



OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department
Committee, Agency, Corporation, Quasi-Municipal
Corporation, or Sub-unit thereof.

Meeting: **HISTORIC PRESERVATION COMMISSION**
Members: Gary Gisselman (C), Cheryl Bahr, David Burke, Kevin Crooks, Mary
Forer, David Oberbeck, Linda Tryczak
Location: Birch Room, 1st Floor of Wausau City Hall, 407 Grant Street
Date/Time: **Thursday, November 6, 2014 at 5:00 p.m.**

**AMENDED: The Historic Preservation Commission meeting will be held
on THURSDAY, November 6, 2014**

1. Approve the minutes of the September 24, 2014 meeting.
2. **PUBLIC HEARING:** Proposed Designation of the Sav-O Supply building, 1418 North First Street, as a Local Historic Landmark.
3. Discuss 726 and 802 Franklin Street properties.
4. Update on Federal Building historic sign plans.
5. Update on historic street signage.
6. Review current Local Historic Landmarks.
7. Discuss potential Local Historic Landmarks.
8. Update on potential new members.
9. Future agenda items and next meeting date(s).
10. Adjourn.

Gary Gisselman,
Historic Preservation Commission Chair

Questions regarding this agenda may be directed to the City Planning Office @ (715) 261-6760.

This Notice was posted at City Hall and faxed to the *Wausau Daily Herald* newsroom at 1:45 p.m. on October 27, 2014.

It is possible that members of, and possibly a quorum of members of, other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting to gather information. No action will be taken by any such group(s) at the above-mentioned meeting other than the committee specifically referred to in this notice.

Please note that upon reasonable notice efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For information or to request this service, please contact the City Clerk, 407 Grant Street, Wausau WI 54403, phone 715-261-6620.

Distribution: *Wausau Daily Herald*, *City Pages*, Other Council Members (Nagle, Wagner, Neal, Winters, Rasmussen, Kellbach, Nutting, Abitz, Mielke), Hebert, Lenz, Werth, Jacobson

HISTORIC PRESERVATION COMMISSION

Time and Date: Wednesday, September 24, 2014, at 4:00 p.m. in the Birch Room of Wausau City Hall
Members Present: Gisselman (C), Tryczak, Forer, Burke, Crooks (arrived at 4:04 p.m.), Bahr (arrived at 4:11 p.m.)
Others Present: Lenz, Jean Gidlund

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. Everyone present introduced themselves.

Approve the minutes of the August 27, 2014 meeting.

Burke motioned to approve the minutes of the August 27, 2014 meeting. Forer seconded, and the motion carried unanimously 5-0.

Discuss Federal Building historic sign plans and possible recommendation for the 2015 budget.

Gisselman explained that the agreement made with Metro Plains to develop the Federal Building included placing a sign near the principle access to the property within six months and referenced the document that was handed out. The National Park Service would like the city to install a State Historical Society marker in front of the Federal Building.

Lenz confirmed the National Park Service would like us to install it soon.

Crooks asked how the sign would be designed.

Gisselman stated that the wording is listed in the agreement and the sign will have the State Historical Society design on some type of plaque. He did not have an exact estimate for the cost but stated it would likely be between \$1000 and \$2000.

Crooks asked if the sign would be near the main entrance.

Gisselman confirmed that it would be at the main entrance, on one side, likely on First Street. He will research the cost and details for this sign.

Crooks motioned to request the cost of this sign from the Common Council for the 2015 budget. Tryczak seconded, and the motion passed unanimously.

Discuss historic street signage.

Gisselman presented a revised drawing of the street sign, completed by Department of Public Works, which included Andrew Warren Historic District above the street name, Franklin, as an example. This sign could be done on a brown background. This mockup is taller than a standard street sign in order to include the title of the district. He asked if the commission had a logo because that could be added to the sign as well.

Crooks stated there was not an official Historic Preservation Commission logo.

Gisselman recalled a metal placard from the seventies.

Gidlund said that her house has a bronze plaque with the name Knox Kreutzer and the date.

Gisselman estimated that the Andrew Warren and Easthill districts could receive signs initially.

Tryczak asked if a logo could be designed.

Forer suggested something like the drawing of the buildings.

Gidlund added that she's seen logos with the outline of a Victorian lamppost similar to the ones on Franklin. She added that her son is a graphic artist and could work on a design.

