

Whitewater Landmarks Commission

Thursday, June 28, 2012 - 6 PM

Community Room

312 Whitewater Street

Whitewater, WI 53190

Special meeting to approve the architectural plans for the restoration of Whitewater Passenger Depot

301 W. Whitewater Street, Whitewater, WI 53190

Minutes

I. Call to Order and roll call:

The meeting was called to order by Chairperson Christ at 6:02 PM.

In attendance: Carol Christ, Alan Marshall, Richard Helmick, Nancy Wendt, Linda Loomer

Absent: Suzanne Haselow, Marilyn Kienbaum

Staff present: Latisha Birkland, Cameron Clapper, and, by phone, Peter Rott (Project Architect, Isthmus Architecture Inc., Madison, WI)

Historical Society Board members present: Ellen Penwell, John Newhouse, Carol Cartwright. Ellen Penwell and Carol Cartwright gave a brief introduction on the efforts to preserve the Whitewater Train Depot.

II. Approval of agenda and possible rearrangement

The agenda was approved as published. (Marshall/Wendt, passed)

III. Hear Citizen Comments: No formal Landmarks Commission Action will be taken during this meeting although issues raised may become a part of a future agenda. Participants are allotted a three minute speaking period. Specific items listed on the agenda may not be discussed at this time; however citizens are invited to speak to those specific issues at the time the Commission discusses that particular item.

There were no citizen comments.

IV. Review of Whitewater Municipal Code - Title 17 Landmarks Commission items that apply to restoration.

Christ stated the commission's intention to review the applicable sections of the city code in order to effect better communication on the part of the commission with the general public as requested by the city council. The following sections were reviewed.

A. 17.04.010 Intent (1) (2)

B. 17.04.020 Definitions (1) (4) (5)

C. 17.08.040 Powers and Duties (2)

D. 17.16.030 Determination by Commission

E. 17.16.050 Denial - Commission assistance to applicant

F. 17.16.060 Criteria for existing structures (Note: These guidelines have been restated in 1992 by the Department of the Interior. However, the guidelines presented here are those within the city code.)

G. 17.24.010 Appeals

V. Action on City of Whitewater's application for restoration of Whitewater Passenger Depot.

Peter Rott gave an overview of the design changes and additions included in the project. Christ asked for a more, in depth description of the changes being proposed for the exterior of the depot. Helmick questioned the material, design, and location of the fence being placed between the railroad tracks and the depot. Christ also asked if there would be any digging of exterior soils. She also questioned how the windows would be handled.

Carol Cartwright discussed the brick, fund raising campaign. To the West of the new, main entrance (two, large, double doors), the sidewalk will hold commemorative bricks. This walkway was not part of the original structure.

This project represents a lot of collaborative efforts on the part of several city staff members, the Historical Society, and the personnel at Isthmus Architecture, Inc.

The entrance doors will remain as they are with needed repairs to historically restore them to an operable condition. The side entrance will be used for ADA compliance.

The paint for the exterior, wood has not been decided. There are no historic paint layers left to analyze. Paint is not an issue for the Landmarks Commission.

The exterior brick is not planned to be cleaned and does not require comprehensive cleaning at this time. The original brick may not have come from Wisconsin.

The architectural style of the building is described as High Gothic from the Victorian era built in 1890. The architect, J.C.W. Jennings is considered to be a master architect for the state.

The work has already begun on some of the work in the basement. After the 4th of July activities are over, more work on the upstairs will begin. Restoration is hopefully scheduled for completion by September 30. On September 30, 1852, the very first train arrived at the depot. However, these projects have a time line of their own and may take longer.

Marshall/ Loomer motioned that the Landmarks Commission approve the project as it was presented.

AYES: Christ, Helmick, Loomer, Marshall, Wendt. NOES: None. ABSENT: Haselow, Kienbaum.

VI. Adjournment

Marshall/Loomer motion to adjourn at 6:50 PM.

Respectfully submitted,

Richard Helmick, Secretary

17.04.010 - Intent.

It is the policy of the city that the protection, enhancement, perpetuation and use of archeological sites, geological formations, structures and city-owned historically significant personal property of special character or special historical interest or value is necessary to the prosperity and well-being of the people.

This title is adopted to:

- (1) Effect the protection, enhancement and perpetuation of such improvements and city-owned historically significant personal property and of districts which represent or reflect elements of the city's cultural, social, economic, political, architectural, archeological and geological history;
- (2) Safeguard the city's historic and cultural heritage, as embodied and reflected in such landmarks, city-owned historically significant personal property and historic districts;
- (3) Stabilize property values;
- (4) Foster civic awareness and pride in the beauty and notable accomplishments of the past;
- (5) Protect and enhance the city's attractions to residents, tourists and visitors and serve as a support and stimulus to business and industry;
- (6) Strengthen the economy of the city;
- (7) Promote the use of historic districts and landmarks for the education, pleasure and well-being of the people of the city; and

(8) Integrate the modern environment with historic buildings and sites.

(Ord. 999 §1(1), 1982).

(Ord. No. 1733A, § 1, 6-2-2009)

17.04.020 - Definitions.

In this title, unless the context clearly requires otherwise:

(1) "Exterior alteration" means any modification of exterior dimensions of a structure including the attachment of appurtenances such as stairs, fire escapes, chimneys, carports and other similar construction or the modification of materials including, but not limited to roofing, siding, masonry, wood trim, windows or signs. Normal maintenance of existing exterior features or materials including cleaning, painting and replacement shall not be considered exterior alterations.

