

## HISTORIC PRESERVATION COMMISSION

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Time and Date: Wednesday, June 24, 2015, at 4:00 p.m. in the Birch Room of Wausau City Hall  
Members Present: Gisselman (C), Grimm, Gidlund, Forer, Oberbeck, Burke, Crooks  
Others Present: Lenz, Field, Schock

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.

### **Discuss Watch List of Endangered Structures.**

Gisselman said that 602 North 2<sup>nd</sup> Street is in the process of being purchased and will eventually be razed.

Forer asked about the dairy on the west side. Lenz said that the owner is looking to do something with the building, and the City has talked to her in hopes of moving the project along. Gisselman confirmed that the building is being discussed. Lenz said that the owner wants to preserve the building, not raze it. Forer asked what the plans are for the building. Lenz answered that there isn't a specific plan, other than to get the building to a state where it is attractive to market. The building right now is in tough shape and continues to deteriorate.

Gisselman said the Wausau Club is continually being studied by various committees. Lenz said that Elk Creek Architecture is waiting for the state tax credits to open in September. Crooks asked if this is a new potential developer or the same one. Lenz answered it is the same one that came out of the RFP process.

Gisselman said the City Council approved the Sav-O-Supply renovation. Crooks asked if MetroPlains received the tax credits or if they are moving forward without the tax credits. Lenz answered that they need to get the tax credits for the project to happen. Crooks asked if that was a hang up because it didn't qualify. Gisselman said they were engaging a different historic consultant. Lenz said they are also applying for housing tax credits, which is also a process. There are some uncertainties, but the City has shown commitment to their proposal.

### **Update on 602 North 2<sup>nd</sup> Street (Parish of the Resurrection School).**

Lenz asked if there is significance in the building and if a tour should be arranged. Gisselman said he will try to get a tour arranged before the building is razed. Forer said a plaque shows it was built in 1930. Gisselman said it is a strong part of history.

Crooks asked what the intention of the development is. Gisselman answered parking. Crooks asked if the convent would also be razed. Gisselman answered yes. Gidlund asked what shape the convent is in. Crooks said that it is newer than the school. Oberbeck said that it is from the 1950's. Gidlund asked if it is still being used. Oberbeck said that it is being used for youth and late-teen programs. It is being run as Northland Group. It would be nice to save some of the architectural elements. Gisselman said the arch on the Jefferson Street side is starting to crumble. Forer said it would be nice to incorporate some of the features in other areas of their project.

Oberbeck said that most of the building is pretty plain. Gisselman said the roof line is interesting. Oberbeck asked if there is anyone that salvages. The commission discussed companies in various parts of the state. Oberbeck said that this is something that should be looked into to salvage some items. Gisselman said the city hasn't acquired it, but could be put on next month's agenda to work toward salvaging architectural elements of the building.

### **Discuss Historic Preservation in Wausau Comprehensive Plan.**

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Lenz handed out some pages of the current Comprehensive Plan. The plan needs to be updated. There are two parts of the plan, which Lenz explained. Gisselman said it would be nice to think about the objectives. A new historic survey will be completed. Gisselman asked the commission to think about new ideas and possibly new districts.

Oberbeck asked how buildings could be protected. Increased density should be done to the downtown area. Gisselman said that could be part of an infill issue. Oberbeck said that compatibility needs to be reviewed and at some time, the city cannot be extended into the townships. Oberbeck said the Dudley Tower is in the downtown area and parking is a premium. Oberbeck said that in Minneapolis in the 1980's, there was pressure for the historic buildings to come down because of the value of land.

Lenz said that these items can also be discussed in the Land Use chapter of the Comprehensive Plan. He said there are a lot of underutilized or vacant properties that should be filled in before historic properties start coming down.

Oberbeck asked what could happen with the Landmark and asked if there could be a higher or better use for it. Some developers take out the whole block to develop an area. Gisselman said the 600 block would put the commission to the test, as it is a crucial historic block.

### **Discuss Certificates of Merit.**

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Gisselman said that these have not been issued for a while and would be issued for properties that have been renovated and really sparkle.

Burke asked if this has been done for the Federal Building and Trolley Quarters. Gisselman said that it hasn't, but would be a good start.

Crooks said the property at 10<sup>th</sup> Street and McIndoe Street is a perfect match and they went through great lengths. Burke said that would be an excellent one. Crooks said it isn't 100% done, but is very close.

Gisselman said that the Neighbors Place was renovated, but was unsure what the extent was.

### **Discuss Historic District Logo and Signage.**

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Gisselman passed out a seal of the City of Wausau for the logo. Schock said there are a lot of ways to develop the signage, but thinks it should be a seal since it is a historic district.

Crooks asked when the seal dates back to. Gisselman answered that it was from 1912 or 1913 for the city hall. They don't have to be on every street corner, but should be placed at the entrances. Crooks said this would be used as part of the signage. The commission walked to the Council Chambers to take a look of the actual seal. Gisselman said that a mock-up of the seal and sign will be presented at the next month's meeting.

### **Future agenda items and next meeting date(s)**

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The next meeting is scheduled for July 29, 2015. There weren't any additional items to add to the agenda.

**Adjournment**

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Crooks motioned to adjourn. Gidlund seconded, and the motion carried unanimously 7-0. The meeting adjourned at 4:40 p.m.

Respectfully Submitted,  
Gary Gisselman, Chair