

AGENDA
Village of Oregon
Historic Preservation Commission

Wednesday, March 17, 2010

7:00 AM

Village Hall
117 Spring Street
Oregon, WI 53575
Village Board Room

1. Call to order
2. Roll call
3. Approval of Minutes
 - a) 02/17/10
4. Public Appearances
 - a) Discussion and Possible Action re: Door Replacement at 101 S. Main Street
 - b) Discussion and Possible Action re: Façade Improvements to 123 S Main Street (Peaceful Heart)
5. Communications and Miscellaneous Business
 - a) Update re: Historic Preservation Conference and Grants
 - b) Chair's Report:
 - c) Update re: 119 South Main Street Building and Discussion of Minimum Property Maintenance Program
 - d) Update re: Purchasing The Historical Markers for the Downtown Buildings and War I Monument
6. Unfinished Business:
 - a) Update Re: Windows for Scott Mac Williams' property at 107 South Main Street
 - b) Update Re: Downtown Water Tower Historic Preservation Grant submission
7. Future Agendas:
8. Adjourn

Committee members: Arlan Kay; Joan Gefke; Beth Sever; Al Miller; Patrick Molzahn, Steve Peotter and Village Board Representative: Phil Harms

Notice is hereby given that a majority of the Village Board of the Village of Oregon is expected to be present at the meeting of the Historic Preservation Commission scheduled for March 17, 2010 to gather information about subjects over which they have decision-making responsibility. This constitutes a meeting of the Village Board of the Village of Oregon pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W. 2d 408 (1993) and must be noticed as such although the Village Board will not take any formal action at this meeting.

Any person who has a qualifying disability as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact the Village Clerk at (608) 835-3118, 117 Spring Street, Oregon, Wisconsin, at least twenty-four hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

1. **Call to Order:** Chair Arlan Kay called the Historic Preservation Commission meeting to order at 7:01 am on Wednesday, February 17, 2010.
2. **Roll Call:** Present: Arlan Kay; Beth Sever; Al Miller; Patrick Molzahn, Steve Peotter and Phil Harms. Absent: Joan Gefke. Also Present: Village Administrator Mike Gracz, Public Works Director Mark Below, Building Inspector Mike Kleisch and Deputy Clerk/Deputy Treasurer Tracey Berman
3. **Approval of Minutes:**
 - a) 01/20/10- Miller moved to approve the January 20, 2010 Historic Preservation Commission minutes. Second by Molzahn. Motion carried 6-0.
4. **Communications and Miscellaneous Business:**
 - a) Update re: Historic Preservation Conference and Grants: The conference is progressing. Gefke was absent and will update the Commission at the next meeting.
 - b) Chair's Report: There was no report.
 - c) Wisconsin Association of Historic Preservation Commission (WAHPC) 2010 Events –FYI Only: This is for informational purpose only.
 - d) Update re: Renewing WAHPC 2010 Membership: The Commission's membership will be renewed for 2010.
 - e) Discussion and Possible Recommendation to the Village Board re: Joining the Coalition for Full Funding of the Historic Preservation Fund (HPF): This has been the source for a lot of funding already received. Kay suggested supporting this. **Molzahn moved to recommend to the Village Board joining the Coalition for Full Funding of the Historic Preservation Fund. Second by Harms. Motion carried 6-0.**
 - f) National Trust Membership at Forum Level – FYI Only: The Commission is automatically enrolled in a National Trust Membership at the Forum Level because of the grant received. Village staff will be the contact for communication with the National Trust.
 - g) Update re: 119 South Main Street Building: Kleisch stated he still has not had contact with the building owner. Gefke had e-mailed Below noting she did visit the building owners' home and it appeared that no one was home and it appeared that no one has been around for a-while. Miller questioned what the Village can do if they are unable to get a hold of the property owner. Kleisch stated from the Village's stand point nothing until the building is in such disrepair then the condemnation process could be started. Kleisch explained right now it is a civil issue. Kleisch noted the Village currently does not have a minimum maintenance code, so nothing enforcement wise can be done. There was discussion regarding the building being in a historic district and if the Commission could legally do anything. Gracz will explain the situation to the Village Attorney and have him look into the Historic Preservation Ordinance. It was noted that no one from the Village has been on the roof of the building to inspect. Below did look from the back of the building and the parapet wall primarily to the south appears to be leaning in. Molzahn questioned at what point does the Village deem wise to go in and inspect. Public Safety was discussed. Below noted he is comfortable saying the front appears fine and feels the parapet walls are tipping in and if anything falls it will fall inward. In order for the Village to go on the roof permission needs to be given from the owner. Kay thought there may be a general building inspection code to keep buildings in safe condition. Kleisch thought this may pertain to buildings during construction not to existing buildings, noting if they were to pull a permit the Village would be able to inspect. Harms questioned if

