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April 22, 2020

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4/29/2020 Historic Preservation Commission

Wisconsin Certified Local Government Presentation, Application for Listing St. Mary's Church as a Local Landmark

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VILLAGE OF PEWAUKEE Historic Preservation Commission April 29, 2020

1. Call to Order and Roll Call

The meeting to order at approximately 6:00 p.m.

Roll Call was taken with the following Historic Preservation Commission members present: Commissioner Rogers, Member Charles Nichols; Member Jeffrey Phillips; Member Tara Sonnenberg; Member Kevan Toby; Trustee Rohde (arrived at 6:08 pm).

Member Kelly Berriman was excused.

Also Present: Mark Blum, Village Attorney; Scott Gosse, Village Administrator; Mary Censky, Village Planner; Casandra Smith, Village Clerk.

2. Approval of Minutes of the Previous Meeting

Commissioner Rogers moved, seconded by Member Toby to approve the April 20, 2020 minutes of the Regular Village Board meeting with the following changes as stated below:

“Change the roll call meeting to state, Historic Preservation Commission”

Motion carried 5-0.

3. Citizen Comments

Father Joe @ 2259 N 64th Street, Wauwatosa – Father Joe stated that he is the representative for the Queen of Apostles church regarding the St. Mary's Church. The Church attempted to find a way for the church to be used but the building is in a disastrous condition. The Church did find a developer who could deal with all the issues regarding the Church condition but the need to demo still exists. The parish has had many meetings regarding the condition and therefore Queen of Apostles cannot endorse the Historic Landmark Designation.

Citizen comments continued after #4

Jeanette O'Toole @ 402 W. Wisconsin Ave – Ms. O'Toole thanked Joe DeRose for speaking and spoke regarding the conditions as mentioned by Father Joe. She expressed that she believes the church is in good condition. She listed issues of lead paint, plaster and mold and stated none of these issues were observed in the report presented. She stated that based on the age of the building, codes do not apply.

Kathy Losiniecki of Pewaukee -Ms. Losiniecki stated that when Queen of Apostles (QOA) filed for their demo permit with the City of Pewaukee that an assessment was done and did not document any significant issues. She stated that there are people out there that want to save the church and the community doesn't want it to be torn down.

Pastor Florin Docea – Pastor Docea stated that his congregation used to meet at the St. Mary's Church for about three years. The congregation tried to maintain the building and restore the building as they were able but the condition of the building seems to be rock solid. His opinion is that this is an ideal place for a gathering. He would like to encourage the Commission to designate this building as a Historic Landmark as he comes from Europe where they do everything possible to keep their historic buildings.

Sandy Moncada @ W276N2177 Spring Creek Dr - Ms. Moncada expressed her concerns regarding when the decision would be made. She asked why QOA wants to destroy this building and questioned if the Commission finds the church is a historic landmark what obligations would they have to restore the building.

4. Presentation



it is administered in Wisconsin, and how to become a Certified Local Government (CLG). I review the details on the Wisconsin Historical Society website. To become a Certified Local Government, you would need to have an Ordinance, create a commission, and have authority to designate local landmarks. The program of Wisconsin historic preservation program is federally funded and Certified Local Government status is not required to designate local landmarks. Mr. DeRose stated that to become a Certified Local Government there are requirements to send the agendas and minutes and one time per year the Village would need to submit an annual report. The Commission discussed the maintenance of designated landmarks and stated that each owner would be responsible for keeping the conditions of the building acceptable and submit for approval any changes that are proposed.

- Is the site (Historically Important, did a historical event take place here)
- Is the site the home of an important person
- Does the site have architectural importance/style
- Does the site have an archeological significance

Discussion followed on how to apply to become a Certified Local Government. Mr. DeRose explained to the Commission that becoming a Certified Local Government would open up the designated properties to tax credits of up to 25% and if the property was a non-profit there are ways to sell the tax credits. The Commission needs to designate properties based solely on the criteria. The Commission's decision could then be appealed to the Village Board where there would be a Public Hearing and the property owner would be able to state their stance on the designation. Member Phillips expressed concern if the property owner doesn't wish to have the designation. Mr. DeRose stated that to become a Certified Local Government there are requirements to send the agendas and minutes and one time per year the Village would need to submit an annual report. The Commission discussed the maintenance of designated landmarks and stated that each owner would be responsible for keeping the conditions of the building acceptable and submit for approval any changes that are proposed.

5. Old Business

a. Discussion and Possible Action Regarding Application for Listing St. Mary's Church as a Local Landmark

Administrator Gosse stated this item was presented at the last meeting and information received since that meeting was inserted in the Commission packets and distributed to the Commission today with regard to information received last night. Attorney Blum stated that if a motion is made the member should state the particular standard during the decision such as if the landmark is exemplified or reflects the broad cultural, political, economic, or social history of the nation, state, or community; if the historic personages are important in national, state or local history; if the site embodies the distinguishing characteristics of an architectural type of specimen inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship; representation of the notable work of a master builder, designer, or architect who influenced his or her age; has yielded or may be likely to yield information important to prehistory or history. Member Phillips expressed his concern with the owner not being on board with the designation of the property although he does believe the structure does represent the integrity of the community as the Village doesn't have many icons left. Member Sonnenberg agrees with Phillips as there wasn't a Historical Board in the past that could save these older buildings. Member Toby stated there is still information that is needed to make an informed decision such as which parcel this is encompassing and how turning off the utilities has affected the property. Comm. Rogers stated that he voted no for the Capri development but feels that was a separate issue and he can still make a decision separate from that project. Rogers stated that the architectural significance element does have historic significance but he expressed his concern for the property owners. Trustee Rohde stated that this property exemplifies or reflects the broad cultural, political, economic, or social history of the community and the responsibility of the Commission is to make a decision as to if this is a landmark or not. This is one of the oldest buildings in the Village dating back to around 1886. Postcards have the church pictured with the steeple overlooking the church. Reverend Becker was an influential part in where the railroad depot was placed which affected the economy abundantly. The structure is constructed with local stones which are of indigenous materials and the bell was poured in Philadelphia. He believes the property qualifies to be listed as a historical landmark. Chairperson Nichols stated he is in favor of preserving the landmarks. He expressed his concern for the property's condition and whether or not the property is able to be occupied. The maintenance may require substantial expenses but he believes this is a local landmark. Attorney Blum responded to Member Toby stating that the application is for the Church and the property it is on only. The property owner could apply for a land division.

Comm. Sonnenberg motioned, seconded by Trustee Phillips to designate the St. Mary's Church property located at 449 W. Wisconsin Ave as a historical landmark because it reflects the social history of the community.

Motion Carried on Roll Call Vote 5-1; Comm. Rogers voting nay.

6. New Business

a. Discussion and Possible Action on State of Wisconsin Historical Society Certified Local Government Application.

Trustee Rohde stated that in order to receive a grant the Village would need to be listed as a CLG. Comm. Rogers stated there is little downside to becoming a Certified Local Government. Attorney Blum responded to Member Sonnenberg; this would open up money for the municipality, not property owners.

Trustee Rohde motioned, seconded by Comm. Roger to recommend to the Village Board to apply to become a Certified Local Government through the Wisconsin Historical Society.

Motion Carried on a Roll Call Vote 6-0.

7. Adjournment

Member Philipps motioned, seconded by Member Sonnenberg to adjourn the April 29, 2020, Historic Preservation Commission meeting at approximately 7:36 p.m.

Motion carried 6-0.

Respectfully submitted,



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Thursday	8 a.m. - 4:30 p.m.
Friday	8 a.m. - 4:30 p.m.
Saturday	Closed
Sunday	Closed

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