



Landmarks Commission

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

Wednesday, December 03, 2025 - 6:00 PM

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

Please click the link below to join the webinar:

<https://teams.microsoft.com/meet/21004329372178?p=vErVBqanXnYQ5cCxCQ>

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.

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 November 5, 2025 Minutes.

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.](#) Update and discussion regarding Starin Park Water Tower.
- [3.](#) Update and possible action regarding the current condition of the Birge Fountain.
- [4.](#) Discussion and possible action related to exterior changes to the Delta Zeta House.
5. Update and possible action on landmarking of Lambda Chi building. **(Smith)**
- [6.](#) Update on White Memorial Library Bookcases.

FUTURE AGENDA ITEMS**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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Whitewater Str, Whitewater, WI, 53190 *In Person
and Virtual

Wednesday, November 05, 2025 - 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:00 p.m.

ROLL CALL

PRESENT

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

STAFF

Llana Dostie, Zoning Specialist

APPROVAL OF AGENDA

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Motion made by Board Member Alwin, Seconded by Board Member Reilly.

Voting Yea: Board Member Blackmer, Board Member Alwin, 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 October 1, 2025 Minutes.

Motion made by Board Member Alwin, Seconded by Board Member Reilly.

Voting Yea: Board Member Blackmer, Board Member Alwin, Board Member Reilly, Board Member Reilly

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.

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None

OLD BUSINESS

None

NEW BUSINESS

CONSIDERATIONS / DISCUSSIONS / REPORTS

2. Update on Effigy Mounds and Historical Garden (Alwin)

Alwin stated that the state archeologist said that the information they currently have is inconclusive regarding the historical garden. They don't have the technology. Looks like something was there based on the soil formation but that is as far as she could go.

Alwin explained that the Effigy Mounds are under the purview part of Park and Rec board.

Dostie explained that Landmarks still has jurisdiction related to education but Park and Rec Board has the maintenance. A joint meeting can be requested between the two groups.

Alwin stated that the Bill Quakenbush is very adamant that there should be no disturbance to the area.

Alwin stated that they have done some burning and cutting of raspberry bushes. They planted prairie grass but it didn't come up.

Blackmer stated that there is a brochure of the Effigy's Mounds. It was to be updated but not done.

J. Reilly asked if signage was part of education.

Blackmer stated that we do have the educational signage for the mounds they are brass plates.

3. Update and possible action on landmarking of Lambda Chi building. (Smith)

Smith stated that he is in contact with their president between homecoming and other community activities they have been busy. They are planning a meeting for this month.

Blackmer stated she would like to be involved with that meeting.

4. Update on historical bookcase going to the Anderson Library. (Smith)

Smith contacted both Kevin and the archivist for an update. Kevin has stated that any plans for them to look at the bookcases has fallen through. The bookcase is at the barn.

5. Update and discussion on the Birge Fountain. **(Blackmer)**

Blackmer stated that the fountain is closed for the winter. Would like an updated from Brian Neumeister regarding the rust inside the unit. When McKay came out to investigate the fountain which is going to be 10 years ago in 2027. There were issues that need to be taken care of.

6. Update and discussion regarding Starin Park Water Tower. **(Blackmer)**

Blackmer stated that she received a report from Brad that he received from McEnroe. She doesn't know why the report was done. Looks like they will only be consultants. She needs to schedule a meeting with Brad to get more clarification.

Blackmer stated that we have \$10,000 anonymous donation if the city will match and other's who may donate. Would like to bring to the Starin Water Park Tower Community Committee.

J. Reilly not sure why Cornerstone didn't provide an estimate, thought that was the plan.

Blackmer stated she will ask Brad Marquardt to come to the next meeting along with the Starin Water Park Tower Community Committee.

7. Update and discussion on the Hamilton House. **(Blackmer)**

Blackmer stated the Hamilton House has been removed from the market and the Barbers intend to remain here.

Dostie explained that they needed an easement from the City of 12 inches for the ramp. This is going to council.

8. Discussion on Lyman Wight Octagon House. **(Blackmer)**

Blackmer stated that it was for sale and the sale is pending. The current owners didn't know when they purchased it that it was a local landmark. Blackmer has informed the realtor handling the transaction of its status as a local landmark which falls under city ordinance.

9. Discussion and possible action related to community education. **(Blackmer)**

Blackmer stated that thank you for the Reilly's participation in the Spirit Tour.