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the Fire Department could inspect the building to see if the wall is ok. It was noted to check with the Fire Department regarding this.

- h) Update re: National Park Service Request for Certified Local Government (CLG) Achievement Information for 2009: Gracz explained Gefke is working on this. This is an annual submittal.
- i) Village Response Letter to Dane County re: Monitoring of Façade Program: Kleisch explained he just responded to the questions the County had.
- j) Discussion and Possible Action re: Door Replacement at 101 S. Main Street: The door appears to have been replaced for 101 S. Main Street. No permit was pulled. If a door replacement is under \$500 a permit is not needed. Peotter noted he had spoken with the owner of The Academy of Sound and she said the door was in disrepair and was not secure so it was replaced. There was discussion of the new door and the differences from the previous door. Sever noted this is a modern version of the replacement and there was more glass area on the previous door. There was discussion regarding notifying the building owners if any changes are done to the exterior of the building they need to contact the Village before any work is done. Discussion occurred regarding the Historic Preservation ordinance. Molzahn suggested sending a letter to the building owners clearly stating the Historic Preservation ordinance. It was noted to compare the before and after photos to help decide whether or not the door is in compliance. The Commission consensus was to invite the building owner to discuss this further. Kleisch noted he will call to inform the building owner regarding what is being discussed at the HPC meeting.

5. Unfinished Business:

- a) Discussion and Possible Recommendation to the Village Board re: Purchasing The Historical Markers for the Downtown Buildings and War I Monument and Responses Received from Downtown Property Owners and Final Review of Markers: Gracz noted only Kim Smith and Jeff Aebly have not responded to the permission slips. Gracz had some questions on the markers regarding some of the narratives. There was clarification regarding the war monument, it was noted it is inscribed with "World War" not "World War I". Gracz referenced the 104 Janesville marker noting a grammar error in the first paragraph and the first sentence of the next paragraph was missing a word. It was noted the "with" and "is" should be struck from the sentence. There was discussion regarding the first paragraph, last sentence, Below questioned if the sentence should read "building on the same site"? Miller suggested putting a period after the word "building". It was noted the sentence should read "he erected this existing building". Gracz questioned the date May 22, 1866 in the second paragraph, second sentence. Sever noted should be 1863. The last paragraph it says "Mayor of the Village", Gracz noted taking out Mayor and replacing with President. Gracz acknowledged some markers have two dates at the top noting there is some confusion with two dates. Sever noted some buildings had fires and the second date listed is the date the second building was constructed. The Commission consensus was to use the original construction date to lessen confusion for readers. There was discussion regarding left justifying the paragraphs. Gracz questioned the spelling of the brewing company for 112 Janesville. It was noted to check with Gefke to ensure the spelling. 115 S Main Street the paragraph begins with "In form" and the other markers do not start this way. Harms suggested keeping "In form", noting it refers to a little bit of everything was in this storefront. Peotter questioned on 117 S Main Street noting the year on top states 1898, but in the text below it talks about 1894. It was noted to check on the dates. Staff will make the changes and verify dates with Gefke. Gracz questioned if the Commission is ok with staff making the changes and having the Commission make a recommendation to the Village Board to purchase the markers. Susan Cary will need to quote the project again. The Commission suggested purchasing all of the markers. **Molzahn moved**

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to recommend to the Village Board approval of purchasing 12 historical markers for the downtown historic district. Second by Miller. Motion carried 6-0.

