

MINUTES
City of Monona
Landmarks Commission
Wednesday March 9, 2022

Chair Goforth called the meeting of the Monona Landmarks Commission to order at 4:30 PM.

Present: Chair Kristie Goforth, Mr. John Chapman, Ms. Anne Wellman, Ms. Branda Weix, Mr. Rick Bernstein, Ms. Peggy Michaelis and Ms. Rebecca Holmquist

Absent: None

Also Present: Douglas Plowman, City Planner

Approval of Minutes

A motion by Mr. Bernstein, seconded by Ms. Wellman, for the approval of the minutes of December 8, 2021 carried with no corrections.

Appearances

None

Unfinished Business

A. Public Hearing on Certificate of Appropriateness for a Demolition Permit for a Monona Landmarked Structure at 4227 Winnequah Road – Springhaven Pagoda. (Case No. Z-020-2021)

City Planner Plowman introduced the request, and gave background to the Springhaven Pagoda project. Detailed plans were prepared, and a contract awarded for a roof replacement. A structural assessment of the roof deemed it to be in worse condition than initially thought. The Commission requested a second opinion for the structure at their September, 2021 meeting. Structural Integrity Inc. conducted a review as part of the second opinion, and Kurt Strauss joined the meeting to give an overview of his findings. Mr. Strauss suggested reconsidering the removal of the roof as first suggested in 2016. The roof damage is at the edges, and previous repairs have not lasted. The central core of the roof appears to be in much better condition, meaning repair instead of replacement could be a viable alternative. Mr. Strauss suggested an epoxy strip between the new and old concrete to limit the amount of water that may enter. This could be via a carbon fiber epoxy that would strengthen the masonry structure, and help to shed water. There were no other appearances and the public hearing was closed.

B. Discussion and Possible Action on Certificate of Appropriateness for a Demolition Permit for a Monona Landmarked Structure at 4227 Winnequah Road – Springhaven Pagoda. (Case No. Z-020-2021)

Ms. Holmquist asked Mr. Strauss about the columns and the base. Mr. Strauss noted that most of the columns were in contact with the ground, and the one that was not could be repointed. If there were corrosion in the dowel pins, it would have caused visible damage to the columns. If corrosion were present, it would be expected near the base and not near the roof. Ms. Holmquist shared concerns with the impact of repair and how it would alter the existing structure. Mr. Strauss acknowledged this, but added that there are options to address this. Ms. Holmquist responded that the addition of new materials overwrites the intent of a landmark. Mr. Bernstein asked about the structural integrity. Mr. Strauss responded that he could not push the structure, and that it was stable. Mr. Bernstein shared that if the structural integrity appears solid, then the Commission should consider restoration rather than demolition. Mr. Chapman asked if the current pagoda is currently structurally sound. Mr. Strauss responded that he does not believe it is in danger of hurting anybody unless hit with a substantial piece of equipment. There was

discussion of the epoxy, and its color. A buffed clear epoxy could be used to limit its impact, but the carbon fiber would certainly look different. Mr. Strauss responded to the cost questions from the Commission, and added that he would like to complete the work in-situ rather than moving the pagoda. A question was raised regarding the longevity of the epoxy and Mr. Strauss responded that if the water can be kept out it could last up to 25 years before needing significant work.

Ms. Wellman asked about the column that needed repairing, and how that work would be done. Mr. Strauss responded that he would rinse all of the debris out of the area to understand which areas needed to be repointed. A new mortar would be added that would fix the pagoda in place. Mr. Bernstein asked if a laser scan of the columns would help to create the formwork to repair the base. Mr. Strauss responded that it would help the contractor bid the work, but it is likely an artistic contractor would work on this project. Mr. Strauss was asked about contractors for the work, and he suggested Joe Daniels or Bachmann Construction for the concrete and Zander Solutions for the epoxy work. Mr. Strauss suggested hiring a designer before the work is bid to clearly relay what is needed. Mr. Strauss suggested discussing this informally with a contractor to understand if this is feasible or anything is missing.

A motion was made by Mr. Bernstein, seconded by Ms. Wellman to remove the request from the table to consider the request for a Certificate of Appropriateness for a Demolition Permit for a Monona Landmarked Structure at 4227 Winnequah Road.

The motion carried unanimously.

Ms. Michaelis shared her concern with removing the structure if there is anything else that can save it. Ms. Holmquist shared her concern with significantly modifying the structure. The characteristics of the pagoda are important, and she asked how adding these materials compromise the integrity of the structure. Another concern was the cost of the work. Ms. Wellman added anything that can be done to save the pagoda is great. Repairs to the existing would at least keep the majority of the landmark structure. Mr. Chapman added his concerns with the costs of the work given the construction industry. He suggested sharing Mr. Strauss's report with a contractor to validate the cost. Ms. Holmquist agreed regarding the cost, and suggested reviewing samples of the materials. Ms. Weix added that the pagoda should be repaired if it is structurally sound. There are other elements to the landmark than just the structure itself. Chair Goforth agreed that there is more research to be done to investigate the feasibility of the work.

A motion was made by Mr. Bernstein, seconded by Ms. Michaelis to deny the request for a Certificate of Appropriateness for a Demolition Permit for a Monona Landmarked Structure at 4227 Winnequah Road. The reports have shown this to be in better structural state than first expected, and there are rehabilitation options to explore. The Commission requested City Staff investigate the feasibility of the recommendations and their costs.

The motion carried unanimously.

Mr. Bernstein asked that this decision be shared with the City's Park Board so that they are aware of the Commission's ruling.

C. Discussion of the Stipulated Strategy for the Certified Local Government Grant Funding – National Register Nominations.

City Planner Plowman introduced the request that follows the discussion from the December, 2021 meeting. The State redirected \$6,500 of the City's CLG grant to the Commission

Assistance and Mentor Program (CAMP) for a two-day training session and encouraged members to join. The plaques for National Register properties are not eligible, although the property owner of 110 Henuah Circle would like to proceed with the National Register nomination. Planner Plowman has spoken with UW-Milwaukee, and they can lead the nomination. Other educational materials including library texts, promotional flyers and landmark maps for Monona are all possibilities. There was discussion of other properties, the landmark map as well as future grant opportunities. The Commission discussed the San Damiano archeological work that will also fall within the CLG funding. This work is already underway and the Commission would defer to the San Damiano Steering committee for direction. It was clarified that this effort was already underway, and would be a good use of the CLG funding.

New Business

A. Staff Updates

- i. **National Register Nomination Update**
The State Review Board considered the Bungalowen property in February and unanimously voted to approve the nomination to the National Register. It is now on the State Historic Register, and will proceed towards the National Register. Another property could be scheduled for the meeting in May.
- ii. **Commission Assistance and Mentor Program (CAMP Training)**
This training from the National Alliance of Preservation Commissions will take place over two days (April 6 and April 7). The program is using a portion of the City's CLG grant funding and members were encouraged to join.
- iii. **Updates/Discussion on Diversity, Equity, and Inclusion (DEI) Efforts**
None
- iv. **Updates/Discussion on Sustainability Efforts**
None

B. Landmarks Commission Requests for City Staff

Chair Goforth asked for the condition report of the San Damiano property be shared with the Commission. Mr. Bernstein asked if the City could finance plaques for nominated properties. City Planner Plowman will look into this request.

Upcoming meetings

Upcoming meetings are scheduled for April 13, 2022 and May 11, 2022

Adjournment

A motion by Ms. Wellman, seconded by Mr. Bernstein, to adjourn carried. (5:45 PM)

Submitted by,

Douglas Plowman, City Planner