

HISTORIC PRESERVATION COMMISSION

Time and Date: Thursday, April 21, 2016, at 4:00 p.m. in the Birch Room of Wausau City Hall
Members Present: Gisselman (C), Crooks, Gidlund
Others Present: Lenz, Korpela

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.

607 North 3rd Street, Commercial Rehabilitation Program

Lenz said that Kevin Korpela is present and is applying to the Commercial Rehabilitation Program for exterior work to the building. Part of the standards of the program is to have this commission review the details. The details of the renovation were passed out at the start of the meeting. The front façade will not be changing much, but the interior would be substantially renovated along with the back side of the structure.

Korpela thanked the commission for the input. The flooring will be removed and replaced. The door will be moved from the center to the south side and will be at grade. It will be an easier to access for the customer. The loan portion is the Part A project. In the project, more room will be acquired for shelving. The 2-story brick façade will remain. A second-story side will be on the back side of the building for additional space for future planning purposes. A second stairway would be added in the future, when it may be needed.

Gidlund said there would be two staircases. Korpela said that at some time, with Plan B. At this moment, code provides the use of one staircase with limited access to the second floor. This will minimize costs at this time. There is a lot to manage at the moment. Gidlund asked if there are any restrictions for HUD, like having an elevator. Korpela said the elevator would be needed based on the use. As long as the use if available on the first floor, it can be done on the second floor, without the need of an elevator. The plan is not designed fully.

Crooks said the only significant change on the Part A plan is moving the door. Korpela said that it would be moving the door and some of the windows and passed around some documentation for the windows. Crooks said the windows look relatively new. Korpela said that they were replaced in 1970's and will look to see what is possible. Lenz asked if the south elevation will remain solid brick. Korpela answered yes. Crooks asked Korpela to have the windows be sympathetic to the historic nature of the building, on the first level. Korpela said he could return to the commission when the types of windows and door are determined.

Gidlund said the north and south walls of the façade will remain. Korpela said all exterior walls will remain. There are no challenges in the basement. There is a lot in the building that can be saved. The two floors and roof will be redone. All the equipment need to be cleaning and the shelving needed to be cleaned in a laboratory, with great success. The building is unusual and there is deflection and problem with the loading on the beams. It hasn't been detrimental yet, but there has been shrinkage in the beams. There is just enough shrinkage, where the use may be limited.

Lenz said there will a one-story addition on the east façade and the second story windows will be exposed. Korpela said that the addition will have a flat roof where the compressor equipment will be stored there. Lenz asked if the windows would still be exposed. Korpela said that is correct.

Gidlun asked if there was another business upstairs. Korpela said that Evolve Fitness was located on the

second floor. It is unusual and is looking at the big picture. Gidlund said it looks very nice. Crooks asked when it was built. Korpela answered 1901. Crooks asked if it were always separate businesses. Korpela said he believes so, at one point it may have been refaced to match other buildings. The commission discussed other businesses in the building.

Gisselman said that this item will be treated as an ad-hoc committee meeting.

Crooks motioned to approve the project for 607 North 3rd Street, Commercial Rehabilitation Program. Gidlund seconded, and the motion carried unanimously 3-0.

Adjournment

Crooks motioned to adjourn. Gidlund seconded, and the motion carried unanimously 3-0. The meeting adjourned at 4:30 p.m.

Respectfully Submitted,
Gary Gisselman, Chair