Crooks recommended having the historic signs be the same length as standard signs.

Burke motioned to request \$1000 for historic district street signs from the Common Council for the 2015 budget. Bahr seconded, and the motion passed unanimously.

Update on Sav-O Supply.

Gisselman explained that MetroPlains submitted a report to the State Historical Society in order to receive funding to develop apartments at this location. The State Historical Society was not convinced that this building warranted being nominated to the National Register of Historical Places as the last remaining factory building in the downtown area. That would make MetroPlains ineligible for federal historic tax credits. Gisselman wrote a letter of support for MetroPlains to be added to the National Register but the representative for Wisconsin was also skeptical regarding nomination. He distributed the report drafted by MetroPlains to the commission. Gisselman asked the commission how to proceed and offered that the building could be added to the local historic landmark registry.

Lenz asked if the neighborhood in which the building is located would qualify as a district.

Gisselman said that since this neighborhood has now changed in nature it would not warrant a historic district but the building could be designated as a landmark.

Forer asked what the reasoning would be for designating the building as a landmark.

Gisselman said that it is the last remaining factory associated with the early paper mills; it was also a bag company and a shoe company.

Crooks clarified the process, that the State Historical Society representative makes recommendations to the National Parks Service.

Gisselman added that typically a landmark is designated if something significant happened there or if a prominent person lived there.

Lenz added that the structural engineers pointed out that the construction included clay tile which is unique to this area.

Crooks asked if designating this building as a local historic landmark would influence the National Register.

Gisselman stated that it may or may not have any influence on their decision. Unfortunately this development won't proceed until the building is added to the National Register for the tax credits.

Crooks outlined that surrounding owners would be notified, a public hearing would be held and then the commission would make a decision which would be passed onto the Plan Commission. He said this property is the last factory building remaining in the downtown area, along with the various companies and tiles used would justify making it a historic landmark.

Crooks motioned to hold a public hearing to consider designating 1418 North First Street as a local historic landmark. Tryczak seconded, and the motion passed unanimously.

Lenz will verify the timeline identified in the municipal code for landmarking properties.

Discuss Historic Landmark suggestions.

Gisselman said there haven't been any new developments about landmarks on the west side and he would have a more full report next month.

Burke asked about the park at the Sumner Pleasantview building.

Forer and Gisselman confirmed that the building was designated.

Crooks asked if the Forest Park building was a landmark.

Gisselman said this would be researched whether or not it was a landmark. He confirmed that the stone Marathon Park buildings, Oak and Fern Islands, etc. were landmarked.

Gidlund asked if bridges could be landmarked because she was kayaking by Fern Island and noticed the small bridge structures.

Crooks asked for an inventory of local landmarks.

Discuss potential new members.

Gisselman stated that Jean Gidlund, who recently moved to Wausau, came up in previous discussions as a potential new member.

Gidlund introduced herself and said that she recently moved here with her husband Cliff Gidlund. They fell in love with a house in the Andrew Warren historic district, 504 Franklin Street. She has a degree in historical preservation and has a bachelor's in interior design and fell in love with this house at first sight. They put an offer on the house the day they saw it and the following weekend went on the historic homes tour. They are very impressed with Wausau, its beauty and people, that it's so community oriented and knew they were in the right place. She has a real passion for historic preservation, especially old architecture which she has always been drawn to. Gidlund said she's interested in playing a part, working and serving in Wausau.

Gisselman said that Patty Grimm, the manager of Pine Grove Cemetery, was also discussed as a potential new member. She has a deep commitment to Wausau history and the families she meets on a daily basis. Grimm is also interested in being on the commission. Gisselman will take these two names to the

mayor's office and the council will vote on the members sometime in October.

Future agenda items and next meeting date(s)

A public hearing and potential historic landmarks will be discussed at future meetings. The next meeting will be held on October 29, 2014.

Adjournment

Bahr motioned to adjourn. Forer seconded, and the motion passed unanimously.

The meeting adjourned at 4:40 p.m.

Respectfully Submitted,
Gary Gisselman, Chair

- (n) To confer recognition upon the owners of landmarks, historic sites or buildings within historic districts by means of certificates, plaques or markers;
- (o) To educate property owners regarding availability of local, state and federal funding for historic preservation purposes. (Ord. 61-4808 §1(part), 1993.)

