



## Landmarks Commission

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

**Wednesday, April 02, 2025 - 7:00 PM**

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### Landmarks Commission

Apr 2, 2025, 7:00 – 8:30 PM (America/Chicago)

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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 5, 2025.
2. Approval of Minutes from March 5, 2025.

**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.***

**STAFF REPORTS**

- [3.](#) Update on Territorial Oak Signage Placement.
- [4.](#) Update on the plaques that were not broken.

**CONSIDERATIONS / DISCUSSIONS / REPORTS**

- [5.](#) Discussion and possible plan for Landmarks Commission regarding America 250 in Whitewater.
- [6.](#) Discussion and possible action on designating new landmarks. **(Pat Blackmer)**
- [7.](#) Discussion and possible approval of Exterior Projects for Hamilton House.

**FUTURE AGENDA ITEMS****NEXT MEETING DATE MAY 7, 2025****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

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

**Wednesday, February 05, 2025 - 7:00 PM**

## MINUTES

### CALL TO ORDER

Meeting called to order at 7:01 p.m.

### ROLL CALL

#### PRESENT

Council Representative Orin Smith  
Board Member Gloria Buley  
Board Member Pat Blackmer  
Board Member Penelope Alwin

#### STAFF

Taylor Zeinert, Economic Development Director (EDD)

#### GUESTS

Jordan Riley  
Kelsey Herold  
Dan Richardson

### APPROVAL OF AGENDA

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Motion made by Council Representative Smith, Seconded by Board Member Buley.

Voting Yea: Council Representative Smith, Board Member Buley, Board Member Blackmer, Board Member Alwin

### 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. Minutes of December 4, 2024

Motion was to table the minutes until the next meeting.

Motion made by Council Representative Smith, Seconded by Board Member Buley.

Voting Yea: Council Representative Smith, Board Member Buley, Board Member Blackmer, Board Member Alwin

### 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.

### CONSIDERATIONS / DISCUSSIONS / REPORTS

2. Staff Report regarding budget for Effigy Mounds maintenance.

EDD Zeinert explained that the city does it's budget every two years. They passed it in 2024. At that time, Eric Boettcher was previous Park and Rec Director. The Effigy Mounds fall under Park and Rec. Eric didn't budget for any upkeep of the Effigy Mounds in the budget. With that being said there is no current budget for the Effigy Mounds. We are hoping to get that rectified in the next budget cycle, but that will not be until 2026. EDD Zeinert has spoken to the Finance Director about this and Park and Recs Director Kevin Boehm on this. They plan on doing an CPI acknowledging that the Mounds are scared for so many reasons.

Alwin asked about the budget. So nothing will be possible between now and then.

Buley asked does that included general maintenance of it.

Smith explained that Kevin did building it in to his maintenance and plans, it is just not specifically budgeted for just the Effigy Mounds.

EDD Zeinert explained there is money for basic maintenance, such as mowing. But items such as excavating trees safely and things of that nature, there are no funds.

Blackmer confirmed that it will be continued to be maintained with mowing.

Alwin stated there was a possibility that Kurt Sampson, an archaeologist that does restorations of various mounds would be able to help. Kurt was supposed to have a meeting with the Parks and Rec Director. Alwin asked if that had happened.

EDD Zeinert was unsure about Kevin's schedule or if this meeting had occurred.

Blackmer stated that Kurt Sampson was going to help us three years ago, however, nothing happened.

EDD Zeinert stated that she would reach out to Kevin regarding Kurt Sampson.

Smith asked if this was a budget expenditure, or if this would have to go in front of council.

EDD Zeinert stated that yes, it would have to go to council.

Blackmer explained that originally Kurt Sampson had volunteered to do this and he brings with him a group of volunteers to do this. Blackmer stated that a concern is that the volunteers that enter the site need to be specifically trained. In addition, City Council had imposed certain requirements, for example the use of tools. You can't. They were going to allow hand clippers.

3. Staff update on sign repair at Starin Park. -EDD Zeinert

EDD Zeinert stated she did speak to the Public Works Director he knew of the sign. He was going to track it down and put it up. He is trying to track it down.

Blackmer stated that it needs to be replaced, if he needs anything she has the original design information.

