open for tours. Jan Aslakson, one of the presenters, will show the adaptations done to create a vibrant office area. The Chicago and Northwestern Depot, listed on the National Register of Historic Places, will also be open for visitors.

Two buildings in Reedsburg have been recipients of the WAHPC Historic Preservation Excellence Award, Warehouse Row in 2013 and the Ralph P. Perry House in 2016. Reedsburg is a vibrant community that has actively pursued historical preservation. Currently there are two historic districts and thirteen buildings listed on the National Register within the city.

The Voyageur Inn and Conference Center has reserved a block of rooms at a conference rate, contact them directly for reservations – (608) 524-6431.

Complete conference details and registration information will be available on the website – [www.wisconsinahpc.org](http://www.wisconsinahpc.org)



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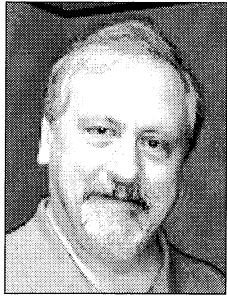
Vacant

**ADVISOR**

Joe DeRose  
Wisconsin Historical  
Society  
(608) 264-6512  
Joe.deroserose@  
wisconsinhistory.org

# WAHPC President's Column

## Reflections



*John Decker*

Year-end 2016 coincides with the end of my term as president of the Wisconsin Association of Historic Preservation Commissions, so this is a fit and proper time for reflections. The association is in excellent health in terms of its finances, membership, programs, and leadership.

Under Kathy Grace's direction as treasurer, our financial picture is stronger than ever. We have been able to grow our treasury even as we have expanded the scope of our activities. Membership dues levels have remained constant for the last several years, and improved finances have resulted in part through our ability to attract and retain members. We have overcome some challenges with the production of our quarterly newsletter, and now have a printer with whom we enjoy an excellent relationship.

Our means of communication have also significantly expanded with the launch of our website at [www.wisconsinahpc.org](http://www.wisconsinahpc.org) and the initiation of our Facebook page in January 2015. The WAHPC Annual Meeting and Conference has increased its offerings, and we have been able to present speakers who enjoy national reputations. The last Friday and Saturday in April have proven to be very suitable dates, and we have settled on annual meetings in Reedsburg on April 28-29, 2017 and in Platteville on April 27-28, 2018. The historic preservation commissions in both cities are eager and welcoming hosts.

Also during the past year, WAHPC gained tax-exempt status under section 501 (c) (3) of the Internal Revenue Code and became formally affiliated with the Wisconsin Historical Society. Both achievements testify to the ongoing strength of our organization and will aid us in fundraising.

You are served by a dedicated, productive, and collegial board of directors, and I have enjoyed being a part of it since 2011. On January 1, Gene Hackbarth will take over from me as president and Mary Emery will take my place on the board of directors. Both enjoy excellent reputations in the field of historic preservation and both have proven to be outstanding leaders. Gene has just finished a term as president of the board of Heritage Hill State Historical Park, and Mary continues her service as president of the Waukesha Preservation Alliance.

On January 1, I will be taking office as president of the Wisconsin Council for Local History, the umbrella group that serves and represents the nearly 400 local and specialty historical societies throughout Wisconsin, and will also be joining the Board of Curators of the Wisconsin Historical Society. In those new offices I will look forward to doing whatever I appropriately can do to advance WAHPC's programs and influence in the future. I look forward to seeing everyone who will be attending WAHPC's annual meeting in April, and I wish all of you the best for 2017.

# Sauk City



A 2016 Excellence Award for Restoration/Rehabilitation was presented to the Sauk City Historical Preservation Committee for their assistance to owners Rod Schwegel and Lori Recker in the rehabilitation of the Spellman Granite Works building, 615 Phillips Blvd., Sauk City.

