HISTORIC PRESERVATION COMMITTEE MINUTES
OF MARCH 8, 2004

Meeting called to order by Chairperson Guensburg at 5:00 PM in the Council Chambers of City Hall Plaza.

PRESENT: John Peters, Sarah Fuelleman, Iris Guensburg, Lyman Smith, Pete Turney (arrived at 5:03), Alderman Don Krueger
ABSENT: David Korth
ALSO PRESENT: Bonnie Curtiss, Planner/Zoning Administrator, Amber Miller, Director of Planning & Economic Development, Shirley Mook, Dave LaFontaine, George Rohmeyer, Bob Ratke, Lois TeStrake, Gary TeStrake, Ermaline Zink, Sheila Ashbeck-Nyberg, Tim Kraus, Mayor Meyers

Minutes of the February 9, 2004 meeting were presented for approval.
HP04-08 Motion by Krueger, second by Smith to approve the minutes of the 2/9/04 meeting. All Ayes. **Motion Carried**

Discussion/action on Historic Preservation Brochure.
Smith talked to the designer, who has all information to layout brochure. However, due to family emergency, she wasn't able to have brochure ready for this meeting as anticipated, but expects to have the product ready in advance of the next meeting. Smith asked to carry the item over to next month's agenda.

Update on plans for 2004 Historic Preservation Week.
Guensburg summarized the plans for the week: A kick-off reception is scheduled at Upham Mansion on Sunday, May 2nd with a proclamation by the Mayor, "historic structure" and "historic district" signs will be displayed in yards, the Norwegian Cemetery group plans a grand celebration on Sunday, May 16th, historic cemetery tours will take place May 14-16th, and historic photos will be displayed at the Library. Curtiss asked Guensburg for a written description of events for the HPC members after finalized by the Historic Preservation Week planning committee.
Smith mentioned that Marshfield Clinic was interested in participating in the "Thiel Building" dedication. Curtiss also mentioned contact from Marshfield Clinic Corporate Communications interested in being included at the dedication. Miller mentioned that at the "Art on Avenue" meeting, the Historic Preservation Week planning committee decided on Penny Court building and Charles Hotel for historic photos displays. Shirley Mook and Sheila Ashbeck-Nyberg will be coordinating the displays in those storefront windows during "Art on the Avenue" and Historic Preservation Week/Month. Shirley Mook mentioned that the Historic Preservation Week Committee would be sending invitations for the dedication of the buildings and to please forward any names to the Committee.

Discussion/action on budget expenditures to fund 2004 Historic Preservation Week activities
Miller reminded the Committee that prior to next meeting they need finalize all expenditures for the event. Miller presented expenditures thus far, including bid for signage $236.35 and $23.92 for cookies @ reception at Upham Mansion.
HP04-09 Motion by Fuelleman, second by Peters to approve expenditures in the amount of $236.35 for yard signs.

Discussion/action on plaques for "The Thiel Building" and 554 S. Central Ave.
Smith presented the proposed layout & design and costs of the plaques. Marshfield Monument would produce the plaques at a scale of 11" x 22" on polished black granite using a sandblasting process. The scale of the sign usually allows four-to-five lines per plaque. Smith will confirm cost of each sign, which in the past have cost around $175 per plaque. Smith presented the wording the "Thiel Building" plaque to which Fuelleman suggested a small rewording. The Committee agreed to the rewording of Thiel Building and also agreed on the initial plaque wording proposed for the commercial building at 554 S. Central Ave.

Discussion on historic buildings located in the 100 block of N. Central Ave.
Smith opened the discussion on the topic. He asked that the item be added to the agenda in light of the proposed redevelopment in the block and the proposed demolition of the historic buildings in the redevelopment area. Smith mentioned that the Committee is being asked from community to look at value of the buildings and discuss process on the Committee's role and/or input. Miller summarized a description of the proposed development. Smith explained that it is the Committee's role to evaluate the buildings and determine historical significance. Guensburg noted that the individual buildings are included in the downtown historic district on the state and national registers, however, are not on the local register. Miller noted that the State Historical Society has been notified of the intent to raze the buildings as required under the Wisconsin Historic Preservation Statutes. Smith mentioned that the aspect should be decided if local code regulation applies to demolition of these historic structures. Fuelleman stated that local code regulation regarding demolition only applies to historic structures on the municipal register.

Shirley Mook spoke and represented the historic nature of the buildings. The Baumann building was the center of German activity in the City of Marshfield, center of socialization for German people in the community, and representation of German heritage. In the middle of block was the Uthmeier building with ties to the Uthmeier family. The Baumann building also contains architectural features not typical to other commercial vernacular buildings in the City. Baumann building is the only building in City of Marshfield that has been preserved with external stairs entrance to the lower level. Buildings in block are eligible for historic tax credits and can be restored to original splendor. Mook noted that these buildings are extremely important to the people of the City of Marshfield. Mook represented the example of demolition of Chicago Northwestern Depot and impact on citizens of Marshfield and potential economic value today across from convention center.

