

HISTORIC PRESERVATION COMMISSION

Time and Date: Wednesday, November 30, 2016, at 6:00 p.m. in the Council Chambers of Wausau City Hall
Members Present: Gisselman (C), Tryczak, Crooks, Oberbeck, Forer, Grimm
Others Present: Lenz, Prehn, Wilder, Johnson, Ujarmeli

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 6:00 p.m. stating that a quorum was present.

Approve the minutes of the September 28, 2016 and October 19, 2016 meetings.

Crooks motioned to approve the minutes of the September 28, 2016 and October 19, 2016 meetings. Forer seconded, and the motion carried unanimously 6-0.

PUBLIC HEARING: Discussion and possible action on designated the Highland Park District as a Class II Local Historic District.

Gisselman introduced the members of the commission and explained the purposed of the public hearing. An informational meeting was held earlier this year. A public hearing had been scheduled earlier this fall, but was canceled after meeting with the State Historical Society so the map could be slightly changed. Lenz presented the updated map. He said the first map included two properties on the northwest corner of the map but this updated map does not include them. Gisselman read portions of the Wausau Municipal code pertaining to local historic districts.

Linda Prehn, 1105 Highland Park Boulevard, said that she may have missed the meeting that explains what this does and asked what the designation would mean. Gisselman said that there would be the prestige of having a home in the historic district. He said a Certificate of Appropriateness will need to be obtained for alterations. The Certificate of Appropriateness issued by the commission will be advisory only. A meeting of the Historic Preservation Commission will be held to approve the Certificate of Appropriateness. Prehn asked if that would be this commission and Gisselman confirmed. Prehn asked if the Easthill Residential Historic District is a Class II Local Historic District and Gisselman confirmed this. Prehn asked how many certificates are issued every year. Gisselman said that they are advisory only and during the meeting, the project is discussed and the commission has not said no to anything is a long time. The owners are usually sensitive to the historic nature of their properties. Prehn asked if a certificate would be needed whenever a building permit is needed. Gisselman said that is correct, for exterior renovations that are visible from the street. Gisselman said that he believed that there were about 2 Certificate of Appropriateness from 2016. Prehn asked what happens if the owners do not want to follow what the commission says. Gisselman said it is advisory and they can go forward.

Mickey Wilder, 1231 Highland Court, asked if this would affect parking on the street in any way and said that there will be walking paths to attract people to the area. Gisselman said that this would only affect the structure and does not affect any walking paths. Lenz added that the commission may look to put up signs, similar to those in the other districts. Gisselman said that the Andrew Warrens Historic District and Easthill Residential Historic District are both on the national register, and they may look at getting this district on the national register. Gisselman said that if this moves forward tonight, it would need to be reviewed by the Plan Commission and Common Council.

Scott Johnson, 1014 Everest Boulevard, asked if there would ever be a possibility of the commission sending them a letter indicating that something needs to be done. Johnson said they have a child with cerebral palsy in a wheelchair and there are certain alterations that they need to make to their home, in

order to make it accessible. Johnson said that he would not like to see something happen to where he is told that this particular ramp is not allowed in an historic district. Lenz said that historical review operates somewhat outside of regular zoning ordinances, but zoning is flexible for accessibility issues. He does not see this commission interfering with it either. Lenz also said that the recommendations are advisory only, so accessibility may take precedent for some home owners. Johnson said that it would be advisory today and asked if would always be only advisory or if there is a time down the road where it may change. Gisselman said that he is not sure how future commission would feel, but said he is very comfortable right now with how the ordinances read and how the other historic districts are functioning. Gisselman said that he does not see that, from his perspective, but it may change ten years down the road. He said, however, in order to have a change like that, a public hearing would need to be held and approvals from the various commissions would need to be given, just like when establishing a new district.

Gizo Ujarmeli, 920 Hamilton Street, said that he lives right on the edge of the district, but would not be part of the district. Gisselman said that is correct. Ujarmeli said that he is a realtor in town and works with many historic buildings and asked how this will affect this particular area of the city. Ujarmeli asked what types of limitations will be created. Gisselman said that if a homeowner would like to do something to the exterior of the property that requires a building permit, a Certificate of Appropriateness from this commission would need to be acquired. It is purely advisory. Ujarmeli asked how much of a difference will there be from the Highland Park Historic District and the Andrew Warrens Historic District. Gisselman said that they will be exactly the same.

Gisselman closed the public hearing.

Oberbeck said the advisory portion is often helpful to the homeowners. It is another set of eyes on the project. It has been advantageous for the homeowners in the existing districts.

Crooks said that the ordinance has been in place since the 1990's. After the ordinance was created, the Downtown Historic District was created. Class II Historic Districts are advisory only. A Class I Historic District would give the commission the authority to absolutely deny a project. There aren't any Class I Historic Districts in the city and there haven't been any attempts to create one. There are three Class II Historic Districts and they receive a maximum of about four applications per year. The process is triggered when a building permit is applied for. Crooks said that he has been on the commission a long time and cannot remember denying anyone the certificate, which would be advisory only.

Grimm motioned to designate the Highland Park District as a Class II Local Historic District. Tryczak seconded, and the motion carried unanimously 6-0. This item will go to the Plan Commission on December 20 and Common Council on January 10.

Discuss Watch List of Endangered Structures.

There weren't any additions of endangered structures.

Future agenda items and next meeting date(s).

The next meeting is scheduled for January 25, 2017.

Adjournment

Tryczak motioned to adjourn. Grimm seconded, and the motion carried unanimously 6-0. The meeting adjourned at 6:25 p.m.

Respectfully Submitted,
Gary Gisselman, Chair