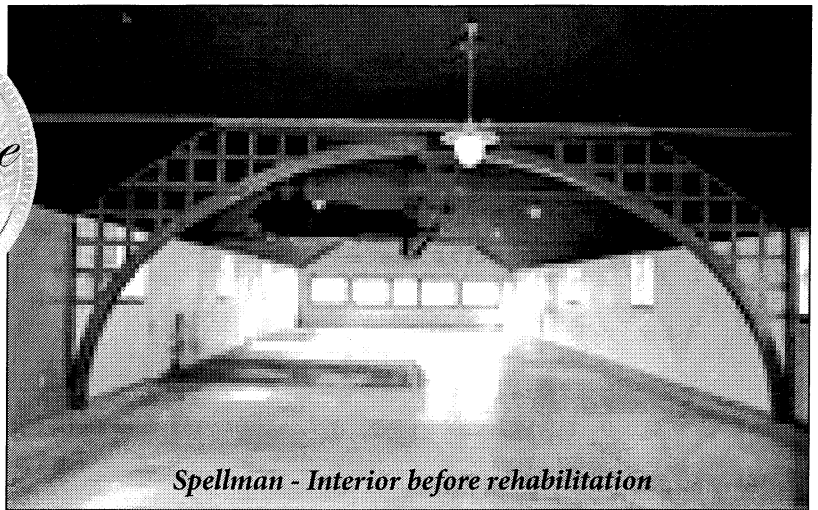
The Spellman Granite Works company was located in this business between 1917 and 2005. The company was formed by the Spellman brothers, William, John and Harry and became a major industry in Sauk City and was recognized throughout the Midwest. With a showroom, workshop, and office at this location, the company manufactured and installed cemetery monuments, markers, urns, and statuary.

The business moved to a new location in 2005 and the building was split for a variety of uses. In 2014, the building was purchased by the current owners and using state and federal tax credits, a thoughtful rehabilitation has taken place. The original light fixtures in one portion of the building were restored while maintaining views of the factory's original monument-moving-crane from all vantage points in the lofted heart of the building.

Straight Forward, a calling and training company now occupies the building. The rehabilitation included updating for current needs. In a hallway linking the main call center to a training room, each employee locker includes its own charging port for cell phones and other devices. An opening where trains once passed through the building to deliver granite and stone is now filled with high windows instead of wooden doors, maintaining the framework to the building's past life while letting in light to its new calling.

In 2015, the building was added to the National Register of Historic Places.

*Editor's note: Inadvertently this article was not in the August 2016 issue that covered the 2016 Historic Excellence Awards, my apologies to Sauk City.*



*Spellman - Interior before rehabilitation*



*Spellman - Interior following rehabilitation*

# The Wisconsin Association of Historic Preservation Commissions is accepting nominations for its **2017 Historic Preservation Excellence Awards.**

Award categories are:

- 1) **Identification and Designation** This award would go to a historic preservation commission that sponsored a significant architectural or archaeological survey, the nomination of a property (or properties) to the State and National Register of Historic Places, or designation as a local landmark.
- 2) **Economic Redevelopment/Revitalization** This award would go to a private non-profit group or historic preservation commission that used accepted preservation practices as tools in revitalizing an area or neighborhood.
- 3) **Restoration/Rehabilitation** This award would go to a private non-profit organization, historic preservation commission or individual for the significant restoration or rehabilitation of a local historic property.
- 4) **Historic Preservation Commission** This award would go to a historic preservation commission that through the exercise of its project review authority, made a significant difference in the outcome of a particular property or project.
- 5) **Advocacy** This award would go to either a historic preservation commission, a private historic preservation organization or individual for its advocacy work that had a real and beneficial impact on the local community.

Nominee name \_\_\_\_\_

Nominee address (Please include contact info): \_\_\_\_\_

Award Category (choose one from the list above): \_\_\_\_\_

\_\_\_\_\_

Nominated by (name and contact info): \_\_\_\_\_

Describe why you feel the nominee deserves this award. Please include photographs, drawings, and/or other items that can help explain the nomination. (Please be sure to include information about the individuals who were involved and what their contributions were to the success of the project):

***Nomination must be postmarked or received by March 1, 2017.***

Submit nominations to:

**Arlan Kay, Architecture Network, Inc., 116 East Dayton Street, Madison, WI 53703**

**Awards will be presented at WAHPC's Spring Conference at Voyageur Inn, Reedsburg, on April 28, 2017**

# Around the State

In Fort Atkinson, **The Fort Atkinson Club** has been named to the State Register of Historic Places. Built in 1912-13, the building overlooking the Rock River long was home to two important social organizations — the original Fort Atkinson Club and Billings Lodge 139, Free and Accepted Masons — reflecting the importance local social clubs and fraternal organizations played in the history of communities. Calling it “a fine example of the Craftsman style and one of the best examples in Fort Atkinson,” the Wisconsin State Historical Society lauded the renovation of this important landmark for being returned to public use for the benefit of the community.