(2) "Historical marker" means any plaque or marker adopted by the commission to identify a specially designated landmark or landmark site.

(3) "Historic district" means an area designated by the Whitewater landmarks commission (hereinafter referred to as commission) which has a special historic, architectural or cultural interest, significance or value as part of the heritage, development or cultural characteristics of the community, state or nation.

(4) "Improvement" means any building, structure, work of art or other object which is all or part of any physical betterment of real property.

(5) "Landmark" means any building or structure which has a special historic, architectural or cultural interest, significance or value as part of the heritage, development or cultural characteristics of the community, state or nation and which has been designated as a landmark, under this section.

(6) "Landmark site" means any parcel of land of historic, geological or archeological significance due to its substantial value in tracing the history of man, or upon historic event has occurred, and which has been designated as a landmark site under this section; or any parcel of land, or part thereof, on which is situated a landmark.

(7) "Specially designated landmark" means any landmark or landmark site either within or

outside an historic district of such significance that the owner agrees to special restrictions in exchange for an historical marker.

(8) "City-owned historically significant personal property" means personal property owned by the City of Whitewater that is deemed by the commission to have special historic, archaeological or aesthetic character such that it is in the City of Whitewater's best interest to preserve, protect and safeguard it.

(Ord. 999 §1(2), 1982; Ord. No. 1733A, § 1, 6-2-2009)

(Ord. 999 §1(2), 1982).

(Ord. No. 1733A, § 1, 6-2-2009)

17.08.040 - Powers and duties.

The commission shall have the following powers and duties:

(1) To develop appropriate criteria and standards for identifying and evaluating neighborhoods, places, structures, improvements, and city-owned historically significant personal property which might be classified as landmarks, landmark sites, historic districts or specially designated landmarks or city-owned historically significant personal property;

(2) To designate landmarks, landmark sites and historic districts or city-owned historically significant personal property within the city limits. Once designated by the commission, such landmarks, landmark sites historic districts and city-owned historically significant personal property shall be subject to all the provisions of this section;

(3) To compile a list of structures which would be eligible for specially designated landmark status. Such structures may be within or outside of an historic district. The commission may negotiate with the owners of such structures for an agreement binding the owner and property. Such agreement may be for a specified period of time and shall be binding on subsequent owners until the end of the time specified.

Structures covered by such agreements are eligible to receive an historical marker;

(4) To cooperate with federal, state and local agencies in pursuing the objective of historic preservation and to nominate properties designated hereunder to the National Register of Historic

Places;

- (5) To develop and recommend ordinances, legislation and programs and otherwise provide information on historic preservation to the city council;
- (6) To designate appropriate markers for specially designated landmarks and historic districts;
- (7) To take all steps necessary, including the taking and collecting of photographs, drawings, descriptions, recorded interviews, written data and documentation, to permanently record the origin, development, use and historical significance of each landmark, landmark site, historic district, or city-owned historically significant personal property;
- (8) To promote public education, interest and support for the preservation and enhancement of such landmarks, landmark sites, historic districts and historically significant personal property.

(Ord. 999 § 1(3)(b)(1—8), 1982).

(Ord. No. 1733A, § 2, 6-2-2009)

17.16.030 - Building permit—Application—Determination by commission.

Upon the filing of an application, the commission shall determine whether the proposed work would destroy or deleteriously affect any feature of the landmark or landmark site, or be out of harmony with the external appearance of the site.

(Ord. 999 §1(3)(b)(9)(c), 1982).

17.16.050 - Building permit—Denial—Commission assistance to applicant.

In addition, if the commission fails to approve an application, it shall, at the request of the applicant, cooperate and work with the applicant in an attempt to obtain approval within the guidelines of this title.

(Ord. 999 §1(3)(b)(9)(e), 1982).

17.16.060 - Criteria for existing structures.

"The Secretary of the Interior's Standards for Historic Preservation Projects" dated 1980 (rev.) shall apply to reconstruction and exterior alterations to existing structures. Those standards are as follows:

- (1) The distinguishing original qualities or character of a building, structure or site and its environment should not be destroyed. The removal or alteration of any historic material or

distinctive architectural features should be avoided when possible.

(2) All buildings, structures and sites should be recognized as products of their own time.

Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.

(3) Changes which may have taken place in the course of time are evidence of the history and development in a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected.

(4) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site should be treated with sensitivity.

(5) Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(6) The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

(7) Every reasonable effort should be made to protect and preserve archeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration or reconstruction project.

(Ord. 999 §1(3)(b)(10)(a), 1982).

Title 17 - LANDMARKS COMMISSION

Chapter 17.24 - APPEALS

Whitewater, Wisconsin, Code of Ordinances

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Chapter 17.24 - APPEALS

Sections:

17.24.010 - Generally.

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An appeal of an action of the landmarks commission relating to designation of landmarks or creation of historic districts; the regulation of construction, reconstruction or exterior alteration; or the regulation of demolition may be initiated by filing a petition to appeal, specifying the grounds for such appeal, with the city clerk within ten days of the date on which the final decision of the landmarks commission is made. The city clerk shall file the petition to appeal with the city council. After a public hearing, the city council may, by a favorable vote of two-thirds of its members, reverse or modify the decision of the landmarks commission. In modifying or reversing a decision of the landmarks commission, the city council shall find that owing to special conditions the decision of the landmarks commission would cause serious hardship to the property owner or preclude reasonable use of the property. Self-created hardship or expectation of increased economic return shall not be the basis for modifying or reversing a decision of the landmarks commission.

(Ord. 999 §1(8), 1982).