



City of Reedsburg
134 South Locust Street, P.O. Box 490
Reedsburg, WI 53959
Ph. 608-524-6404 Fax. 608-524-8458
www.reedsburgwi.gov

Historic Preservation Agenda
February 9, 2021
Reedsburg City Hall Council Chambers
5:00 PM

DUE TO THE RESTRICTIONS CAUSED BY THE COVID-19 PANDEMIC, SOME VOTING MEMBERS MAY BE PRESENT VIA TELECONFERENCE OR VIDEO CONFERENCE, AS PROVIDED BY THE RECOMMENDATIONS OF THE WISCONSIN DEPARTMENT OF JUSTICE. [HTTPS://WWW.DOJ.STATE.WI.US/NEWS-RELEASES/OFFICE-OPEN-GOVERNMENT-ADVISORY-CORONAVIRUS-DISEASE-2019-COVID-19-AND-OPEN-MEETINGS](https://www.doj.state.wi.us/news-releases/office-open-government-advisory-coronavirus-disease-2019-covid-19-and-open-meetings)

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE MEMBERS OF THE COMMON COUNCIL MAY ATTEND THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THE COMMON COUNCIL HAS DECISION-MAKING AUTHORITY. IF A QUORUM OF THE COMMON COUNCIL ATTENDS THIS MEETING, NO ACTION WILL BE TAKEN BY THE COMMON COUNCIL AT THIS MEETING.

CALL TO ORDER

APPROVAL OF MINUTES

I. APPROVE MINUTES FOR THE MEETING HELD ON DECEMBER 8, 2020:

THE COMMITTEE WILL RECEIVE INFORMATION ON NON-AGENDA TOPICS BROUGHT BEFORE THE COMMITTEE BY MEMBERS OF THE PUBLIC. THE COMMITTEE WILL NOT DISCUSS THESE TOPICS, AND WILL NOT TAKE ACTION ON ANY OF THEM AT THIS MEETING

I. GENERAL BUSINESS:

- A. Consider historical information for Agnes Moorehead mural.
- B. Consider historical signage for Ramsey Park.
- C. Consider setting up virtual display for history room.
- D. Consider local video history segments, history room, and historical sites and signs.

II. ADJOURN:



The City of Reedsburg does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by calling (608) 524-6404. To be able to meet the needs of a request for a different format contact the City Clerk-Treasurer at 134 S. Locust Street, Reedsburg, WI at least 48 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.



HISTORIC PRESERVATION COMMISSION MINUTES

Reedsburg, WI
December 8, 2020

Alder Jason Schulte called the meeting of the Historic Preservation Commission to order on Tuesday, December 8, 2020, at 5:00 PM at Reedsburg City Hall.

Present: Shannon Waiss, Orris Smith, Lee Gnatzig, Monica Liegel

Absent: Jeannine Mueller, Missy Frenz

Staff: Brian Duvalle

Approval of Minutes

Motion by Smith, seconded by Gnatzig to approve the November 10, 2020 minutes.

Motion approved

Consider Certified Local Government program.

Discussion was held on past CLG proposals and moving new proposal to May as part of Historic Preservation Month. Schulte stated that the new state CLG ordinance is less aggressive.

Motion by Smith, seconded by Waiss to approve moving the CLG presentation to May 2021.

Motion approved

Consider policy for accepting donated historical items.

Discussion on adding "other details" to #4 and whether to return items or not.

Motion by Liegel, seconded by Smith to approve the donation form to include adding "other details" to #4 and striking item return language.

Motion approved

Consider local video history segments, history room, and historical sites and signs.

Discussion held on possible new space in rec center, room heater, new Ramsey Park sign, and 2020 Covid/time capsule video.

Motion by Smith, seconded by Waiss to approve up to \$1000 towards Covid video.

Motion approved (Gnatzig abstain)

Motion by Liegel, seconded by Waiss to adjourn at 5:52 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector



Wisconsin Landmarks Newsletter

December 2020

Demolition by Neglect Provisions

by Jason Tish, WHS/SHPO Staff and WAHPC Advisor

A demolition-by-neglect provision in municipal ordinances is a proactive preservation tool that can help identify and prevent the irreversible deterioration of historic buildings.

