

HISTORIC PRESERVATION COMMISSION

Time and Date: Wednesday, August 27, 2014, at 4:00 p.m. in the Birch Room of Wausau City Hall
Members Present: Gisselman (C), Burke, Forer, Oberbeck (arrived at 4:04 p.m.)
Others Present: Lenz, Lawrence, Jacobson (arrived at 4:26 p.m.), Bob Dohr (Wausau Daily Herald), Deb Ryan

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.

Approve minutes of the July 30, 2014 and August 14, 2014 meetings

Forer motioned to approve the minutes of the July 30, 2014 and August 14, 2014 meetings. Burke seconded, and the motion carried unanimously 4-0. Oberbeck requested that printed copies of the minutes be distributed for each meeting.

Certificate of Appropriateness for 707 Franklin Street

Gisselman noted that this property is not actually in a historic district so this was removed from the agenda.

Certificate of Appropriateness for 901 McIndoe Street

Burke distributed photos of the old exterior windows and the new exterior windows on this property. The photos were labeled because the new windows are very similar in appearance to the old windows. Burke said they will be removing the sashes from the existing house and storm windows. The double hung windows will be replaced with the similar cottage style window with a shorter upper sash, divided lights on the top, and a single pane on the bottom.

Ryan asked if the sashes were wood or aluminum.

Burke stated they are aluminum clad wood sashes made by Pella.

Gisselman asked if there were any other proposed changes to the exterior.

Burke said this is the only change being proposed, they would like to replace 29 windows to match what was done 10 years ago when an addition was done.

Oberbeck motioned to approve the certificate of appropriateness and Forer seconded. Burke abstained from voting and the motion carried unanimously 3-0.

Discuss historic street signage

Gisselman brought a sample of the historic sign created by the Department of Public Works. He estimates \$1000 for the 2015 budget. After looking at the sample, various comments were shared such as switching to a brown sign, having three different colors corresponding to the three different districts, and incorporating the title of the district into the sign. He will talk to Mohelnitzky about having the historic district sign being a separate component from the street sign and possibly adjusting the size of the font. Gisselman said that Mohelnitzky can make the signs for approximately \$35 each.

Forward proposed street signage to Economic Development and Finance Committee

The sign design will be modified so this item is not ready for the Economic Development and Finance Committees.

Discuss Commission membership

Gisselman said the recommended individuals; Jane Janke Johnson and Kevin Korpela both declined potential membership. Two members are needed and the other suggestions were Patty Cosentino with the Pine Grove Cemetery and Jean Tehan.

Update on Sav-O Supply

Lawrence stated they received two proposals and the citizen selection committee chose the MetroPlains apartments proposal. This will be forwarded to the Economic Development Committee to consider on September 18, 2014.

Forer asked for information on this plan for the building.

Lawrence distributed handouts from MetroPlains. They also developed the Trolley Quarter Flats and the Federal Building.

Ryan asked if any apartments would not be at market rate and would be affordable.

Lawrence said there will be a mix of affordable housing and market rate, about 20% would for low income, 60% for moderate income and 20% at market rate. It's a total of 29 units.

Ryan asked if the apartments would be one or two bedrooms.

Lawrence said there would be a mix of one, two and three bedroom units and more information was in the handout.

Ryan asked if there were plans for a playground since there would be three bedroom units.

Lawrence stated there are plans for an interior common area and possibly a patio that faces the river.

Ryan asked if the apartments would be a loft style with open ductwork.

Lawrence said these would be a loft style and some would be two stories and some are single units. The regular Economic Development meeting is on September 18, 2014 and MetroPlains will be present to answer any questions.

Lenz said part of the proposal is to use historic tax credits and they are seeking historic designation for the property. They're still in the process of securing that designation.

Lawrence added that if they are able to get the designation and obtain approval from committees and council, construction could start summer of 2015 to open in fall of 2016.

Forer asked if it is open space where the proposed parking is located.

