



## Landmarks Commission

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

**Wednesday, May 07, 2025 - 7:00 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.

### Landmarks Commission

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

**Please join my meeting from your computer, tablet or smartphone.**

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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 April 2, 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.***

## **CONSIDERATIONS / DISCUSSIONS / REPORTS**

- [2.](#) Discussion and possible approval for the wheelchair ramp for Hamilton House. Located at 328 W Main Street. Tax parcel # /OT 00036.
3. Consideration to Approve and Recommend to Common Council recommendations regarding the Starin Park Water Tower.
4. Discussion and possible action regarding the landmarked personal property of the bookshelves that were part of the White Building. **(Orin Smith)**
5. Update on progress toward landmarking the Masonic Lodge.
6. Update on progress toward landmarking the Premier Bank Building.
7. Discussion and update regarding plans for the America 250. **(Orin Smith)**
- [8.](#) Discussion and approval of a thank you letter to send to local landmark owners.
9. Update on Effigy Mounds
10. Discussion and possible approval of start time change for meetings.

## **FUTURE AGENDA ITEMS**

**NEXT MEETING DATE JUNE 4, 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, April 02, 2025 - 7:00 PM**

### MINUTES

#### CALL TO ORDER

Meeting called to order at 6:56 p.m.

**Audio for this meeting is very poor.**

#### ROLL CALL

##### PRESENT

Council Representative Orin Smith  
Board Member Pat Blackmer  
Board Member Penelope Alwin  
Board Member Kelsey Reilly  
Board Member Jordan Rielly

##### ABSENT

Board Member Gloria Buley

##### STAFF

Taylor Zeinert, Economic Development Director

#### APPROVAL OF AGENDA

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

Voting Yea: Council Representative Smith, Board Member Blackmer, Board Member Alwin, Board Member K. Reilly, Board Member J. Rielly

#### 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.

Motion made by Council Representative Smith, Seconded by Board Member Rielly.  
Voting Yea: Council Representative Smith, Board Member Blackmer, Board Member Alwin, Board Member K. Reilly, Board Member J. Rielly

2. Approval of Minutes from March 5, 2025.

Motion made by Council Representative Smith, Seconded by Board Member Rielly.  
Voting Yea: Council Representative Smith, Board Member Blackmer, Board Member Alwin, Board Member K. Reilly, Board Member J. Rielly

### 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

### STAFF REPORTS

3. Update on Territorial Oak Signage Placement.

EDD Zeinert stated that she has spoken to Streets Superintendent Brian Neumeister to see if they were able to install the Territorial Oak Signage. Streets will be putting back the Territorial Oak Signage once the frost dissipates.

4. Update on the plaques that were not broken.

EDD Zeinert explained that at the last meeting went through the ceramic plaques. There was a lot of historical information attached to them. We were cleaning out the White Building and found the ceramic plaques that were made by a local artist that matched the exterior of each of the historical buildings. We went through and found broken ones and there were unbroken ones. Blackmer was generous and she contacted each of the homes that had unbroken plaques and asked them if they would like those plaques. Each owner stated that they did and the plaques each found a new home.

Blackmer stated that when she was delivering the plaque to the Octagon House the artist of the plaques was there visiting a good friend. The artist is aware of what happened to them, that they had been in storage and they have been delivered to the home owners.

### CONSIDERATIONS / DISCUSSIONS / REPORTS

5. Discussion and possible plan for Landmarks Commission regarding America 250 in Whitewater.

Smith stated they have not had much time to focus on this as he is preparing to graduate. Once May comes around he will put something out to the community to see

what help could be gotten in that way. He also, plans to meet with Lisa Dawsey Smith and the July 4th Committee to see what help or plans they have.

EDD Zeinert asked since the Common Council has changed slightly and now that Boards and Commission members from Council will be by appointment by the City Manager would Smith still be interested in working with America 250.

Smith stated that he would.

6. Discussion and possible action on designating new landmarks. **(Pat Blackmer)**

Blackmer stated that we did discuss some possibilities at the last meeting. Would anyone like to take a lead on one of the potential landmarks that we had discussed. The Masonic Lodge and Premier Bank. Would anyone like to take the lead.

K. Reilly asked what that would entail?

Blackmer explained if you go to the Landmarks Commission page you would be able to find the nomination form. And if you look over the nomination form you will see that the biggest part of it is the research that one would have to do regarding that particular site. And why we would want to Landmark it. For example the Premier Bank down the street certainly is an architectural wonder. Even though we do not need to seek permission of the owner of things we would like to landmark. I always feel it is very wise to ask the person or individual who owns it if they would be willing to landmark it. I approached an individual with the Masonic Lodge a number of years ago. It was just an individual not a person with the governing body of the Masonic Lodge. He simply flat out said no. It doesn't mean that the other people associated with the Masonic Lodge would say no.

