

MINUTES
City of Monona
Landmarks Commission
Wednesday April 12, 2023

The meeting of the Monona Landmarks Commission was called to order at 4:30 PM.

Present: Chair Teresa Radermacher, Ms. Anne Wellman, Mr. Rick Bernstein, Mr. John Chapman, and Ms. Rebecca Holmquist

Excused: Ms. Branda Weix and Ms. Peggy Michaelis

Also Present: Thor Jeppson, Assistant Planner

Approval of Minutes

A motion by Mr. Bernstein, seconded by Mr. Chapman, for the approval of the minutes of February 8, 2023 carried with no corrections.

Appearances

None

Unfinished Business

A. Discussion and Possible Action Regarding a Land Acknowledgement Prior to Landmarks Commission Meetings

Mr. Bernstein drafted a possible land acknowledgement for the Commission to discuss. It is based on UW-Madison's land acknowledgement, but adjusted to be specific to Monona and the Ho-Chunk nation.

The Commission discussed adding a statement about respecting the sovereignty of the Ho-Chunk nation and recognizing that Monona sits on sacred land. Alder Radermacher asked if language should be added to acknowledge past injustices. Ms. Holmquist said that many other communities do. Ms. Wellman felt that the statement should look towards the future.

Mr. Chapman felt it could be confusing if each City commission had their own statement and that it should be a top-down effort from City Council. Ms. Holmquist and Ms. Wellman agreed. The Commission decided that Alder Radermacher should introduce the item to City Council and that a land acknowledgement should originate from City Council.

B. Discussion and Possible Action Regarding 2023 Commission Scope of Work

Alder Radermacher introduced the agenda item and shared that timelines and additional details were added since the previous meeting. The Commission felt that the scope of work could be amended to show that the Frost Woods Historic District event has been completed.

A motion was made by Ms. Holmquist, seconded by Ms. Wellman, to approve the 2023 Commission Scope of Work with the suggested edit.

The motion carried unanimously.

C. Discussion and Possible Action Regarding Landmark Site Marker Cleaning

Assistant Planner Jeppson shared that he reached out to several local contractors who said that they cannot provide marker cleaning services. Those contractors and the State Historical Society did not have any recommendations for potential vendors. The cost of replacement far exceeds

the cost to hire Craig Deller. Mr. Deller confirmed that the treatment should work if the markers are aluminum or bronze. The cost to hire Mr. Deller is \$450 and the Commission has approximately \$1608 in the book fund that can be used for this expense.

Ms. Holmquist pointed out that volunteers will be needed to clean the rest of the markers. Alder Radermacher and Mr. Bernstein volunteered. Ms. Wellman asked if the Bloom development will impact the marker. Assistant Planner Jeppson shared that construction won't start until the fall at the earliest, and that he will coordinate with Public Works to have it temporarily moved. Alder Radermacher said that a different marker besides the Blooming Grove Town Hall marker can be used as the demo.

A motion was made by Mr. Chapman, seconded by Mr. Bernstein, to hire Mr. Craig Deller to clean one landmark site marker and to demonstrate the proper methods to a group of volunteers.

The motion carried 4-1 (Ms. Holmquist voted nay).

D. Discussion and Possible Action Regarding the Springhaven Pagoda

Assistant Planner Jeppson recapped that at the previous meeting, the Commission asked staff to reach out to Kurt Strauss to get an estimate for drawing plans for his two proposed treatment options. The estimate was \$6,400. He also shared that a few Commission members took a site visit to the Pagoda to assess its general condition. Assistant Planner Jeppson said that there were questions about grading, so he spoke to Jake Anderson, the Parks and Recreation Director, who said that grading cannot be changed. The Parks Department could help clear out fill from the spring area. Mr. Bernstein felt that some material would need to be cleared away from the foundation.

Assistant Planner Jeppson reported that he also met with Craig Deller, a conservator, to get his opinion on the statement of the pagoda and feasibility for repair. Mr. Deller felt strongly that the Pagoda was in good enough shape to restore, that the foundation was sound given the absence of sagging or leaning in the structure, and that the Pagoda could be treated like a sculpture rather than a structure. This would allow a conservator to create a treatment plan and perform the restoration, rather than using architectural or engineering drawings. Mr. Deller felt someone could use historical records to identify the types of concrete used when the Pagoda was built, and then perform an analysis of the concrete in order to match the aggregate and color. He thought that a conservator could scrape away the loose material and previous patch work, cut away some of the metal rods, and then drill in several stainless steel or nylon dowels. This would allow for a support form to be built and new concrete to be poured. For cracks and delamination, he proposed epoxy injections and a waterproof coating. Mr. Deller could not provide a cost estimate but felt the Commission's budget was reasonable. Assistant Planner Jeppson said that Mr. Deller was potentially interested in preparing a treatment proposal, but that he would need a few months.