Smith stated that we spoke at the last meeting about library presentations. Smith did reach out to the Anderson library about interest in hosting a presentation program. They were interested in hosting.

Blackmer stated that we have usually had a display in May at the library. The public library will be reopen in December. How long is the University library timeline?

Alwin stated that we did a library display for the Effigy Mounds.

Blackmer stated that we need to bring knowledge of all the landmarks. People like looking at pictures and artifacts not reading.

Smith stated there is no timeline.

10. Discussion regarding Certified Local Government status. **(Blackmer)**

Blackmer stated that we are renewed for another year.

FUTURE AGENDA ITEMS

-Lambda Chi House

-Starin Water Tower Park

-Birge Fountain report from Brian Neumeister

-Bookcase

ADJOURNMENT

Meeting adjourned at 6:46 p.m.

October 31, 2025

Brad Marquardt
City of Whitewater
312 W. Whitewater St.
Whitewater, WI 53190

RE: Proposal for Engineering Services
Starin Park Water Tower – Steel Repairs

Dear Brad,

Thank you for the opportunity to provide this proposal. If this proposal is accepted, McEnroe Consulting Engineers will provide a contract for review and signature.

Project: This project consists of repairing steel beams at the base of the steel water tank of the Starin Park Water Tower in Whitewater Wisconsin.

Scope of Services: MCE will provide the following services for this project:

a. Construction Documents

Develop structural engineering construction documents including plans, details and note-type specifications, as needed to define structural repair work for the steel that supports the water tank for bid by qualified contractors. At this time, it is anticipated that the scope of work defined by the construction documents will include the following:

- Repair or replacement of steel structure below water tank
- Repairs that will be required prior to being able to perform repairs on the steel supporting the tank. We anticipate this will include:
 - Repair of steel ladder to access interior structure
 - Repair of steel platform located a level below the water tank.

A budgetary cost estimate for repairs will be provided with the completed construction documents. At this time, we anticipate that Doral Corporation will provide that cost estimate.

The Bidding Assistance and Construction Administration phase scopes below are provided for planning purposes. As the design is developed, these scopes and related fees can be adjusted to better reflect the anticipated work to be performed.

b. Bidding Assistance

Assist Client in bidding process by performing the following scope:

- Attend a pre-bid meeting for possible bidding contractors to review the project scope and bid documents
- Answer questions during bidding.

c. Construction Administration

Perform construction administration for the structural scope of work that is defined in the construction documents. This scope of work will include the following:

- Review project submittals for substantial conformance with project requirements.
- Respond to RFI's.
- Perform site observations to review the progress and quality of construction. Provide a site observation report for each visit. We have assumed 2 to 3 site visits during construction.
- Provide a letter of substantial completion at the successful conclusion of structural work.

d. Client Provided Services

It is MCE's understanding that Client will provide the following items/services/access/etc:

- Access to the interior of the tower for site visits.

Anticipated Schedule: This project is anticipated to be in design in mid-2026 with construction to follow in future years after fundraising has been completed.

Compensation for Engineering Services: Client shall compensate MCE as follows:

- **Construction Documents** services will be for a fixed fee of \$11,000.

The Bidding Assistance and Construction Administration phase fees below are provided for planning purposes. As the design is developed, these fee ranges can be adjusted to better reflect the anticipated costs.

- **Bidding Assistance** services would be provided on an hourly basis with an estimated fee of \$1,200 to \$2,000.
- **Construction Administration** services would be provided on an hourly basis with an estimated fee of \$4,000 to \$8,000.

I look forward to the opportunity to work with you on this project. Please let me know if you have any questions at all.

McEnroe Consulting Engineers LLC



Eileen McEnroe Hanks, P.E.
Principal

Birge Fountain 2025

- **No vandalism damage during the year**
- **Corrosion has remained the same**
- **The new liner installed by RR Walton this spring seems to have solved the leaking problem**
- **Operation went well with no major problems**
- **The pump was replaced this year**
- **Dave is planning to rebuild the float system over the winter**

CITY OF WHITEWATER DESIGNATED LANDMARK ALTERATION CHECKLIST
(Pursuant to Chapter 17.16 of Municipal Code)

Item 4.

