

**INTRODUCTORY RESOLUTION TO
PRELIMINARY APPROVE THE NOMINATION OF THE MASONIC
TEMPLE (2 EAST MAIN STREET) AS A LOCALLY DESIGNATED
LANDMARK**

**SPONSOR: MAYOR EMILY MCFARLAND
FROM: HISTORIC PRESERVATION & DOWNTOWN DESIGN
COMMISSION**

WHEREAS, the City of Watertown's Historic Preservation & Downtown Design Commission has reviewed the Masonic Temple building, located at 2 East Main Street; and,

WHEREAS, the City of Watertown's Historic Preservation & Downtown Design Commission has determined that the historic Masonic Temple building meets the following nomination criteria as defined in Chapter 325, the Historic Preservation Code, of the City of Watertown Municipal Code as a historic site eligible for designation as a Locally Designated Landmark:

1. It has character or interest as part of the heritage of the City
2. It embodies the distinguishing characteristics of an architectural type of specimen.
3. It has a relationship to other distinctive buildings, structures, improvements or areas which are eligible for preservation according to an historic design or motif:

and,

WHEREAS, pursuant to Section § 325-6C, upon preliminary approval of a nomination by the Common Council, the City Clerk shall schedule a public hearing on the nomination before the Common Council, published notice of which shall be given at least two weeks in advance of the hearing. In addition, the Commission shall provide the City Clerk with a list of names and addresses of all owners of real property located, in whole or in part, in the nominated historic site or historic district and, in the case of a nominated historic district, all owners of real property located, in whole or in part, within 200 feet of the nominated historic district. A letter shall be mailed to each individual or party listed, informing them of the nomination and date of the public hearing. A copy of the nominating resolution, including all appendages and attachments, shall be maintained in the office of the City Clerk for inspection by the general public.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE
CITY OF WATERTOWN, WISCONSIN:**

That the Masonic Temple at 2 East Main Street be considered preliminary approved as a Locally Designated Landmark that meets all nomination criteria per the attached documents.

**FURTHERMORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF
WATERTOWN, WISCONSIN:**

That the City Clerk shall set a public hearing and meet the requirements prescribed in Section § 325-6(c) of the City of Watertown Municipal Code.

That this Resolution shall be in full force and effect upon its passage and adoption.

	YES	NO
DAVIS	✓	
LAMPE	✓	
BOARD	Absent	
BARTZ	Absent	
BLANKE	✓	
SMITH (1)	✓	
SCHMID	✓	
WETZEL	✓	
MOLDENHAUER (2)	✓	
MAYOR MCFARLAND	—	
TOTAL	7	0

ADOPTED March 19, 2024

Megan Durr
CITY CLERK

APPROVED March 19, 2024

Jm
MAYOR

City of Watertown Historic Preservation
& Downtown Design Commission
Meeting Minutes
June 21, 2023

Members present: Melissa Lampe, Mike Trego, Jill Nadeau, Barry Ashenfelter, Jacob Maas and Tim Little. Members not present: Steven Board

1. Call to Order.

Vice-Chair Ashenfelter called the meeting to order at 6 p.m.

2. Review and approve minutes from May 24, 2023 meeting.

Motion by Nadeau, second by Little, to approve as presented. Motion carried.

3. BUSINESS:

A. Discuss and approve as appropriate signage – 112 N. Third St.

No action taken as signage would be applied to interior glass storefront.

B. Review and approve as appropriate proposed seating platform at 200 W. Main St.

Motion by Nadeau, second by Little, to issue a Certificate of Appropriateness for the project as presented. Motion carried.

C. Discussion regarding update of citywide intensive survey of Historic Properties

The commission is planning to apply for a Certified Local Government grant this fall to hire a consultant to update the 1987 intensive survey of historic properties in the city. The grant is administered through the Wisconsin Historical Society and there is a clearly defined process to follow. Little volunteered to be the point-person for the project and will work with Lampe to begin the application process.

D. Review draft of local landmark designation for 2 E. Main St.

Lampe presented the resolution for the nomination of this property. Motion by Ashenfelter, second by Nadeau to approve draft and forward to Mayor McFarland for City Council review and approval. Motion carried.

E. Election of Officers

With Board's appointment to the City Council, the commission held an election to select a new chairperson and vice-chairperson. Motion by Lampe, second by Little, to elect Maas as commission chair. Motion carried. Motion by Ashenfelter, second by Lampe, to elect Nadeau as vice-chair. Motion carried.

4. Adjournment

Motion by Trego, second by Maas to adjourn. Motion carried.

Respectfully submitted,
Melissa Lampe
Commission Secretary

City of Watertown Historic Preservation
& Downtown Design Commission
Meeting Minutes
April 26, 2023

Members present: Steven Board, Melissa Lampe, Barry Ashenfelter, Mike Trego, Jill Nadeau, and Tim Little. Members not present: Jacob Maas. Also present: April Chandler and Charity Chandler.