***The Fort Atkinson Club,  
Fort Atkinson***

In Cable, on Jan. 9, the Chequamegon-Nicolet National Forest and Northland College signed a historic Property Lease allowing Northland College to operate and maintain **Forest Lodge**. Forest Lodge, located eight miles east of Cable on Lake Namekagon, is a unique 872-acre estate that includes 15 primary buildings listed on the National Register of Historic Places. Through the lease, Northland College will coordinate the operations of Forest Lodge as an environmental education and conference center. Activities will include outdoor experiential programs, ecological research, local and national conferences, workshops, seminars and special events. Northland will host programs and events, as well as coordinate use by other institutions, organizations and public and private groups. The lease was prepared under the National Historic Preservation Act of 1966, Section 111, which recognizes the value of historic properties through appropriate active use through lease to responsible parties.



***Forest Lodge, Cable  
Photo provided: U.S. Forest Service***

In La Crosse, the former home of the Gund Brewery stables, Wisconsin National Guard Armory and Bakalars Sausage Co. factory has taken on new life as **2219 Lofts**, a 24-unit apartment building for La Crosse’s low-income residents. The brick building was built in 1903 as part of the Gund Brewery campus and housed a Wisconsin National Guard Armory from 1926 to 1958. It was the headquarters of Bakalars Sausage Co. factory from 1962 to 2013, when the company moved to a new facility in the La Crosse Industrial Park.



***2219 Lofts, La Crosse***

In De Pere - The Wisconsin Historical Society has notified the city of De Pere that there’s adequate documentation to support the that a portion of the **St. Norbert College** campus be nominated for the National Register of Historic Places



***St. Norbert College, De Pere***

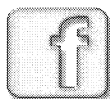




**Wisconsin Association of  
Historic Preservation Commissions**  
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## CONTRIBUTORS

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WAHPC on Facebook  
Facebook.jpg

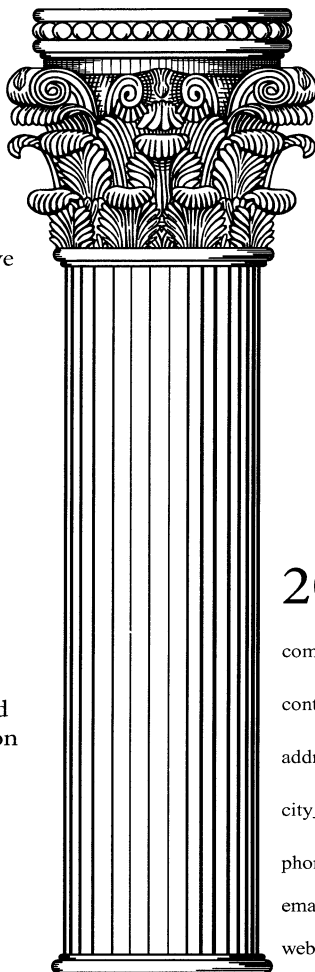
Visit us on Facebook for news on conferences, other events and legislative updates. WAHPC members are encouraged to add information about workshops, walking tours, etc. Please like us!

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 920-582-3236 or by email at gendiva@charter.net

Wisconsin Landmarks Newsletter is a published quarterly to inform and update local Historic Commissions and Individuals on new historic information and upcoming programs.

**Wisconsin Association of  
Historic Preservation  
Commissions**  
PO Box 166  
Winneconne WI 54986  
WAHPCmail@gmail.com



## 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  
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

## 2017 Membership Form

commission name \_\_\_\_\_

contact person name \_\_\_\_\_

address \_\_\_\_\_

city \_\_\_\_\_ state \_\_\_\_\_ zip \_\_\_\_\_

phone \_\_\_\_\_

email \_\_\_\_\_

web address \_\_\_\_\_



February 24, 2017

**FOR IMMEDIATE RELEASE**

Contact:

Kristi Heim, Community Development Coordinator  
920.967.3650; kheim@ci.menasha.wi.us

**Menasha Landmarks Commission presents Historic Preservation Award and Building Plaque to The WeatherVane Restaurant**

The City of Menasha Landmarks Commission is proud to recognize and commend past and present owners of the property currently housing *The WeatherVane Restaurant* at 186 Main Street, Menasha for their commitment to preserving the history and character of Menasha's Upper Main Street Historic District.