2.82.050 Designation of landmarks and historic sites. (a) Criteria. For purposes of this chapter, a landmark or historic site designation may be placed on any building or any site, natural or improved, which:

- (1) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state or community; or
 - (2) Is identified with historic persons or with important events in national, state or local history; or
 - (3) Embodies the distinguishing characteristics of an architectural type or specimen, inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship; or
 - (4) Is representative of the notable work of a master builder, designer or architect.
- (b) Procedures.
- (1) Any person may make application to the commission for the nomination of a building as a landmark or historic site or for the rescission of such designation. Upon receiving such nomination, the commission may recommend the designation of a landmark or historic site or the rescission of such designation, using the procedures under subdivision (2) of this subsection;
 - (2) The commission may, after notice and public hearing, recommend the designation of landmarks or historic sites or the rescission of such designation after application of the criteria in subsection (a) of this section. At least forty days prior to such hearing, the commission shall notify the owners of record, as listed in the office of the city assessor, who are owners of subject property and the owners of property in whole or in part situated within two hundred feet of the boundaries of the lot upon which the subject property is located. Notice of such hearing shall also be published as a class 1 notice, under the Wisconsin Statutes. The commission shall also notify the following: community development department, inspection department and city planner, who may respond to the commission within twenty days of notification with comments on the proposed designation or rescission. The commission shall then conduct such public hearing and, in addition to the notified persons, may hear from other interested persons, as the commission deems appropriate. The commission shall conduct an independent investigation into the proposed designation or rescission. Following the public hearing, the commission shall vote to recommend the designation or rescission of the landmark or historic site designation. Any recommendation to designate a landmark or historic site and any recommendation

concerning the rescission of such designation shall be made in writing and shall be forwarded to the plan commission for consideration at the plan commission's next regularly scheduled meeting. Notification of such recommendation shall also be sent by the preservation commission to the property owner or owners of the subject property prior to consideration by the plan commission.

(3) The plan commission shall review the designation or rescission recommendation of the preservation commission and make a recommendation regarding designation or rescission to the common council within thirty days of receipt of the preservation commission report. The plan commission shall consider the following factors in formulating a recommendation:

(A) Will the designation of the property as a landmark or historic site interfere with the orderly, coordinated and harmonious development of the city;

(B) Will the designation of the property as a landmark or historic site conflict with parts of the master plan, official map or redevelopment plan;

(C) Will the designation of property as a landmark or historic site promote the general public welfare;

(4) The common council, upon receipt of the recommendation from the preservation commission, and the plan commission shall act upon the recommendations at its next regularly scheduled meeting. Designation of a landmark or historic site or the rescission of such designation shall be done by the adoption of an ordinance, which shall be in recordable form and shall be recorded, at city expense, in the office of the county register of deeds.

(Ord 61-5383 §2 (part), 2008; Ord. 61-5186 §1(part), 2002, File No. 02-0716; Ord. 61-4808 §1(part), 1993.)