Most often, demolition is a sudden, intentional, and destructive removal of a building. But it can also happen slowly and imperceptibly over time. Weather – sun, wind, rain, and snow – can make small changes to historic materials that we tend to discount as inevitable wear-and-tear. But if maintenance and repairs are neglected, and deterioration reaches a stage where the structural integrity of the building is threatened, then the building is undergoing a process of demolition by neglect. Some Wisconsin cities have adopted a “demolition-by-neglect” ordinance to help identify it, and prevent deterioration from becoming irreversible.

To be clear, using a demolition-by-neglect provision to compel proper maintenance of private property should be the last line of defense. The first and best way to prevent deterioration of historic resources in any community is for the HPC or city staff to maintain good relations with current owners, and persuade them that their property holds cultural value to the community, and prudent investments in its maintenance are necessary to

prevent unnecessary loss. Occasionally, a situation arises where the owner of a historic property is either unable or unwilling to make those investments. A demolition-by-neglect provision can be used to compel them. Often, a polite letter from a building inspection agency or the Historic Preservation Commission is sufficient to motivate remedial action. But if a property owner neglects a deteriorating historic building intentionally, in order to justify its wholesale demolition later, a well-designed demolition-by-neglect provision can compel necessary repairs and maintenance.

An effective provision contains these components:

1) ***Standards for identifying and measuring neglect.*** Defining deterioration in the ordinance is important to being able to identify it consistently. A solid definition also avoids accusations of applying the ordinance in an arbitrary way. Ordinance language should clearly define types and extent of deterioration that is considered neglectful.

2) ***A clear process for alleging demolition-by-neglect.*** Ordinance language should describe a clear process for alleging demolition-by-neglect, including who may file a petition, and a process for resolution once a petition is filed.

3) ***A clear process for handling allegations of demolition-by-neglect.*** This process should identify when and how owners will be notified of a petition, how much time owners will be given to correct problems, give specific time frames for correcting problems, and specify the conditions under which citations will be issued.

4) ***A provision for demonstrating economic hardship.*** A demolition-by-neglect provision should include criteria for determining economic hardship caused by enforcement of the provision, and how enforcement may be varied in a case where economic hardship is demonstrated.

5) ***A method for appealing decisions made under the provision.*** The provision should include a process for appealing demolition-by-neglect decisions to a city council or other higher body.

6) ***Enforcement, penalties for non-compliance.*** The provision should include clear penalties for not complying with orders to repair, and a clear explanation of when they would be enforced.

Learn more about demolition-by-neglect ordinances and delay-of-demolition provisions in the Wisconsin Historical Society’s online training module for Historic Preservation Commissioners: wisconsinhistory.org/Records/Article/CS242

At the Intersection of Good Intentions and Good Approvals

*By Jason Flatt
WAHPC, President*

Imagine, if you will, a historic building whose owner has decided to spend their own money to spruce up their small piece of a neglected downtown corridor. Imagine too that a local HPC, staffed by well-intentioned citizens, does their best to ensure that old buildings are looked after and fixed up nicely. The building owner brings drawings of a new storefront, new windows, and talks about fixing up the brick façade. The drawings and descriptions look and sound like a big improvement over the current appearance, so the HPC makes a few suggestions and issues a Certificate of Appropriateness. Everyone had the best intentions, but was that enough?

For some Wisconsin communities, this probably sounds like a best-case scenario. The notion that this imaginary community even had an HPC might seem progressive, especially in places where nobody took notice of State Statute 62.23(7) em, which requires cities with designated historic properties (National & State Register of Historic Places) to have an ordinance to regulate those historic properties and historic districts. It happens.

For other communities where the HPC members really know their stuff, the conversation would be a lot different. For example, a lot of us know that power washing a historic building might be a bad idea, but some folks don't know that it is illegal per State Statute 101.1215. Tuckpointing old masonry warrants reminding the

building owner that the new mortar should be no harder than ASTM Type N—and you better have a mason who knows what this means. Painting over historically unpainted brick is not in accordance with best preservation practices, but if painting brick is part of the project then a highly vapor permeable paint is the way to go. A new storefront? Make sure that you avoid an anodized finish on those window frames unless that sort of finish is appropriate to the building's period of significance. And about those windows—is the glass clear, nonreflective, and does it have a visual light transmittance of 72 or higher?