4. Discussion and possible action regarding lower basin lights on the Birge Fountain.

Blackmer stated that they have been repaired. They are on. But not sure if the Maid of the Mist light is now off. Will drive by tonight.

5. Staff update on where the signage for Territorial Oak is located and when it will be replaced. (EDD Zeinert)

EDD Zeinert explained that the streets department found it.

Blackmer stated that Landmarks should meet with Urban Forestry, because she is unsure if they are going to remove the stump of the Territorial Oak.

6. Discussion and possible action regarding a joint meeting with Urban Forestry regarding Territorial Oak.

EDD Zeinert asked they commission if this was something that they would be willing to do at an Urban Forestry Commission meeting.

Blackmer stated that not everyone would have to be there, there could be just representation.

Smith pointed out that if action is needed, there would need to be a quorum of the commission there.

EDD Zeinert stated that the next Urban Forestry meeting is on February 24th. That is a Monday.

Smith and Buley stated that both would not be able to attend.

EDD Zeinert asked if it would be best to send a Representative to the Urban Forestry Meeting . The Representative can express Landmarks thoughts, and bring back to the Landmarks Commission.

Both Blackmer and Alwin stated that they could attend the Urban Forestry Meeting on February 24, 2025.

7. Staff update regarding Chamber's financing of landmarks brochure.

EDD Zeinert stated that the last time we spoke to the Chamber and the Tourism Council they had said they would not fund the update. We have had more discussion with them and they will be willing to fund the update. We are on their March agenda to represent the hopes of the Landmarks Commission.

Blackmer stated that she would like to add that they allow the Landmarks Commission direction, to hire once again with financial support, the individual that created the second Landmarks brochure. He has all of the digitized information and all he would have to do is reconfigure and add the Landmarks that are currently not in the brochure.

Smith asked that like everything else the City puts out, can this be a bilingual initiative?

Blackmer stated that it would likely have to be two separate brochures.

Alwin stated that with all the wording under each one it would be very expensive to do it in both English and Spanish.

8. Discussion regarding budget recommendations for Landmarks Commission.

Blackmer explained that the Landmarks Commission does not have a budget. And never really had a budget. Way back in history the Landmarks Commission had \$1,800 dollars, but we were doing something special at that time and they were also, paying for people to attend the State Preservation Conference. This year it is October 15th to the 17th, hosted by the Wisconsin State Historical Society in Baraboo. In the past, if you wished to attend the conference the City did pay to cover the registration fee. Since we no longer have a budget anymore, the City will no longer do that.

Smith asked about the cost.

Blackmer stated the registration is usually \$150.00.

Blackmer stated to think about the budget, we have a year and a half. Things that have been donated in the past have been photos at the local library.

Blackmer asked if the City still pays for the postage.

EDD Zeinert stated that yes.

Blackmer asked if the City will still to pay for our membership fee to the Wisconsin Historic Preservation Commission? It is usually \$40.00 dollars.

EDD Zeinert stated she will look into this.

Blackmer stated that we need to belong to the Wisconsin Historic Preservation Commission because we are a certified local government. And that maintains our status as a local certified government.

EDD Zeinert stated that she will find funds.

9. Discussion and possible action regarding renovations for the Delta Zeta House.

EDD Zeinert stated that she still has not heard. She will keep following up with the Delta Zeta House.

Blackmer confirmed that Geri Katz is EDD Zeinert's contact.

EDD Zeinert confirmed that Geri Katz was her contact.

Blackmer stated that they want to remove their handicap ramp and replace it. It is an ADA issue. What they are thinking about would be a much better addition to the house than what is currently there.

## **FUTURE AGENDA ITEMS**

Alwin asked about putting the discussion about commission turnover back on the agenda.

Blackmer stated that we will have two new commission members. And I third possible member is getting married and moving to Tennessee so that won't work. We need one more commission member.

Smith stated he knew someone who would be interested.

Delta Zeta house

Birge Fountain to determine next steps.

EDD Zeinert stated that she would like to add to the next agenda has to do with ceramic plaques. There were a series of ceramic plaques that were supposed to be on each historical buildings. When we cleaned out the White Building. Staff uncovered all of them. Most of them are broken or in some state of disarray. Would like the commissions feedback on what to do with them.