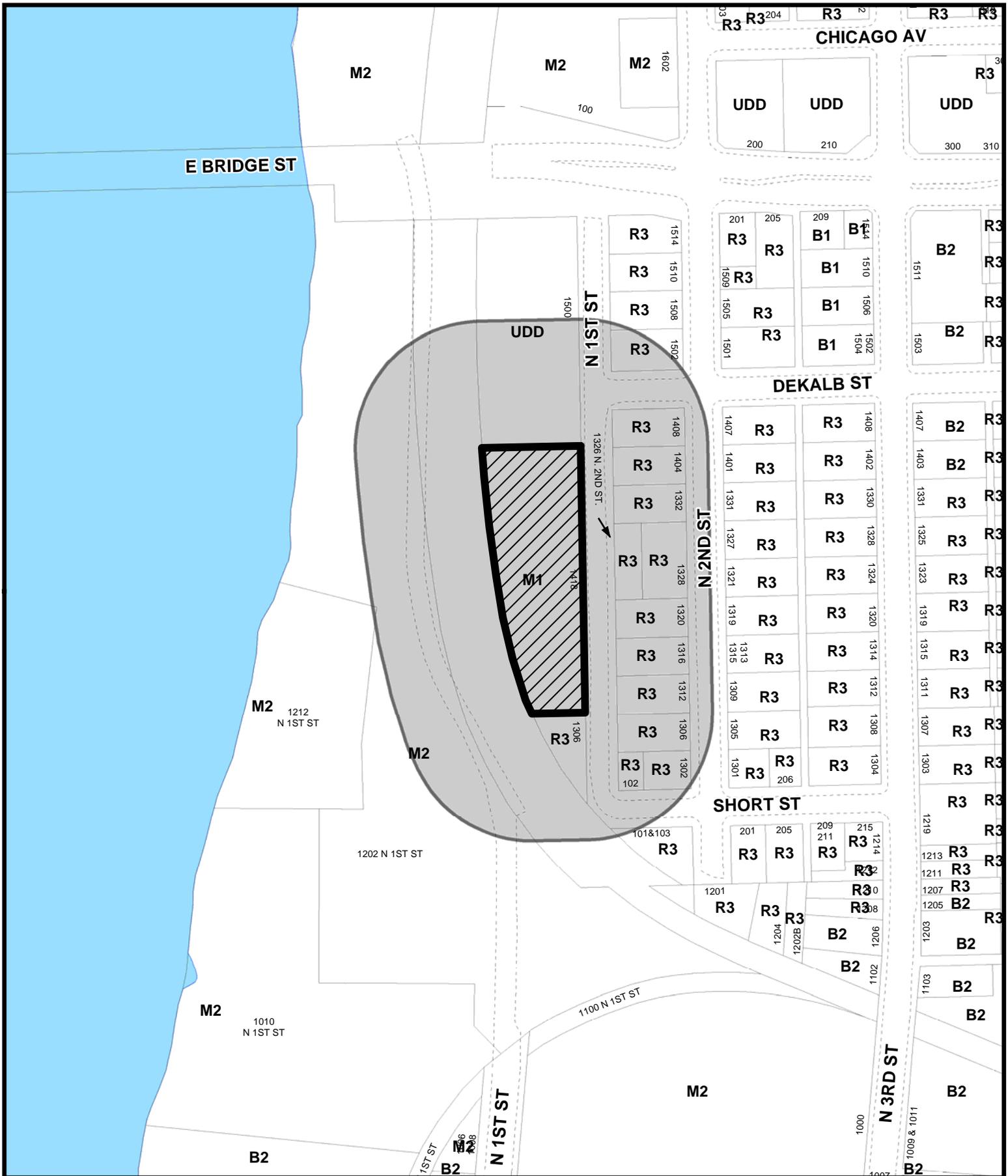
2.82.055 Local historic landmarks. The following properties are designated as local historic landmarks:

(1) The property located at 309 McClellan Street (Wausau Club) and more particularly described as:

PIN: 37.291.4.2907.253.0279

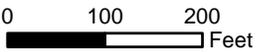
Lots 5, 6 and 7 of Block 16 in the original plat of the City of Wausau, Marathon County, Wisconsin.

(2) The property located at 403 McIndoe Street (Cyrus Yawkey House) and more particularly described as:

