

HISTORIC PRESERVATION COMMISSION

Time and Date: Wednesday, April 29, 2015, at 4:00 p.m. in the Birch Room of Wausau City Hall
Members Present: Gisselman (C), Grimm, Gidlund, Forer, Oberbeck, Tryczak
Others Present: Lenz, Stratz, Hebert, Slamico, Williams, Craig, Kramer

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 the minutes of the February 25, 2015 and March 25, 2015 meetings.

Grimm motioned to approve the minutes of the February 25, 2015 and March 25, 2015 meetings. Gidlund seconded and the motion carried unanimously 6-0.

500 North 3rd Street façade renovation, Commercial Rehabilitation Program.

Stratz said as that part of the Commercial Rehabilitation Program, the plans need to be brought to this commission to be given approval. The plans have been put together and a loan to assist with the exterior has been approved by the Finance and Economic Development Committees. Mark Craig is available to answer any questions.

Mark Craig said that they purchased the property on October 31, 2014. The plan is to redevelop the building. It is currently 70% occupied and they plan to fill it up. A \$750,000 redevelopment package has been put together that includes interior and exterior work. The interior work includes removing the old escalators, redoing the lobby area, putting in digital screens, and redoing the common areas. The exterior work includes re-landscaping and performing a building wash to preserve the Indiana Limestone. Windows would be added to the back side. The issue is that the space that is currently vacant doesn't have much natural light and they would like to remove some limestone panels and replace them with glass. Adding the light is a \$150,000 package. Craig told the commission where the loan dollars are coming from and that he would like to get started this summer. Stratz added that copies of the plans were included in the plan.

Gisselman asked if this would be Scott Street 2nd floor and asked if the windows would be compatible. Craig answered that it would be very similar to what is currently there. Forer asked what side of the building it would be since it is hard to tell by the pictures. Craig answered they would be the southwest corner of the building. It would be the 2 floors above street level. 40 panels will need to be removed and replaced with glass. Gisselman said the commission would be most interested in the compatibility. Craig said that it was built and open in 1976 and there was a retail component. The retail has slowly dwindled out of the building and there is no need for the escalator anymore. Craig said that there is a need to bring it back to life in a modern feel.

Forer motioned to approve the façade renovation for 500 North 3rd Street. Tryczak seconded, and the motion carried unanimously 6-0.

Certificate of Appropriateness for 407 Scott Street.

Oberbeck said this item is for the Foster building and said that for this item and the next he will not act as a commission member. Neil Slamico said that he is part of the building group of the Grand Theatre and the Grand Theatre owns the CVA and the Foster building. The Foster building has been deteriorating for the last 45 years and rain literally pours into the structure. The building, east of the CVA, will be torn down and a parking area and stormwater runoff area will be created. A biodiversity pond and permeable

pavers will help with the stormwater management. This will allow water to seep into the ground. The north wall of the Grand Theatre will need to be changed. A ramp goes down about 4' on the north side of the Grand Theatre and he does not know why that ramp was put in. It just acts as a catch basin and water runs into the Grand Theatre. This will be raised up, closing 3 doors, and will be covered by brick.

Oberbeck said the only way to change the water issues is by removing the ramp. A fair amount of water got into the auditorium and they have had some minor mold issues and they feel this is where the water is coming from. Oberbeck told the commission how the interior of the building will be affected and the exit doors will be used.

Bahr arrived at 4:15 p.m.

Williams told the commission about the tires and trash that are put in the ramp and other areas. Oberbeck said that the area is being cleaned up. Slamico said that it will look very nice when it is all done and showed the members renderings. Williams said that they will be very conscientious of flashings and the type of brick as they are trying to preserve the Grand Theatre and keep it grand.

Gidlund asked what the historical significance of the Foster building was. Oberbeck said neither of the buildings are on the historic register, but there is a covenant that they requires the state historical society to review. A mechanical room is located near the loading dock and was probably an old coal room. Slamico said that there is concrete over the vault and the vault cannot be moved. The rose color will be stamped on that. Gidlund said that the doors look like they will be placed just where they were. Oberbeck said they will appear to be the same, except for the larger exiting opening for code purposes. It also provides a level of safety with the interior stairs, not being covered with ice in the winter. Williams said that it will allow the foundation to be waterproofed. Gidlund asked if there will be exterior lighting. Williams said the low profile lighting will be placed near the sidewalk. It will give the opportunity to do this in the future, if it is not right now. Oberbeck said that they do not want to light it to the extent that it is a full-access parking lot; it is not the main entrance to the Grand Theatre. Williams said it will be concrete paved instead of asphalt due to the long-term value of concrete.

Bahr motioned to approve the Certificate of Appropriateness for 407 Scott Street. Grimm seconded, and the motion carried unanimously 5-0. Oberbeck did not vote on this item due to his interest in the project.

Certificate of Appropriateness for 411-427 North 4th Street.

