

HISTORIC PRESERVATION COMMISSION

Time and Date: Wednesday, April 24, 2013, at 4:00 p.m. in the Birch Room of Wausau City Hall
Members Present: Gisselman (C), Forer, Tryczak, Crooks, Lemansky (arrived at 4:10 p.m.)
Others Present: Lenz, Hebert, Johnson, Clemens, Treu, MacDonald, 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.

Discuss Athletic Park (no action)

MacDonald said that he is not sure what the commission knows about the project. Gisselman said that the commission is most concerned about the walls and the immediate concerns to the right side of the opening and how the wall is going to be removed. There is currently an interior granite wall near the ticket booth. MacDonald said they would like to maintain the historic character and mix it together with the new construction. There is a 2nd wall on the inside of the stadium that serves as a barrier and part of the wall is granite and they would like to take it down to make the concourse wider.

Treu said there are issues in order for the granite to be removed and they need to consider possibly removing the back wall, the two 2 side walls for the ticket office will remain, to open concourse. Gisselman showed a picture and stated it is an interior wall. Treu said that it is a basically a 4' section, cinder block, 4' section, cinder block and the 2 sides are the granite portion.

Clemens said reasons for the removal are that they are not sure structurally if the walls will be able to hold anything new. With the distance away from the field and slope of the grandstands, the back portion needs to be removed in order to have any concourse area. Clemens said that in order to remove the connection of the side walls to the main wall, the portion that is being removed needs to be reconstructed, removed, and cleaned. The surface will blend with the wall, and not be just a cut in the stone. Gisselman said the committee cannot officially say yes or no, but the individuals that are present can give the ability to work along with the plans and indicate the commission is on board with the plans.

Lemansky arrived at 4:10 p.m. and a quorum was present.

Clemens said that the construction documents should be completed by July 12 and the construction should be started the first week in August. Forer asked if this is going to come back to the commission. Crooks answered it would come back when the Certificate of Appropriateness needs to be approved. Hebert asked that when the plans are sent to the state to also give a copy to the commission. Crooks said that on the east side, some of the granite wall will be removed and asked if it would be between the park and the stadium. Treu said that a section between the pillars on the east wall will be removed. Crooks asked if the area that would be removed is the blackened area of the picture. Treu said yes. Crooks asked where the main entrance will be located. Treu said the two gates to the park are where fans would get the tickets and enter, the rest will be closed off. There are some code issues with how much space is open and the amount of people getting in and out safely. There will be more space to safely get into and out of the park.

Crooks asked if the entire grandstand and roof will be replaced. MacDonald answered that the current grandstands sits on top of the wall and needs to be replaced. Crooks asked if the grandstands will be placed on their own footings. Treu said yes. Crooks asked if the brick will match the granite. Clemens said that at this time it is an architectural wall panel. MacDonald said it should match the color and texture.

Gisselman said that Clemens can start to draw and issues with the interior can be worked out. The Parks Department will try to save the granite in hopes it can stay.

Lenz asked Clemens if the Parks Department will be mainly responsibility for the design of the park outside the stadium. Clemens said yes. Crooks asked if this is just a concept. Clemens said that the Samuels Group is working with them for coordination between the facility and the park. MacDonald said that there are two projects: inside the park and outside of the park, and they will blend.

Hebert asked about the capacity of the stadium. Clemens said that after the construction is completed it may be 15 people less. MacDonald said the renovation is not to increase capacity, but to improve the overall quality and seating.

Lenz asked if places in the existing wall are being looked at that may need to be repaired or replaced or if sections being removed could be incorporated in other parts of the stadium. Treu said the Parks Department has talked about incorporating bricks and pillars here and there in the park. Clemens said they are looking at forms to recast in the same profiles as the existing pillars. Gisselman asked the committee if a Certificate of Appropriateness would be needed for the interior granite work. MacDonald said that a lot of money is being spent on the project and he would like to know quite quickly. Hebert said if one is needed, it would be best to issue it sooner rather than later. Crooks said that usually anything that a passersby sees would need a Certificate of Appropriateness, and the commission agreed. The interior renovations can proceed without the Certificate and they should come back when the gate is ready to be constructed. Hebert gave Clemens the Application for the Certificate of Appropriateness. Clemens said the bids will be done at the same time as the foundation. Johnson said the masonry will be done in the spring. MacDonald said the new park will be opening in 2014. Crooks advised that the Parks Department could be invited for input. MacDonald said that they will need to figure out when to come back.