Alwin asked about cost?

Blackmer explained there is no cost. Reminder if you read the ordinance they cannot make any exterior changes without coming to the Landmarks Commission. What the Landmarks Commission does is if it is something that would significantly alter the appearance of the building or an addition to the building we would not permit it.

Blackmer stated that she has the research on the Premier Bank. She will get it out and see what we can do there. At the time of the research, her position on the commission was terming out and no one continued with it.

Blackmer stated that another long shot would be Calvary Cemetery which St Patrick's Church has governance over it. I don't know if they would be willing to Landmark it. It is still an active cemetery, however that would not matter. Interestingly enough, it is probably one of two cementeries on a college campus in the entire United States and that gives it some real credence.

EDD Zeinert stated that Ripon College also has a cemetery.

K. Reilly going to back to the Masonic Lodge. I volunteered there for 10 years and my dad's a Mason so I can definately ask or inquire.

Blackmer stated that would be great.

K. Reilly stated she is not even sure who owns that building.

Blackmer stated that would be something interesting to find out if the Mason's actually own the building.

K. Reilly stated that she knows that a couple of years ago, they had to get the roof replaced and it was their responsibility.

EDD Zeinert confirmed that the property is owned by the Masonic Lodge.

K. Reilly stated that the first thing I could do is have my dad bring it out in a meeting, if they flat out say no than there is nothing more we can do with that.

Blackmer confirmed that would be correct. Asked about other suggestions. Blackmer stated that she has the research for the Premier Bank and would be willing to hand it off to someone.

J. Reilly stated that he could take on the Premier Bank.

Smith asked about the historic buildings on the University grounds.

Blackmer stated that we would not want to Landmark these the Halverson Log Cabin is already on the National Registry. Not that this is any protection for it.

Smith stated that it was mentioned previously.

Blackmer stated that we need to take a look at those two structures. There was some concern that they are not being well maintained. She will talk to Dr. Corey King about it.

7. Discussion and possible approval of Exterior Projects for Hamilton House.

Blackmer stated that they were kind enough to provide a very well documented handout. The owners, Kari and Mark Barber had intended to be at the meeting. However, they are on their way to North Carolina. I believe they have things to finish up there, not sure if their property sold in North Carolina.

Blackmer stated that she did visit the Hamilton House when the contractor was there to give them suggestions. There are a couple of things that have changed. If you go to the first page. This is the back staircase. They were going to replace it with composite material, it is my understanding that they will now be using wood in order to keep with the historic exterior of the house. My suggestion would be that we approve.

Blackmer stated that one of the things you will notice is the railings on the top of the staircase. The railings are just plain. They want to use the spindles that are on the front of the home and a portion of the back of the home.

Alwin asked if we know what it was originally.

Blackmer stated that it had not been replaced since it was landmarked. And generally when a house is landmarked it needs to remain how it was when it was landmarked.

Smith asked if anyone knows what was originally there.

Blackmer stated that she didn't know.

EDD Zeinert stated that I think what is important here is that we have new owners here that are willing to take that extra financial step to really make sure that the Hamilton

House meets preservation standards. It is really cool to see, even though they are not from Whitewater but they have such a strong passion to make sure the historical parts are preserved.

Blackmer stated that you can't just replace items that were there when the house was landmarked and that is what is in the ordinance. My preference would be to allow them to do it.

EDD Zeinert stated that staff's memo really echos this also. Again, someone is trying to take care of Whitewater in their own way.

Smith asked for clarification if the motion should be on each individual item.

Blackmer confirmed that it should to allow removal of items if there was something we didn't agree with.

J. Reilly feels that the spindles would be a nice addition to the building.

Blackmer wanted to confirmed that everyone knew that they were going against the ordinance and that's ok we can do that.

Smith asked about Project 1 Part 2 Groomsmen cellar door entrance.

Blackmer explained that they would be replacing the hinges because they are very rusted and corroded. And they would replace the door with wood so it will look exactly the same. The lift that they wish to buy is a hydraulic lift but that has nothing to do with the structure of the house itself. It is a separate entity.

J Reilly asked about the Project 1 part one 3 c the square arch.

Blackmer stated that this is why we need to vote on things separately.

Smith stated that he has the same questions. Part 3 c has remove square arch and haul away.