Slamico said they have been aware of the complete deterioration of the CVA building. Pieces of concrete have been flaking and falling on the sidewalk and the front stoop has been sinking because there aren't the appropriate footings. They have been looking at the figures to see if it is more advantageous to replace or correct the issues. The roof will be replaced and will look identical. The tiles on the building are 4" thick and are absolutely beautiful. Someone has been found to repair the tiles which will be re-grouted and holes will be filled in. Slamico showed pictures of the building how it currently looks and how it will look. Most of the face of the Grand Avenue was replaced two years ago and is already showing signs of wear because of deterioration from salt. Ruby red granite will be placed to the base; it will look very similar and will complement the ruby red building at the end of the block. All of the windows will be replaced and will be identical. The canopy over the front entrance will be changed to something permanent. Oberbeck said that a prefabricated metal will be used.

Gisselman said it won't be a marquis sign. Oberbeck said the reason for the canopy is because the steps would extend past the property line. A request will be given to the Engineering Department to see if the

sidewalk can be bumped out to allow for the entrance to function better. There are access points, trees, and signs already in the sidewalk. It is not a good situation for ice. The windows are at grade and the building is very deteriorated at the edge. The project would allow for smaller windows. There is not normally windows installed 6" above grade near a sidewalk. Slamico said that there are complaints that people can look into the windows and see classes occurring in the evening. It will look very nice when it is done. Oberbeck said that it is intended to put granite on the base of the building so the columns are continuing down. The corners will be heavier.

Gisselman said that the panels will stay the same. Oberbeck said the terracotta is viable to remain, there are only 2-3 tiles that are loose. The entire building will be tuck pointed and matched. New terracotta is not as strong as what is on the building. Slamico said that when the metal is done, it will look exactly the same, it just won't have the deterioration. Oberbeck said all details will remain the same.

Gisselman said that he has trouble with the base. Bahr asked if there is another material that would be white and durable. Williams said that the base has had a white coat to it several times and was not the original coating of the building. Oberbeck said that it is a cast stone ribbed and does not know what is beneath it.

Forer asked if it would be the same width as the existing. Oberbeck said it wouldn't look right. Bahr said that it would almost look better without any windows. Williams said that the studio area needs the windows. Oberbeck said that in reality, it would never be built like that now.

Gidlund asked if there were any pictures of the red granite on the other side of the street. It was stated that the red granite on the building on the street is original. Pictures of the area were shown to the commission. Oberbeck said that the granite building on the corner has a lot of exposure to the elements and is still in very good condition. Gisselman asked if it would be polished granite. Oberbeck answered that it would be fractured granite. Slamico said that it will have a rough appearance. On the canopies, there will be an area where they can change the signage. Oberbeck said that there will be a door and it will be part of it. Slamico said that there will be no more drilling because it destroys and it cannot be patched anymore. Lenz asked if the detail above the door will remain. Oberbeck said the canopy will cover it.

Gisselman said that the commission is strictly advisory. Slamico said that there is gorgeous woodwork inside of the building. Forer said that the building obviously needs repair.

Forer motioned to approve the Certificate of Appropriateness for 411-427 North 4th Street. Bahr seconded, and the motion carried unanimously 5-0. Oberbeck did not vote on this item due to his interest in the project.

Certificate of Appropriateness for 408 North 3rd Street.

Kramer said that they are not changing the front of the building at all, the entry to Townies and Malarkys will be changed. They also want to replace some of the glass windows. A vestibule will be installed and will be more energy efficient.

Oberbeck left the meeting.

Gisselman asked if it would be flush and if the vestibule would be in the interior of the building. Kramer said that is correct.

Bahr said the entrance would become an official entrance. Kramer said that would be done with 34” doors. The front appearance will not be changed at all and the entrance can be used.

Gidlund asked if they would lose any space. Kramer said they wouldn’t lose any space doing it the intended way.

Tryczak motioned to approve the Certificate of Appropriateness for 408 North 3rd Street. Gidlund seconded, and the motion carried unanimously 5-0.

Discussion and possible action on submitting a grant application for city of Wausau intensive historic survey.

Gisselman said that the plan for a new survey that was last completed in 1984 and should be done again. It would be a good way to get a look at historic structures in the city.

Grimm motioned to submit a grant application for city of Wausau intensive historic survey. Tryczak seconded, and the motion carried unanimously 5-0.

Discuss Historic Preservation in Wausau Comprehensive Plan.

This item was postponed until the next meeting.

Discuss Historic Preservation Month Activities.

This item was postponed until the next meeting.

Discuss Certificates of Merit.

This item was postponed until the next meeting.

Discuss Historic District Signage.

This item was postponed until the next meeting.

Future agenda items and next meeting date(s)

The next meeting is scheduled for May 27, 2015. There weren’t any additional items to add to the agenda.

Adjournment

Tryczak motioned to adjourn. Gidlund seconded, and the motion carried unanimously 5-0. The meeting adjourned at 4:55 p.m.

Respectfully Submitted,
Gary Gisselman, Chair