LANDMARK LOCATION	Completed	Date
Application for Building Permit and Application for Landmarks Commission Approval form Received by Neighborhood Services.		
Within two weeks of receipt of building permit application, (exterior changes), building inspector shall refer to Landmarks Commission		
Commission sets meeting date, keeping in mind they (Commission) have 30 days from date of filing of application with Building Inspector to make determination / recommendation		
Publication of Class 1 Notice notifying Public of Alteration, creation of agenda, and notification of property owner (this is only if it is merely a building permit - would have to be handled differently if a conditional use or variance were requested)		
Code does not require notification of neighbors within 300' when merely a building permit, however notification would be beneficial.		
Commission must meet and make a determination within 30 days.		
If denial appears possible, Commission must work with property owner in an effort to resolve the problem amicably.		
If denial occurs, matter must go before the Common Council.		
If approval occurs, building permit may be issued.		
Notification to City Clerk		
Notification to Building Inspector		

APPLICATION FOR LANDMARKS COMMISSION APPROVAL

Chapter 17 of the City of Whitewater Municipal Code requires Landmarks Commission approval prior to any act of alteration or demolition of any property designated as a Landmark in the City. These requirements apply to exterior portions of a structure or building. All applications go before the Landmarks Commission for approval.

PETITIONER INFORMATION:

Name Delta Zeta Sorority - Geri Kratz Phone 414-469-9112

Address: 604 W Main St, Whitewater

Location of Landmark Property: 604 W Main St, Whitewater

Historic Name / Information / Background of property (if applicable):

George Esterly House, Delta Zeta Sorority

Local Register Date: 1989 National Register Date: 1989

Current Use of Property: multi resident Sorority Greek Housing

Detailed description of work to be completed:

1. Ramp on west side of house: replace deteriorating cement board siding with steel railing.

2. Back of house exterior door: replace deteriorating screen door

3. Replace deteriorating screen/storm windows on some windows.

Description of how this work will meet the goals and standards of preservation:

1. Ramp: steel railing will be less noticeable than existing siding allowing more of house to show

2. New exterior door to match style of another door and painted in trim color of house

3. New storm/screens built by a company specializing in historical preservation & will be look historically accurate

The applicant shall submit an Electronic Copy of the following information:

1. A complete description of the proposed work with drawings and dimensions.
2. Photographs showing all elevations of property.
3. Photocopy of historical photograph(s) showing the exterior of the property, or other documentation of the building's original appearance.
4. Any applicable background information on the history/status of the affected structure.

The Commission may require additional information. Please check with the Neighborhood Services Director staff prior to completing the application to review rehabilitation guidelines.

Proposed product samples (i.e. roofing material, siding, windows, paint colors, brackets, balusters, product information, etc.) are not required, but would greatly assist the Commission when considering an application.

The applicant hereby acknowledges and understands the following requirements:

1. No Application will be presented to the Landmarks Commission for review until the applicant has submitted all requested information to the Neighborhood Services staff.
2. If the owner(s) of record do not intend to appear in person before the Landmarks Commission, the owner(s) must submit a letter to the Neighborhood Services staff authorizing an agent to apply for the Certificate of Appropriateness for the proposed rehabilitation prior to the public meeting scheduled to consider said application.
3. The applicant is hereby advised and agrees that no work affecting the exterior of the structure and requiring a city permit may proceed until the Landmarks Commission has approved said work.
4. Applications shall be reviewed using the Secretary of Interior's Standards. The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction, outlined below in hierarchical order. (Further information can be found at the link following each standard)

Preservation, places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.

http://www.nps.gov/history/hps/tps/standguide/preserve/preserve_index.htm

Rehabilitation, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)

http://www.nps.gov/history/hps/tps/standguide/rehab/rehab_index.htm

Restoration, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

http://www.nps.gov/history/hps/tps/standguide/restore/restore_index.htm

Reconstruction, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

http://www.nps.gov/history/hps/tps/standguide/reconstruct/reconstruct_index.htm

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings are intended to provide guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers prior to treatment. As noted, while the treatment Standards are designed to be applied to all historic resource types included in the National Register of Historic Places--buildings, sites, structures, districts, and objects--the Guidelines apply to specific resource types; in this case, buildings.

The Standards, revised in 1992, were codified as 36 CFR Part 68 in the July 12, 1995 Federal Register (Vol. 60, No. 133). The revision replaces the 1978 and 1983 versions of 36 CFR 68 entitled *The Secretary of the Interior's Standards for Historic Preservation Projects*.

