

HISTORIC PRESERVATION COMMISSION

Time and Date: Wednesday, September 25, 2013, at 4:00 p.m. in the Maple Room of Wausau City Hall
Members Present: Gisselman (C), Tryczak, Oberbeck, Burke, Forer
Others Present: Essex, Lenz, 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 present.

Certificate of Appropriateness for 531 McIndoe Street

Gregory Essex said the he has spoken with the homeowner and instead of just replacing the deck, the owner wants to redo the deck from the front of the 1st level and also the deck above that on the 2nd level and bring the staircase over to the west side. The staircase will be in the back yard and will open up the front yard a bit. This was not part of the original plan. The property owner also has decided that he would like to build a garage and is trying to figure what they can do with it. The garage plan and picture was put in the packet. Essex said he wanted to hear the commission member's thoughts. The garage is not currently there, but was there at one time. The garage will be 24x26, the same size as the original garage.

Gisselman said the commission does not get specific as to garages. Essex said that he suggested to the property owner to come up with the big picture and go from there. Essex said that Hebert instructed him to come before the commission because of the changing staircase. Gisselman said that the commission approved the prior plan. This property is in the Andrew Warrens Historic District. The commission focuses primarily the areas facing the street, McIndoe Street and 6th Street. This is not a contributing structure in the district. Gisselman said that he sees no issues with moving the staircase, but not sure how the commission feels about the garage. The commission has not spoken about garages before. Oberbeck said the size may be regulated and asked if the materials would match the house. Essex answered absolutely. Vinyl siding will be used with clay colored shakes. The main color was originally a light clay color, but has changed to a pearl color.

Gisselman asked if the stairs will come off. Essex answered that the steps will come down. Gisselman said that is fine.

Forer pointed at the picture and asked if it would be the new deck. Essex answered yes. The small deck will be a little wider at 8 feet. Forer asked if the stairs will come straight down. Essex said there is a little deck above the roofline that will come down to a landing and will come down again. This will spread everything out. Gisselman said it will be off of 6th Street. Essex said that this will make the building look nicer and will dress it up. Essex said that the owner is thinking about replacing the windows and Essex said it would improve the look to add some nice frames. Essex also said that he would like the window sizes be consistent, which he would want the other homes to complement each other.

Lenz asked if Inspections approved the location of the garage. Essex answered yes, but wanted to make sure the commission was on board with the project. The requirements of closeness are met. Gisselman said the commission does not speak on the garage itself. Essex said the house and garage will have the same material.

Forer motioned to approve the Certificate of Appropriateness for 531 McIndoe Street. Tryczak seconded and the motion carried unanimously 5-0.

Essex asked if the window would be included and said he would like to see new windows put in that would be more energy efficient. Essex said the storm window frame is rotting and will have to redo the frames, but would like to put pocket windows in right away. Gisselman said that he doesn't recall talking about it and asked if it was part of the original work. Essex answered that it wasn't originally in there, but if new treatments will be installed around the window frames, it would make sense to replace the windows. Essex asked if a window amendment could be made. Burke and Forer both said that they would like it to come back to the commission. Burke said that vinyl is not historic. Gisselman asked what kind of window is there currently. Essex said that it is wood, but it is not historic. The building is just in the historic district. Gisselman said it is a non-contributing structure in the district and asked if vinyl would be used if the window is replaced. Gisselman said the commission could suggest it. Burke said he would like to see wood. Essex said that a white clad window would be used. Burke asked if it is being planned right now or if it is just a suggestion. Essex said the homeowner has a lot of ideas and that he has recommended installing new windows and said it will be a hassle putting in new windows after the new siding is already installed. Forer asked if the commission already approved the vinyl siding. Essex answered yes. Forer said that there will be no other modifications. Essex agreed and said it will look the same; it will just be a better window. The window will be easier to open and safer.

Gisselman asked what the timeline is and said that a quick meeting could be arranged if there are issues with the windows. Essex answered that it is critical because of the time of the year. Gisselman said a quick meeting could be arranged. Essex said a sample brochure could be brought to the commission members. Gisselman said that a meeting will be scheduled at noon next week.

Oberbeck asked the commission if there is a problem if the new windows match the same profile and stated that he did not. Gisselman said that he does not since the vinyl siding was already approved. Forer said that as long as the window openings do not change, it shouldn't be a problem. Oberbeck asked if similar sizes would be used. Essex said that he would like all the windows to be the same size, because some are different sizes because of additions. Oberbeck said he doesn't see a problem with it if the windows as long as they are double hung and match the profile. Essex said that some of the windows are wider and some are narrower. Gisselman said that the commission agrees to move on and the Certificate of Appropriateness will be signed and there will not be a need for a meeting the following week.

