



## Landmarks Commission

Cravath Lakefront room 2nd floor 312 West  
Whitewater Str, Whitewater, WI, 53190 \*In Person  
and Virtual

**Wednesday, March 04, 2026 - 6:00 PM**

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**Citizens are welcome (and encouraged) to join our webinar via computer, smart phone, or telephone. Citizen participation is welcome during topic discussion periods.**

<https://teams.microsoft.com/meet/26772258280670?p=3Vog12jCJxulb11Jds>

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**Please note that although every effort will be made to provide for virtual participation, unforeseen technical difficulties may prevent this, in which case the meeting may still proceed as long as there is a quorum. Should you wish to make a comment in this situation, you are welcome to call this number: (262) 473-0108.**

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## AGENDA

### CALL TO ORDER

### ROLL CALL

### APPROVAL OF AGENDA

*A committee member can choose to remove an item from the agenda or rearrange its order; however, introducing new items to the agenda is not allowed. Any proposed changes require a motion, a second, and approval from the Committee to be implemented. The agenda shall be approved at each meeting even if no changes are being made at that meeting.*

### CONSENT AGENDA

*Items on the Consent Agenda will be approved together unless any committee member requests that an item be removed for individual consideration.*

1. Approval of Minutes of February 4, 2026.

### HEARING OF CITIZEN COMMENTS

*No formal Committee 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 Committee discusses that particular item.*

***To make a comment during this period, or during any agenda item: On a computer or handheld device, locate the controls on your computer to raise your hand. You may need to move your mouse to see these controls. On a traditional telephone, dial \*6 to unmute your phone and dial \*9 to raise your hand.***

#### **CONSIDERATIONS / DISCUSSIONS / REPORTS**

- 2.** Discussion and possible approval of landmarking the Stone Stable. Located near 301 W Whitewater Street next to the City Parking lot.
- 3.** Discussion regarding collaboration with Whitewater Arts Alliance for display for America 250.
- 4.** Discussion regarding possibly landmarking the Lambda Chi building.
- 5.** Discussion regarding the status of opening a Community Foundation Account for the Starin Park Water Tower.

#### **FUTURE AGENDA ITEMS**

**NEXT MEETING DATE APRIL 1, 2026.**

#### **ADJOURNMENT**

A quorum of the Common Council may be present. This notice is given to inform the public that no formal action will be taken at this meeting.

**Anyone requiring special arrangements is asked to call the Office of the City Manager / City Clerk (262-473-0102) at least 72 hours prior to the meeting.**



# Landmarks Commission

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and Virtual

**Wednesday, February 04, 2026 - 6:00 PM**

## MINUTES

### CALL TO ORDER

### ROLL CALL

VIDEO AUDIO DID NOT REGISTER CORRECTLY

### PRESENT

Council Representative Orin O.Smith  
Board Member Pat Blackmer  
Board Member Kelsey Reilly  
Board Member Jordan Reilly

### ABSENT

Board Member Penelope Alwin

### STAFF

Brad Marquardt, Director of Public Works  
Llana Dostie, Zoning Specialist

### APPROVAL OF AGENDA

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Motion made by Council Representative O.Smith, Seconded by Board Member Reilly.

Voting Yea: Council Representative O.Smith, Board Member Blackmer, Board Member Reilly, Board Member Reilly

### CONSENT AGENDA

*Items on the Consent Agenda will be approved together unless any committee member requests that an item be removed for individual consideration.*

1. Approval of January 7, 2026 Minutes.

Motion made by Board Member Reilly, Seconded by Council Representative O.Smith.  
Voting Yea: Council Representative O.Smith, Board Member Blackmer, Board Member Reilly, Board Member Reilly