**Motion by Smith to approve Project 1 Part 1 . Repair 3 dormers backside of house same as historic design. 2. Replace any fallen roof tiles near dormers. Paint with the same historic blue. 3. A. Replace 5 steps and deck with wood. B Replace railings with turned spindles to match rest of house. And remove 3 c until we receive more information can be provided.**

Alwin asked if that included the spindles.

Smith confirmed that it included the spindles.

Motion by Council Representative Smith, seconded by Board Member J. Reilly.

Ayes: Smith, Blackmer, Alwin, K. Reilly and J. Reilly.

**Motion passed**

**Based on notes from meeting. Video froze at 30.34. Video dropped at 31.04 and continued until 35.50 with generic screen.**

**Motion by Smith to approve Project 1 part 2 to approve suggested changes to groomsgman cellar door.**

Motion by Council Representative Smith, Seconding by Board Member J. Reilly.

Ayes: Smith, Blackmer, Alwin, K. Reilly and J. Reilly.

**Motion passed.**

#### **FUTURE AGENDA ITEMS**

-Report on Masonic Lodge

**NEXT MEETING DATE MAY 7, 2025**

#### **ADJOURNMENT**

**Recording cut out at 30.34. Per meeting notes, the meeting was adjourned at 7:38 p.m.**

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

Voting Yea: Council Representative Smith, Board Member Alwin, Board Member K. Reilly, Board Member K. Rielly



## Landmarks Commission Agenda Item

Meeting Date:	May 7, 2025
Agenda Item:	Discussion and Possible approval for the wheelchair ramp for Hamilton House
Staff Contact (name, email, phone):	Llana Dostie <a href="mailto:ldostie@whitewater-wi.gov">ldostie@whitewater-wi.gov</a> 262-473-0144

### BACKGROUND

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

The new owners of the Hamilton House would like to add a wheelchair ramp. Attached to this memo, is a detailed proposal from the applicant.

### PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

N/A

### FINANCIAL IMPACT

(If none, state N/A)