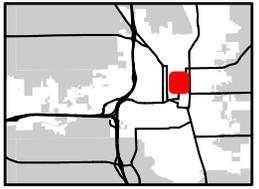


Date: 06 Nov 2014

City of Wausau
Marathon County Wisconsin

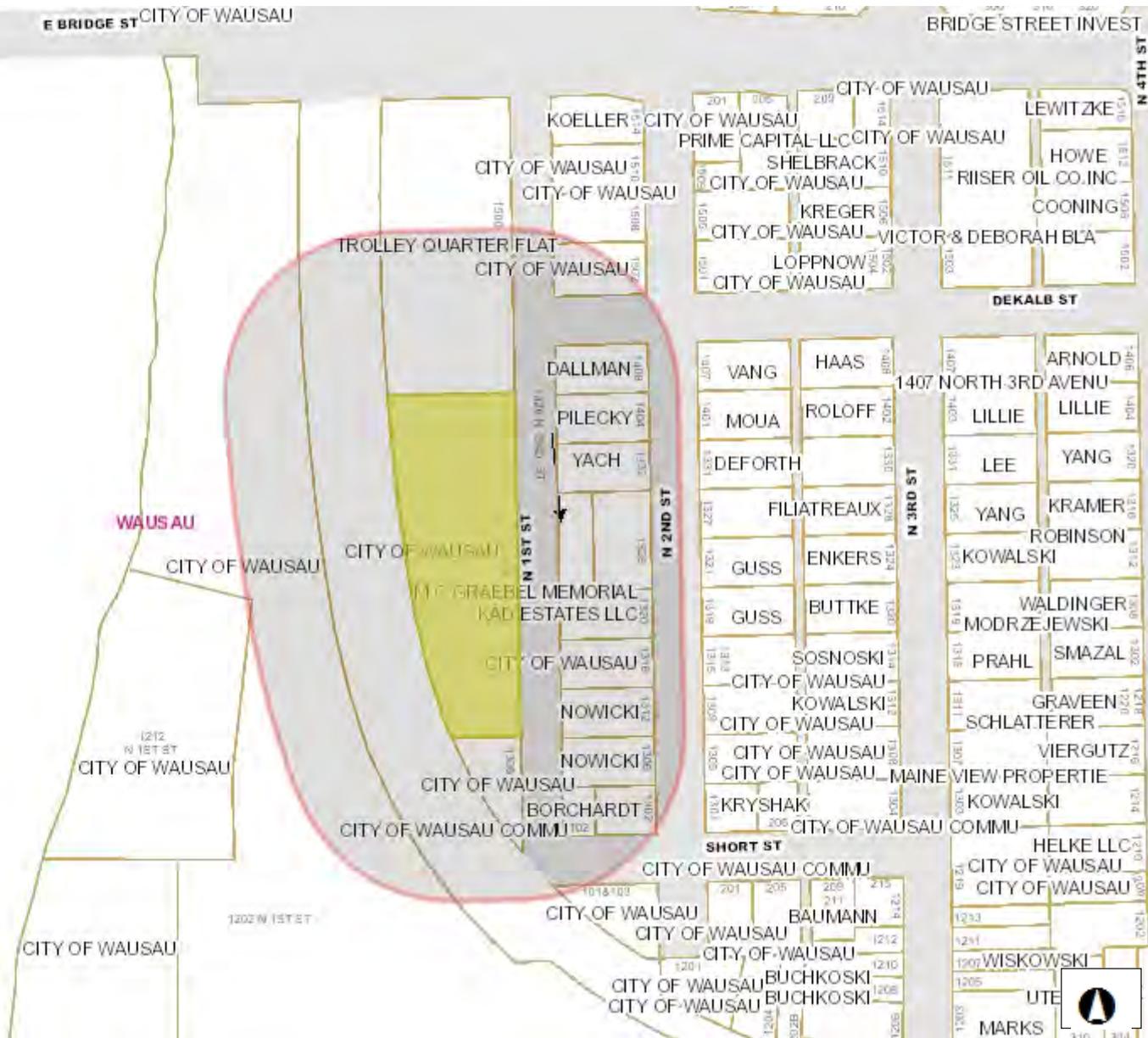


-  Road Paved
-  200 Ft Buffer
-  Petitioner's Property





Land Information Mapping System



Legend

- Owner Last Names
- Parcels
- Right Of Ways
- Municipalities

99.20 0 99.20 Feet



User_Defined_Lambert_Conformal_Conic

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

PROPERTY DESCRIPTION

The Sav-O-Supply building is a two story building, located on the east side of the Wisconsin River, just south of Bridge Street (Photos 1 & 2). The footprint of the building is approximately 19,200 square feet per floor. A first floor plan (Sheet A1) and second floor plan (Sheet A2) have been included with this report and are located in Appendix A.

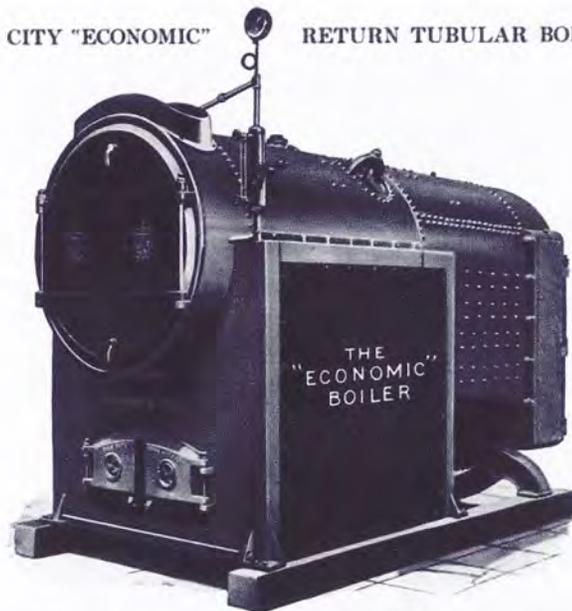
The first floor construction is a concrete slab on grade. The second floor construction consists of steel beams and columns with 3" (nominal) wood tongue and groove (T & G) floor deck (Photos 3-5). The building is divided into eight bays north-south and seven bays in the east-west direction. A second floor framing plan (Sheet S1) has been provided in Appendix B of this report.