Discuss sign building requirement for Federal Building

Lenz said that there was a recent discussion with the National Park Service, about the biennial report of the Federal Building. There is one outstanding issue – the original application indicated that an informational sign was to be placed near the entrance of the building. The signage is listed on the agreement on Page 5, Number 12. Lenz said that he wanted to bring it to the commission so that any suggestions can be offered. Staff needs to figure out what it might look like and how to fund the signage. This item just came up and this is the start of the discussions.

Oberbeck said it should be an historic stand-alone bronze sign that could be very prominent in front of the building. Gisselman said it should be located on 1st Street and asked if this would need to go before any other committees. Lenz said that he is not aware of any other committees and said he is not sure of the cost. Lenz said that maybe it could be a budget request for next year. Oberbeck asked if additional text could be put on the sign. Lenz said that the wording states that additional information can be added. Gisselman asked if there is a provider and said that the State Historical Society through Madison runs the large state historical markers. Oberbeck asked if they have a supplier. Gisselman said that an historic marker could be requested through Janet Seymour. Oberbeck asked how significant the cost would be. Gisselman answered \$2,000-3,000. Forer said the signs are pretty large. Gisselman said that size would

provide additional space for more wording and could become a historical marker. Gisselman also suggested that MetroPlains could help with the cost. Gisselman said that the historical society would only need the wording and said there would be a charge. Oberbeck said the sign should be kept standard and would be important to do more of these types of signs. Forer said it would serve more of a purpose.

Gisselman said that there is a small sign near M&I Bank marking the home of Wausau Insurance. There is one post with a 3x3 sign. Forer added that it is in a planter. Gisselman said that it is left of the front door. This is a cheaper idea and it might work.

Historic District Signage

Gisselman handed out the historic district signage ordinance from Madison and said that this may be what the commission first wants to do. Gisselman said he wasn't sure if this is something that needs to be done or not. The commission still needs to speak about how to create the sign ordinances for each of the historic districts. Each of the districts will be done separately as they are all different. The commission will work through each district.

Lenz said that the paragraph would need to be located in the historic district chapter. Lenz said that Hebert and himself have discussed this, but have not put anything together yet. There will be a lot of sections of the code affected. Gisselman said there should be discussion with the city attorney.

Forer asked how the ordinances will be created and if sample ordinances will be looked at. Gisselman said that it depends how extensive the commission would like to get. The Easthill Residential Historic District is primarily residential and will be an 'easy' ordinance. Forer asked if Wausau Child Care is in that district. Gisselman answered that it is not in it. Lenz said that the commission looked at the zoning maps as to how it relates to historic districts, but there are also different land uses allowed in each zoning classification. The art museum, for example, is zoned residential, but is not used as a residence. So even in residentially zoned areas, there could be multiple uses. Burke said that he likes the Madison ordinance and how it refers to the subsection. Gisselman said this will be the first step. Forer asked how existing signs will be affected once the ordinance is changed. Lenz said that it can be written either way – they can be forced into compliance, or grandfathered in.

Landmark / Building Watch Updates

Gisselman said the brick school house in Marathon Park got the okay from the Historical Society, but will need to get approval from the Parks Commission. This will be put on the agenda for the November meeting. The pine trees on the North Central Health Care property will be a new venture for the commission. There is a board meeting in October and this will be brought up at that time. Parks have been landmarked, but trees have not. Oberbeck said that street trees that are historic are an important part of the city. Prior to a street project, trees may want to be landmarked. There is a program in Milwaukee that does this. Gisselman said that something may need to be added to the ordinance. Lenz said that historic districts could include the streets and not just private property. Oberbeck said that some of the trees are 100+ years old. Gisselman said that Gray Place has a cobblestone and brick street that should not be removed to be replaced with asphalt. Some research could be done; this is a large part of the fabric of a district. Oberbeck said this would give one more set of eyes as street projects move forward.

Burke said that the grandstand at Athletic Park has been lifted and removed from the stone wall and it is beautiful. Gisselman said that they will repair the granite walls. This commission gave the permission to relocate one of the sections of the wall. Oberbeck recommended the commission work with the owner for

a historic night with the old uniforms. Gisselman said that is already being talked about.

Lenz asked if the commission has ever looked into the historic nature of the church at Franklin and 4th Street. Forer said that it was a building from the 1960's. Gisselman said this is not in the Andrew Warren Historic District. Forer asked if the building needs to be historically significant for landmark status. Burke said it needs to be 50 years old, have significance in the community, or have a significant architectural design. Gisselman added that it could also be due to a person or event.

Burke said that 504 Franklin Street is for sale. Gisselman said that he heard that someone was interested. Burke asked if it would be for residential. Gisselman thought so. A lot of money was spent inside the house.

Updates and next meeting date(s)

There weren't any updates. The next meeting is scheduled for October 30 at 4:00 p.m.

Adjournment

Burke motioned to adjourn. Forer seconded. Motion carried unanimously 5-0. Meeting adjourned at 5:00 p.m.

Respectfully Submitted,
Gary Gisselman, Chair