**HEARING OF CITIZEN COMMENTS**

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None

**CONSIDERATIONS / DISCUSSIONS / REPORTS**

2. Discussion and possible action on landmarking the Stone Stable.  
Blackmer stated that the Whitewater Historical Society would like the Stable Landmarked to protect it.  
Marquardt stated that prior to going to council they will ask for property assessment and maintenance assessment.  
Blackmer stated that she thought the historical society had done work on this recently. The Whitewater Historical society thought it was a good idea.
3. Discussion regarding collaboration with Whitewater Arts Alliance on America 250.  
Blackmer stated we are in the process of collaborating with the Whitewater Arts Alliance and Whitewater historical Society. They have not decided which local landmarked buildings to feature in the display. Looking at hosting the opening weekend after the 4th of July.
4. Discussion and possible action on landmarking of Lambda Chi Building. **(Smith)**  
Smith stated that he had looked at December.  
Blackmer asked if the new president is in place.  
Smith stated yes.  
Blackmer asked Dostie if we had a phone number for the housing corporation.  
Dostie stated no.  
Smith will reach out to the new president for the housing corporation contact information.
5. Update on Whitewater Community Foundation Account creation. **(Blackmer)**  
Blackmer stated she has not been contacted by the Community Foundation since December. Believes that Ginny Coburn is now the president. The request has been with them since late October.

6. Discussion regarding the CLGS Annual Report.

Blackmer stated that this has been filed. Certified Local Status was renewed in October.

**FUTURE AGENDA ITEMS**

Lambda Chi

Stone Stable

America 250

Community Foundation

**ADJOURNMENT**

Adjourned at 6:14 p.m.

The Stone Stable is an artifact from Whitewater's earliest history. Located behind the First English Lutheran Church, it was removed and reassembled next to the Whitewater Historical Society's Depot Museum of Local History in 2007. The historical society is charged with its interpretation to the public.

When the Stone Stable was moved, it had an interior outfitted with stalls, suggesting it was used as a horse barn in its most recent history. But, its stone construction suggests it was built for a much heavier, perhaps industrial, use.

Old fire insurance maps dating to the early 1900s showed that the building was part of the lot attached to the house at 404 Center Street. This house was actually built between 1912 and 1924, but it replaced an older house on this site, a house that dated back to the 1850s. Tax assessment records for the period between 1849 and 1851, the earliest years these records are available, showed that a man named N. Combs paid the taxes on this property during those years. A deed search revealed that while Combs paid the taxes on this property in 1849, he actually did not get a deed for the parcel until 1850. Records also show that Combs owned the lot facing Main Street, where the church is now located, as well.

According to the *Early Annals of Whitewater*, in 1845, Nelson Coombs (sic), a wagon-maker, came to Whitewater and shortly thereafter, built a small house (not extant) on Lot 3, Block 5 of Whitewater's original plat, the lot that faces Main Street at the site of the church. In 1847, Combs also built a house on Lot 3, Block 11, the lot with the current address of 404 Center Street. Because the deeds do not show that Combs actually owned these lots, but paid taxes on them, suggests that he had an arrangement with the actual land owner to improve these lots, perhaps as part of a land contract agreement. In 1852, Combs sold both parcels of land and moved away.

Investigating further into the *Early Annals of Whitewater* revealed a reference that shed further light on the stone stable history. The reference stated, "George Dann started the first cooper shop in 1845 on Fourth Street, back of the Baptist Church. From this site, the business was transferred, after a year or two, to the east side of the creek near the residence since known as the George Dann place." The location of the stone stable before it was moved to its current spot near the depot was near Fourth Street between Main and Center Streets behind the Baptist Church, now the First English Lutheran Church, the eventual owner of the stone stable. When the *Annals* were printed in 1906, the church was still used by the Baptists, who had built it in the 1880s.

The result of this research is that the stone stable was likely built c.1845, either by George Dann or Nelson Combs to use as a cooper shop or wagon shop. Around 1847, Dann, who may have owned or leased the building, left the site and Combs may have taken it over until 1852, when Combs left Whitewater.