The roof framing consists of monoslope steel trusses which span from the building centerline at column line 5 to the exterior north and south walls. A roof framing plan has been provided; see Sheet S2 in Appendix B. A truss elevation drawing has been provided on Sheet S3. Steel or wood purlins span east-west between the trusses and are supported on top of the trusses at panel point locations. Wood T&G deck spans approximately eight feet north-south between the purlins. There are two large clerestory areas between column lines 3-4 and 6-7 which span east-west between column lines B.5-F.5 (Photos 6-8). An overall building section is illustrated on Sheet A3.

The exterior walls consist of structural clay tiles infilled between steel beams and columns. Clay tiles were a common building material at the time this building was constructed. They are similar to modern concrete masonry block (commonly referred to as cinder block). The primary difference is that the product was made of clay which is similar to brick rather than concrete.

The building has some unique and historical features. The freight elevator is circa 1938. The mechanical system which operates the elevator is striking (Photos 9 & 10). The original 1920 "Economic" boiler is located at the southwest corner of the building. This boiler was manufactured by Erie City Iron Works. The crest on the doors (Photo 11) provided enough information to locate the original product catalog. Figure 1 is an original illustration of the boiler from the 1915 catalog.

ERIE CITY "ECONOMIC" RETURN TUBULAR BOILER



ERIE CITY IRON WORKS ERIE, PENN.

FIGURE 1

5. Provide stairs which comply with current Code requirements, including a maximum 7" rise per step.
6. Provide accessible toilet rooms.

Provide any additional upgrades that may be necessary based upon the selected use(s) of the building.

SPRINKLERS

A few of the benefits associated with the use of sprinklers have been addressed already in this report. Sprinklers permit increases in allowable areas and reductions in fire separation ratings. Additional benefits of using sprinklers that may not be initially perceived include flexibility in future expansion and lower insurance rates. Other benefits that may be less tangible are the reduction in building owner liability and the reduced possibility of loss of use of the property in the event of a fire.

CONCLUSIONS AND RECOMMENDATIONS

The structural frame of the building is generally in good condition. The roof trusses require reinforcement in order to meet current code required load capacities. The columns and floor framing are sufficient to support live loads up to 125 psf. Most of the proposed occupancies for the second floor have live load requirements less than 125 psf, see Table 3.

The exterior walls and façade are in poor condition and require restoration. Since the building is nearly a hundred years old, the existing walls would not meet the requirements of modern energy codes. Additionally, since the lateral load resisting system of the building requires strengthening, it would be appropriate to modify the exterior walls in such a way to provide additional structural strength as well as thermal performance. One method for accomplishing both of these goals is illustrated on Sheet A3, "Future Wall Section".

Based on the investigation, structural analysis and architectural review, it seems quite feasible to rehabilitate, restore and strengthen the Sav-o-Supply building. The building is rich in history with unique architectural and structural features.

Please feel free to contact me if you have any additional questions or concerns regarding the structural or architectural features of this facility.

Sincerely,



Susan L. Lasecki, P.E., S.E.

Principal Engineer

Occupancy	Live Load(psf)
Corridors	80
Classrooms	40
Manufacturing (light)	125
Office	50
Residential	40
Restaurant	100
Retail	100
Storage (light)	125
Wholesale	125