Lenz confirmed this is currently vacant land. It is believed to have been outdoor storage historically, and currently it's an open field. It would be parking for the apartments. Their architect has looked at connecting this development with the riverfront, he has been involved in the riverfront planning, so that the apartments could utilize the riverfront amenities.

Ryan asked how often the train went through that area. Lenz stated it goes through twice a day. Oberbeck has heard that might be increasing due to the mining and there might be quite a bit of traffic since it's a main line.

Lenz said the plan is to cross the railroad north of the Trolley Quarter building as a way to have quicker access to the river. They hope to get a bike/ped connection along Bridge Street.

Oberbeck asked if there would be an opportunity to provide parking across the street instead of on the riverfront. Perhaps it would be better to leave the riverfront area for development and not use it for parking.

Lenz said that when this company developed the Trolley Quarter their parking ratios were low. The City allowed this because the area is redeveloping and opportunities for additional parking options, such as shared parking, would come up. One of the ideas before the RFP was sent was to use the first floor of the building for indoor parking and retail at street level. This company prefers to use the first floor with its high ceilings for residential, and create some two-story apartments.

Ryan said that she looked at buying a house in the First Street area about 15 years ago and it seems like it would be easy to purchase some of those buildings to allow more riverfront buildings, not just parking.

Letter of support for Sav-O Supply

Gisselman said that MetroPlains is seeking the registry for the National Parks Service, Wisconsin Historical Society and the National Register of Historic Places and asked if this commission would write a letter in support of their nomination. While it is not a Wausau landmark it is one of the remaining remnants of Wausau's riverfront industry. The other businesses such as Marathon Box and Mortenson Lumber are gone and this represents Wausau's wood/lumber industries. It was a factory for Badger Bag and a shoe company which gives it historic value. Gisselman volunteered to work with Lenz to write the letter in support for designation from the National Register and asked for permission from the commission.

Forer motioned to approve the letter of support.

Oberbeck asked if the place or the building would be historic.

Gisselman clarified that the historic value of the building would be on the registry.

Burke seconded and the motion carried unanimously 4-0.

Update on Wausau Club

Lawrence said the Wausau Club followed a similar process to Sav-O Supply. The selection committee met with the developer, Mark Goffin, and asked him to do additional research. He made another

presentation to the committee for a banquet hall, wine bar, destination spa, design center, bakery in a mixed use facility. The committee asked for letters of intent to sublease and financing and work with some banks.

Ryan asked where the parking would be. Lawrence said Goffin would use street parking and perhaps a little parking on the driveway. Lenz said the developer was looking at a small lot across the street as well. Oberbeck said he didn't think they wanted to encourage a lot of surface parking. The parking study will analyze shared parking. He said that every time a hole is put in the downtown it's a void.

Ryan inquired if underground parking might be a better option. Oberbeck stated that's a very big cost. Historically they would not encourage parking to not be on the surface and taking down historic buildings.

Lawrence said she is meeting with Goffin next week after he has some meetings with banks and lenders. Once he has financing in order he can go back to the selection committee and see if it's ready to go to Economic Development.

Discuss tour of Second Avenue historic sites on September 8, 2014 at 6:30 p.m.

Gisselman was asked to do a walking tour of the historic sites on Second Avenue. There are some unique and historic buildings so he is hosting the tour along with the west side group. Oberbeck has also taken an active role in the west side main street group. The neighborhood has a lot of unique architectural styles that are also seen throughout the city. It will start at the Salvation Army Community Center and they may look at this becoming a historic district.

Future agenda items and next meeting date(s)

The historic signage, building updates, potential certificates of appropriateness and landmark candidates will be discussed next month. The next meeting will be Wednesday, September 24, 2014.

Adjournment

Forer motioned to adjourn and Burke seconded. The motion carried unanimously 4-0.

The meeting adjourned at 4:35 p.m.

Respectfully Submitted,
Gary Gisselman, Chair