Ms. Holmquist said that the Commission explored using a conservator in 2016 but did not receive many bids. She stressed that the Commission needs to ensure a bid from a conservator is fair, and that it should be less expensive than using an engineer.

Mr. Chapman said that he had structural integrity concerns with the Pagoda, but that Kurt Strauss's opinion alleviated those concerns. He expressed concern with a conservator repairing the foundation if it is needed, as that is a structural issue.

Ms. Holmquist felt that using a conservator was the more appropriate route, but that the Commission still needs to release an RFP for the work. Mr. Chapman asked about a timeline, and Assistant Planner Jeppson said that Mr. Deller felt any work was likely a year out.

The Commission agreed to wait on responding to Kurt Strauss and asked staff to reach out to Craig for more information and a potential treatment proposal.

E. National Historic Preservation Month Planning

Alder Radermacher shared the work plan for Historic Preservation Month. A spreadsheet was created to track tasks, due dates, and who the task is assigned to. The Commission discussed promoting the International Style Homes webpage, recording PSAs, marker cleaning, and promoting the Local Landmarks book. Rick and Teresa offered to record PSAs and find volunteers for landmark marker cleaning. Teresa and John also volunteered to help with marker cleaning. Rick felt that marker cleaning should be separated from Historic Preservation Month due to timeline issues and the Commission agreed.

Assistant Planner Jeppson said that he is working with Library to create a display with the CLG books and to promote the Local Landmarks book. Mr. Bernstein asked to look at the list of books the Library reserved to see if more are needed. Alder Radermacher asked Assistant Planner Jeppson to draft a MyMonona E-Newsletter submission.

New Business

A. Staff Updates

i. National Register Nomination Update

a. Otto and Louise Schroeder House (Schroeder-Bohrod House) – 4811 Tonyawatha Trail

The Schroeder-Bohrod House was listed on the National Register of Historic Places on March 23, 2023.

b. Willard and Fern Tompkins House – 110 Henuah Circle

The nomination for the Willard and Fern Tompkins House has been submitted to the Wisconsin Historical Society with the Commission's edits.

c. Frost Woods Educational Event

The second session of the educational event was held in March and approximately 15 people joined between the two sessions. The Frost Woods Homes Association will be moving forward with a vote at the April annual meeting.

d. Draft Landmark Map

The consultants are making the edits the Commission requested at the previous meeting. The goal is to have maps printed in May to help promote Historic Preservation Month. Assistant Planner Jeppson asked if the Commission would like for the maps to list the Otto and Louise Schroeder House as the Schroeder-Bohrod House to match the National Register listing. The Commission generally supported the change, unless the map was already finalized.

ii. Updates/Discussion on Springhaven Pagoda and Frank Allis House

Assistant Planner Jeppson reported that Andy Kitslaar, the President of the Friends of San Damiano, shared that the group has been working with the Wisconsin Historical Society to determine if the Frank Allis House could become eligible for the National Register of Historic Places if three features of the house were restored. The Friends

group has submitted the necessary information to the Historical Society for a determination.

Mr. Bernstein said that he was working on the report for the Friends group, but was not aware that anything had been submitted. He felt that the request should come from the Landmarks Commission.

Alder Radermacher expressed uncertainty about which City body should submit the report if it has not been submitted by the Friends group. Ms. Holmquist felt that whichever City body began the process should recommend it to City Council, and that it should be added to the next Landmarks Commission agenda for discussion.

Mr. Bernstein felt that knowing if the Frank Allis House's eligibility for the National Register could be restored was important for the for the planning process and could unlock money for preservation. Alder Radermacher asked staff to determine if anything had been submitted yet and to determine which City body should submit the report.

iii. Preservation Planning Webinar

Assistant Planner Jeppson reported that he attended a webinar from the National Alliance of Preservation Commissions on Preservation Planning. He will attend Part II of the webinar in the near future.

B. Updates/Discussion on Diversity, Equity, and Inclusion (DEI) Efforts

Alder Radermacher shared that the City's Diversity, Equity, Inclusion, and Belonging Implementation Committee continues to work with Nehemiah to identify priorities.

C. Updates/Discussion on Sustainability Efforts

Alder Radermacher shared that the City's Sustainability Committee is holding an electronics recycling event on April 15th.

D. Landmarks Commission Requests for City Staff

None.

Upcoming meetings

Upcoming meetings are scheduled for May 10, 2023 and June 14, 2023

Adjournment

A motion by Ms. Holmquist, seconded by Mr. Bernstein, to adjourn carried. (5:57 PM)

Submitted by,

Thor Jeppson, Assistant Planner