America 250 updates-Q2 or Q3

Lecture Series updates-Q2 or Q3

Little Red School House and Halverson Log Cabin updates Q2 or Q3

**NEXT MEETING DATE MARCH 5, 2025**

## **ADJOURNMENT**

Meeting adjourned at 7:35 p.m.



# Landmarks Commission

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

**Wednesday, March 05, 2025 - 7:00 PM**

## MINUTES

### CALL TO ORDER

### ROLL CALL

#### PRESENT

Board Member Gloria Buley  
Board Member Neil Hicks  
Board Member Pat Blackmer  
Board Member Kelsey Herold

#### ABSENT

Council Representative Orin Smith  
Board Member Penelope Alwin

#### STAFF

Taylor Zeinert, Economic Development Director (EDD)

#### GUEST

Jordan Reilly

### APPROVAL OF AGENDA

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

Voting Yea: Board Member Buley, Board Member Hicks, Board Member Blackmer, 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. Approve Minutes of December 4, 2025

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

Voting Yea: Board Member Buley, Board Member Hicks, Board Member Blackmer, Board Member Reilly

2. Approval of January 14, 2025 Visioning Session Minutes.



Motion made by Board Member Hicks, Seconded by Board Member Buley.  
 Voting Yea: Board Member Buley, Board Member Hicks, Board Member Blackmer, Board Member Reilly

3. Approval of February 5, 2025 Minutes.  
 Minutes tabled until corrections can be made.

### HEARING OF CITIZEN COMMENTS

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None

### STAFF REPORT

4. Staff Report regarding Main Street Historic District Banners. **(ED Zeinert)**  
 The group had asked that EDD Zeinert investigate the Main Street Historic District Banners. The Streets Department was able to locate most of them.  
 Blackmer had some concerns that some of them were missing.  
 EDD Zeinert stated that Streets has assured her that all the banners they have, have been put up.
5. Staff Report regarding the Birge Fountain Account: Whitewater Community Foundation. **(ED Zeinert)**  
 EDD Zeinert stated that she was able to contact Jay at the Whitewater Community Foundation to see how much we have in the Birge Fountain Account. You will see on page 26 that we have about \$3,200 dollars. I will note, that from a Staff level that the cost to repair the fountain is exponentially more than what we have in our account.  
 Blackmer stated that she also received an email regarding the Birge Fountain Account. I understand that Ben Adamitus the former chair and Kori Oberle the former vice chair are still listed on the account. They would be the ones to authorize expenditures from that account. The individual handling the account for us indicated that should be changed. And than Blackmer and Buley would be the signatories.  
 EDD Zeinert stated that she has made that clerical change.
6. Staff update for exterior renovations of the Delta Zeta House. **(ED Zeinert)**  
 EDD Zeinert stated that Geri Katz had contacted the office and I had reached out them. Delta Zeta is looking at making exterior changes, specifically to make sure that the front and rear entrances are ADA compliant. At this time, they are looking for bids

however, are struggling with finding someone who can accommodate the historic needs of this building. Based on Gloria's experience with Hamilton House and Pat's experience on the Landmarks Commission, I had reached out to them to see if they had any good options or suggestions. I do think that this group should investigate at some point, putting together a suggested list of contractors, so that in the future when home owners come to us we have an approved list to show them. If it weren't for the personal experiences here, I would have no idea where to start.

Blackmer asked if Gerri was satisfied.

EDD Zeinert stated that she has not heard back.

7. Staff update regarding status of Landmarks Brochures. **(ED Zeinert)**

EDD Zeinert stated that at the February meeting the group had discussed updating the Landmarks Brochures to make sure that it was both in English and Spanish. Staff had reached out to the tourism board about updating costs. Since reaching out to that staff person, that staff has left the tourism council. I was able to talk to Lisa Dawsey Smith who is the head of Downtown Whitewater, which oversees the tourism council. Lisa Dawsey Smith shared with me that there are over 500 brochures of the current Landmarks brochure that had never been distributed. I bring this up because I am looking for guidance on whether you just want us to use the remaining 500 brochures we currently have? Do you want us to print new ones?