After Combs, the stone stable was sold along with the house at 404 Center Street to Alexander Graham, one of Whitewater's pioneer businessmen. Graham died in 1866. After Graham, the house at 404 Center Street, along with the stone stable, was owned by Mrs. Susan Webster and H. N. Inman. Around this time, according to *Sanborn-Perris Fire Insurance Maps*, a frame-

constructed addition was made to the west wall of the stone building and two large partial barns with overhangs were built immediately east of the stable. According to records, these barns were owned by 12 different people and who may have used the structure to house horses and carriages while attending the nearby Congregational Church. Between 1892 and 1904, an annex was built between one of the barns and the stable. All of the additions to the stable and the barns were gone by 1924.

Joseph E. Fuller acquired the house and stable in 1902. He was the owner who replaced the old house at 404 Center Street with a newer home. Fuller died in 1950. It is likely the First English Lutheran Church acquired the stone stable when they developed their parking lot behind the building. The lots on Main and Center Street were fairly long, so the church may have purchased back portions of lots on Center Street for the purposes of creating a parking area. (A recently published post card on Facebook shows a house right behind the church where a parking lot was located.) The church retained the stone stable for many years, using it for a living nativity at Christmas. It was only around 2005 that, due to a desire to put on an addition on the church, the stable had to be removed for additional parking space.

At that time, a community effort was organized to save the building. It was taken apart piece by piece and stored until funds could be raised for reconstruction and an appropriate site acquired. It was felt that the best place for the building would be near the depot so that the Whitewater Historical Society could use and interpret the building. In 2007, the stable was successfully reconstructed and is an artifact that is officially owned by the City of Whitewater, but maintained and interpreted by the Whitewater Historical Society.

When the building was rebuilt on its new and current site, as much of the existing materials were used. A new roof had to be built, but it was completed in a historic manner with wood shingles. It was not ever determined when the wooden components of the building were constructed, including the entry doors and window coverings. After around 10 years, the Whitewater Historical Society determined that the exterior wooden components of the building were deteriorated and should be replaced. It was decided to replace most of the components with similar components, but that the large entry door was not in keeping with doors on such buildings originally. It was decided to replace this door with a replica double door. In the summer of 2016, the window coverings and doors were replaced and replica period cast iron hardware was used for these enclosures.

### **Significance**

The Stone Stable is historically significant for local history because it is a rare resource related to pioneer industrial activities. The earliest industrial activities in Whitewater, except for the large grist mill, were housed in small utilitarian shops. Most of these buildings were of frame construction and after they were no longer needed, they were converted to sheds and/or were demolished. This building is the only pioneer-era industrial shop building that has been identified in Whitewater.

Although the industrial uses of the building were short-lived, it exists as a representative of this type of pioneer-era building. Early industries and shops were important in Whitewater as many

of these shops became larger industries. In fact, George Dann's cooperage became an important small industry in the community after it moved out of this building. Other buildings making wagons and agricultural equipment were early locations of the Winchester and Partridge Manufacturing Company, one of two large industries in 19<sup>th</sup> century Whitewater.

The stone stable's preservation was due to its stone construction, its adaptability as a horse barn or carriage house, and the desire of the First English Lutheran Church to preserve it. When the church needed to dispose of the building, the church members made a concerted effort to move it rather than demolish it. Therefore, it was disassembled and components were stored until an appropriate place could be found to reconstruct it.

In 2007, on the anniversary of the Whitewater Homecoming of 1907, it was determined that the stone stable should be restored near the Whitewater Historical Society's depot museum, similar to the way the Halverson Log Cabin was moved to the university campus in 1907. A community-wide effort was made to do this and it was completed as part of the 2007 anniversary celebration.

This reconstruction effort was also significant in Whitewater history because it represents a community effort to commemorate pioneer history and architecture. The Halverson Log Cabin is listed in the National Register of Historic Places, in part, because it represents the 1907 effort to commemorate Whitewater history. The Stone Stable is another example, completed 100 years later, but with the same intent.

