



OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department Committee, Agency, Corporation, Quasi-Municipal Corporation or Sub-unit thereof.

Notice is hereby given that the HISTORIC PRESERVATION COMMISSION of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the:

Date/Time:

Location:

Members:

HISTORIC PRESERVATION COMMISSION OF THE CITY OF WAUSAU

Wednesday, July 26, 2023 at 4:00 pm.

City Hall (407 Grant Street, Wausau WI 54403) - BIRCH ROOM

Gary Gisselman (C), Linda Tryczak, Kevin Crooks, Mary Forer, David Oberbeck, Christine Martens, Steve Miller, Brian Mason, Patrick Bacher

AGENDA ITEMS FOR CONSIDERATION

1. Approve of the minutes from the April 26, 2023 meeting.
2. Discussion and possible action on Memorial Bridge restoration.
3. Discussion and possible action on landmarking the Henry Miller House at 1314 Grand Avenue.
4. Discussion and possible action on landmarking the Jacob Kolter house at 202 Grand Avenue.
5. Discussion and possible action on landmarking the Marathon County Home and Hospital at 1200 Lakeview Drive.
6. Discussion and possible action on creating a local historic district for UW-Marathon County Campus Historic District.
7. Discussion of potential landmarks and districts.
8. Next meeting dates and future agenda items for consideration.
9. Adjournment

Gary Gisselman - Committee Chairperson

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 7/18/2023 @ 12:00 p.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the even the City of Wausau will make a good faith effort to accommodate your request.

Distribution List: City Website, Media, Committee Members, Council Members, Hebert, Lenz, Jacobson

HISTORIC PRESERVATION COMMISSION

Time and Date: Wednesday, April 26, 2023 at 4:00 p.m. in the Birch Room of Wausau City Hall
Members Present: Gary Gisselman, Kevin Crooks, Mary Forer, Christine Martens, Steve Miller
Members Not Present: Linda Tryczak, David Oberbeck, Brian Mason, Patrick Bacher
Others Present: Andrew Lynch, Melissa Engen

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.

Approval of the minutes from the March 29, 2023 meeting.

Crooks motioned to approve the minutes from the March 29, 2023 meeting. Forer seconded, and the motion carried unanimously 5-0.

Discussion and possible action on creating the Grand Avenue Historic District.

Gisselman said that this has been discussed in prior meetings and a map of the area has been printed. The stars on the map show properties that are landmarked. There are a lot of institutions in this very large area.

Forer asked how many properties this district would include. Gisselman guessed that it would be over 100 properties. Forer asked if there are any contributing buildings. Crooks answered that it is probably 50%. Forer said that that they are all unique.

Miller said that he is in favor of this and asked if there would be fussing from the property owners. Gisselman said that there could be concerns, but this would be advisory only. Martens said that this is a good idea. This is the avenue coming into the city. Crooks said that this is the path to the downtown. Gisselman said that they would have an informational meeting and then a public hearing in late summer. Martens asked if the notice would be sent to property owners within 200'. This was confirmed. Crooks said that he supports this. Forer said that the informational meeting should be held and then decide from there.

Martens motioned to proceed with an informational meeting to create the Grand Avenue Historic District from the courthouse to Ruder Street. Crooks seconded.

The commission discussed the location of the meeting.

The motion carried unanimously 5-0. The meeting will be held in late June.

Discussion of potential landmarks and districts.

Gisselman said that Wausau Brewing Company building on 7th Avenue is the only brewing heritage left in the city. Crooks said that the building is used by the university and may be an art building. Martens asked if there are alterations to the building. Gisselman wasn't sure.

Gisselman said that the Marathon County Home and Hospital at 1200 Lake View Drive was built in 1927. Crooks said that it is almost invisible to the community.

Miller asked if the boulevards in the area in John Marshall Street can be preserved. Gisselman said that they are part of the district. Miller said that he heard the boulevards will be eliminated with street

projects. This will be looked into.

Discussion and possible action on educating the public on historic preservation.

There was no discussion on this item.

Next meeting dates and future agenda items for consideration.

The next meeting will be scheduled in June after the informational meeting. The informational meeting will be held at the Woodson House.

