

## HISTORIC PRESERVATION COMMISSION

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Time and Date: Wednesday, January 30, 2013, at 4:00 p.m. in the Birch Room of Wausau City Hall  
Members Present: Gisselman (C), Crooks, Forrest, Burke  
Others Present: Lenz, Wessling, Follendorf, Voss, Mudrovich, Engen

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

Chairperson Gisselman called the meeting to order at approximately 4:00 p.m. stating that a quorum was not present.

### **Recommendation: Façade Rendering Design and Canopy for 622 3<sup>rd</sup> Street (formerly Lepaul Furs)**

Gisselman passed around a brief description of the 600 block of 3<sup>rd</sup> Street. The west side of the block is described as one of the finest collections of retail buildings in the city and is essentially the only unbroken, block base with the scale and architecture character of an earlier era in Wausau.

Wessling said that Voss came to Community Development because they decided to purchase the building for their daughter who is a photographer. The daughter has won awards for her business plan and is ready to make her home here. This was the first building that was looked at in their search. They plan on renovating it, and possibly obtaining public financing.

Follendorf said that Voss approached Wausau Main Street because she knew that they assisted property owners with renderings that are historic in nature. Main Street worked with a design specialist who has a very strong ethic. The design specialist came up with an initial rendering for the building. There have been some modifications and every part of the building that was suggested is very much in line with the historic nature of the building and block. The property owner does not want the building be Plain Jane, but unique.

Wessling said that the owner came into the office showing a picture of the steel portico type of awning, which appeared to be very modern. The awning probably didn't complement the building and sometimes the rules are broken. This singular block of the same building should remain in the same genre. Wessling said that they seem to be open to other ideas. The Voss's have found the original pipes in the building, which were used to hang furs, and have reconfigured the pipes in order to be an awning.

Lenz asked if there will be any fabric on the awning. Voss answered that there will not be any fabric, just the metal canopy and said that they are trying to reclaim as much as possible from the original building. Wessling said that it seems much more subtle. Mudrovich said that according to the Wisconsin Historical Society, there were sunshades on the building and Main Street suggested the metal canopy. Voss said that they are trying to get input from the people and most seem excited.

Wessling said that she spoke to Oberbeck who was disfavorable of the awning, but was favorable to the metal. Oberbeck was not a huge fan of changing the architectural detail of having the arch below the middle window, but would not object to the design. Gisselman added that this is purely advisory. The property is part of the Downtown Historic District and eventually through the building permit and Certificate of Appropriateness process; they would need to come back to the commission.

Crooks asked if the awning was burnt. Mudrovich said the building burned down and was replaced. When the walls were opened up, half of the party wall was visible and was charred and covered with soot. Mudrovich said he does not believe anything on the outside of the building is original. Crooks said that it wasn't original from when the building was constructed, but it was probably from the twenties. Gisselman said that according to the historic survey, a brick two-story meat market was built around 1890

and remodeled in the late 1930's, but does not indicate anything about a fire. Mudrovich showed a picture of the building next door that had a two-door style. It was one building with two addresses. Crooks said that his grandfather bought LePaul Furs in 1939. Voss said that they are trying to gather information about the building. Crooks said that the fur business started in 1931. Voss asked if his grandfather was the one who had brought the safes in and said they have been stripping two of the safes and will be using them in the building.