Smith referenced Resolution 97-82 and asked for Main Street opinion. Dave LaFontaine, president of Main Street Marshfield, indicated that at this time there was no comment and he was at the meeting just to gather information.

Bob Ratke first asked for clarification on Committee's role in regards to the historic buildings. Miller clarified the Committee's role is to discuss and consider the historical nature of properties and designation of those properties. Ratke pointed out development examples in Waukesha and Menomonee Falls and consideration given to historic buildings. He also pointed to the significance of the area being original hub of City of Marshfield. Ratke asked is local ordinance is more restrictive than the state regulations regarding demolition of these buildings. Miller stated that local ordinance would be more restrictive and apply if buildings were on the local register.

Guensburg presented some economic information regarding rehabilitation of historic buildings vs. destruction and new development.

Krueger pointed out appearance of buildings and asked when was the last time these buildings have had any work done to them. Smith noted some of the improvements of the past. Mook pointed out that what buildings look like today should not be the benchmark, instead look at the potential at what they could be in the future. Mook also referenced available tax credits.

Lois TeStrake, asked Committee why if this is such a significant historic area that Committee has not stepped up to the plate in the past, why now? Miller mentioned that in review of past 5 years of Committee minutes that these individual buildings have not been discussed or presented for local designation.

George Rohmeyer, owner of historic buildings downtown, represented his personal experience and investments in renovating his properties. He stated that it is the individual commitment of property owners and not historic tax credits "fixing the buildings". He believes that redevelopment in downtown is important & would allow saving of the rest of the buildings…when economic benefits of some redevelopment are weighed with historic preservation. Rohmeyer noted he would like to see design influence in the proposed project.

Guensburg mentioned that the historical significance study has been done on these buildings when they were placed on the State/National Registers and the buildings are noted in the historical walking tour brochure.

Ermaline Zink noted that Marshfield Cold Storage is not a historical building and is not listed as a historical building. She noted that her building has been listed for sale for two years and wanted to know where the committee was then.

Gary TeStrake represented that property owners want out and wanted to know if Committee members are going to go against the owner's wishes. TeStrake suggested that the owners would give the time to document the buildings, create a photographic record, provide tours, etc…and would be in favor of that.

John Peters addressed the perception that the Committee has dropped the ball and explained from personal experience that research and restoration of historic buildings is not something you do overnight. Since he has been on the Committee, Peters explained that the members have tried to encourage the downtown business owners and owners of other historic structures, who might even remotely be interested in historic preservation, to apply for historic site designation. Peters questioned State requirements regarding demolition of the subject historic buildings. Curtiss explained that a municipality shall notify the state historical society of an application or intent to raze historic buildings listed on (or contributing to) any of the registers. No historic building may be razed and removed for 30-days after the notice is given unless a shorter period is authorized by the state historical society. During the 30-day period, the state shall have access to the buildings to create or preserve a historical record.

Fuelleman noted that review of the specific proposed redevelopment is not the job of the committee. She explained that the reason the Committee was not notified of the planning is because these properties are not on the local register. Fuelleman also questioned why this item is on the agenda when these buildings are not on the local register.

Smith answered that the discussion was added to the agenda in order for the Committee to decide if the Committee wanted to add the buildings to the local register. Fuelleman noted that they had discussed as a Committee they would not proceed to nominate buildings without owner's consent.

Tim Kraus represented the conversations and opinions of constituents in his district regarding the demolition of the buildings for the proposed redevelopment. He commented on the past and future of the 100 block of N. Central and made reference to the successful Compass Properties redevelopment on the west side of N. Central.

Curtiss asked Committee if there is enough information on buildings based on previous surveys or other record to determine if they meet the criteria for designation. Wanted to know about other buildings adjacent to the Baumann building, is there enough information there to determine historical significance if application for historic site designation were to come before the Committee.

Miller reminded Committee that an application is necessary in order for Committee to discuss and proceed with nomination to the local register.

Smith explained that the Committee would be in remiss if they didn't at least submit a nomination for historic site designation on the buildings. He stated that he is going to submit an application on the Baumann building.

Mayor Meyers asked for clarification on the process and when the owner is notified, and asked why go through all the motions when the property owner is not in agreement with it. Miller explained that the Committee has discussed the process concerning owner notification and followed through to explain some perceptions of property owners regarding the process and local regulations.

Chairperson Guensburg called for a close to the discussion.

Next Agenda
Discussion/action of Historic Preservation brochure.

The next meeting will be April 12, 2004.

Motion by Peters, second by Krueger, to adjourn at 6:35PM. Motion Carried.

Respectfully submitted,
Bonnie Curtiss
Planner/Zoning Administrator