TABLE 3



PHOTO 1
VIEW LOOKING EAST AT THE WEST ELEVATION



PHOTO 2
VIEW LOOKING EAST AT WEST ELEVATION



PHOTO 3
SECOND FLOOR FRAMING



PHOTO 4
SECOND FLOOR FRAMING



PHOTO 5
SECOND FLOOR FRAMING



PHOTO 6
VIEW OF TRUSSES AND CLERESTORY



PHOTO 7
VIEW OF TRUSSES AND CLERESTORY



PHOTO 8
VIEW OF TRUSSES AND CLERESTORY

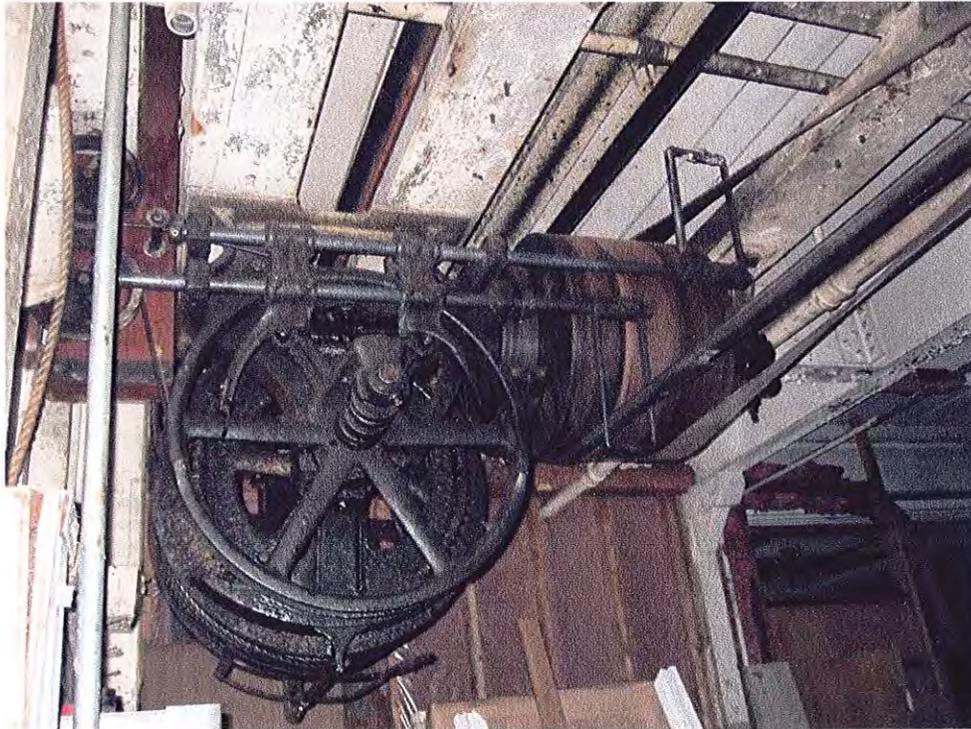


PHOTO 9
ELEVATOR MECHANICALS



PHOTO 10
ELEVATOR HOIST BEAM



PHOTO 11
BOILER DOOR



PHOTO 12
EXISTING LACED COLUMN



PHOTO 13
LACED COLUMN



PHOTO 14
PHOTOS OF TRUSS AT COLUMN LINE G



PHOTO 15
LOOKING WEST NEAR TRUSSES AT COLUMN LINE 5

PROPERTY RECORD: 802 FRANKLIN ST

Architecture and History Inventory



NAMES

Historic Name: **Henry McEachron House**

Other Name:

Contributing: **Yes**

Reference Number: **50871**

PROPERTY LOCATION

Location (Address): **802 FRANKLIN ST**

County: **Marathon**

City: **Wausau**

PROPERTY FEATURES

Year Built: **1899**

Additions:

Survey Date: **1983**

Historic Use: **house**

Architectural Style: **Queen Anne**

Property Type: **Building**

Structural System: **Unknown**

Wall Material: **Clapboard**

Architect:

Other Buildings On Site: **0**

Demolished?: **No**

Demolished Date:

DESIGNATIONS

National/State Register Listing Name: **EAST HILL RESIDENTIAL HISTORIC DISTRICT**

National Register Listing Date: **2004-04-21**

State Register Listing Date: **2004-01-16**

National Register Multiple Property Name:

NOTES

Additional Information: This Queen Anne house exhibits typical irregularity in roofline and variety in texture. Gables have palladian window motifs and denticulation either beneath the windows, or in a decorative course such as in the front gable. Henry McEachron was an early flour mill owner (1882). In 1914 he built McEachron Mill, (Later Dodge-Hooler) and twice served as Wausau Mayor (1895-1899).

Bibliographic References: A. Wausau Pilot, April 18, 1899. B. Wausau Daily Record-Herald, Sept. 24, 1937.