Blackmer stated that she has possession of the 500 brochures. Lisa Dawsey Smith gave them to her when they were relocating from downtown to the White Memorial Building. They found them packed away someplace in a box hidden away. We were not aware that they still existed. I am distributing the 500 brochures, as needed, to different areas of the city. I was invited to a meeting on March 12 by Lisa regarding funding of the brochures. I would suggest we approach them now for funding at a future date.

EDD Zeinert wanted to clarify the "they" was the local tourism council.

Blackmer feels that at this point in time we need to dispense of the 500 brochures we currently have. However, at a future point in time, perhaps later in the year, they provide funding for the new brochures.

EDD Zeinert asked if Blackmer was asking for EDD Zeinert's opinion. She stated that she doesn't think it hurts to ask.

Buley stated some of her guests would complain the brochures were too old. Here they are going to see the Territorial Oak and it is no longer there.

Blackmer stated that there are only three significant structures that are not in the landmarks brochure. She would not remove the Territorial Oak. It was the site that was the important thing, even though the tree is no longer there.

EDD Zeinert stated that it sounds like we are continuing with the March 12th board meeting, to request funding for new brochures.

**Motion to seek funding at the March 12th Downtown Whitewater Meeting for new brochures.**

Motion made by Board Member Buley, Seconded by Board Member Blackmer.

Voting Yea: Board Member Buley, Board Member Hicks, Board Member Blackmer, Board Member Reilly

8. Staff Report on the Community Committee regarding Starin Park Water Tower. **(ED Zeinert)**

Blackmer stated that all members were in attendance at the meeting. We are going to move forward developing a plan at this point in time. Our hope, is to present the plan and ask for allocated funding.

Hicks feels that details will always help. If you come back with a very detailed report stating this is options A, B and C and we prefer A. We estimate it is going to cost x amount of dollars. And we want to go with this because. It will help push it along. I do like the idea that if you want to get more detailed information coming to common council and asking that we need to get more details before we can provide a legitimate plan. And it's going to cost us \$5,000 or \$10,000 for this engineering report. The money is going to always be the issue.

### CONSIDERATIONS / DISCUSSIONS / REPORTS

9. Discussion and possible approval of a plan of action related to the broken Ceramic House Plaques and forms.

Blackmer stated that many years ago the City of Whitewater decided they would hire an art student at the University of Whitewater and she would design plaques. These plaques would represent the architecture style of the different local landmark residences in the City of Whitewater. What happened is it did not materialize. The City of Whitewater spent \$1,600, and the artist did not complete the project. We retrieved all the work that the artist had done and we had them stored at my residence and then they finally moved to the White Memorial Building in the basement. I was reticent at that time to throw them away, because the City of Whitewater had paid for it. Many of them are broken.

EDD Zeinert stated that she would defer to the Landmarks Commission. There really is no use for them and the majority are broken. It may make sense to throw them away.

K. Reilly asked were these supposed to go on the front of the houses.

Blackmer stated that was one of the issues, of course. Adhering this to a local landmark property, particular one that could of been on the National Registry. Just the fact that it is a local landmark, you can't change the exterior. And the size of these plaques is quite large. When the initial plaques were given to the properties, that were not located on Main Street they were very small about the size of a business card. The properties that are located in the Historic district all have stones with brass plaques in front of the house.

Buley asked when this was started.

EDD Zeinert stated that if you turn to my memo on page 31, I have attached the minutes from 2014, 2015 and 2016. These were the only items I could find in record of the plaques. They have been sitting in the basement of the White Building. The city has

cleaned, renovated and rented that space. I think they are beautiful, but many of them are broken. I think the Smith-Allen House is the only one that has truly kept together. Acknowledging that this impacts Landmarks we wanted to bring it to this body. If it were up to staff we would just throw it away.

Blackmer stated that she would take the Smith-Allen House plaque and eventually donate it to the Whitewater Historical Society.

EDD Zeinert stated that this is up to this body to decided.

Blackmer pointed out that a lot of these are actual molds.

Buley asked how many actual plaques do we have?

Hicks asked since we have the molds and you can make them. Would this be something appropriate to donate the molds to the Makers Space. Let them make this a project of these.