- b) Update Re: Windows for Scott Mac Williams' property at 107 South Main Street: The windows are in and will be installed in mid to late March when the weather warms up.
 - c) Update Re: Downtown Water Tower Historic Preservation Grant submission: Gracz put this on the agenda in case something had been received back from the submittal. Nothing has been received at this time.
6. **Future Agendas:** It was noted the next meeting date will be March 17th.
7. **Adjournment:** Peotter moved to adjourn the regular Historic Preservation Commission meeting at 7:52 am. Second by Miller. Motion carried 6-0.

Submitted by,
Tracey Berman
Deputy Clerk/Deputy Treasurer

4(a)

Tracey Berman

From: Michael Gracz
Sent: Monday, March 08, 2010 1:56 PM
To: Tracey Berman
Subject: FW: HPC

Tracey, pls put on HPC agenda.

From: Mike Kleisch
Sent: Monday, March 08, 2010 1:17 PM
To: Michael Gracz
Cc: Mark Below
Subject: HPC

Mike,

I spoke with Jeff and he is willing to come in on the 17th to talk about the door and some tuck work he wants to do on the bricks. He does plan replacing the door that is there now, but will talk to the HPC about it and his options.

Mike Kleisch

Village of Oregon - Building Inspections
117 Spring Street
Oregon, WI 53575

(608) 835-6291 office
(608) 835-6503 fax
mkleisch@vil.oregon.wi.us

4/6

Michael Gracz

To: John Deits; Tracey Berman
Cc: Doris Deits
Subject: RE: Historic Preservation Meeting Agenda

Tracey, pls put this on the March 17th HPC agenda.

From: John Deits [mailto:john@peacefulheart.net]
Sent: Monday, March 08, 2010 3:14 PM
To: Michael Gracz
Cc: Doris Deits
Subject: Historic Preservation Meeting Agenda

Mike,

I would like to be added to the March 17th agenda if possible. We are in the planning stages of facade improvements the building at 123 S Main Street (Peaceful Heart). We do not have hand outs at this time, but may have some preliminary scetches available at the meeting. We would like to discuss with the Commision what they would like us to provide for documentation, possible funding, time tables, and the steps necessary to move forward with the changes. Changes will include replacing the windows and door as well as other minor cosmetic changes.

Our goal is to complete the changes this spring if at all possible, hence our desire to be on this months agenda. Please let me know if this is possible and if there are any other steps we can take to make this process as easy as possible for everyone involved.

Thanks,

John Deits
john@peacefulheart.net
835-5288 store
835-8122 home

Total Control Panel

[Login](#)

To: mgracz@vil.oregon.wi.us [Remove this sender from my allow list](#)
From: john@peacefulheart.net

You received this message because the sender is on your allow list.



Janesville & Main Street

World War Memorial

1920

The World War Memorial is composed of a polished hurricane island granite column preserved from Chicago's old City Hall. The column is nine feet tall and is set on a classically-profiled base and topped with a globe, both of barrie granite. The column is inscribed:

**ERECTED IN HONOR OF THOSE WHO SERVED
OUR COUNTRY IN THE WORLD WAR
1914-1918**

It is believed to have been the first tribute to the veterans of World War I in the United States and was dedicated on June 10, 1920. A polished granite bench inscribed: DEDICATED TO ALL VETERANS is inscribed with the American Eagle and stands beside the Memorial.



101 South Main Street

John P. Connor Building

1908

This two-story red brick commercial vernacular building with Romanesque Revival inspired decorative brickwork is accented with light-colored stone. The original storefront was uncovered in 1998 and remains intact. The second story windows are replacements.

Brothers John P. and Bernard F. Connor were operating a general store in Oregon by 1895. In 1903 J.P.'s sons, John and Bernard, joined the firm and continued the business after J.P.'s death. The Connor building shows many similarities to the McDermott block. The J.P. Connor General Store was in business until c.1924. In 1926, Edward G. Booth and son Gerald, purchased the building. They began as a furniture store and expanded that business to include the 1873 Lindsey Funeral Home. The E. G. Booth & Son Furniture Store and funeral business continued in the building until c.1941. The firm owned the building until at least 1955.