1. Call to Order.
Chairperson Board called the meeting to order at 6 p.m.
2. Review and approve minutes from March 15, 2023 meeting.
Motion by Trego, second by Ashenfelter, to approve as presented. Motion carried.
3. Election of officers for 2023 – Chair, Vice-Chair, and Recording Secretary
Board called for nominations for Chair, Vice-Chair, and Recording Secretary. Motion by Trego, second by Ashenfelter to elect Board as Chair - motion carried. Motion by Lampe, second by Trego, to elect Ashenfelter as Vice-Chair - motion carried. Motion by Trego, second by Little, to elect Lampe as Recording Secretary - motion carried.
4. Conduct design review of 2023 Façade Grant Projects and make recommendations.
Lampe presented the façade and sign grant projects for 2023. She explained that while a sub-committee of the Main Street Program would make funding determinations for each project, the commission's role is to ensure the work proposed meets current design standards.

Far Horizons Imports, 413 E. Main St.

Installation of new storefront awning. Motion by Nadeau, second by Trego, to approve as presented.

Tri-Star Co., 222 W. Main St.

Installation of three new commercial storefront doors. Motion by Trego, second by Ashenfelter, to approve as presented. Motion carried.

Ernest Inn, 11 E. Main St.

Tuck-pointing of second-story brick façade. Motion by Nadeau, second by Little, to approve as presented. Motion carried.

Pine Hill Farm, 200 W. Main St.

Creation and installation of new mural to hang on N. Water Street side of building. Mural will depict the Octagon House and America's First Kindergarten with children playing. Motion by Nadeau, second by Ashenfelter, to approve the mural in concept. Motion carried.

American Family Insurance, 114 W. Main St.

Installation of new storefront. Motion by Trego, second by Little, to approve as presented. Motion carried.

Deerfield Properties, 118 N. Water St.

Installation of two historically accurate replacement windows facing O'Connell Street. One window opening will be reduced and filled in with brick to match opening on other side of entranceway. Motion by Little, second by Trego, to approve as presented. Motion carried.

Chandler House Bakery, 411 E. Main St.

Creation/installation of new exterior projecting sign. Motion by Nadeau, second by Trego, to approve as presented. Motion carried.

Pine Hill Farm, 200 W. Main St.

Proposal to Designate the Masonic Temple/Former Fischer's Department Store Building, 2 E. Main St. as an Individually Listed Local Landmark

June 20, 2023

Dear Mayor McFarland and the Common Council,

The Watertown Historic Preservation & Downtown Design Commission is requesting that the historic Masonic Temple/Fischer's Department Store building, 2 E. Main St., be designated as an individually listed Local Landmark through Chapter 325-4 of the Municipal Code. The Commission voted unanimously on April 26 to move forward with the nomination and to send the request to the Mayor and Common Council for approval.

As you are aware, the Main Street Commercial Historic District was established as a Local Landmark district via a resolution adopted Nov. 15, 1988. In addition, the Main Street Commercial Historic District is listed in both the State of Wisconsin Register of Historic Places and the National Register of Historic Places. The local landmark designation provides protection to properties within this district. Any changes proposed to properties within this district that would alter the appearance and character of a building facade (aside from basic paint and awning selections), require approval from the Historic Preservation & Downtown Design Commission.

Bill Lindborg is the owner of 2 E. Main St. He has requested the commission designate the Masonic Temple/Fischer's Department Store building as a locally designated landmark "on its own merits" as it did for the Schempf Building (207-209 E. Main St.) in 2014. While all properties downtown are locally landmarked as part of a district by ordinance, this request is to apply a higher level of distinction to this particular property. For a property to qualify as a local landmark, it must meet at least two of six criteria as outlined in the ordinance. Based on the ordinance language for local landmark designation, the Masonic Temple/Fischer's Department Store building qualifies for individual listing under criterion:

- A. It has character or interest as part of the heritage of the city.
- D. It embodies distinguishing characteristics of an architectural type or specimen.
- F. It has a relationship to other distinctive buildings, structures, improvements or areas which are eligible for preservation according to a historic design or motif.

The Masonic Temple/Fischer's Department Store building was constructed in 1906 in the Romanesque Revival style. It was designed by H.C. Koch and Sons. With the exception of alterations to the first-floor storefront, the exterior of the building has remained relatively unchanged since its construction. This building has been home to a fraternal order of Masons and multiple retail and office uses throughout the years. The building is most commonly known as the former Fischer's Department Store. Today the building is home to the Blue Butterfly Thrift Store.

It is at the request of Lindborg and the commission that the official designation read: The Masonic Temple/Fischer's Department Store Building. Thank you for your consideration of this request.

Sincerely,

Melissa Lampe
Secretary

Watertown Historic Preservation & Downtown Design Commission