Blackmer stated that the artist is still in the area.

EDD Zeinert stated that she could ask Diane, however the last time Landmarks asked them if they wanted something, they stated thanks but no thanks and it was a bookshelf.

Blackmer stated that she doesn't think the Library is an appropriate space and the Historical Society has limited space.

Blackmer asked Hicks if it would be appropriate given these are City property to ask the people in these houses, if they wanted them instead of just throwing them away.

Hicks stated that it may be City property but it has been 10 years and likely written off. So it would be appropriate.

Blackmer stated that if something is intact, why don't we donate it to the owners of that house.

EDD Zeinert asked what if the owner doesn't want it?

Blackmer stated than give the option to the the Historical Society. If they don't want it, than throw them away.

EDD Zeinert asked what do we do with the molds?

K. Reilly stated she likes the idea about donating the ones to the home owners. The plaques, you cant adhere them to the outside of the house.

Hicks stated trash the molds.

K. Reilly agreed with trash the molds.

Hicks stated we will be doing this again in 10 years when someone finds them in the basement of City Hall.

EDD Zeinert stated she will work with the facilities crew to get rid of the molds and work with Pat to get the phone numbers of the owners for the unbroken plaques. And the broken ones we can throw away.

**Motion to throw away the molds and the broken plaques and donate the intact plaques to the home owners.**

Motion made by Board Member Reilly, Seconded by Board Member Hicks.  
Voting Yea: Board Member Buley, Board Member Hicks, Board Member Blackmer, Board Member Reilly

10. Discussion of possible plans for Landmarks Commission and America 250 in Whitewater.  
EDD Zeinert stated that she has spoken with Orin and he would prefer to start in April and that he planned to hit the ground running.
11. 11. Discussion and possible action on new landmarks to be designated.

Blackmer stated at this point and time, I don't believe that any designation of local landmark has occurred. And if you have read anything in Carol Cartwright's survey she did in 2008, you will know there are many residences in the City that would be appropriate to designate as local landmarks. There are some private structures in the City that would also qualify. Her suggestion is to look at things like, Premier Bank because of it's unusual architecture and see if they would be interesting in landmarking. It has always been my philosophy that we ask permission of the homeowner even though we have the right to go landmark a structure without asking the permission of the homeowner. If we wish to landmark a City owned property, they we need to ask permission of the Common Council.

EDD Zeinert asked from a staff perspective is there criteria on what is a landmark and what isn't? Is there a rubric?

Blackmer stated that it is all in the ordinance. Generally, what we do is look at things that have architectural significance. The other structure in the City is the Masonic Lodge, because of it's history and the length of time it has been there. They were asked several years ago and they said no.

EDD Zeinert asked do we know if the ownership has changed since they were asked the last time?

Blakmer stated that the ownership had not changed. They had only talked to one individual last time and it didn't go any further.

Buley stated that she feels that it is totally unfair, just to take someone's property and list it as a historical landmark. I also, feel that when you sell a piece of property, there is a little block that states is this a historical property. If you are going to ask someone to do that, they deserve the same respect as you would selling something as to what it means to be a historical piece of property. I think that it should be spelled out about what that means moving forward so that when someone wants to fix things.

Blackmer stated that it is in the city ordinance.

Buley stated that when you go ask someone, they are not going to go out and read the city ordinance. if you want them to be a landmark, tell them what they are up against.

K Reilly asked about if there was a landmark fee.

Buley stated she has never paid a fee.

EDD Zeinert stated that one concern that she heard was that this board meets once a month and if something drastic happened and approval was needed from the board you would have to wait.

Blackmer stated that we have the right to have emergency meetings.

**Matter was tabled to allow group to think about landmarks.**

12. Discussion and possible action regarding the status of the Territorial Oak.

Blackmer stated she attended the Urban Forestry Meeting on February 24, 2025. They had a discussion regarding the Territorial Oak. What is remaining of the Territorial Oak is located at the Department of Public Works garage. A slab would be given to the Whitewater Historical Society, a slab would be given to the Walworth County Historical Society and the branches would be cut into what they called coins. To be given out as tokens and gifts and a significant part of the tree itself would be located at the Starin Park Arboretum as a playground for children. That leaves us with the stump that is located at the corner of Franklin and Main. At this point in time, it was their suggestion to leave the stump, and reposition the signage.