5. Landmarks Commission approval does not relieve the applicant from applying for and receiving all appropriate City permits. The applicant must contact the Neighborhood Services Department at 312 W. Whitewater Street, Whitewater, Wisconsin, to apply for all necessary permits prior to beginning any work at 262-473-0540.
6. If the Landmarks Commission denies the Applicant, the applicant may file a written appeal to the Common Council within 30 calendar days of notification of denial. Appeals should be directed to the City Clerk.
7. In the event work has been completed without the required approval, the applicant and persons performing such work may be charged pursuant to Chapter 17 of the City of Whitewater Municipal Code.

Geri L Kratz

Date: 11/11/2025

(Applicant or Authorized Representative)

CITY OF WHITEWATER LANDMARKS COMMISSION

Plan review

PROPERTY ADDRESS:

DESCRIPTION OF WORK:

DATE ISSUED:

In accordance with Chapter 17 of the City of Whitewater Municipal Code, the Landmarks Commission has approved for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply:

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate is issued. Landmarks Commission must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations.

If building permits are required, you are responsible for obtaining them from the Neighborhood Services Office, 312 W. Whitewater Street, Whitewater, Wisconsin

Chairperson, Whitewater Landmarks Commission

604 W Main Street

Rear Door

Current Condition:

- Rear storm door is rotting and needs to be replaced.
- Door is no longer used:
 - No outside stairs
 - Inside, permanent closet built in front of opening



Existing door
is at least 3
years old



Proposed Changed

- Replace storm door with an insulated fiberglass door, no windows
- No hardware
- Paint either off white or green
- Leave transom as is



Similar style to what we think was original kitchen door, from a 2010 picture of a door in the storage room



Similar style to original side door by ramp

Door Color Samples



604 W Main Street Proposed Ramp Rehab



Side Porch Before Ramp



Item 4.

