

AGENDA
City of Monona Landmarks Commission
Monona City Hall
5211 Schluter Road, Monona, WI
Wednesday March 11, 2020
4:30 PM

1. Call to Order
2. Roll Call
3. Approval of Minutes of February 12, 2020
4. Appearances
5. Unfinished Business
 - A. Discussion and Potential Acceptance of Springhaven Pagoda, 4659 Tonyawatha Trail and 4811 Tonyawatha Trail Landmark Documentation
 - B. Discussion of 706 W Dean Avenue and 5805 Winnequah Rd Landmark Documentation
 - C. Discussion and Potential Action directing Staff to prepare a statement regarding the potential preservation efforts at the San Damiano property located at 4123 Monona Drive.
6. New Business
 - A. Discussion of 4500 Winnequah Rd – Monona Landmark Property
 - B. Staff Updates
 - i. Springhaven Pagoda joint meeting with Parks & Recreation Board – April 7, 2020
 - ii. Certified Local Government Grant – Nominations to National Register
7. Upcoming meetings – April 7, 2020 (Joint meeting with Parks & Recreation Board) and May 13, 2020
8. Adjournment

NOTE: Upon reasonable notice, the City of Monona will accommodate the needs of disabled individuals through auxiliary aids or services. For additional information or to request this service, contact Joan Andrusz at (608) 222-2525 (not a TDD telephone number), FAX: (608) 222-9225, or through the City Police Department TDD telephone number 441-0399. The public is notified that any final action taken at a previous meeting may be reconsidered pursuant to the City of Monona ordinances. A suspension of the rules may allow for final action to be taken on an item of New Business. It is possible that members of and a possible quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information or speak about a subject, over which they have decision-making responsibility. Any governmental body at the above stated meeting will take no action other than the governmental body specifically referred to above in this notice. Agenda Posted 03/04/2020 on the City Hall, Library, and Community Center bulletin boards and on the City of Monona's website, mymonona.com.

MINUTES
City of Monona
Landmarks Commission
Wednesday February 12, 2020

Chair Kuhr called the meeting of the Monona Landmarks Commission to order at 4:32 PM.

Present: Chair Jennifer Kuhr, Mr. Rick Bernstein, Ms. Anne Wellman, Mr. Erik Lincoln, Ms. Rebecca Holmquist and Ms. Branda Weix

Absent: Ms. Mary Murrell

Also Present: Douglas Plowman, City Planner

Approval of Minutes

A motion by Mr. Bernstein, seconded by Ms. Weix, for the approval of the minutes of January 8, 2020 carried with no corrections.

Appearances

There were no appearances.

Unfinished Business

A. Discussion of Springhaven Pagoda, 4659 Tonyawatha Trail and 4811 Tonyawatha Trail Landmark Documentation

The Commission reviewed the applications drafted by Planner Plowman following their discussion at the November and January Landmarks Commission meetings. Ms. Holmquist asked for the full Pagoda preservation plan to be shared with the Commission as some members may not be familiar with it. A specific web page will be developed by Staff that includes the report and will be useful as plans for the Pagoda begin to progress. Chair Kuhr clarified that the final draft of these applications can be reviewed at the next meeting followed by their potential acceptance by the Commission.

New Business

A. Discussion of 706 West Dean Avenue – Monona Landmark Property

There was general discussion of the property, its significance to Monona, as well as the significant changes that have been made to the home. Ms. Wellman shared that the farmland that accompanied the property is important, although significant exterior changes have been made. There is no longer a porch, and the side entry has been added. The question of the homes historical integrity was raised given the changes, and more information was desired.

Chair Kuhr suggested further research be conducted into the property, and for Staff to reach out to the property owner. The owner used to be the Chair of the Landmarks Commission, and it is expected that he can provide additional information on the property for the Commission's consideration.

B. Discussion of 5805 Winnequah Road – Monona Landmark Property

Ms. Weix shared that both the cottage and the house are significant parts of the application. Ms. Holmquist added that Ray Owen is a key figure in Monona, the origin of the City and in the increase in UW faculty moving to Monona. There was a discussion of the anthropological significance of the property, or if this was the case for the broader area. Ms. Weix shared that

she knew that Owen Beach had anthropological significance, but doesn't think this directly impacts the house.

