

HISTORIC PRESERVATION COMMISSION

Time and Date: Wednesday, May 29, 2013, at 4:00 p.m. in the Maple Room of Wausau City Hall
Members Present: Gisselman (C), Tryczak, Crooks, Forrest, Oberbeck, Forer (arrived at 4:05 p.m.)
Others Present: Lenz, Peterson, Wessling, LeVeque, Jones, Paul, 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 4:05 p.m. stating that a quorum was present.

Approve minutes of the April 24, 2013 meeting

Tryczak moved to approve the minutes of the April 24, 2013 meeting. Crooks seconded, and the motion carried unanimously 5-0.

Issue Certificate of Appropriateness for 530 Grant Street

Lenz said that this item came to the commission last month and there was some discussion on the landscaping, windows, and doors at the property.

Forer arrived at 4:05 p.m.

Lenz said Peterson needs to get things rolling for the financing and is working with Community Development to get additional funds. Peterson said that the windows will look pretty much the same and will be white with the white grids going through. The doors will be more problematic. Two French doors that cannot be seen from the road will be replaced with a patio door. Wessling showed pictures of the property. Peterson said that the shutters will be removed and the overgrown shrubs will be trimmed. The doors on 6th Street are not usable and will be replaced with a steel door with a half-moon for some light in the entry way. The front door will be white and could be full glass or half glass with grids. The shingles on the roof will be replaced with the same color of shingles.

Gisselman said that this is coming to the commission for a Certificate of Appropriateness, but the commission is purely advisory.

Crooks asked if the French doors will be located on the north side of the building. Peterson answered yes, but they cannot be seen currently because of the porch.

Forrest motioned to issue the Certificate of Appropriateness for 530 Grant Street. Crooks seconded, and the motion carried unanimously 6-0.

Issue Certificate of Appropriateness for 531 McIndoe Street

Lenz said that this item came from the Inspections Department because siding will be replaced with vinyl siding and vinyl cedar shakes on the top. The gable end will have a similar color.

Crooks asked what is on the property and the commission discussed what siding is currently on the house. Lenz said the new vinyl siding that appears to be cedar shakes will be located on the gable ends.

Crooks said the property is not a contributing structure and Gisselman agreed, but added that it is surrounded by contributing structures. Lenz passed around information on the vinyl cedar shakes. Crooks said that it looks like vinyl or aluminum on the fascia around the porch. Lenz said that it is not in the application and said that more information may be needed. Gisselman said that a sub-committee can

be called when the questions are answered. Crooks asked who the applicant is. Lenz answered Jeff Peters and the contractor is from Tomahawk. The commission agreed that more information is needed.

307-325 Jefferson Street façade renovation, Commercial Rehabilitation Program

Wessling said that this project is a long-time coming. The property is part of the Downtown Local Historic District and they have asked for public assistance. Community Development is looking for a recommendation, but since they may be using the Commercial Rehabilitation Program; it may not go forward if it is not a strong recommendation from the commission. Jones said that they own the property under Jones Properties and introduced Marc LeVeque as the architect they have been working with. Half of the main floor will be for a real estate office and the other half of the main floor will be for an office, bakery, coffee shop, or other type of business. So far there have been two dozen inquiries. This will bring back life to a property that has been an eyesore.

LeVeque passed around a booklet of the various choices. Gisselman said that he believes that the choice of the petitioners does not fit. Crooks asked about the projection. LeVeque said he is concerned of the zoning and not sure if it could go past the sidewalk. Crooks asked about the background. LeVeque answered that it will be painted brick for the frame of the projected artwork. The idea came from a Brooklyn tenement because the next building is fairly large scale and to address the notion of a skyline. Wessling said the molding is different on the two sides and asked if this was because of the two businesses. LeVeque said it is to enhance the differences to create a unified geometry and visual interests. Crooks asked about facades. LeVeque said a drive-it system will be used, if it is allowed. Crooks asked if stucco would be used. LeVeque said stucco could be used, something that will be smooth and not too rough. Crooks asked about the column. LeVeque said the existing tile will be used. Crooks asked if existing windows would be used and LeVeque said that was correct.

Lenz questioned if the building is set back like Becher Hoppe. Crooks asked about the top edge. LeVeque said it will be the same as the existing depending on the budget. Crooks asked if the current entrance is on the west side. LeVeque said that is correct. Gisselman asked why the door isn't incorporated into the façade. LeVeque said the top part does not relate to the lower part and explained the thought process to the commission. Paul said that leaving the door where it is saves money. There will be two separate business entrances in the foyer. Crooks asked if the door on the east side will be new. LeVeque answered that it is existing. Crooks confirmed the door on the left is for the upstairs.

Lenz asked about the condition of the brick and if it is being covered up unnecessarily. LeVeque said that most of the brick is now covered. LeVeque said he mainly looks at brick for the texture as the art and it can be any color. Paul said they like the existing brick and hope to restore it by sandblasting.

Crooks asked about the history of the building. Paul said she was told it was owned by only one other owner than who the building was purchased from and that it was a hardware store with a garage near the alley with a large service door entrance. Gisselman said he thought it was all brick at one time. Jones said they tried to get the original rendering, but received the wrong rendering from the Janke Book Store. LeVeque said the building is a column format. Wessling asked if the Marathon County Historical Society could look for plans or recommend where it could be found. Oberbeck asked what the zoning conditions are and if variances could be granted for going into the sidewalk. Oberbeck said it is a matter of coming out above seven feet. LeVeque said the doors are seven feet high and it goes as high as nine feet high. Lenz said the property line needs to be determined and it may be already set back far enough. Projections into the public airspace are allowed for signs and awnings in the downtown district, but he'd have to verify the standards for buildings. LeVeque said the window boxes are an artistic feature and

personalizes the building. Crooks said there may also be problems with the window boxes. LeVeque added that projections were not allowed at the YMCA. Lenz said that is not the downtown zoning district. Oberbeck said it is not a structure, but a 4" or 8" shadow. Lenz said it depends on the property lines. LeVeque said there would be caps that would come out. Oberbeck said it may be allowed. Crooks said it all depends on where the property line starts.

Crooks asked if a specific color would be used. LeVeque said it would be an antique pallet. Wessling said it would be nice to see what the original building looked like. Forer said she will look for pictures. Gisselman said that if the façade rendering is changed it would need to be reviewed.

Crooks motioned to approve the façade renovation at 307-325 Jefferson Street with the condition that any substantial changes come back to the commission. Forrest seconded, and the motion carried unanimously 6-0.

Landmark/Building – Watch Updates

There wasn't any discussion on this item.

Updates and next meeting date(s)

The next monthly meeting will be on June 26 and there may be a special sub-committee meeting for 531 McIndoe Street.

Forer asked about the Stone Lumber building. Lenz said there aren't many updates, but the timbers are safe and secure. Forer asked if there is a committee put together for people's interest in the building. Lenz said the conversation could be started about what to do with the building. Wessling thanked Lenz for his hard work on this project.

Adjournment

Forrest motioned to adjourn. Forer seconded. Motion carried unanimously 6-0. Meeting adjourned at 4:50 p.m.

Respectfully Submitted,
Gary Gisselman, Chair