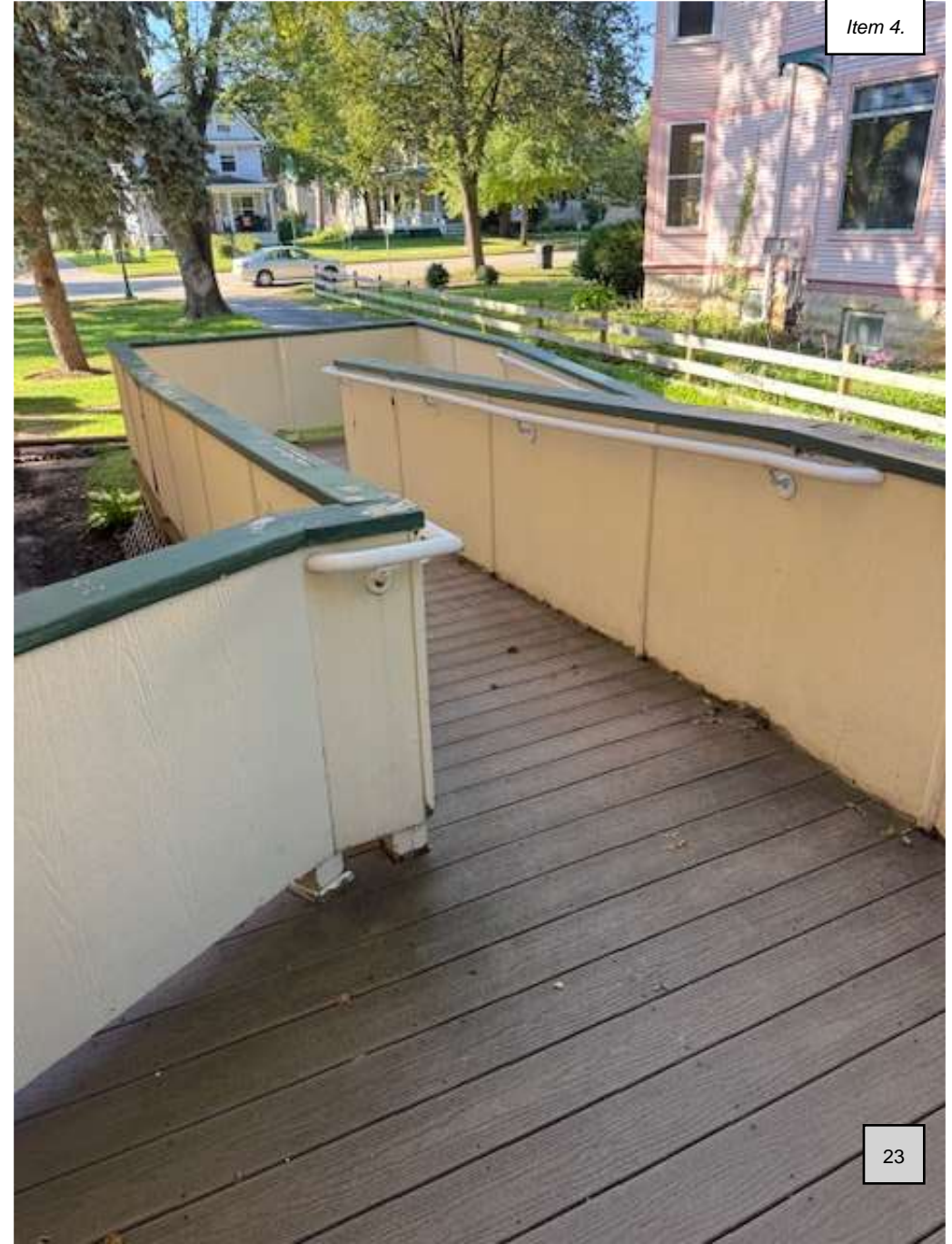


Item 4.

Ramp Current Condition



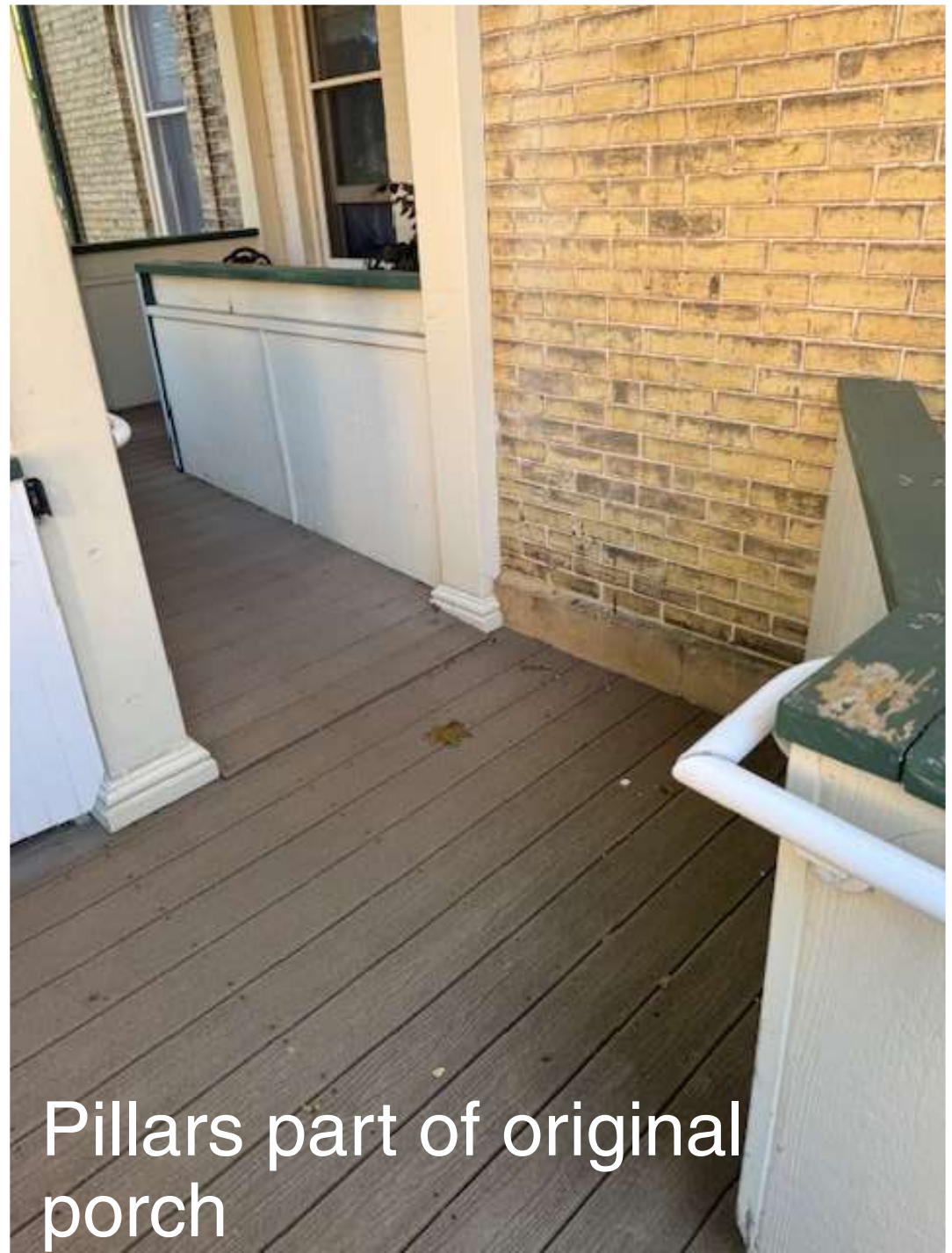
Item 4.