RECORD LOCATION

Wisconsin Architecture and History Inventory, Division of Historic Preservation-Public History, Wisconsin Historical Society, Madison, Wisconsin

PROPERTY RECORD: 726 FRANKLIN ST

Architecture and History Inventory



NAMES

Historic Name: **Judson SMITH HOUSE**

Other Name:

Contributing: **Yes**

Reference Number: **50869**

PROPERTY LOCATION

Location (Address): **726 FRANKLIN ST**

County: **Marathon**

City: **Wausau**

PROPERTY FEATURES

Year Built: **1874**

Additions: **1912**

Survey Date: **1983**

Historic Use: **house**

Architectural Style: **Second Empire**

Property Type: **Building**

Structural System: **Unknown**

Wall Material: **Wood**

Architect:

Other Buildings On Site: **0**

Demolished?: **No**

Demolished Date:

DESIGNATIONS

National/State Register Listing Name: **EAST HILL RESIDENTIAL HISTORIC DISTRICT**

National Register Listing Date: **2004-04-21**

State Register Listing Date: **2004-01-16**

National Register Multiple Property Name:

NOTES

Additional Information: Photo code #2: K-17/6 Wausau's finest example of the Second Empire Style. Large scale house shows elaborate academic citations: quoined corners, modillioned cornice, columns flanking entrance, and lintels above first story windows, roundhead windows with hood molds.

Bibliographic References: A. Central Wisconsin, Jan. 6, 1875. B. Wausau City Directories, 1910, 1912. C. Central Wisconsin, May 26, 1875. ANDREW WARREN HISTORIC DISTRICT, FRIENDS OF WAUSAU HISTORIC LANDMARKS, 1995(?).

RECORD LOCATION

[Wisconsin Architecture and History Inventory](#), Division of Historic Preservation-Public History, Wisconsin Historical Society, Madison, Wisconsin

Historic Landmarks and Districts

Designation of Local Historic Landmarks In Wausau Under Chapter 2.82 Of The Wausau Municipal Code

Date Designated - Address - Name or Nature of Landmark

1. 05-13-94, 309 McClellan Street, Wausau Club
2. 07-14-94, 403 McIndoe Street, Cyrus Yawkey House (Marathon County Historical Society)
3. 05-09-95, 215 West Thomas Street, Old Engine #4 Fire House
4. 05-09-95, 529 North Third Street, Stone Hearth Bakery
5. 05-09-95, 114 Grand Avenue, Elmergreen Building
6. 12-08-98, 317 North First Street, Federal Building
7. 12-14-99, 812 Grant Street, Lyman Thayer House
8. 03-14-00, 621 North 2nd Street, St. James Catholic Church
9. 03-14-00, 408 Seymour Street, St. Mary's Catholic Church
10. 03-14-00, 324 East Wausau Avenue, Athletic Park Granite Wall and Front Entrance
11. 03-28-00, 708 Fulton Street, 1936 Portion of Wausau East High School
12. 12-11-01, 209 Washington Street, Former Chicago-Northwestern Railroad Depot
13. 01-12-02, 720 Grant Street, Former Milwaukee Road Depot
14. 06-11-02, 502 McClellan Street, St. Stephen Lutheran Church
15. 02-24-04, 500 River Drive, Oak Island Park Field House (Shelter)
16. 10-10-06, 904 Grand Avenue, Duey Wright House
17. 08-14-07, 1224 Highland Park Boulevard, Charles Manson House
18. 03-11-08, 1201 Stewart Avenue, Marathon Park Exhibition Building, Judging Pavilion & Cattle Barns 1 & 2
19. 10-13-09, 915 Grand Avenue, Nathan Orr House
20. 10-13-09, 912 Grand Avenue, Louis Marchetti House
21. 04-13-10, 1201 Stewart Avenue, Big Kitchen & Stone Entrance Structures of Marathon Park
22. 04-13-10, 1221 Sumner Street, Stone Shelter Structure of Pleasant View Park
23. 04-13-10, 600 Island, Barker Stewart Island
24. 04-13-10, 407 Grant Street, Wausau City Hall

Designation of Local Historic Districts In Wausau Under Chapter 2.82 Of The Wausau Municipal Code

Date Designated - Name - Location of Historic District Designated

1. 04-08-97, Creation of Class II Downtown Historic District (34 properties)
2. 04-13-99, Expansion of Downtown Historic District (65 properties)
3. 12-18-12, Creation of Class II Andrew Warren Historic District (59 properties)
4. 05-14-13, Creation of Class II Easthill Residential Historic District (163 properties)

Prepared by: Brad Lenz, City Planner

Last Revised: September 10, 2013