Buely stated that as long as it is not a liability to the city as an unsafe stump, it would be cool to leave it there.

Blackmer stated it will continue to deteriorate and maybe at that point it will become more of a safety issue.

K. Reilly asked if the plaques were still there.

Blackmer stated they are not, but would need to be replaced. It was the tree yes, but the significance is the actual site. It was the first survey point for the City of Whitewater. Even though the tree is gone, which is a shame, it is the site that is the valuable aspect of it.

**Motion on keeping the stump.**

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

Voting Yea: Board Member Buley, Board Member Hicks, Board Member Blackmer, Board Member Reilly

**FUTURE AGENDA ITEMS**

-America 250

-Designated Landmarks

-Territorial Oak

-Plaques

**NEXT MEETING DATE APRIL 3, 2025**

**ADJOURNMENT**

Meeting was adjourned at 7:57 p.m.

Motion made by Board Member Hicks, Seconded by Board Member Blackmer.

Voting Yea: Board Member Buley, Board Member Hicks, Board Member Blackmer, Board Member Reilly



# Landmarks Commission Agenda Item

Meeting Date:	April 2, 2025
Agenda Item:	Staff Updated regarding Signage for Territorial Oak
Staff Contact (name, email, phone):	Taylor Zeinert <a href="mailto:tzeinert@whitewater-wi.gov">tzeinert@whitewater-wi.gov</a> 262-473-0148

**BACKGROUND**  
(Enter the who, what, when, where, why)

Staff has reached out to the Superintendent of the Streets Department to see if they would be able to install the previous placed Territorial Oak sign. The Streets Department will re-install the sign once the frost is gone.

**PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS**  
(Dates, committees, action taken)

N/A

**FINANCIAL IMPACT**  
(If none, state N/A)

N/A

**STAFF RECOMMENDATION**

N/A

**ATTACHMENT(S) INCLUDED**  
(If none, state N/A)

N/A





# Landmarks Agenda Item

Meeting Date:	April 2, 2025
Agenda Item:	Staff Updated Regarding the Ceramic House Plates
Staff Contact (name, email, phone):	Taylor Zeinert <a href="mailto:tzeinert@whitewater-wi.gov">tzeinert@whitewater-wi.gov</a> 262-473-0149

**BACKGROUND**  
(Enter the who, what, when, where, why)

At the March 2025 Landmarks meeting, the Commission voted to destroy and distribute the ceramic plaques.

The group decided to destroy the broken plaques. The group also decided for the plaques that were intact that the group would ask the homeowner, if they were interested in the plaque. The chairperson reached out to the homeowners and inquired if they have interest. All of the homeowners had interest in keeping the plaques.

**PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS**  
(Dates, committees, action taken)

- March 2025 the Commission approved the destruction and distribution of the ceramic plaques.

**FINANCIAL IMPACT**  
(If none, state N/A)

N/A

**STAFF RECOMMENDATION**

N/A

**ATTACHMENT(S) INCLUDED**  
(If none, state N/A)

N/A



# Landmarks Commission Agenda Item

Meeting Date:	April 2, 2025
Agenda Item:	Consideration and Discussion regarding on America 250
Staff Contact (name, email, phone):	Taylor Zeinert <a href="mailto:tzeinert@whitewater-wi.gov">tzeinert@whitewater-wi.gov</a> 262-473-0148

**BACKGROUND**  
(Enter the who, what, when, where, why)

The Landmarks Commission nominated Orin Smith to lead the efforts on America 250. Staff have connected with Orin regarding the status of America 250. Staff and Orin agreed that in May the Commission will start to solicitate interest for America 250 community committee. Once the committee is finalized planning will begin.

**PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS**  
(Dates, committees, action taken)

- March 2025 meeting staff reported that Council Member Smith would be focusing on planning efforts for America 2025 in May.