Item 4.



Attachment to house



Pillars part of original porch



Porch landing



Item 4.

Stairs at gate

Proposed Changes – Summer 2026:

- Leave footprint as is (meets current ADA code)
- Keep existing composite decking
- Replace cement board siding with steel tubing rails, similar to several other residents in town.
- Install new safety gate
- No changes to the porch. Porch sides will stay as is.
- Make any necessary repairs to the underlying ramp framing

Samples of Steel Railing and Gate

Item 4.





Item 4.

604 W Main Street Windows

Starting multi year project to
install new exterior
screen/storm windows



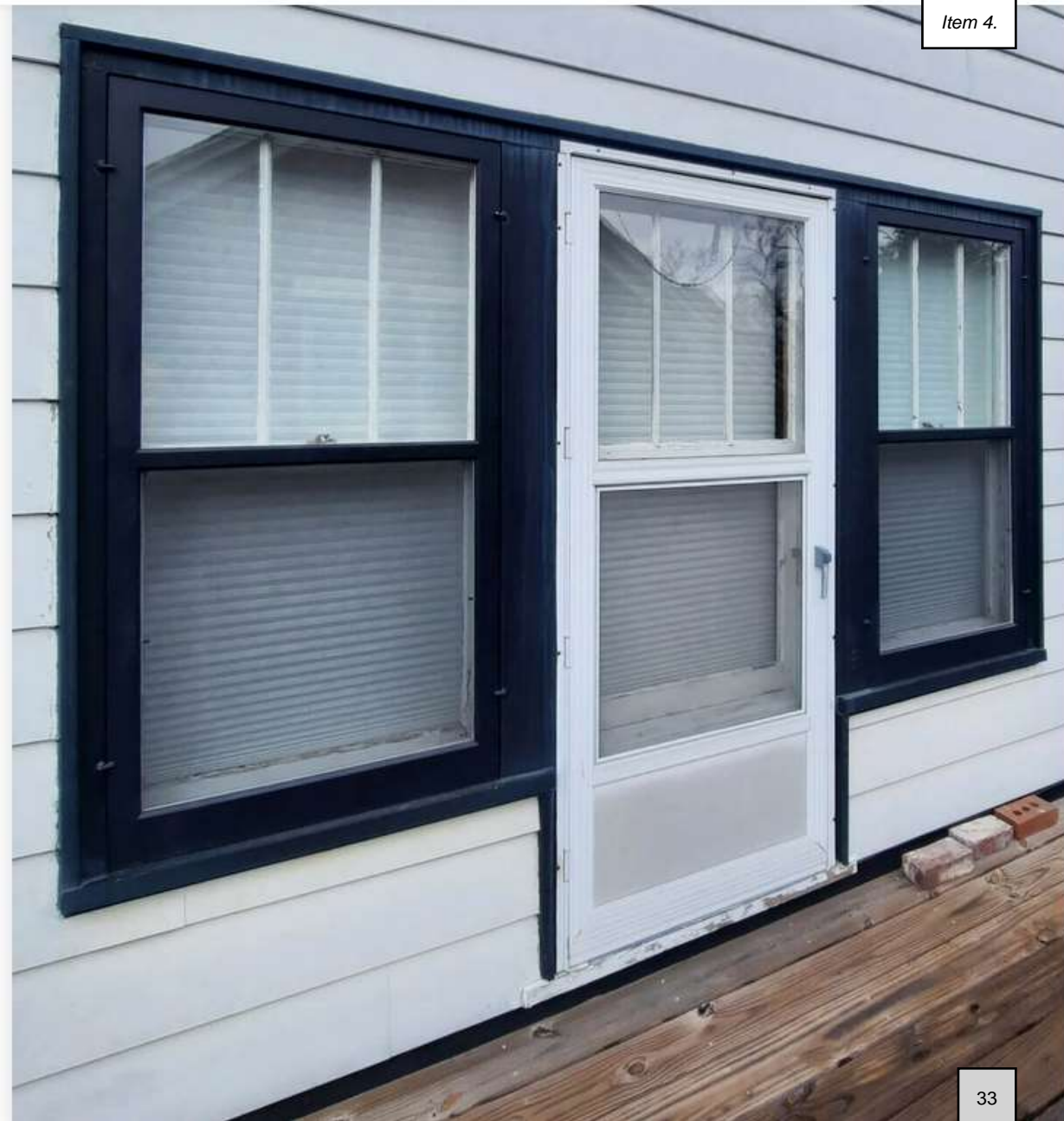


- Screen/storms are arched

Proposed Change

- No changes to the existing storm windows on first floor front windows (4 windows)
- First floor bay window to have new permanent all glass exterior storm windows
- Remaining 1st and 2nd floor windows(29 windows):
 - Custom combination screen/storm made to match each windows arch
 - New screen/storm will have a middle railing that aligns where the inside double hung window meets.
 - The top portion will have glass
 - The bottom portion will have a removable glass panel and screen panel
 - Frame will be made of wood and painted to match existing trim
- Contractor:
 - Thoughtful Craftsman in Mequon WI
 - 20 years of expertise in historic home and building restoration, dedicated to preserving the beauty and integrity of historic properties.
- Scope:
 - Year 1: 5 windows





Item 4.



MEMORANDUM

To: Landmarks Commission

From: Kevin Boehm, Director of Parks, Recreation & Facilities

Date: December 3, 2025

Subject: Historical Bookcases from White Memorial Library

Background

For several years, I have been working to obtain permission from the Landmarks Commission to dispose of multiple large wooden bookcases originating from the historic White Memorial Library and previously designated as historical property. These bookcases were housed in the basement of the Old Armory, where they sustained extensive damage from long-term storage, repeated movement, and water exposure.

Assessment by Library Director

In an effort to determine whether the bookcases could be preserved or repurposed, I contacted Diane, Director of the current Whitewater Public Library. Staff moved the bookcases out of storage for her review. After inspection, she determined that they were not in a condition that warranted repair or investment for installation at the current library. Staff then returned the bookcases to storage. It is important to note that moving these extremely heavy and cumbersome units even twice caused additional structural damage to their already fragile condition.

