

**Minutes
Landmarks Commission Meeting
April 20, 2016
4:30 pm**

Chair O'Conner called the meeting to order at 4:40pm.

Present: Chair Aldm. Mary O'Connor, Ms. Rebecca Holmquist, Ms. Branda Weix, Mr. Matt Aro, Mr. Rick Bernstein

Also present: City Planner and Economic Development Director Sonja Reichertz

Approval of Minutes: A motion was made by Ms. Weix, seconded by Ms. Holmquist, to approve the minutes of February 17, 2016. The motion carried with no changes.

Appearances: There were no appearances.

Unfinished Business

A. Discussion of Online Architectural Survey Database, Wisconsin Historical Society

The Commission continues to work on updating individual records. Staff noted that this is not an urgent project, but will provide useful information for future Commission projects, such as identifying and designating new landmarks in the community.

B. Discussion of Pagoda Restoration.

Staff summarized research completed to date, including quotes and information from Casey Concrete & Construction, concrete preservation specialist Charles Quagliana, A&M Masonry (Mark Elmer) and Henry Frerk and Sons, and retired State Preservation Architect Jim Sewell. A&M Masonry previously provided a recommendation for a crack sealing product.

Mr. Bernstein reported on his correspondence with Jim Sewell. Mr. Sewell suggested that this will not be worth the expense because it will not last long or prevent long term damage. He believes that it is deteriorated to a point where complete replacement will be necessary, and that matching the new roof to the existing concrete of the base will be the difficult part.

Ms. Holmquist talked with Simon Leverett of Henry Frerk and Sons who does not recommend the crack injection option. He also recommended that any restoration option be completed after the park improvements are completed so any disturbance does not affect the restored pagoda. Ms. Holmquist said it is important to analyze the existing concrete and use a product that matches. This is important because modern Portland cement is too hard and may have chemical or structural issues when placed on top of the columns.

Chair O'Connor agreed that a restoration should be timed carefully with the park improvements to minimize disturbance and to maximize efficiency of cost. She said fundraising and budgeting could also be aligned, and that fundraising could be done through the Friends of the Parks 501(c)(3) organization. She said the Parks Director also received a donation for improvements to this park and that it may be available for Pagoda work.

The Commission discussed timing for the capital budget if a larger allocation of funds is needed.

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The Commission noted that all of the companies so far have noted that the pillars are sturdy, including Mark, Charlie, and Simon.

The Commission discussed whether repair with the crack injection product would be beneficial. Chair O'Connor, Mr. Bernstein, and Mr. Aro felt that it seems like only a short term solution and that the Commission does not have money for both. Ms. Weix noted that it may still be needed, though, based on the timing of the park improvements and cost of restoration. If restoration is not feasible until five years from now, for example, then she suggested we might need to repair the crack.

Mr. Aro suggested contracting with a structural engineer for a couple hours of time to analyze the structure. Spending money on an engineer will answer the question for us on whether or not we want to spend the \$1,500 on the crack injection due to delay of the park. It gives us an idea of how much time we have. Mr. Aro said he will share a list of other preservation architects as well.

Staff will talk to the Parks Director about timing of park improvements and the Public Works Director about engineering services. Staff will also prepare a preservation plan as described by Mr. Qualiana in order to summarize information and guide our future decision making and to use as a communication tool for Council and other bodies.

C. Discussion of Potential Archaeological History Projects

Staff shared information from Archaeologist Amy Rosebrough. She said a blanket eligibility statement for the Late Woodland mounds in the region was completed by Archaeologist Bob Birmingham and she provided this eligibility statement.

The Commission asked for information on how other Commissions have typically approached a landmark designation on the National Register of Historic Places for private property. For instance, would a Commission nominate a site themselves, or work more in partnership with the owner, or does the owner typically nominate the site. Ms. Rosebrough replied that it will vary from community to community. She said you will need a majority of the landowners for any given nominated property to consent, so working with them would be a must. For archaeological nominations, hiring a regular NRHP consultant will not work. She recommended contacting George Christiansen at UW-Baraboo who prepared the State's latest Late Woodland mound nomination. He is familiar with the NRHP procedure and is familiar with the archaeology.

The Commission discussed use of consultants and if one is needed. Mr. Bernstein said that consultants are probably used 95% of the time.

Ms. Weix asked how aware the property owners of this particular property were of the existence of the mound. Are they familiar with the cost of pursuing a nomination, do they know about the tax benefits, and the process?

Mr. Aro asked what the benefit is to the city of achieving a nomination on city property. He said this should be communicated. He asked how we can gain access to the land since the city property is landlocked by private parcels.

Chair O'Connor suggested that we check with George Christiansen about the cost of consulting services.

Mr. Aro noted that the Ho-Chunk nation may have an outreach program.

Staff will reach out to George Christensen about his services.

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New Business

A. Discussion of Ideas for Preservation Month (May)

Ms. Holmquist noted that May is preservation month. Members agreed to schedule their radio readings and insert a message about preservation month. Staff will post webinar information on the City Website from the State Historical Society. Mr. Bernstein noted there are a couple webinars that may be useful to Commission members such as the Certified Local Government Training, Walking Tours, and Ordinance training.

B. Discussion of Items for Future Agenda

Staff will work on the preservation plan and pagoda follow-up and archaeological questions for the next meeting.

The Commission also requested that discussion be scheduled to talk about the nomination process and forms for nominating future landmarks. Mr. Bernstein shared a standard form and Mr. Aro shared examples from the City of Madison.

Adjournment

A motion by Mr. Aro and seconded by Ms. Holmquist to adjourn was carried. (5:30 pm)

Submitted by:
Sonja Reichertz
City Planner