The building located at 186 Main Street was originally constructed in 1895 by Nicholas Beck for his family business "Beck's Meat Market" with the family residing on the second story. The historic Beck's Meat Market building is a two-story yellow brick commercial building. Decorative features borrow heavily from the Romanesque Revival architectural style and include a central gable with heavy corbel table, flanked by applied bartisans with pyramidal tin caps. The building is part of the National and State of Wisconsin Register of Historic Places as a contributing structure within the Upper Main Street Historic District – listing date December 6, 1984.

The Menasha Landmarks Commission is pleased to award the current owner, Mr. Pat Dufrane, with a Historic Building Plaque to honor his historic building. The City of Menasha is thankful and proud of our property owners whose efforts help to preserve and retain the historic fabric of our community.

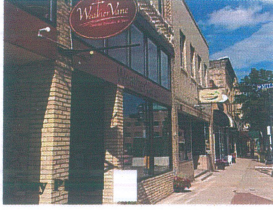
*Photo: Landmarks Commissioners Tom Grade and Kim Massey presenting the historic building plaque to owner Pat Dufrane outside the WeatherVane Restaurant (186 Main Street, Menasha).*



# Menasha building owner honored for preservation

USA TODAY NETWORK-Wisconsin

2:52 p.m. CT Feb. 27, 2017



(Photo: Maureen Wallenfang/USA TODAY NETWORK-Wisconsin)

**MENASHA** - The city's Landmarks Commission has awarded Pat Dufrane with a historic building plaque to honor his business.

Dufrane is the current owner of The WeatherVane Restaurant located at 186 Main St. The commission has also honored past owners of the property for their commitment to preserving the history and character of Menasha's Upper Main Street Historic District.

The building was originally constructed in 1895 by Nicholas Beck for his family business "Beck's Meat Market" with the family residing on the second story. The historic two-story yellow brick commercial building borrowed heavily from the Romanesque Revival architectural style and includes a central gable with heavy

corbel table, flanked by applied bartisans with pyramidal tin caps. The building is part of the National and State of Wisconsin Register of Historic Places.

Read or Share this story: <http://post.cr/2mxt07x>



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

Date: 4/4/2017 Property Address: 180 Main St  
Applicant's name: Blaine Ott Owner or Renter? Owner  
Mailing Address if different than Property Address: 2312 S East St.  
City: Appleton State: WI Zip: 54915  
Daytime Phone: 920.203.2136 Evening Phone: \_\_\_\_\_ E-mail: ottblaine3481@yahoo.com  
Description of planned improvement: Installation of new awning on front of the building.  
Dimension: 45' x 4'  
Color: Either Copper or Burgundy  
Placement: South facade (Main St)  
*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 Contractor is TBD, Material supplier is ABC  
Supply in Appleton  
\_\_\_\_\_  
Estimated Total Cost: \$ 5000 Estimated Start Date: ASAP Estimated Completion Date: ASAP





Framing Home Gallery Art Supplies

EXAMPLE OF MATERIAL





EXAMPLE OF MATERIAL

# **City of Menasha Landmarks Commission**

## **Yearly Work Plan / Goal List - 2017**

### **Ongoing / Annual Activities:**

- Façade Improvement Program (Grants/Loans)
- Building Permit & Project Plan Reviews
- Historic Preservation Award / Building Plaque Program
- Discover Historic Menasha Photo Contest
- Re-Election of Officers

### **Work Plan/Commission Goals for 2017:**

Below are potential activities identified from Landmarks Commission minutes of the past few years, for your discussion and consideration purposes:

- Historic District, Building and Sign Designations-Residential / Commercial
- Kiosk Historic Photos
- Tayco Street Bridge Towers – Use / Operation / Maintenance
- Storefront Window Displays for Vacant Buildings
- Community outreach / education program – implementation strategy
- Landmarks Commission Website Page Redevelopment / Update
- Grant Research / Application and Fundraising