

## **HISTORIC PRESERVATION COMMISSION**

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Time and Date: Wednesday, February 22, 2017, at 4:00 p.m. in the Birch Room of Wausau City Hall  
Members Present: Gisselman (C), Tryczak, Grimm, Oberbeck, Forer  
Others Present: Lenz

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 January 25, 2017 meeting.**

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Grimm motioned to approve the minutes of the January 25, 2017. Tryczak seconded, and the motion carried unanimously 5-0.

### **Discussion and possible action on declaring Eau Claire Boulevard as a historic district/street.**

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Gisselman said that this area includes the whole south side from Kent Street down to Bertha Street and Ethel Street. There are four houses on Eau Claire Boulevard that could be of interest, but there isn't much that would meet the criteria. Gisselman said that until a larger survey is done, there really isn't much to hold onto for a potential district. The commission agreed.

### **Discussion and possible action on declaring the Pine Grove Cemetery Gatehouse and Egyptian Mausoleum as historic landmarks.**

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Gisselman said that the Pine Grove Cemetery was designed in 1859. Gisselman passed out information from the 1984 survey and Wausau Beautiful. Gisselman said that the commission may want to start the proceedings to designate it as a landmark. Grimm passed out an article from the Wausau Sun in 1911. Grimm said that it is Bedford Stone with Wausau Granite. Grimm said that there was a letter from the commission in 2000 and asked if at that time if this commission gave a yes or no and was not advisory only. Gisselman said that the ordinance changed in the 1990's. Grimm said that the reason that the board, in 2000, was not for the landmark status was because the letter said that any changes to the exterior would have to go before the commission, but did not say that it was advisory only. Gisselman said that the advisory only portion only applies to the class II districts. The landmarks require a Certificate of Appropriateness. Grimm said that the nature of this commission has not changed and Gisselman said that is correct. Grimm said that the letter is worded authoritatively. Gisselman said that there was a bad incident in the 1990's, where the commission went on with the public hearing, took it to the city council and the owners said no. The council then said no. It changed the atmosphere of the commission and we get the permissions of the owners so the commission is not viewed poorly by the Common Council. The Common Council feels better when the owners agree to this.

Oberbeck asked if the Certificate of Appropriateness is a yes or a no and said that he didn't think it was. Oberbeck said that it is still advisory and that the commission didn't have the power to say that a property owner couldn't do what they requested. Gisselman said that the advisory only wording is in the districts, but not sure about the landmarks. Oberbeck said that the commission was to give guidance. Gisselman said that has come up more so with the districts. Gisselman said that the ordinance will need to be reviewed.

Grimm said that the owners of the mausoleum are the family members of the deceased and follows a third degree kinship. Grimm asked that if it becomes a landmark, who would become responsible. Gisselman said that it would be the owners, not the commission. The commission could discuss it and may come to

the conclusion that it is too big of an issue to deal with. Grimm asked how the owners would be informed. Gisselman asked if there is a list of the owners. Grimm answered no, but there are the original receipts of purchase at the Marathon County Historical Society. Gisselman asked if there is a legal notice that is published for a public hearing. It was confirmed that it would be published in the paper and a letter would be sent to the owner.

Oberbeck motioned to pursue the gate entrance as a local landmark. Forer seconded. Lenz said that a Certificate of Appropriateness is required and is not advisory only for landmarks. The motion carried unanimously 5-0.

Gisselman and Tryczak have been inside the mausoleum. Oberbeck said that more research may need to be done on the ownership. Gisselman asked if someone pays taxes on it. Grimm answered that the cemetery is not for profit so there aren't any taxes. Gisselman asked who would be responsible if there was a leak in the roof. Grimm said that there is a trust fund that is managed by a family in town, who does not want their name out there. It is a much bigger structure than the family would be willing to care for. It is one family that has relatives inside. Oberbeck said that it would be wise to look at how feasible it would be to landmark the mausoleum. Lenz asked if there is just one mausoleum or if there are more. Grimm answered that there are several, but just one large one. This one has about 350 crypts.