104 Janesville Street

Charles W. Netherwood Building

1898

This two-story, cream brick Romanesque Revival building is trimmed with red stone. The storefront was altered in 1952, but the upper story retains very good integrity. Above the storefront, a pair of brick pilasters separate the front facade into thirds. In the middle section, a band of windows surmounted by running arches of red stone suggests the transomed windows characteristic of Richardsonian Romanesque. Above, there is an oval window of leaded glass, flanked by red stone panels reading "1898". The first building burned in 1873 and was rebuilt on the original site along Jefferson Street. The second Netherwood Hall burned in 1898 and Netherwood constructed this existing building on the site of the fire.

Netherwood was born in New York in 1843 and settled with his parents in Oregon in 1856. Following his enlistment in the Civil War, he was severely injured at Vicksburg on May 22, 1863. He returned to Oregon and devoted his life to public service.

Several longtime businesses located in the building's four storefronts: the post office from 1898 until 1928; a grocery store in 1899; William Laughlin's jewelry store in 1907, succeeded by another jeweler, Milton Wischoff, in 1915. Wischoff remained until c.1941. The centered storefront was a lower-level barbershop from 1899 until 1916. The public library located in the center storefront upper space from 1916 until 1941. The eastern storefront housed the City Meat Market from 1899 until 1921, when the Home Bakery moved in. Part of the second floor in the Netherwood building was leased to Charles Martin's Lord Coke Cigar Company, the local chapter of the Modern Woodmen, a fraternal organization that held meetings there and subleased the space to the public for dances, church dinners, and small gatherings.

Netherwood served as Chairman of the Board of Supervisors of Dane County, President of the Village, Oregon Treasurer and member of the Oregon Board of Education. Netherwood owned the building until his death on July 4, 1938.



109 South Main Street

Bernard M. McDermott Building

1899

This two-story, red brick edifice, accented with light-colored stone, is the simplest of the three Romanesque buildings in the district. The storefront has been altered. The brick banded with white stone that frames the storefront remains. Four brick pilasters divide the second story into thirds and terminate in a stepped parapet. The central section features a pair of flat-arched windows with stone lintels, surmounted by a pair of small, round-arched windows with stone surrounds and stone panels with raised lettering.

McDermott was born in Vermont and settled in Oregon in 1881. He operated a general store in the Village until his death in 1901. McDermott's sons, George and William, succeeded him in business. The McDermott's Sons General Store continued until at least 1928. Later tenants were regional or national franchises and included the Kroger Grocery, Flex (c.1940), Gamble and Ben Franklin. The McDermott family owned the building until c.1950.



111 South Main Street

Thomas Boyd Cowdrey Tailor Shop

1878

Characteristic of the early-twentieth century "Modern Broadfront" variant of the commercial vernacular form, this building is one-story tall. When erected in 1878, this commercial vernacular building was finished with cream brick and enriched with Italianate-influenced decorative brickwork. In 1911, the front facade was updated and now features a classical cornice over the storefront, surmounted by a horizontal panel of brick headers.

Built for his tailor shop, Thomas Cowdrey retained ownership of the building until his death, c.1903. Cowdrey was born in Pennsylvania and settled in Oregon in 1862. His son, F. B. Cowdrey, was born in Oregon and owned the Cowdrey building until c.1941. For more than 30 years the F. B. Cowdrey and E. E. Buche clothing and shoe store, called the White House, was located here.



112 Janesville Street

George Montgomery & Charles Martin Building
1899

A late-nineteenth century commercial vernacular form, this two-story frame edifice was dressed with metal siding. It features pressed metal window hoods at the second story and a pressed metal cornice. This building housed the Montgomery and Martin Saloon until c.1903 and another, the Buof Brewing Company Saloon, until 1910. Montgomery moved out of the area when the business was sold in c.1910. Charles Martin started a cigar-rolling business, located on the second floor of the Netherwood building. In 1910, E. F. Kramer purchased the Oregon Observer moving his newspaper business into the building, where it continued until c.1998. Kramer owned the building from c.1925 until c.1955. This building remained in the Kramer family until c.1965.



115 South Main Street

Charles Eugene Powers Building

1877

In form, this late-nineteenth century commercial vernacular, two-story, brick building retains cast-iron columns on its storefront, segmental-arched windows with pronounced keystones at the second story, and decorative brickwork at the cornice.