Consensus was that there is plenty of documentation on the property, and that this will form a good basis for the draft application. It was also shared that the home is part of a Trust, and must be maintained as the family home, and will always be occupied by the family.

C. Staff Updates

i. Springhaven Pagoda joint parks meeting

Planner Plowman shared that he has discussed the potential of a joint Parks Board and Landmarks Commission meeting with Parks and Recreation Director Anderson. It is expected that a joint meeting can be held in either March or April.

Upcoming meetings

Upcoming meetings are scheduled for March 11, 2020 and April 8, 2020.

Adjournment

A motion by Ms. Weix, seconded by Ms. Holmquist, to adjourn carried. (5:20pm)

Submitted by,

Doug Plowman, City Planner



CITY OF MONONA

LANDMARKS NOMINATION FORM

Landmarks Commission 5211 Schluter Road Monona, WI 53716. Please refer to the *Preparation Guide for Landmark Nomination* to assist in completion of this form. Submit to planner@ci.monona.wi.us.

Resource Type:

Landmark

Historic District

Identification of Historic Resource	
Common Name:	Springhaven Pagoda
Historic Name:	N/A
Current Use:	Pagoda
Street Address:	4227 Winnequah Road
Parcel Number(s):	071017103293
Legal Description:	ASSESSOR'S PLAT OF SHORE ACRES OUTLOT 19 (STONE BRIDGE PARK)

Applicant Information	
Name and Title:	
Organization Represented:	
Address:	
Phone Number:	
Email Address:	

As the preparer of this document, I am signing below to signify that I believe this document is complete and contains true and accurate information.

Signature

Print Name

Date

General Historic Data	
Original Owner:	E.W. Keyes
Original Use:	Pagoda
Architect/Builder/ Designer:	E.W. Keyes
Architectural Style:	
Date of Construction:	ca. 1890

Location:	<input type="checkbox"/> Moved Site <input checked="" type="checkbox"/> Original Site
Physical Condition:	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins

Attach a separate narrative that describes the landmark proposed for nomination. This narrative shall include the following sections:

- A. Describe Present and Original Character and Features.
- B. Describe the Significance to Monona and/or the Greater Region.
- C. Describe the Conformance to Designation Criteria.
- D. List of Bibliographical References.
- E. Additional Information as Needed.

Springhaven Pagoda – City of Monona Landmark Supplemental Information

A. Describe Present and Original Character and Features.

- Concrete structure hand-formed in the 1890's
 - o A high level of craftsmanship is evident in the details despite its simple form
 - Chamfered column bases
 - Complex roof form
 - Pyramidal design
 - o Example of rural pioneer architecture and traditional craftsmanship
- Located within a natural ravine sloping down from the road to Lake Monona with views of downtown Madison
- Both functional in use and decorative in its nature
- Frugal in its use of materials
- The Pagoda roof is currently in deteriorated aesthetic condition although general structural integrity of the columns and base is still good

B. Describe the Significance to Monona and/or the Greater Region.

- Ownership – The property is associated with Judge E.W. Keyes who served as the Mayor of Madison in 1865 and again in 1886
- The structure well predates the City of Monona
- Site specifics - Location within Stone Bridge Park is significant
 - o Cultural significance of Stone Bridge Park to the City of Monona
 - o A known landmark and destination for people visiting

C. Describe the Conformance to Designation Criteria.

(1) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state or community; or

(2) Is associated with the lives of important persons or with important events in national, state or local history; or

(3) Embodies the distinguishing characteristics of an architectural type inherently valuable for a study of a period, style, method of construction or of indigenous materials or craftsmanship; or

(4) Is representative of the notable work of a master builder, designer or architect; or

(5) Exhibits important archaeological or anthropological significance.

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Historical Photographs



Figure 5: View of the pagoda looking towards the lake, circa 1951



Figure 6: View of the pagoda looking southwest, circa 1951

Source: Springhaven Pagoda Historic Preservation Plan - 2016

Springhaven Pagoda photos – December 2019



Springhaven Pagoda photos – December 2019





CITY OF MONONA

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Resource Type:

Landmark

Historic District

Identification of Historic Resource	
Common Name:	Charles Fix House
Historic Name:	N/A
Current Use:	Residential (Single-Family)
Street Address:	4659 Tonyawatha Trail
Parcel Number(s):	071017261130
Legal Description:	TONYAWATHA SPRINGS LOTS 3, 4 AND 5 R350/322

Applicant Information	
Name and Title:	
Organization Represented:	
Address:	
Phone Number:	
Email Address:	

As the preparer of this document, I am signing below to signify that I believe this document is complete and contains true and accurate information.