**FINANCIAL IMPACT**  
(If none, state N/A)

N/A

**STAFF RECOMMENDATION**

N/A

**ATTACHMENT(S) INCLUDED**  
(If none, state N/A)

N/A



# Landmarks Commission Agenda Item

Meeting Date:	April 2, 2025
Agenda Item:	Discussion and Possible Action of New Landmarks
Staff Contact (name, email, phone):	Taylor Zeinert <a href="mailto:tzeinert@whitewater-wi.gov">tzeinert@whitewater-wi.gov</a> 262-473-0148

**BACKGROUND**  
(Enter the who, what, when, where, why)

The Chairperson of the Landmarks Commission request the item of “discussion and possible action of new landmarks” be added to the agenda. The Chairperson requested that the group discuss what Landmarks they would like to see added.

**PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS**  
(Dates, committees, action taken)

- At the March 2025 meeting the Landmarks Commission was asked to think about adding possible Landmarks

**FINANCIAL IMPACT**  
(If none, state N/A)

N/A

**STAFF RECOMMENDATION**

N/A

**ATTACHMENT(S) INCLUDED**  
(If none, state N/A)

N/A



# Landmarks Commission Agenda Item

Meeting Date:	April 2, 2025
Agenda Item:	Discussion and Possible Action regarding Projects for the Hamilton House
Staff Contact (name, email, phone):	Taylor Zeinert <a href="mailto:tzeinert@whitewater-wi.gov">tzeinert@whitewater-wi.gov</a> 262-473-0148

**BACKGROUND**  
(Enter the who, what, when, where, why)

The new owners of the Hamilton House would like to do some renovations. Attached to this memo, is a detailed list of the what the applicant would like to renovate.

**PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS**  
(Dates, committees, action taken)

N/A

**FINANCIAL IMPACT**  
(If none, state N/A)

N/A

**STAFF RECOMMENDATION**

- Approve the renovations requested by the owner of the Hamilton House

**ATTACHMENT(S) INCLUDED**  
(If none, state N/A)

- Requested projects for the Hamilton House submitted by the owner

# Hamilton House Exterior Projects - Attached to Historic House Need Landmark Commission Approval

Item 7.

## Project 1

1. Repair 3 dormers backside of house same as historic design
2. Replace any fallen roof tiles near dormers - paint with historic blue color
3. Back entrance deck to house
  - a. Replace 5 steps & deck with composite to match existing path
  - b. Replace railings with turned spindles to match the rest of house
  - c. Remove Square arch & haul away



Example of turned spindles

Mark & Kari Barbar 336-488-4186  
328 W. Main Street Whitewater, WI  
53190  
Kari.barbar@aol.com

# Hamilton House Exterior Projects - Attached to Historic House Need Landmark Commission Approval

Item 7.

## Project #1 - Part 2

### 4. Groomsmen cellar door entrance

- Replace doors and hinges to match historically
- Add catch mechanism to prop open on wedding day
- Add hydraulic lift ? (Cost separately)



### Exterior Projects (Not Landmark)

- Groomsmen entrance (continued)
  - Remove pink bricks to the right of steps & haul away
  - Remove 20 x 18" square stones
  - Remove 5 x 16" square stones
  - Replace with connection to existing composite path and groomsmen door
  - Yellow rectangle becomes a garden



**Project 1 - part 3 (Not Landmark related)**

1. Wheelchair lift #1 - parking lot to ground level (yellow square)
2. Alter railing to accommodate wheelchair lift
3. Remove railroad ties and 30 cinder blocks back of house (Replace with Simmons fence from front yard)
4. Remove square arch
5. Remove bricks, pile of rocks, pallet of paver stones (3 photos)
6. Remove RR ties by fence
7. Connect composite path to second wheelchair lift at Queen Anne porch or cement under artificial grass for wheelchair view of outdoor wedding at gazebo



3. Remove RR ties, cinder blocks
4. Remove Square arch  
Composite path to match



6. Remove RR ties by fence
7. Connect Composite path to gazebo



5. Remove pile of rocks



5. Remove pallet of paver stones



5. Remove bricks

# Exterior Projects - Attached to Historic House

## Already Approved by Landmark Commission per Gloria

Item 7.