Funny story—I got a Master's degree in Historic Preservation, but the curriculum didn't cover the little specifics of Wisconsin State Statutes, anodized finishes, or the visual light transmittance of glass windows. These are the sort of things that you learn from attending Wisconsin Historical Society conferences, discussing historic tax credit projects with the State Historic Preservation Office, and commiserating with fellow members of WAHPC. This is why, for over 30 years, WAHPC has served as your link to local, state, and national preservation knowledge and resources. We are here to help you navigate the intersection where good intentions meet good approvals.

Facebook: [wisconsinahpc](#)
Website: [wisconsinahpc.org](#)
Phone: 920-744-7948
Email: wisconsinahpc@gmail.com

Corrections to October 2020 Newsletter Article Introducing the newest WHS Historic Preservation Staff

In the previous WAHPC Newsletter, new SHPO Historic Preservation Staff were introduced. A glitch occurred describing two staff job duties. This is the correct version:

Claire Bushemi grew up in NW Indiana. She studied architecture at Miami University in Ohio and received her Masters in Historic Preservation from Clemson University. She lived and worked in Charleston, SC for a few years after graduating, at an architecture firm that worked primarily in the historic downtown. She enjoys boating, reading and spending time with friends/family. **Claire joins the SHPO staff reviewing tax credit projects in the western part of the state.**

Drew Barnhardt is a recent graduate of Columbia University's Graduate School of Architecture, Planning, and Preservation. Originally from Western Pennsylvania, she studied Foreign Service at Georgetown University, where her interest in cultural diplomacy encouraged her to pursue a career in cultural resource management. Prior to joining the Wisconsin Historical Society, she completed internships at the Goethe-Institut, Fulbright Association, and Western Pennsylvania Conservancy, where she worked at Fallingwater. In addition to architectural history and international politics, she also enjoys running, board games, and fixing up old furniture. **Drew is working in the SHPO compliance section, including reviewing local unit of government projects.**

Meet Jason Tish

WAHPC's New Liaison/Advisor from SHPO



Hello WAHPC members. I am the new Certified Local Government (CLG) Coordinator at the State Historic Preservation Office. I moved into Joe Derosé's former position in November after he retired earlier this year. I'll be coordinating Wisconsin's Certified Local Government program, our program of subgrants to CLGs. I'll be available to local governments for advice on preservation policies, and I also get to serve as the liaison to WAHPC. I suspect that for a while I'll be known as "the new Joe Derosé," and that's fine. Joe developed Wisconsin's CLG program over many years, is well-liked, and has strong connections with people in CLGs across the state. I hope to attain his expertise and provide his level of service eventually.

I have worked in cultural resources policy and practice for 24 years. Most of that time has been here in Wisconsin. I started

in 1996 as a field archaeologist for the National Forest Service in South Dakota, and then for the Department of Defense at Fort McCoy near Tomah. While I was at Fort McCoy, I was asked to take over an inventory of Army Reserve properties in six Great-Lakes states, looking for those that might have historic significance. I didn't know much about historic architecture at the time, so I studied the National Register program and all the architecture books I could find. In 2003, gave up my shovel and trowel for good, and entered the Planning and Landscape Architecture graduate program at UW-Madison, where I studied architecture history, landscape design history, and federal historic preservation policies. After I finished that program, I worked in the State Historic Preservation Office as an LTE for two years, learning first-hand what this office does. Then I worked in the private sector for a few years conducting compliance and grant-funded surveys. I moved into non-profit advocacy, where I served as the Executive Director of the Madison Trust for Historic Preservation. In 2014, I started my own business as a historic preservation consultant, and worked with owners of historic properties using the Wisconsin historic tax

credit program, and with the City of Madison on their first-ever Historic Preservation Plan.

When this position at the SHPO opened, I jumped at the opportunity to work with communities around the state on local historic preservation programs and the CLG subgrant program. I'm a policy nerd, so I enjoy working out policy issues at the local level. I also have experience developing grant programs, so I'm excited about coordinating the statewide CLG subgrant program.

I see historic preservation as a tool that can be used in a variety of ways. My approach to advising local Wisconsin governments is to recognize that communities have different personalities, different approaches to preservation, and different reasons and goals for their preservation programs. My job is to recognize the objectives of each community, and help people in those communities use the tools of preservation to meet their objectives.