Gisselman said that the commission will wait to set the public hearing for the gatehouse until it is determined how to proceed with the mausoleum. Oberbeck asked if there is a document given to the owner of a landmark so they understand what their responsibilities are. A lot of people are afraid to put properties on the National Historic Registry because of the requirements. Landmarks have been downplayed. Gisselman said he wasn't sure. Grimm said this is why the association has said no to the landmark status in 2000. Grimm said that she would email a copy of the letter and the response to the commission from the board. Oberbeck said that the property owner will want to know if the Certificate of Appropriateness is required and if the commission is advisory only or not. Gisselman said that the last landmarked property was the Glass Hat and the owners came to the commission and requested that it be landmarked. Grimm said that a list of the rules and what the benefits of having it landmarked would be should be sent with the letter to the property owner. Oberbeck said that the history of this commission is of being flexible, but that could change as the commission changes.

#### **Discussion on railroad trestles.**

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Gisselman said that he didn't have any information on the trestles yet. This will be placed on the next agenda.

#### **Discussion and possible action on declaring Forest Park District as a Class II Local Historic District.**

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Gisselman said that he spoke with Jane Janke, who owns one the first homes built in the Forest Park District, who said that the Forest Park District is because of the park. Grimm agreed that it is the park and that there are a lot of really great houses. Gisselman asked if it would be a district up in of itself. The district could consist of Sylvan Street to Brown Street and 6<sup>th</sup> Street to 13<sup>th</sup> Street. Grimm said that she loves of the idea of the Forest Park Historic District. Gisselman said that it is a big district. There are a lot of run down houses. Grimm said that there is the cabin at 3313 North 11<sup>th</sup> Street and is referred to as one of the Forest Park Cottages. Lenz asked what the range is of when the homes were built. Grimm said that it is kind of neighborhoody. The Janke house on 9<sup>th</sup> Street is a very old home. When the street reconstruction was done on 7<sup>th</sup> Street and Crocker Street, the street crews ran into old water lines that

didn't go anywhere. Gisselman said that it is noted for some of the architecture and some of the people that lived there. Grimm said that it should be investigated. Gisselman said that his concern is the size of the district and said that it could be reduced to Parcher Street going north to Sylvan Street or Spring Street. The park would still be included. Grimm added that there are neat structures in the park. The commission discussed where the park is located. Lenz said that he could bring some maps next month showing the ages of the properties. Gisselman added that it would be more manageable if it were smaller.

#### **Discussion on formalizing a procedure for vetting and designating historical properties.**

Gisselman said that currently most of the landmarking comes from this commission and asked the commission if there is another way to approach it. Grimm said that the commission has discussed having a section in the newsletter with a piece of history and outlining what the commission does. Lenz said that he likes the idea but said that protocol and criteria should be established. Forer said that in past people have come to the historical society and said that their homes should be a landmarked, and did not meet any criteria. There is the potential. Gisselman said the historical society gets calls about Marathon County and the county should be contacted for a joint venture. There is a chance of the history going away. A checklist should be created. Gisselman asked Lenz if the ordinance would need to be updated.

Oberbeck asked if it would be worthwhile to showcase a property that has met the criteria. It would make the community more aware. Oberbeck said that curtain wall buildings are started to show up on the national register.

#### **Discuss activities for Historic Preservation Month.**

Gisselman said that the Downtown River District will be having an open house. Open Streets Wausau will be happening. A walking tour of the Highland Park District should also happen in May.

#### **Discuss issuing awards and certificates to property owners of historic properties.**

Gisselman said that he would like to issue a certificate for the CVA. Oberbeck said that there is an open house on March 3. Oberbeck said the safe door is installed and is very interesting.

Forer asked what the plan for Resurrection Church is. Lenz said the church will keep ownership of the east half of the block. The south part of the block will be used for surface parking and a green space on the north side. A ramp may be constructed in the future on the west part of the block. Grimm said that it is so nice when you drive down 1<sup>st</sup> Street and you can see the church. Lenz said that was the intent of the church.

#### **Next meeting date and future agenda items for consideration.**

The next meeting is scheduled for March 29, 2017.

Tryczak said the church on Thomas Street is for sale. Gisselman said that nobody is taking the leap.

#### **Adjournment**

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

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Respectfully Submitted,  
Gary Gisselman, Chair