Signature

Print Name

Date

General Historic Data	
Original Owner:	Charles Fix
Original Use:	Residential (Single-Family)
Architect/Builder/ Designer:	Flad Construction Company
Architectural Style:	Dutch Colonial Revival
Date of Construction:	1926

Location:	<input type="checkbox"/> Moved Site <input checked="" type="checkbox"/> Original Site
Physical Condition:	<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins

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Charles Fix House – City of Monona Landmark Supplemental Information

A. Describe Present and Original Character and Features.

- A fantastic example of the Dutch Colonial style in Monona
 - o Seek to maintain the general massing of the property
 - o Retain similar materials for the property siding when replaced
 - o Patio French doors on buildings 2nd story
 - o Gambrel roof, wide hip-roof dormer
 - o Hip roof wing and a large 3-car garage
- Interior features include a grand entry hall, curved staircase, a central sun room and crown molding. Electric buzzers were installed on the main floor to summon servants whose quarters consisted of two rooms and a bath.

B. Describe the Significance to Monona and/or the Greater Region.

- Ownership – Charles Fix and his brother known for their plastering work in the area, including work at the State Capitol building
- Site specifics – Located along 150 feet of Lake Monona across 3 lots
- One of the first year-round properties outside of Madison City Limits

C. Describe the Conformance to Designation Criteria.

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Photographs from Lake Monona



Source – Mary Murrell *City of Monona Landmarks Commission Member* - 2019



CITY OF MONONA

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Resource Type: Landmark Historic District

Identification of Historic Resource	
Common Name:	Otto Schroeder House
Historic Name:	N/A
Current Use:	Residential (Single-Family)
Street Address:	4811 Tonyawatha Trail
Parcel Number(s):	071017335971
Legal Description:	ASSESSORS PLAT NO 10 MONONA LOT 16 EXC BEG AT SWLY COR OF SD LOT 16 ON NELY LN OF TONYAWATHA TRL TH N00DEG29'23"E ALG LN BTWN LOTS 16 & 18 SD PLAT 7.80 FT TH S41DEG19'14"E 8.96 FT TH S21DEG00'23"W 3.14 FT TO N LN OF TONYAWATHA TRL TH ALG TONYAWATHA TRL N68DEG59'37"W 5.20 FT TO POB

Applicant Information	
Name and Title:	
Organization Represented:	
Address:	
Phone Number:	
Email Address:	

As the preparer of this document, I am signing below to signify that I believe this document is complete and contains true and accurate information.

Signature Print Name Date

General Historic Data	
Original Owner:	Otto Schroeder
Original Use:	Residential (Single-Family)
Architect/Builder/ Designer:	Frank Riley (Main Home) Herb Fritz (Art Studio)
Architectural Style:	Tudor-style
Date of Construction:	1932

Location:	<input type="checkbox"/> Moved Site <input checked="" type="checkbox"/> Original Site
Physical Condition:	<input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins

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Otto Schroeder House (4811 Tonyawatha Trail) – City of Monona Landmark Supplemental Information

A. Describe Present and Original Character and Features.

- Great example of the Tudor style in Monona
 - o Stucco and stone masonry with false half-timbering
 - o Steeply pitched roof
- Three front-gable projecting wings on the front, rear and side elevations
- Irregular side-gable roof with three hip-roof dormers
 - o One opens to an integrated balcony toward the east facade
- Detached carriage house is also significant and has important design features
 - o Carriage house was developed into an art studio and stone, wood and stucco were used to compliment the original house
 - o Inverted triangular window openings and wood-frame window wall present on north elevation

B. Describe the Significance to Monona and/or the Greater Region.

- Ownership – Originally built for Otto Schroeder, a prominent Madison funeral director
 - o Later purchased by Aaron Bohrod in 1959 who was the artist in residence at the University of Wisconsin-Madison from 1948 to 1973
- Architects – The main residence was designed by Frank Riley who was also responsible for the Wisconsin Executive Mansion in Madison
 - o The artist studio was designed by Herbert Fritz who designed a number of homes in the greater Madison area and was an apprentice to Frank Lloyd Wright

