

## HISTORIC PRESERVATION COMMISSION

---

Time and Date: Wednesday, January 29, 2014, at 4:00 p.m. in the Birch Room of Wausau City Hall  
Members Present: Gisselman (C), Tryczak, Forer  
Others Present: Lenz, Stratz, Patrick Zillman, Georgine Zillman, Fischer, 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.

### **1910 North 6<sup>th</sup> Street façade renovation, Commercial Rehabilitation Program.**

Stratz said that she is very excited that there are 2 projects in the works. Pictures of the proposed changes to the buildings were handed out to the commission members prior to the meeting. The items do not need any action – input from the commission is all that is necessary. Bids from contractors will be completed after any input from this commission is made. Currently there is a front porch area on the Zillman building that leads to the upstairs. This front porch area will be closed off for some additional work space. The rendering shows the area is bricked off. G. Zillman said that the stairs are now incased inside the building. Stratz said that a secondary exit to the outside will need to be completed if the upstairs is occupied. Forer asked if there is a different entrance now. G. Zillman answered that it is on the back side. Stratz said that glass block will be used as this is believed to be the old look. Gisselman asked if the glass is under the area currently. P. Zillman said that in the early 1970's, the area was enclosed by Larry Meyer and they would like to use the area on the left hand side for more cases and a shipping area. G. Zillman added that the area is currently used for storage. Gisselman asked how old the building was and Forer asked if the front porch area would be enclosed or removed. P. Zillman said that it would be enclosed. Forer asked if it would be even with the rest of the building. P. Zillman said that it would be. Stratz stated that according to the assessment records, it was built in 1900. P. Zillman said that his father took over the property in 1961. It had been a grocery store and hardware store in the past. Stratz said she thinks this will look beautiful and the commission agreed with Stratz.

Stratz said that when the 6<sup>th</sup> Street side was redone, the on-street parking was taken away from them and Stratz stated that she had spoken to Bill Hebert about the possibility of getting some type of on-street parking again. The Zillmans, Stratz, and commission members discussed the on-street and off-street parking. Gisselman offered his assistance. Lenz asked Stratz if the zoning and setbacks had been discussed with Hebert. Stratz said that she has and at this time is fine with the project. Lenz said that the Engineering Department may need to get involved if street right-of-way is affected.

### **530-532 South 3<sup>rd</sup> Avenue façade revocation, Commercial Rehabilitation Program.**

Stratz said that Jack Fischer is the owner of the building and the proposed design was passed out prior to the meeting. Fischer passed out an additional packet to the members present. Fischer said that he has been told that it is one of the older buildings on the west side and he has been part of other historic renovation projects, such as Voss Studios. The brick on the corners of the building are old and deteriorating. The brick will be replaced with architectural precast concrete that looks like cast stone. Precast panels will be placed on the side of the building that has been beat up by vehicles backing into it. Above the windows, bricks would be replaced by precast concrete and window sills that are already precast will be replaced. Some decorative accent blocks across the top will be put in. Fischer said that he is working with Craig from Hi-Lo Service Company in order to keep the architectural integrity of the building. Fischer said he is not sure if he is going to leave the steel cap or put some coping on the south side of the building. Gisselman said that he would like to see to the round-headed windows on the 2<sup>nd</sup> story and above the stairwell kept. A lot of the buildings in Wausau have retained that look with the

decorative bricks on the top. Fischer asked if there is any way to find out the history of the building and who built it. Fischer also said that they are trying to clean up that corner. Gisselman said that he could go back to find out who may have owned it and what it was used for, but it would be tough to find a contractor or plans. Fischer said he couldn't find any pictures on the Marathon County Historical Society website of that area of town and also said he doesn't have a lot of information on it. A lot of the corners of the building have taken a beating over the years. Gisselman said that there are some buildings on 7<sup>th</sup> Street that have the same characteristics. Stratz said that there is a tenant upstairs and Fisher said that is correct. Fischer said that he would like the historical input before he goes too far into the design. Currently the costs include more of cleaning up the brick and some architectural banding. Forer asked if the brick would be removed at the bottom of the building and the asked what would be inserted. Fisher said that cast concrete would be inserted and also said he would prefer to have an antique white color. Forer and Gisselman said that they could get some research to Fischer.

Tryczak asked if anything is going to be done with the metal building behind the brick building. Fischer answered that would be done in the future. 536 South 3<sup>rd</sup> Avenue was recently purchased by Arden Emmerich and will be razed. The steel building is structurally sound. Forer asked if something else will be built where the building is being razed. Fischer answered that it will become a parking lot. Forer said the changes will look nice. Fischer said that the upstairs apartment will eventually need to be updated.

### **Historic District Signage Ordinance.**

---

Lenz handed out an updated ordinance draft and introduced the proposed standards that are based on previous discussions with the committee. Forer asked if this would apply to the downtown area and asked if the businesses located on the 2<sup>nd</sup> floor would be limited because this ordinance would limit against signage located on the building higher than the 1<sup>st</sup> floor. Lenz said that is a good point and said he started to do this just for the Easthill Residential Historic District and Andrew Warren Historic District. Lenz said that he could go back and do separate regulations for the two residential historic districts and create something else for the Downtown Historic District. Forer said she is trying to think of a sign that would be on the 2<sup>nd</sup> floor and said that the commission would hate to stop someone when it may be necessary. Lenz said that the hanging signs on 3<sup>rd</sup> Street are essentially above the 1<sup>st</sup> floor. Gisselman said the Voss Studio sign is above the door. Gisselman said that this is a good start. Lenz said that ordinance from Gallatin, TN differentiated residential and commercial properties. The commission agreed to have the historic signage ordinance broken out between the Downtown Historic District and the other historic districts. Lenz said that there is a downtown sign ordinance, but does not restrict lighting. Forer said that the commission may not want to be too restrictive on the downtown signs. Lenz said that he likes the beginning overview statement and Forer agreed. Forer asked if the Downtown Business District is the same as what is landmarked. Lenz said that it is a little different and showed the commission a map showing the historic district versus the zoning for each property. Forer and Gisselman agreed that another section for the Downtown Historic District should be added. Forer said that the Main Street sign grant restrictions should be looked at. Gisselman said it is a great start and could be moved along at the next meeting.

### **Adjournment**

---

The meeting adjourned at 4:45 p.m.

Respectfully Submitted,  
Gary Gisselman, Chair