I'm looking forward to meeting commissioners and planners around the state, and assisting whenever I can be helpful.

jason.tish@wisconsinhistory.org
- 608-264-6512
wisconsinhistory.org/Records/Article/CS245

Wisconsin Additions to National Register of Historic Places

September – December 2020 *(All photos are from Wisconsin Historical Society)*

“The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.” National Parks Service

**WISCONSIN, WASHINGTON COUNTY,
West Bend Theater**
125 North Main Street
West Bend



RS100005005, LISTED, 9/14/2020
This Art Deco style theater was designed by Graven and Mayger and opened in 1929. It is “currently undergoing restoration, including the original marquee and blade sign, storefronts, ticket booth, lobby and audience chamber, and interior finishes including the historic paint scheme.” (WHS)

**WISCONSIN, MILWAUKEE COUNTY,
Eagle Knitting Mills**
507 South 2nd Street
Milwaukee



SG100005754, LISTED, 11/12/2020
This building, built in 1928, is significant to the industrial heritage of Milwaukee & important for its innovations in the field of knit goods. Brothers David & Max Karger established the company in 1902. The production of knit goods was an important component of Milwaukee's manufacturing industries. (WHS)

**WISCONSIN, WASHBURN COUNTY,
Bishop Stanislaus Vincent Bona Cabin**
W9420 Bona Drive
Minong



SG100005753, LISTED, 11/12/2020
Built in 1925, this cabin is a fine example of rustic style architecture, a style blending indigenous log and stone with a form influenced by Adirondack summer homes & National Park lodges, blending the building into the surrounding natural environment.

**WISCONSIN, KENOSHA COUNTY,
Barden Store**
622-628 58th Street
Kenosha



Kenosha
SG100005752, LISTED, 11/12/2020
This two-story, locally-owned, department store, was designed by Charles O. Augustine & built in 1907. It is being restored.

**WISCONSIN, MILWAUKEE COUNTY,
Koeffler-Baumgarten Double House**
817-819 North Marshall Street
Milwaukee



SG100005755, LISTED, 11/12/2020
Built in 1898 this home was designed by the noted Milwaukee architectural firm of Ferry & Clas who also designed important landmarks as the Milwaukee Public Library, State Historical Society building in Madison, & the Marie & Captain Frederick Pabst House in Milwaukee, which has been cited as furthering the popularity of the **German Renaissance Revival** style in the city. (WHS)

**WISCONSIN, OZAUKEE COUNTY,
TENNIE AND LAURA (Shipwreck)**
9 mi. SE, of Port Washington
Port Washington vicinity
AD08000288, ADDITIONAL



DOCUMENTATION APPROVED,
9/2/2020
**(Great Lakes Shipwreck Sites of
Wisconsin MPS)**

Wisconsin Association of Historic Preservation Commissions

New Membership and Membership Renewal Form

Membership Extended to December 31, 2021

The Wisconsin Association of Historic Preservation Commissions connects the work of local historic preservation commissions with broader preservation trends. By serving as a clearinghouse, WAHPC also provides relevant and timely information to organizations, communities, and individuals that engage in local preservation efforts.

Commission or Individual name _____

2nd Individual name _____

Commission contact person name _____

Please email a list of commission members with their mailing and email addresses to wisconsinahpc@gmail.com

Email _____

Address _____

City _____ State _____ Zip _____

Phone _____ Cell _____

We have several ways to join and start enjoying your membership. Newsletter included in membership.

Mail form and check payment to: WAHPC, Attn: Lisa Lefeber, 57 N. Kayser Street, Fond du Lac, WI 54935

Email form to: wisconsinahpc@gmail.com and mail check or request an invoice via email with online payment, or call Lisa Lefeber 920-744-7948 for phone credit card payment.

Credit card payments are accepted in person, by phone, or an invoice can be emailed for online payment with an additional \$2 convenience fee.

Cash payments may be made in person.

Commission membership \$40 \$ _____

Individual membership \$25 _____ members x \$25 \$ _____

Credit Card Option Convenience Fee \$2 \$ _____

TOTAL \$ _____

For more information www.wisconsinahpc.org or follow us on [Facebook](https://www.facebook.com/wisconsinahpc) [wisconsinahpc](https://www.facebook.com/wisconsinahpc)

Wisconsin Historical Society Provides Historic Preservation Commission Training

The Wisconsin Historical Society is a goldmine of information that provides treasures when explored beyond the surface. An invaluable **Historic Preservation Commission Training** Program is provided on this website: wisconsinhistory.org/records/article/CS245.