Erected in 1877 to house his confectionery and jewelry store, C. E. Powers was in business at this location for 26 years, selling the building in 1903. By 1908 Arthur Criddle's drugstore had moved into the building and was in operation as the Oregon Drug Company as late as 1928. In 1945, Axel Johnson purchased the building which he continued to own until c.1950.

From 1908 until 1914 the Powers building was the home of Oregon's first library, located on the second floor.



116 Janesville Street

Hausmann Brewing Company Saloon
1900

This one-story building displays the characteristics of the early-twentieth century "Modern Broadfront" variant of the commercial vernacular form. This building was erected in 1900 and has a veneer of wire-cut orange brick.

The Hausmann Brewing Company Saloon was in the building until c.1910. Hausmann Brewing Company sold the property to William Hayes in 1919. Hayes was a harness maker and in business in Oregon from c.1911 until c.1928. He owned the building until c.1935. Hayes was succeeded by a series of barbers, one of whom was Cletus Brown, who owned the property from c.1945 until c. 1965.



117 South Main Street

Marvin Hardware/Masonic Lodge

1898

This Romanesque Revival style building possesses an intact storefront with an off-center entrance, paneled wood kick-plates, multi-paned transom and a cast-iron lintel with rosettes.

Individual listing on the National Register in 1992, claimed the building was assembled in two parts. Henry H. Marvin opened a hardware store in Oregon c.1875. Marvin was in business in an earlier building on this site by 1877. This existing building housed the Marvin Hardware Company from 1898 until c.1912

Marvin retained ownership of the building until 1920, leasing it to Earl Prichard and Patrick Cusick, hardware dealers. Prichard and Cusick were in business together until 1940, when George Peterson bought out Prichard. Peterson and Cusick continued the business, while Prichard retained ownership of the building until his death in 1945. Peterson then bought the building keeping it until 1971. The Masonic Lodge was located in this building until 1961.



121 South Main Street

Dr. Isaac Howe Drugstore

1880

This commercial vernacular building was finished with cream brick and enriched with Italianate-influenced decorative brickwork. Around 1907, the front facade was updated with glazed white and red brick. Later, c. 1940, the current orange brick veneer was installed.

Dr. Howe was born in Vermont and graduated from the Vermont Medical College in 1849. He settled in Wisconsin in 1851. In 1865, he opened a drug store and grocery store with his brother, C. M. Howe, in Stoughton. The Howes moved the business to Oregon in 1866, but the partnership dissolved in 1869. Dr. Isaac Howe had a store built on this site in 1876; it burned in the 1880 fire. The existing buildings were then erected. Around 1907 Lydia Meloy bought the building and A.M. Anderson's grocery and general store moved in, remaining there until c.1924. Anderson was succeeded by Arthur Ames' general store until c.1941. Ames purchased the building from Meloy's estate between 1945 and 1950, retaining ownership until c.1965.



123 South Main Street

Dr. Isaac Howe Rental Building

1880

Originally this rental building matched Dr. Howe's drugstore next door, characteristic of the "Modern Broadfront" variant of the commercial vernacular form. Around 1925, the front facade was given its current simple appearance.

This rental building housed a general store until 1910. The firm of Marcus Terwilliger and J. J. Lindsay were the first tenants. The partnership dissolved but Terwilliger had a general store on this site as late as 1895. By 1896, S. Grant Champnor had purchased the building. Champnor operated a general store and grocery on site until c.1919, and owned the building until c.1940. By 1919 the Kivlin and Kern hardware and plumbing business had moved in. This enterprise later called Kivlin and McCann continued in the building until c.1941.



134 South Main Street

Thomas H. Grady Grocery Store

1915

This one-story building reflects the characteristics of the early-twentieth century "Modern Broadfront" variant of the commercial vernacular form. The front facade is veneered with red brick and features a panel outlined with brick headers.

Prior to 1895, a small frame butcher shop stood on this site. In 1895, part of the 1868 Oregon Public School building was moved onto this site and then became the Village Hall. In 1915, the Village Hall was moved to the north side of the public square where the existing Village Hall is located.

Beginning in 1881, Grady was employed as head clerk at the B. McDermott's Sons General Store. In 1903, Grady opened his own grocery. The Grady Grocery was built on this site for Thomas Grady in 1915. He operated the grocery until c.1934. The building remained in the Grady family until c.1945.