C. Describe the Conformance to Designation Criteria.

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Photographs of home and carriage house





Source: Dennis & Tori Hull 2019



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Resource Type:

Landmark

Historic District

Identification of Historic Resource	
Common Name:	Bungalowen
Historic Name:	N/A
Current Use:	Residential (Single-Family)
Street Address:	5805-5807 Winnequah Road
Parcel Number(s):	0710-202-6979-7 & 0710-202-6851-0
Legal Description:	ASSESSORS PLAT NO 1 BLOOMING GROVE THAT PRT OUTLOT 39 LYG S OF LN PARA & 75FT SE OF N LN LOT 2 BLK 2 FROST WOODS PLAT & FROSTS WOODS BLOCK 2 LOT 1

Applicant Information	
Name and Title:	
Organization Represented:	
Address:	
Phone Number:	
Email Address:	

As the preparer of this document, I am signing below to signify that I believe this document is complete and contains true and accurate information.

Signature

Print Name

Date

General Historic Data	
Original Owner:	Ray and Theo Pickford Owen
Original Use:	Residential (Single-Family)
Architect/Builder/ Designer:	James and Edward Law (Original summer home). P. Theron Woolsen (Addition)
Architectural Style:	Bungalow
Date of Construction:	1911 & 1932 (Addition)

Location:	<input type="checkbox"/> Moved Site <input checked="" type="checkbox"/> Original Site
Physical Condition:	<input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins

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- E. Additional Information as Needed.

Bungalowen – City of Monona Landmark Supplemental Information

A. Describe Present and Original Character and Features.

- Two distinct properties
 - o The original summer cottage built in 1911 (fully restored in 2006)
 - o Additional winterized home connected to the cottage in 1932
- The cottage is simple in its design and in keeping with the bungalow style
 - o Two-façade porch was originally only screened by canvas curtains
 - o Windows added in 1920 that were salvaged from the State Journal Printing Co.
- The main feature of the grand living room is the fireplace set in limestone quarried near Burlington, WI. The fireplace was designed by Philip Volk, designer and mason for the fireplaces at Taliesin
- An ornamental copper marker on the floor was designed by daughter Sally Owen Marshall, and is etched with Indian symbols and gives compass points
- The addition included a second level
 - o It was clad in #2 shiplap pine, stained a warm mellow color

B. Describe the Significance to Monona and/or the Greater Region.

- Ownership – Ray Owen one of the founders of the City of Monona (then Village)
 - o Part of the formation of the Frost Woods Home Association – the first annual meeting was held at the home in April, 1936
 - o House has been owned by three generations of the same family
- An early project of James and Edward Law, later of the firm Law, Law and Potter
- Site Specifics - One of the first non-native residences on the south shores of Lake Monona

C. Describe the Conformance to Designation Criteria.

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Photographs



Source – Old House Online 2018 <https://www.oldhouseonline.com/house-tours/a-lakeside-bungalow-camp>



Source – Wisconsin State Historical Society
<https://www.wisconsinhistory.org/Records/Property/HI232677>



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Resource Type:

Landmark

Historic District

Identification of Historic Resource	
Common Name:	George Kalbfleisch Farm
Historic Name:	N/A
Current Use:	Residential (Single-Family)
Street Address:	706 West Dean Avenue
Parcel Number(s):	0710-173-0430-7
Legal Description:	WINNEQUAH TERRACE LOT 40

Applicant Information	
Name and Title:	
Organization Represented:	
Address:	
Phone Number:	
Email Address:	

As the preparer of this document, I am signing below to signify that I believe this document is complete and contains true and accurate information.

Signature

Print Name

Date

General Historic Data	
Original Owner:	George Kalbfleisch, Jr.
Original Use:	Farmhouse homestead
Architect/Builder/ Designer:	George Kalbfleisch, Jr.
Architectural Style:	Cross Gabled
Date of Construction:	ca. 1903

Location:	<input type="checkbox"/> Moved Site <input checked="" type="checkbox"/> Original Site
Physical Condition:	<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins

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**706 W Dean – City of Monona Landmark
Supplemental Information**