For its association with pioneer-era industrial history and as a fine and rare example of early industrial architecture in Whitewater, and for its association with the community-wide effort of Whitewater citizens to commemorate an important aspect of local history, this building is historically significant and eligible as a Whitewater landmark.

## LEASE AGREEMENT

This lease agreement made and entered into this 25th day of May, 2008, by and between the City of Whitewater, a municipal corporation acting by and through its duly constituted officers hereinafter referred to as the Lessor, and the Whitewater Historical Society, Inc., acting through its duly constituted officers hereinafter referred to as the Lessee.

Whereas, the Lessor is a municipal corporation owning certain real estate known as the railroad depot building and the stone stable building, and

Whereas, the Lessee is a non-profit corporation dedicated to the preservation of community history, and

Whereas, the Lessee desires to lease from the Lessor the railroad depot building and the stone stable building, and

Whereas, Lessor deems it advantageous to the community to grant and lease to the Lessee said railroad depot building and the stone stable building, together with the rights, licenses, and privileges as herein set forth, now, therefore,

1. **Premises.** Lessor in consideration of the compensation and covenants and agreements set forth herein to be kept and performed by Lessee, does hereby demise and lease onto Lessee upon the conditions hereinafter set forth, all of which Lessee accepts, the railroad depot building, located at the intersection of Whitewater Street and Fremont Street, in the City of Whitewater, Wisconsin, said property being more particularly described as follows:

Commencing at the intersection of the southerly line of Whitewater Street and the westerly line of Fremont Street (formerly Depot Street) said point being the northerly corner of Block 6 Depot block of Tripp's Addition to the Village (now city) of Whitewater, Walworth County, Wisconsin also the Place of beginning of the lands herinafter described to-wit: Thence S38 45'40" E 100.57 feet, thence S 50 23'40" W 109.97 feet; thence N 38 45'40" W 104.99 feet to the southerly line of Whitewater Street; thence N 52 42' E along said Street line 110.00 feet to the Place of Beginning. Containing 11,302 square feet of land, more or less.

For the purposes of operating a museum, open for public use, to the citizens of the City of Whitewater and other interested persons.

And, the Lessor in consideration of the compensation and covenants and agreements set forth herein to be kept and performed by Lessee, does hereby demise and lease onto Lessee upon the conditions hereinafter set forth, all of which Lessee accepts, the stone stable building (building only), located at 403 W. Whitewater Street, in the City of Whitewater, Wisconsin, and ingress and egress for the general public to the Stone Stable building from City property to the building.

For the purposes of interpreting the historic structure and using it as deemed appropriate by the Lessee as an auxiliary exhibition and programming space, open for public use whenever feasible, to the citizens of the City of Whitewater and other interested persons.

2. **Term.** The term of this lease shall commence on [May 20, 2008] and terminate on [May 20, 2072], provided that said lease shall lapse if the Whitewater Historical Society, Inc. ceases to exist or use the premises for purposes set forth herein, in which case the demised premises shall revert to the City of Whitewater upon 30 days written notice as provided herein.
3. **Rent.** It is understood and agreed that no rental payments shall be made by Lessee to Lessor, provided however that Lessee shall pay for gas and electric utilities used in said premises.
4. **Maintenance and Repair.** In addition, thereto, the Lessee shall take care of all custodial duties and pay one-half of all building maintenance and repair costs. Maintenance and repairs are herein described as work necessary to preserve the everyday functionality of the buildings such as re-roofing, painting, plumbing work, and furnace repair and/or replacement, etc.; Lessor shall be responsible for maintenance of grounds surrounding the railroad depot building and the stone stable, such as snow removal, grass cutting and shrubbery tending, etc.
5. **Improvements.** The Lessee shall be responsible for one-half of all costs related to any major improvements to the premises and accepts the premises as is. Major improvements are herein described as upgrades to the existing facilities such as a new addition, rewiring, internet and WiFi access, new bathroom facilities, permanent outdoor signage, etc. Any major improvement shall be subject to all applicable municipal ordinances, and the approval of the Lessor. It is expressly agreed and understood that Lessor shall pay one-half (1/2) of the cost of any such improvements and all such improvements shall become the City of Whitewater's property should this lease be terminated or expire pursuant to its terms.
6. **Management.** Lessee shall appoint a manager to supervise and control the operation of the facilities, it being understood and agreed that the railroad depot building shall be used as a museum only, and the stone stable building shall be interpreted as an historic structure and used as deemed appropriate by the Lessee as an auxiliary programming and