N/A

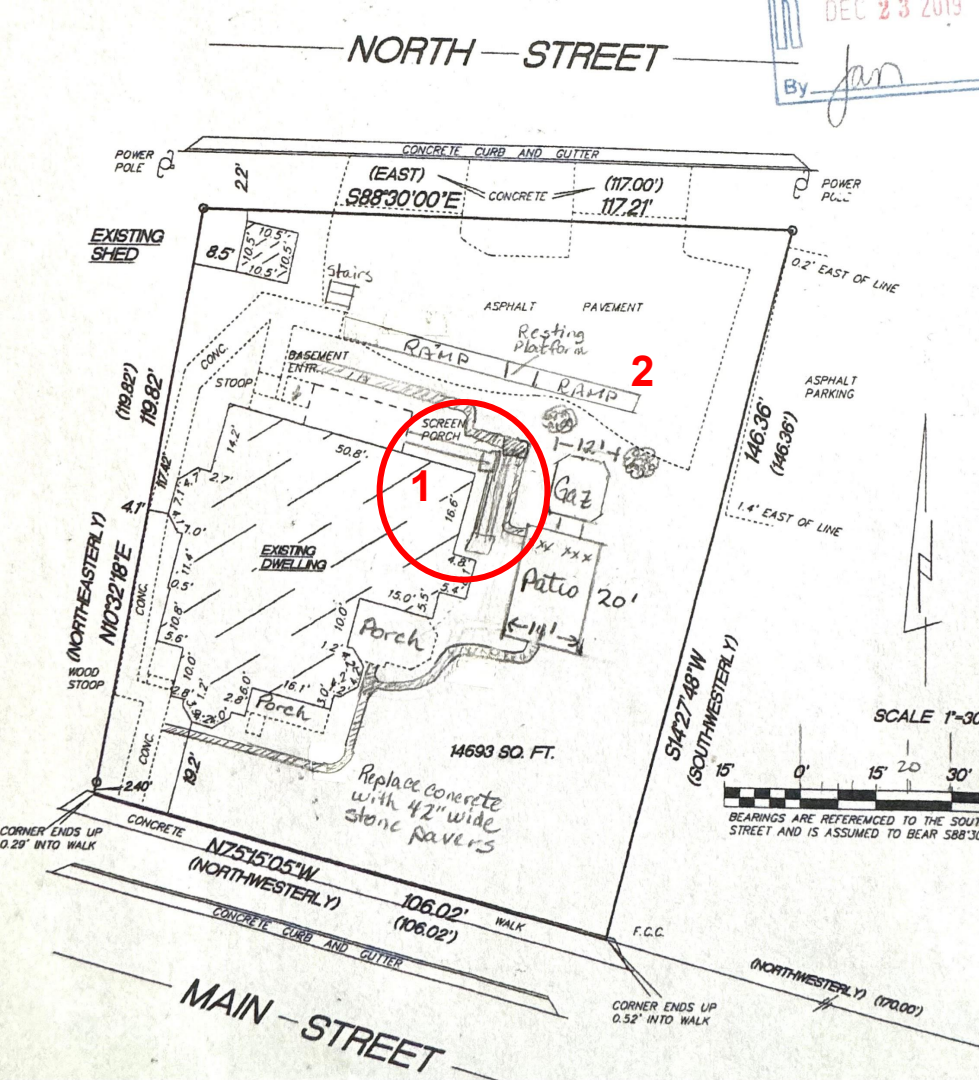
### STAFF RECOMMENDATION

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

### ATTACHMENT(S) INCLUDED

(If none, state N/A)

- Requested wheelchair proposal for the Hamilton House submitted by the owner



May 7, 2025 Landmark Commission Item 2. w

**Mark & Kari Barbar 336-488-4186**

Hamilton House Whitewater, LLC

328 W. Main St, Whitewater, WI 53190

KariBarbar56@gmail.com

## Accessibility Ramp - Landmark Commission

- 1** Ramp ground level to Sun Porch Door
  - Spindles match historic house rails

## Related project - NOT Landmark Commission Accessibility Ramp

- 2** Ramp parking lot to ground level
  - New retaining wall
  - Spindles match house

## Landscaping- Samuel Hatchett, Pro Landscape Supply

- Replace square pavilion with 12' octagon gazebo
- Add 14'x20' patio at new gazebo
- Add stone paver paths

# 1 Ground level into House

Item 2.

## Ramps to Sun Porch - Landmark Commission review



Example of turned spindles

### 42" High landing (ground level to Sun Porch threshold) requires:

15' long ramp + 5' resting platform, plus 15' ramp + 5' resting platform #2, plus 12' ramp to sun porch = 52' upper ramp

Spindle handrails the length of ramps to match historic design

Make double windows a 36" door, Change existing door to window

Extend existing platform by door

1 resting platform every 30', Ramp can rise 1" for every 12".



## Kristie's Restaurant in New Glarus, WI

Item 2.

Similar idea with spindles along ramp and lattice below

We will paint spindles to match Hamilton House rails.

We will not have carpet on ramp.

## 2 Parking Lot to ground level (Not Landmark Commission)

Item 2.

Ramp from far corner to stair platform



Thought you may like to see how we plan to get guests from parking lot to ground level.

42" High landing requires:

42' long ramp + 5' resting platform = 47' lower ramp with spindle rails

1 resting platform every 30', Ramp can rise 1" for every 12"



Item 2.

## Landscaping & Victorian Gazebo

This does not require Landmark Commission review. However, we thought you would enjoy seeing the draft landscaping plan and Victorian Gazebo we are adding. (Replacing the square pavilion)

We had one at our previous wedding venue in NC and it was a really popular photo spot. AmishCountryGazebos.com sends a great kit. We will paint it the same colors as the house.



## Whitewater Landmarks Commission

May 8, 2025

Delta Zeta Sorority  
604 W. Main Street  
Whitewater, WI 53190

Dear Members of the Delta Zeta Sorority,

The month of May celebrates Historic Preservation in our country, state and community. Because of this annual event, the City of Whitewater Landmarks Commission would like to take this opportunity to extend our gratitude and appreciation to you as the owners of a Landmark property in our community.

The Whitewater Common Council approved an ordinance that created the Whitewater Landmarks Commission in 1982. The purpose of this Commission is the enhancement, perpetuation and protection of property of historical interest or value. We currently have (28) locally designated landmarks of which (15) are current or former residences. You may find a complete listing of our Local Landmarks by accessing our website: [whitewater-wi.gov/277/Landmarks-Commission](http://whitewater-wi.gov/277/Landmarks-Commission)

Your dedication to the preservation and maintenance of our historic landmarks allows for our community to continue its rich heritage. It also enhances the charm and beauty of our city for our residents and visitors. For this, we are most grateful!

Sincerely,

City of Whitewater Landmarks Commission

Pat Blackmer, Chairman

Gloria Buley

Jordan Reilly

Llana Dostie, Staff Representativ

Orin Smith, Council Member

Penny Kleinhans

Kelsey Reilly