Outreach to Anderson Library – Initial and Recent Attempts

Council Member Orin Smith previously reached out to the Anderson Library at the University of Wisconsin–Whitewater, which expressed interest in acquiring one of the pieces. Staff again moved the bookcases out for viewing, but no one from the university came to inspect them despite being advised to do so given their deteriorated state.

Most recently, Council Member Smith contacted the Anderson Library a second time, and they again agreed they would take one of the bookcases. They scheduled a time to come and inspect the pieces prior to taking possession. It was during the

coordination of this visit that both they and I learned the bookcases had already been disposed of following the flood damage described below.

Flood Damage and Final Condition

Due to limited workspace in the Armory, I instructed staff to move the bookcases to a storage facility located on City-owned farm property. However, the bookcases remained in the Armory work area, which subsequently flooded during a heavy rain event this past summer. Several feet of water entered the space, causing severe additional damage to the already compromised bookcases.

Based on the combined impact of long-term deterioration, repeated moves, structural weakening, and major water damage, staff determined the bookcases were beyond repair and disposed of them. Given their condition prior to the flood and the extent of the final water damage, I concur with their decision.

Remaining Reconstructed Bookcases

It is also important to note that two bookcases remain in use within City facilities. Years ago, staff took parts and pieces from several of the original historic bookcases to construct two usable units. These reconstructed bookcases are currently located in the Finance Director's office and remain intact.

Conclusion

While efforts have been made over several years to identify potential avenues for preservation or reuse, the historical bookcases ultimately deteriorated beyond repair. Multiple attempts to find a suitable recipient—including outreach to both the public library and the Anderson Library—were unsuccessful due to the condition of the items. The final flooding rendered them unsalvageable.

Based on their significant structural degradation and irreversible water damage, I agree with the staff's decision to dispose of the bookcases.