exhibition space only. The Lessee shall be responsible for the proper supervision of the facilities including appointing agents to maintain supervision of the premises whenever the facilities are open in order to maintain proper security and to safeguard the premises.

7. Indemnity. The Lessee does hereby covenant and agree to indemnify and save harmless the Lessor from all fines, suits, claims, demands, and actions of any kind and nature by reason of any and all of its operations hereunder and does hereby agree to assume all the risk in the operation of its affairs hereunder and shall be solely responsible and answerable in damages for any and all accidents or injuries to persons or property.

Lessee shall purchase and furnish a policy copy to Lessor a liability insurance policy with liability policy limits of at least \$100,000 and shall have the City of Whitewater named as an additional insured on said policy. All premiums shall be paid by the Lessee.

8. Assignment and Subletting. The Lessee shall not assign, transfer, sublet, pledge, surrender or otherwise encumber or dispose of this lease or any lease therein; or permit any person or persons, company, or corporation to occupy the premises without the written consent of the Lessor.
9. Fire Insurance, Damage or Destruction of the Premises. The Lessor shall keep in force and effect, a policy of fire and casualty insurance on the demised premises. In the event the demised premises or a part thereof shall be damaged or destroyed by fire or other casualty, the Lessor shall apply insurance proceeds to restoration of the buildings unless restoration costs shall exceed insurance proceeds by \$500.00, in which case the City shall not be obligated to repair the same.
10. Redelivery. Lessee will make no unlawful or offensive use of the said premises and will at the expiration of the term hereof or upon any proper termination thereof, without notice, quit and deliver up said premises to the Lessor peaceably, quietly and in as good order and condition, reasonable use and wear thereof excepted.
11. Holding Over. In the event Lessee shall hold over and remain in possession of the premises herein leased after the expiration of this agreement without any written renewal thereof, such holding over shall not be deemed to operate as a renewal or extension of this agreement but shall only create a tenancy from month to month which may be terminated at any time by the Lessor at any time.
12. Notices. Notices to Lessor provided herein shall be sufficient by certified mail postage pre-paid addressed to the City Manager, City Hall, 312 West Whitewater Street, Whitewater, Wisconsin; and notices to Lessee if sent by registered mail, postage pre-paid, addressed to the Whitewater Historical Society, Inc., c/o Ellen S. Penwell, President, 417 N. Fremont Street, Whitewater, Wisconsin or her successor at such address as is provided by said successor. The Lessee shall provide the Lessor with the name and address of any successor within 10 days for purposes of notice.

13. Railroad Lease. It is expressly understood by and between the parties hereto that a portion of the demised premises overhangs the boundary line of the premises owned by the Lessor as described hereinbefore, and that said overhang is subject to Lease No 78927, a copy annexed hereto and Lessee fully agrees to be bound by the terms of said lease insofar as the lessor is bound with respect to occupancy of that portion of the premises and Lessor agrees to sub-let said portion of the premises to Lessee as part of this agreement and without further consideration.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be signed by their duly constituted officers:

CITY OF WHITEWATER

By: Kevin Brunner Date 5/20/08  
Kevin Brunner, City Manager

By: Michele R. Smith Date 5-20-08  
Michele R. Smith, City Clerk

WHITEWATER HISTORICAL SOCIETY

By: Ellen S. Penwell Date 6-12-08  
Ellen S. Penwell, President

By: \_\_\_\_\_ Date \_\_\_\_\_