“It is the only comprehensive online training program of its kind for preservation commissioners in the United States. It has been designed for new commissioners, but it is also a useful tool for experienced commissioners who have a need for more advanced information”. Commissions might set up a training schedule, studying one chapter each or every other month. Historic Preservation Training is an ongoing process. Enjoy the challenge!

What You Will Learn (WHS)

This program will help you learn more about historic preservation and the roles and responsibilities of preservation commissions. Although this training is specifically designed for Wisconsin, much of the content is broadly applicable to the work of preservation commissions nationwide. Be advised that each historic preservation commission operates under its own unique local ordinance and may have special considerations as a result.

By completing this training, you will be able to:

- Describe the functions, operations, and responsibilities of a preservation commission
- Identify key preservation laws, statutes, and programs
- Explain historic preservation’s economic benefits for your community
- Apply new design review and decision-making knowledge to your own commission processes

Training Contents

Chapter 1: History of Historic Preservation

Chapter 2: Preservation Laws and Programs

Chapter 3: Community Benefits of Preservation

Chapter 4: Starting a Preservation Commission

Chapter 5: Preservation Commission Operations

Chapter 6: Preservation Commission Budgets and Finances

Chapter 7: Preservation Commission Processes

Chapter 8: Preservation Commission Design Guidelines

Chapter 9: Preservation Commission Design Review

Chapter 10: Preservation Community Relationships

Chapter 11: Coming Soon! Preservation Communications and Promotions

Historic Preservation Glossary

*This training is supported in part by a Preserve America grant administered by the National Park Service,
Department of the Interior.*

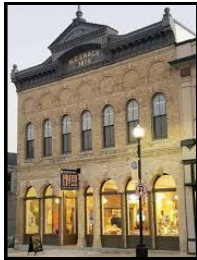
WAHPC Spring Conference (Virtual) April 23-24, 2021

For over thirty years WAHPC members have gathered for a conference once or twice a year in the spring and fall. In recent years WAHPC joined as a sponsor with the Wisconsin Historical Society for the widely attended "Local History and Historic Preservation Conference" in the fall. The WAHPC Spring Conference brought together historic preservation commissioners for presentations by SHPO staff and experts in the many areas related to historic preservation, commission-sharing sessions, and local tours in the hosting community. The 2020 WAHPC Spring Conference in Marshfield was cancelled due to the historic 2020 pandemic.

The WAHPC Board decided at the December meeting to plan a Spring Conference (Virtual) for April 23-24, 2021. The agenda will include sessions with topics that will educate and edify commissioners. We will be exploring the technology for commissioners to meet from far-flung areas of Wisconsin, learn and grow in our roles as historic preservation commissioners. The WAHPC Awards will be announced at the Spring Conference. We will miss touring local historic sites, meeting old and new friends, and sharing of thoughts over lunch and dinner. However, our virtual conference will enable us to meet members of the SHPO staff, hear

their presentations, and be better prepared to serve our local communities preserving our historic sites, upholding our cultural values, building a sense of place, recognizing our identity, and celebrating our heritage.

Preserve the dates, April 23-24, 2021; plan to attend the WAHPC Spring Conference (Virtual).



**A 2019 Award
Winner
Reminder ...
Get your 2021
Award
Nominations in!**

City of Plymouth, for the initiative of the City to purchase the A.F. Laack Building after the default of a developer, creation of the E. Mill Street Historic District which created the opportunity for Historic Investment Tax Credits, and redevelopment of the building into the "Cheese Counter & Dairy Heritage Center" has acted as a catalyst spurring new development projects in the downtown.

Submit nominations online by March 21, 2021 to: Arlan Kay, WAHPC Awards Chair, 5685 Lincoln Road, Oregon, WI 53575 arlan@kontextarchitects.com and email photos/drawings/other items separately to Arlan Kay

WAHPC Membership 2020

Current Member Commissions:

Columbus *
DePere *
Evansville
Fond du Lac *
Hales Corners *
LaCrosse
LaCrosse County *
Lake Geneva *
Madison
Marshfield
Milwaukee
Neenah *
New Berlin
Oregon *
Oshkosh *
Platteville *
Portage *
Reedsburg *
Thiensville *
Watertown
Westport
Whitewater

Current Individual Members:

Legacy Architecture *
Shirley Brabender Mattox *
Mary Emery *
Wm. Jason Flatt *
Kathy Grace *
Allen Lefeber *
Jennifer O'Toole *
William Weinshrott *

***WAHPC Membership expires
December 31, 2021**

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