

## **HISTORIC PRESERVATION COMMISSION**

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Time and Date: Wednesday, July 31, 2019 at 4:00 p.m. in the Birch Room of Wausau City Hall  
Members Present: Gary Gisselman (C), Mary Forer, Kevin Crooks, Patty Grimm, Blake Opal-Wahoske  
Others Present: Brad Lenz, Tammy Stratz

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.

### **Discussion and possible action on reviewing the Commercial Rehabilitation Program Guidelines.**

Stratz said that the commercial rehabilitation program was designed as a program to repair the downtown area and buildings with historic significance. Since the start of the program, it has been open to other areas. Stratz said that she doesn't want to waste time for the commission or applicants when the property is not historic. Stratz showed the commission a rendering for 1709 North 6<sup>th</sup> Street, Decker Driving School, as an example. Stratz said that she could reach out to the chairperson and get a sense of the commission's feelings. If there would be a need for it to come the commission, it would be agendized.

Gisselman said that properties like 101 Pub would be nice to see. Stratz also added that the salon on 3<sup>rd</sup> Street, Zillman's and Whitewater Music Hall would be examples of historic buildings. Crooks said that there will be properties that aren't in the realm of the historic district, but it would be fine for the Chairperson to determine if it should come in front of the commission or not. Stratz said that she would like to see that, too. Opal-Wahoske asked if there is a priority for the funding. Stratz said that it is on a first come-first serve basis.

Crooks motioned to approve a policy change so that the chairperson would determine if projects need to be reviewed by the commission for approval. Forer seconded, and the motion carried unanimously 5-0.

### **Discussion and possible action on landmarking Salem Evangelical Lutheran Church, 2812-2822 North 6<sup>th</sup> Street.**

Gisselman said that he has not been in touch with the church, and that this will be discussed at a future meeting.

### **Discussion on the possible creation of a local historic district on Eau Claire Boulevard.**

Gisselman said that he was visited by the southeast side representative and they are interested in having a historic district of the Eau Claire Heights area. Gisselman passed out a map of the potential new district. Gisselman said that they could have a neighborhood walk to take a closer look at the district. The contributing houses would need to be identified. An informational meeting would be held before the public hearing. Gisselman said that he will be talking about this during the August neighborhood meeting. This neighborhood group is very active.

Crooks asked if this is formal and asked if there is leadership behind it. Crooks asked if they have put anything out on social media. Gisselman said that the neighborhood meeting would be the first discussion and added that they are active on social media.

Crooks asked if the map was a plat map. Gisselman said that it was an advertisement, but it gives a good sense of the boulevards. Opal-Wahoske asked if it would go to Sturgeon Eddy Boulevard. Gisselman said that there are too many streets in between, but that could be a separate district. Crooks said that it

could be explored on a preliminary basis. Lenz said that there are a couple of properties in the area that were identified in the survey. Gisselman said that the 1984 survey did not identify the district and there is more research needed for contributing houses. There are a variety of architectural styles. Crooks said that the construction era is post-World War II. Gisselman said that a walking tour could be scheduled for the end of August. Crooks said that the neighborhood group may be able to do some research.

### **Discussion and possible action on proposals received for Highland Park Historic District National Register nomination.**

Lenz passed out the proposals received from the Request For Proposals (RFP). He said the first proposal is from TES and the second proposal is from Legacy Architects. The grant from the state is for \$8,500. Both of the consultants have experience doing nominations and both would be able to complete the work given the budget. He said TES Consulting has not done a nomination on their own, but several were done as part of Heritage Research. He said this consultant did our recent historic survey and has done some of the background research already – there are several pages in the survey pertaining to the Highland Park district. Forer asked if we have worked with Legacy. Lenz said that he hasn't but was impressed with their resumes and experience – but they did not give a lot of details in their proposal. He said they have done a lot of nominations in the last ten years. Gisselman said that the survey map is a little different from the local district map; TES had worked with the State Historical Society with the district map. Crooks said that he leans toward TES because of the history of her work. Lenz said that the Legacy proposal did not talk specifically about Highland Park. They would have to do some research on what was already done.

Crooks asked about the possibility of the nomination failing. Lenz said TES indicated that all of her past nominations have been successful. Gisselman said that with the survey already done and the city receiving the grant money, it is unlikely. Lenz said that both of the consultants were prequalified by the state historical society.

Grimm motion to approve TES as the consultant. Opal-Wahoske seconded, and the motion carried unanimously 5-0.

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

The next meeting is scheduled for August 28.

### **Walking Tour of Downtown Historic District.**

The commission toured the Downtown Historic District after the meeting adjourned.

### **Adjournment.**

Opal-Wahoske motioned to adjourn. Crooks seconded, and the meeting adjourned at approximately 4:25 p.m.