### Project 2 - Queen Anne Porch access (instead of Sun Porch) for wheelchair lift

#### Pros

- Already approved by Landmark Commission, per Gloria
- Avoids tight area by back stairs & door
- Less doors to pass through - 4 tight spa
- Keeps guests out of back hallway

#### Con

- Wheelchair ramp in front yard
- Can we hide with bushes or cover when not in use?

#### Door width in path to indoor ceremony Need 32"

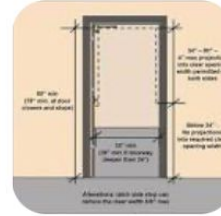
- Door sun porch to hall 32 ½"
- Hallway turn by back stairs 32"
- Door by back stairs 29 ½". 31" remove door
- Hallway door by TV room 31 ½" with door, 33" without door.
- Door by coat closet 34" (entrance from Queen Anne porch)
- Door to parlor 66"
- Door to Bar 71"



# ADA Exterior Door requirements

Item 7.

According to ADA standards, an exterior door must have a **clear width of at least 32 inches when open 90 degrees**, measured between the face of the door and the frame stop; this is the minimum requirement for accessibility for wheelchair users. [🔗](#)



## Key points about ADA exterior door dimensions:

- **Clear width:** Minimum of 32 inches [🔗](#)
- **Measurement method:** Measure the clear width between the door face and the frame stop when the door is open 90 degrees [🔗](#)
- **Door hardware:** Hardware should be easy to operate with one hand and require minimal force [🔗](#)



### Project 3 Interior

6. Repair Cracked window

Put on hold for now.

(front of house - parlor)

7. Move cabinet to basement (heavy)

8. Hammer trim and plane door to improve ability to open & close door

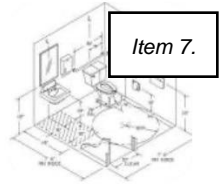


# Project 4 Bathroom



28 1/2" across  
(wall behind toilet)

According to ADA standards, a wheelchair accessible bathroom stall should be a minimum of **60 inches wide and 56 inches deep** if the toilet is wall-mounted, providing enough space for a wheelchair user to maneuver comfortably; this includes necessary clearance space around fixtures like the toilet and sink. [🔗](#)



## Key points about ADA bathroom dimensions:

### Minimum turning space:

A 60-inch diameter circle or a 60-inch T-shaped area is required for a wheelchair to turn. [🔗](#)

### Clear floor space:

A minimum of 30 inches wide by 48 inches deep is needed for wheelchair movement. [🔗](#)

### Toilet placement:

The centerline of the toilet should be positioned 16-18 inches from the side wall of the stall. [🔗](#)

### Door clearance:

Doors should swing outward to provide adequate access. [🔗](#)

# Project 4 - Bathroom

Item 7.



31 1/2" wide access to Monet suite  
for bathroom inside  
Need to review with city building inspector  
(1/2" to keep historic trim)



33 1/2" wide access to Monet suite  
bathroom



Need to add grab bars and remove  
towel rack

## Landscaping Projects

1. Remove red mulch in gardens - Mark put in dumpster
2. Fill gaps with dirt - Mark smooth out
3. Trim large bush front of house to hide wheelchair lift - Mark
4. Trim tree by front entrance - Mark

## Fence - Simmons Fence

1. Remove dog fence & gates
2. Remove fence along sidewalk in front yard and place along back of property to protect guests from drop off and keep students from cutting through yard. (replaces railroad ties).
  - a. Reuse 5 panels
  - b. Notice jog in fence line may require some new or modified panels
  - c. Cut posts below ground level
3. Remove 3 panels of fence between houses, keep remainder of fence line
4. Leave extra fence panels for owners to sell or donate

Item 7.

## Thursday 3/6/25 visits

- **Howell Building Care** 920-945-0137
  - Lake Mills, WI - Recommended by previous owner, Gloria Buley
  - Office contact - Didi,
  - Estimator - Caleb 9:00am.  
Caleb@howellbuildingcare.com
- **Simmons Fence** 608-754-1610
  - Installed existing fence
  - Office contact - Jessica, Eric or Bill  
9-10am
- **Landmark Commission**
  - Pat Blackmer, Chairperson
  - Ordinance on City of Whitewater website
  - Submit write up with photos after reviewing quotes
  - BlackmerPA@aol.com