

MINUTES  
City of Monona  
Landmarks Commission  
Wednesday August 14, 2019

Chair Kuhr called the meeting of the Monona Landmarks Commission to order at 4:34 PM.

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

Absent: Ms. Mary Murrell, and Ms. Rebecca Holmquist

Also Present: Douglas Plowman, City Planner, Joe Powelka, Dennis Hull, and Tori Hull

**Approval of Minutes:**

A motion by Ms. Weix, seconded by Mr. Bernstein, for the approval of the minutes of July 10, 2019 carried with no corrections.

**Appearances**

There were no appearances.

**Unfinished Business**

**A. Discussion of Monona Mound Dedication Ceremony**

Mr. Bernstein updated the Commission on the planning for the Ceremony. The agenda has been finalized, and there are a number of invited guests expected to attend from the Ho-Chunk Nation. Janice Rice will be present, as will the Interim Director of Historic Preservation. It is also expected that a number of guests from the Navajo Nation will also be in attendance. Mr. Bernstein will adjust the order of speakers based upon confirmed guests as necessary.

**New Business**

**A. Advisory Recommendation to the Plan Commission for a Determination of Appropriateness Regarding Proposed Addition to the City of Monona Landmarked Property at 4811 Tonyawatha Trail.**

City Planner Douglas Plowman provided an update to the Commission based upon City Attorney Cole's review of the Historic Preservation Ordinance. The Landmarks Commission are authorized to issue the Certificate of Appropriateness, without it going to Plan Commission, as had been the previous process. As this was a late decision, the agenda was unable to be adjusted, and this will act as the first read for the application, with a vote held at the Commission's September meeting once the agenda has been appropriately posted.

Mr. Powelka, the project architect provided an overview of the challenges faced at the property, and some of the reasons for the alterations. The detached garage/artist studio is a mid-1960's design with Frank Lloyd Wright influence. The garage doors are tight, and coupled with a change in floor elevation, makes parking vehicles inside challenging. The door into the office (the former studio) also poses challenges, with the low roof catching on the door. The door edge has had to be cut to accommodate the gable closest to the door. Mr. Hull also shared that there have been gutter issues with the garage, making efficient drainage a challenge too. Mr. Powelka added that the applicant is seeking to maintain the original appearance through reuse of the stone and flagstones from elsewhere on the structure. The slope of the roof has been maintained while adding additional roof insulation.

Mr. Bernstein asked if the plans intend to use mortar or concrete, Mr. Powelka responded that it will be mortar. Mr. Hull added that Mr. Powelka had been the architect on the project when the 2005 renovations took place to the home, and much of the exterior work that is proposed is similar to what was previously completed. Ms. Hull added that addressing the door access issue while matching the slope of the original roof also allows greater visibility of the birds on either side of the entry. Mr. Bernstein asked the applicant if they plan to use EIFS on the siding. He's aware there are a lot of challenges with rot and drainage. The applicant was not sure and will clarify with their general contractor before the September meeting.

Chair Kuhr inquired about the windows on the eastern elevation and if these are changing. Mr. Powelka responded that there is a deck for storage being added internal to the garage. Two of the windows will be maintained, while a third will be used as an access door. Ms. Weix asked if this was creating a deck, Mr. Powelka responded that it will be enclosed on 3 sides, and is more of a garage attic offering additional storage space. Ms. Wellman asked questions clarifying the orientation of the garage. The applicant responded that it's north facing to prevent shadows, and that the ridgeline of the roof is also there to limit the impact of shadows on the original studio space.

Ms. Weix asked the applicant what their expected timeline for the project is. The applicant is hoping to complete the work before winter as this will address a number of challenges they have on site. Ms. Wellman asked about the peak over the door, and if this was considered complimentary or seen in other Frank Lloyd Wright inspired homes. She asked if the stoop could be removed. Mr. Powelka responded that it would be challenging to drop the door (and step) because it is already at the floor line. Chair Kuhr asked what reasoning was given for the Landmark status of the home, was it the Tudor design or the artist's presence? Mr. Bernstein responded that it was because of Aaron Bohrod's time in the home. Ms. Wellman responded that it was also because of the Frank Lloyd Wright inspired architecture.

Ms. Wellman asked if the applicants plan to keep the Cherokee red near the windows. Ms. Hull responded that they plan to, it's a feature they have always liked. Mr. Powelka said that he plans to find examples of Frank Lloyd Wright architectural design that includes a gable added perpendicular to the roofline and will share these with the Commission.

## **B. Discussion of Report of the Monona Intensive Historic Survey event**

City Planner Plowman shared an update on the event scheduled for Wednesday, August 28. He shared that letters were directly mailed to those properties referenced in the report (but not the Frost Woods district). Ms. Weix asked for a copy of the flyer to share with the Frost Woods Home Association. Planner Plowman is still working to finalize whether the event can be recorded with Will Nimmow, it's a busy night with a lot of other events going on across the City.

## **C. Discussion of items for future agenda.**

- A. Mr. Bernstein shared with the Commission that there is an opportunity to apply for another grant, similar to that which funded the Intensive Historic Survey. The letter of intent needs to be submitted by September 27<sup>th</sup>, with the full application due by November 8<sup>th</sup>. Mr. Bernstein added that it's typical following an intensive survey to pursue listing with those eligible properties whose owners are interested.
- B. City Planner Plowman updated the Commission on the Springhaven Pagoda. The Director of Parks and Recreation is working on a budget proposal for all of Stone Bridge Park, and these improvements could be included in this.

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- C. City Planner Plowman shared an informational piece with the Commission that the owners of 4659 Tonyawatha Trail have expressed concern with their local landmark designation as they being to consider selling the home. No further action has been requested at this time, but it was an item he thought the Commission should know about.
- D. Ms. Weix shared her concern of applying the new Ordinance to previously landmarked properties. It was agreed that it would be timely to ask City Attorney Cole to attend an upcoming meeting to discuss the Ordinance, and answer Commission questions.

**Upcoming meetings**

Upcoming meetings are scheduled for September 11, 2019 and October 9, 2019.

**Adjournment**

A motion by Mr. Bernstein, seconded by Ms. Weix, to adjourn carried. (5:50pm)

Submitted by,

Doug Plowman, City Planner