A. Describe Present and Original Character and Features.

- Originally located on 40-acre farm, with this being the homestead
 - o Outbuildings included large barn and ice house (neither remain)
- A two story cross gabled home with seven rooms, including three bedrooms upstairs
- Stucco exterior- likely added by Joseph Fix
- Porch along half the length of the front of the house – removed ca. 1950
- Original windows remain (except for the new family room). Covered by full casing storm windows
- Noncontributing features include the 3-season porch and double garage both added in 2000

B. Describe the Significance to Monona and/or the Greater Region.

- Property was originally owned by George Kalbfleisch, Jr. He and his father each owned 40-acre lots in Monona
- Joseph Fix bought the home in 1918 and lived there until 1950 when the land was sold for residential lots
- The original poultry house was converted for use as the first parish church of the Immaculate Heart of Mary congregation

C. Describe the Conformance to Designation Criteria.

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Photographs



Source – Wisconsin Historical Markers <http://www.wisconsinhistoricalmarkers.com/2015/04/george-kalbfleisch-jr-farm-house-1903.html>



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Resource Type: Landmark Historic District

Identification of Historic Resource	
Common Name:	
Historic Name:	
Current Use:	
Street Address:	
Parcel Number(s):	
Legal Description:	

Applicant Information	
Name and Title:	
Organization Represented:	
Address:	
Phone Number:	
Email Address:	

As the preparer of this document, I am signing below to signify that I believe this document is complete and contains true and accurate information.

Signature

Print Name

Date

General Historic Data	
Original Owner:	
Original Use:	
Architect/Builder/ Designer:	
Architectural Style:	
Date of Construction:	

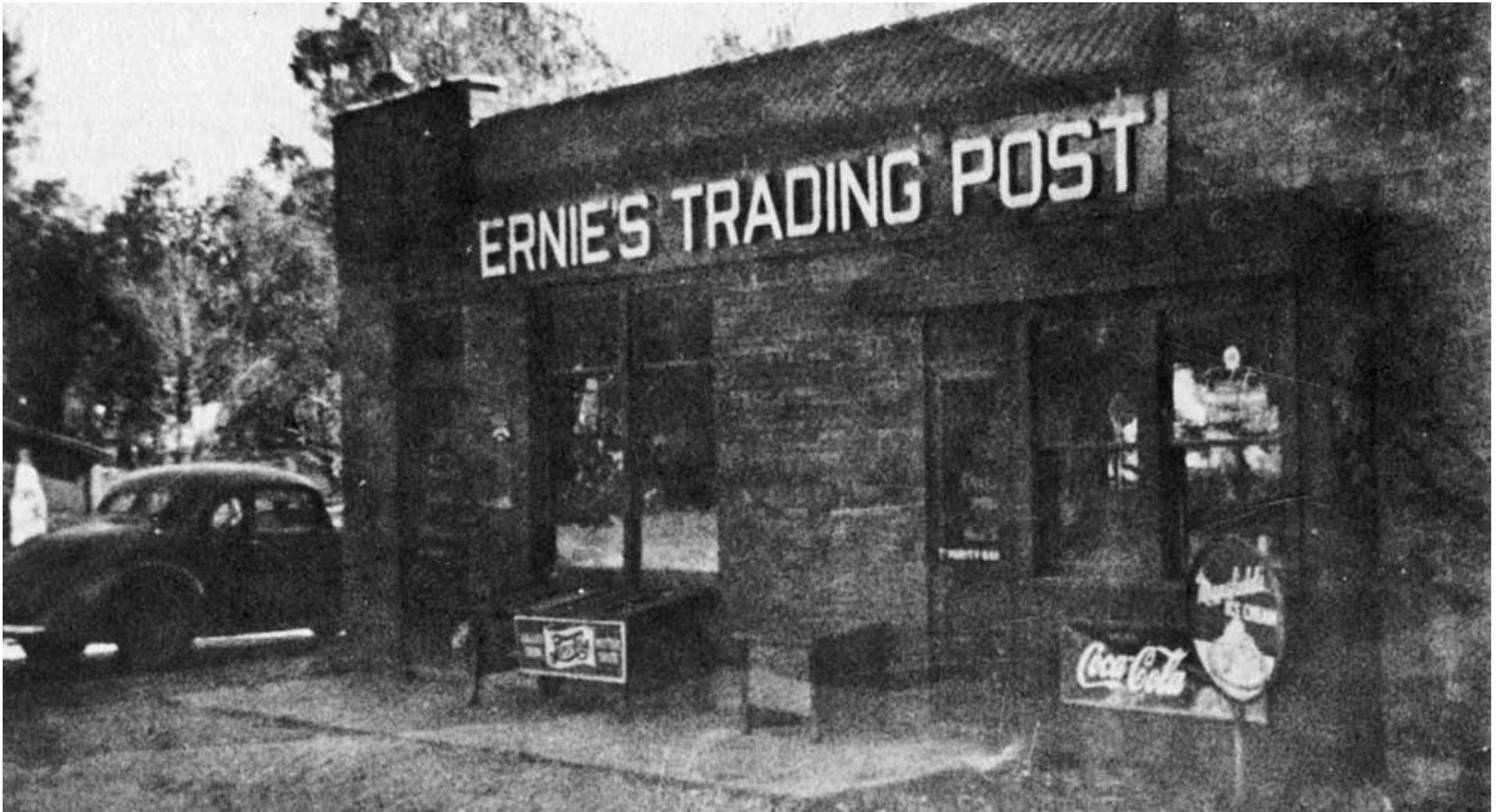
Location:	<input type="checkbox"/> Moved Site <input type="checkbox"/> Original Site
Physical Condition:	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins

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Ernie's Trading Post, 1925

A MONONA LANDMARK



4500 Winnequah Road

The existence of Monona as a separate village originated in a little commercial building located in the midst of a residential area. It was in the back room of that grocery store - Ernie's Trading Post - that talks began and plans developed to incorporate Monona as a village, seceding from Blooming Grove Township. Notices of meetings and elections, and maps showing the proposed new village, were posted in the store for concerned citizens to study before voting on the secession in 1938.

The building was originally intended as a garage in 1925, but its first use, even though a warranty deed disallowed it, was as a "speakeasy" of the prohibition era. It was later rented as a residential property until 1932 when Ernie Ferchland purchased the land and building for \$2300 and established a neighborhood store there. It was the only store located in the interior section of what is now the City of Monona, as all other business was carried on along the boundary roads (Monona Drive and Broadway) to the east and south.

The founding of the village came about when some of the residents were unhappy about the poor township services. They felt that the portion of the township nearer the lake was discriminated against in that the roads in this area were usually the last to receive attention, and that they were not getting their money's worth for their tax dollars.

Local residents Justin Waterman, Ernie Ferchland, Ed Rothman, Ray Owen and Walter Simon initiated talks of secession; they scrounged up \$300 to retain Attorney George Schlotthauer to tend to the legalities of incorporating a village. These meetings were held in the back room at Ernie's Trading Post.

No formal minutes of the incorporation discussions were kept but notes on the budget estimate for fire protection and other services were jotted down on an adding machine tape.

The citizens found that, according to Wisconsin Statutes, an area seeking to incorporate was required to exhibit a survey, maps and census for public examination, and also to provide official affidavits verifying such exhibits. These documents were posted for public scrutiny at the Trading Post, with Mr. Ferchland available to answer questions about the proposals for the village.

Thus the Village of Monona was incorporated, the appropriate officers were elected, and offices and meeting places were established.

Ernie's Trading Post returned to its full-time status as a grocery, which Mr. and Mrs. Ferchland operated until 1952, when they sold it to the Canteen Service for offices and storage. It was sold again and converted to an auto repair service garage, Monona Motors, finally putting it to the use for which it was originally intended.



Monona Motors

PROPERTY RECORD

4500 WINNEQUAH RD

Architecture and History Inventory

[PRINT](#)[EMAIL A FRIEND](#)[FACEBOOK](#)[TWITTER](#)[MORE...](#)

NAMES ▶

Historic Name:

Other Name: **Monona Motors**

Contributing:

Reference Number: **238367****PROPERTY LOCATION** ▶Location (Address): **4500 WINNEQUAH RD**County: **Dane**City: **Monona**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES ▶Year Built: **1920**

Additions:

Survey Date:

Historic Use: **garage**Architectural Style: **Commercial Vernacular**

Structural System:

Wall Material: **Brick**

Architect:

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

DESIGNATIONS ▶**NOTES** ▶

Additional Information: 2018 - One-story brick building with a flat roof and brick parapet. Service garage with attached office and has one garage bay.

Bibliographic References:

RECORD LOCATION ▶