Crooks said he agrees with Oberbeck that the middle window is not in keeping with the historical nature of the block and asked if it would be a new brick overlay. Voss said it is all coming down and they'll know more as they get into it. Crooks said that it would be better if it would be uniform like an older building. The curvy lines on the top are not normally seen on older buildings. In this era, it was more rectangular arches. Voss said Main Street had it flat. Crooks said the drawing from Main Street looks very plain. Wessling said the buildings on the sides of this particular building are not completely symmetrical. Crooks said the buildings are in pretty classical architectural style and what is presented is not what to expect in a building in an older area of town. Voss said the curiosity can definitely be moved to the top and the windows may be expanded a little bit. Crooks said that currently it is a straight line across top. Gisselman said you can understand the arch coming across the top and asked the owners to explain the arch across the bottom of the window. Mudrovich said the arch on the bottom is non-traditional. Gisselman said the circle does have some commonalities. Mudrovich said if the commission members looked at the top near the circle and looked at the concrete wall on the public library facing Washington Street, the same feature is on both, but not the lower arch. The eye on the top is very symbolic for a photography studio. Gisselman said that there are other buildings that have a top center circle. Voss said that the window arch could easily be flipped. Mudrovich said a key stone will come down and have an arch at the sides. On a picture of the old building, there are keystones at the top and they thought to have a rounded top with brick. Crooks asked if it would look like the old one. Mudrovich answered yes. Forrest said it would be an improvement. Crooks asked if the windows will be combination windows. Mudrovich said that in the past, to replace a window, they would take the original window out and put in a new window with a reduction in the glass area.

Gisselman asked about the steel bars coming out of the side of the building. Mudrovich said that it is an interesting idea to have actual pipes that were previously used to be a decorative accent of the building. The art glass is original to the construction and is in good shape and is salvageable. The steel above the hard glass is sagging and at this point are not sure what will come of it. It could be a through-wall brick or just a brick veneer. Crooks asked if the entire part of the lower area, including the door, will be new. Voss said that is all good and the contractor will pull it off and save it. Mudrovich said the art glass is in four separate panels and can be removed. Crooks asked if the door on the left accesses the upstairs. Voss said that it does by a common stairwell with Nicole's Boutique.

Gisselman said that he hopes that the commission's inputs and suggestions were heard. Crooks said final review for the Certificate of Appropriateness can be done by a subcommittee. Gisselman said the meeting would be a very quick special meeting and would be strictly advisory. Mudrovich said the keystone and arches could be fixed. Crooks asked if the building is vacant. Mudrovich said it has been vacant for four years. Crooks asked what kind of photography she will do. Voss said she was in New York doing an internship with Annie Leibovitz and just found out that she will be published on a magazine cover. She will be able to make this her home and can still continue to work on the east coast. Wessling said she would like to share the magazine cover with Common Council.

Voss and Mudrovich left and came back with new renderings showing the arches on top of the upstairs windows and a revised top feature of the façade. The commission members were pleased with the new

drawings.

### **1<sup>st</sup> Avenue and Bridge Street Update**

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Lenz said that the planing mill building is currently being dismantled and it is going well. The structural items that will be kept have been drawn up. The dismantling will be done within another week. The building will be stored at a private location.

Crooks asked if it is just the timber framing that is being saved. Lenz said yes, but some of the walls and boards are being saved. The roofing is being torn off and discarded. Some of the walls were original, but some were not. The framing is being labeled, but many of the timbers are interchangeable. The contractors have worked through the cold and snowy weather. On the northern half of the site, there are some old growth pine trees that are being saved for now and will hopefully be incorporated into plans later on. Burke said one of the trees was struck by lightning. Lenz said that not all of the trees may be worth saving but some are. He passed around a picture of a large board with 'Jacob Mortenson Lumber Co.' painted on it. He said the sign was from sometime before Stone's came into ownership. It is safe and sound at the Marathon County Historical Society currently. Crooks asked if it would have a place in the building once it is reconstructed. Lenz said that is the plan. Gisselman said it is an original piece. Lenz also added that there is a manual drill press that looks historic as well as part of a pulley that was attached to the electric dynamo.

### **Federal Building Update (Tour February 4, 2013 11:00 a.m.)**

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Gisselman said Randy from MetroPlains will be giving a tour of the Federal Building on February 4 at 11:00 a.m.

### **Discuss Easthill Residential Historic District**

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Gisselman reminded the commission about the Easthill Residential Historic District public hearing at the end of February. Burke asked if it will be in place of the monthly meeting. Gisselman answered yes.

### **Adjournment**

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Crooks motioned to adjourn. Forrest seconded. Motion carried unanimously 4-0. Meeting adjourned at 4:55 p.m.

Respectfully Submitted,  
Gary Gisselman, Chair