Issue Certificate of Appropriateness for 530 Grant Street

Lenz introduced Tracy Peterson and said she is planning on purchasing the old Linehan Law office on Grant Street and rehabbing it for her counseling office. She is hoping to start soon as the building is dilapidated and the roof needs to be fixed as soon as possible, as it may not be safe. He said the last page of the application lists the exterior changes, and the most urgent would be the roof which would use similar asphalt shingles.

Peterson said she plans to remove some trees and shrubs. Some of the trees are leaning onto the roof and are causing damage to the roof and gutters. The shrubs in the front are overgrown and need to be removed and they will replant with smaller shrubbery. It would be best to replace the windows as some are beginning to rot and the paint is peeling. There are multiple sets of French doors and some have water damage and are rotting, but they hope to save two sets of them. The privacy fence is falling apart and the shed is rotting. The gutters need to be repaired or replaced. It looks like some patch work was done on the exterior and they plan on painting next summer. The hedges need some help and they hope to get someone over to trim them in order to get access into the building.

Gisselman asked about the windows and doors, as that is one of the things the commission is concerned about. Peterson said the stained glass window is in good condition, the other windows are painted white. We are looking at the same type of window that may be a double hung for lower maintenance, but will have the same look. Forer asked about the gutters. Peterson answered she believes they are aluminum, but pieced together and most can be saved. Peterson said she is going to try to get gutters that look the

same, but if she cannot will replace them all. The soffits are damaged from ice buildup on the building.

Lenz said the building permits have not been taken out and is not sure if a Certificate of Appropriateness would be needed for the roof because no one is sure if it needs to be structurally repaired. Gisselman asked if the exterior windows will be replaced entirely. Peterson said she believes so as most of them have started to rot and are warped. Crooks asked if these were original. Peterson said that some are not and assumed that they have been replaced, but was not sure. Crooks said the commission's main concern would be the windows and doors. Forer said she likes what she has heard and Hebert added that a subcommittee can be present for a Certificate of Appropriateness. Crooks said if windows and French doors are replaced, she would need to come back to the commission. Lenz said that a sub-committee can be called together within a couple of days notice. Gisselman said to carry through with integrity of the house. Peterson asked if there are problems with putting vinyl windows in as long as they look the same. Crooks said that from his perspective there is not a problem as long as they are good looking vinyl windows. Gisselman asked if there is enough information for Plan Commission. Lenz said he will mention this discussion.

Issue Certificate of Appropriateness for 317 North 1st Street

Images of the new signage was included in the packet and the commission discussed where the signage would be located. Forer asked if it would be illuminated. Lenz said he was unsure. Hebert said they have applied for a monument sign that would be illuminated, which wouldn't come to this committee. Crooks asked if it would need to come to the National Park Service. Lenz said in order to be on the safe side, it probably should. Hebert said the effect of exterior could but possibly back lit. Gisselman asked if MetroPlains has responded and Hebert said that they couldn't get anybody here for this meeting. Crooks suggested that more information is needed and that a subcommittee could be called.

Crooks motioned carry the request over to the next meeting so a representative can be present. Forer seconded, and the motion carried unanimously 5-0.

Approve minutes of the March 27, 2013 meeting

Tryczak motioned to approve the minutes of the March 27, 2013 meeting. Forer seconded and the motion carried unanimously 5-0.

Updates and next meeting date(s)

The next meeting will be held on Wednesday, May 29 at 4:00 p.m.

Lenz said that designating the Easthill Residential Historic District as a local historic district will be going to Plan Commission tonight and the next Common Council meeting. Crooks said that two people were present, but nobody spoke.

Hebert said that he would prefer more information from people before bringing any Certificate of Appropriateness to the committee. Crooks said that he liked what the owner had to say, but wasn't sure what was going to happen. Forer added that was the same with the Athletic Park. Crooks said there was probably timing issues. Forer said there would be issues if they don't do exactly what we are picturing in our heads. Gisselman said that he just met with them on Monday, but more plans will be seen for the wall. Crooks said the Parks Department can make pillars just like the wall to match nicely. Tryczak said the park will be located where the houses will be torn down. Gisselman said that 5th Street will be

closing. Hebert said just one block of it.

Adjournment

Lamansky motioned to adjourn. Tryczak seconded. Motion carried unanimously 5-0. Meeting adjourned at 4:45 p.m.

Respectfully Submitted,
Gary Gisselman, Chair