Adjournment.

The meeting was adjourned at approximately 5:00 p.m.



Updated Date:
29 June 2023

MEMORIAL BRIDGE

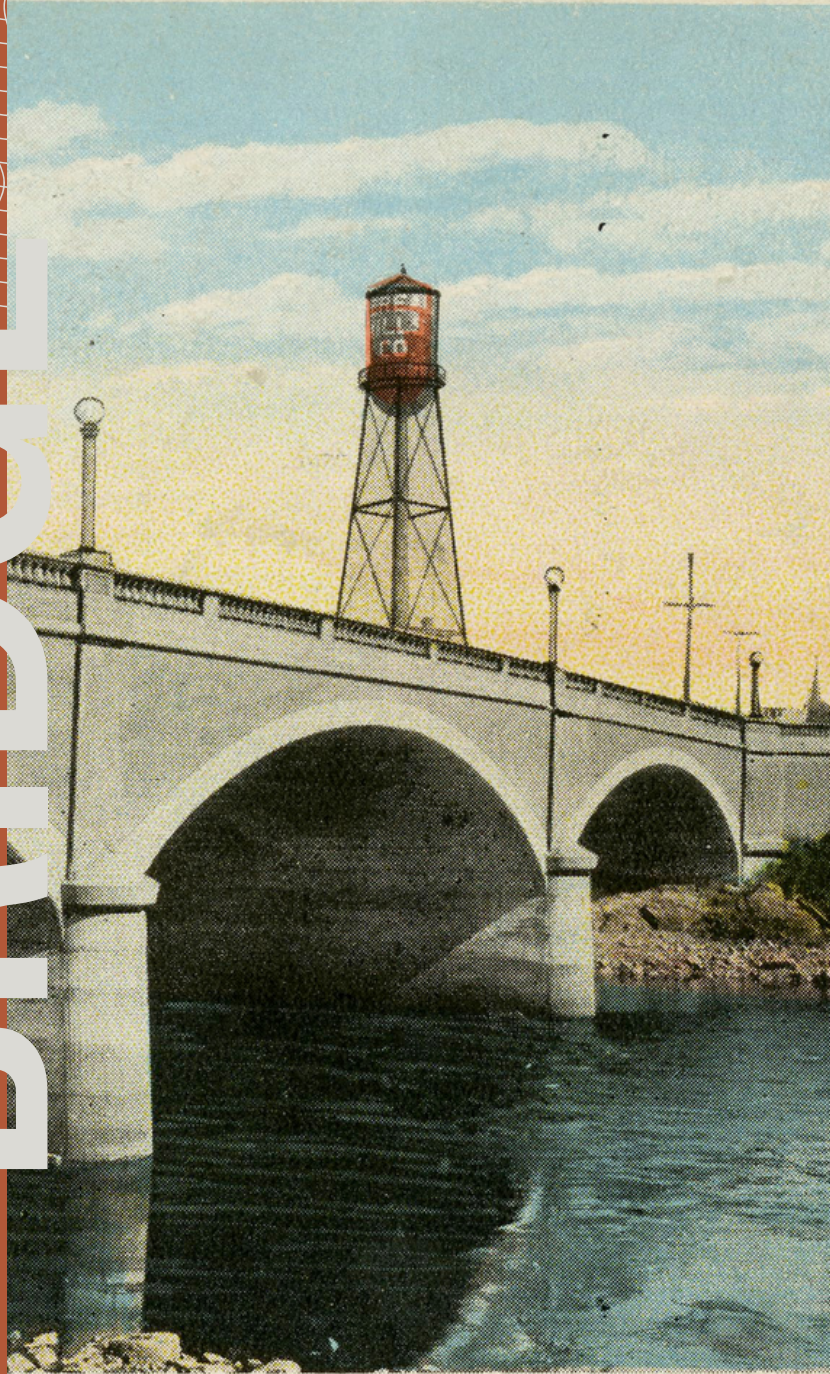
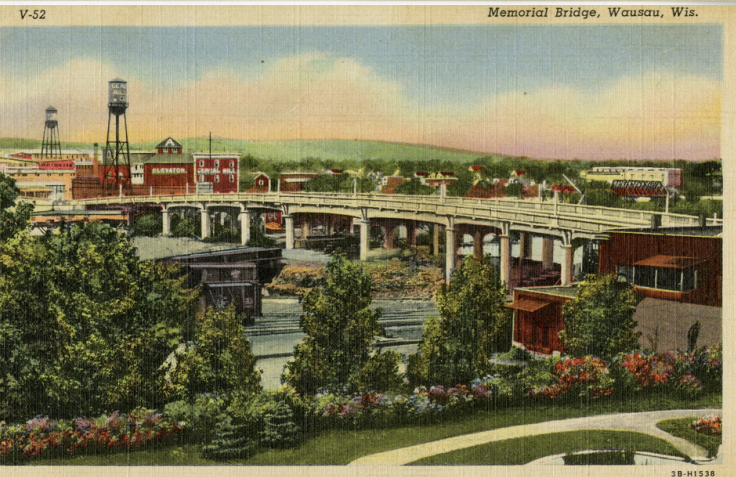
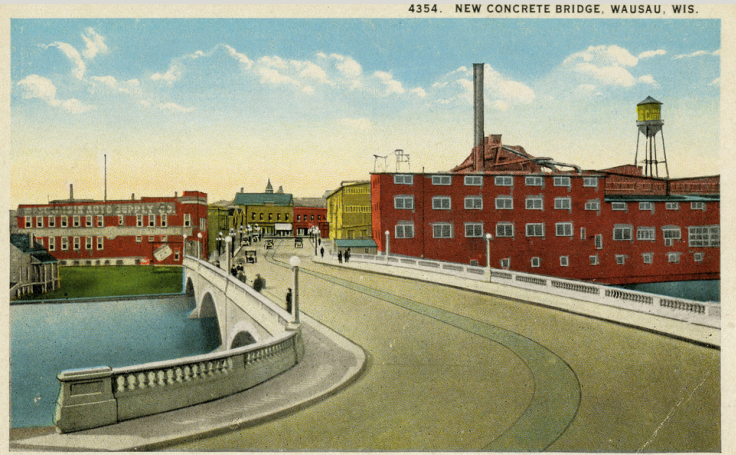
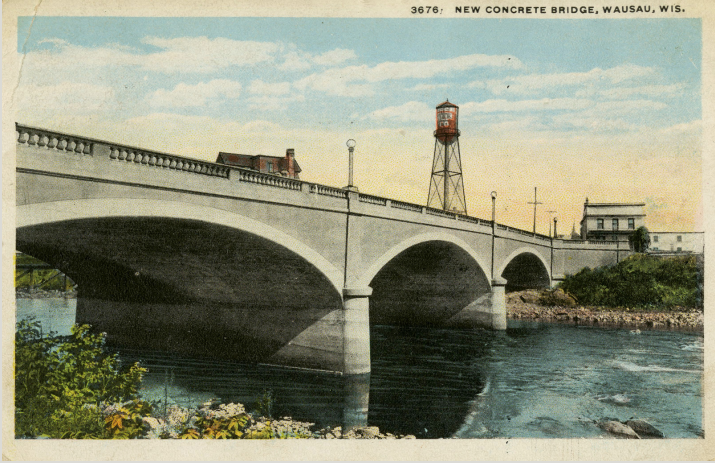
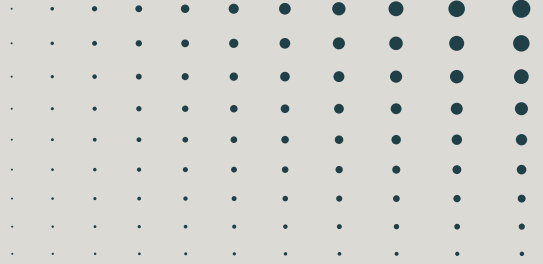


Photo References



Quick Facts

Thousands attended the dedication of Memorial Bridge when it opened. It was constructed of 4,100 yards of concrete, and feature 1,017 ornate ballisters and globe street lights. The four pervious bridges were constructed of wood. All that remains of the bridge today are the two sections on the west end of Scott Street Bridge. The memorial bridge connected residents and visitors for 55 years.



Built in 1928



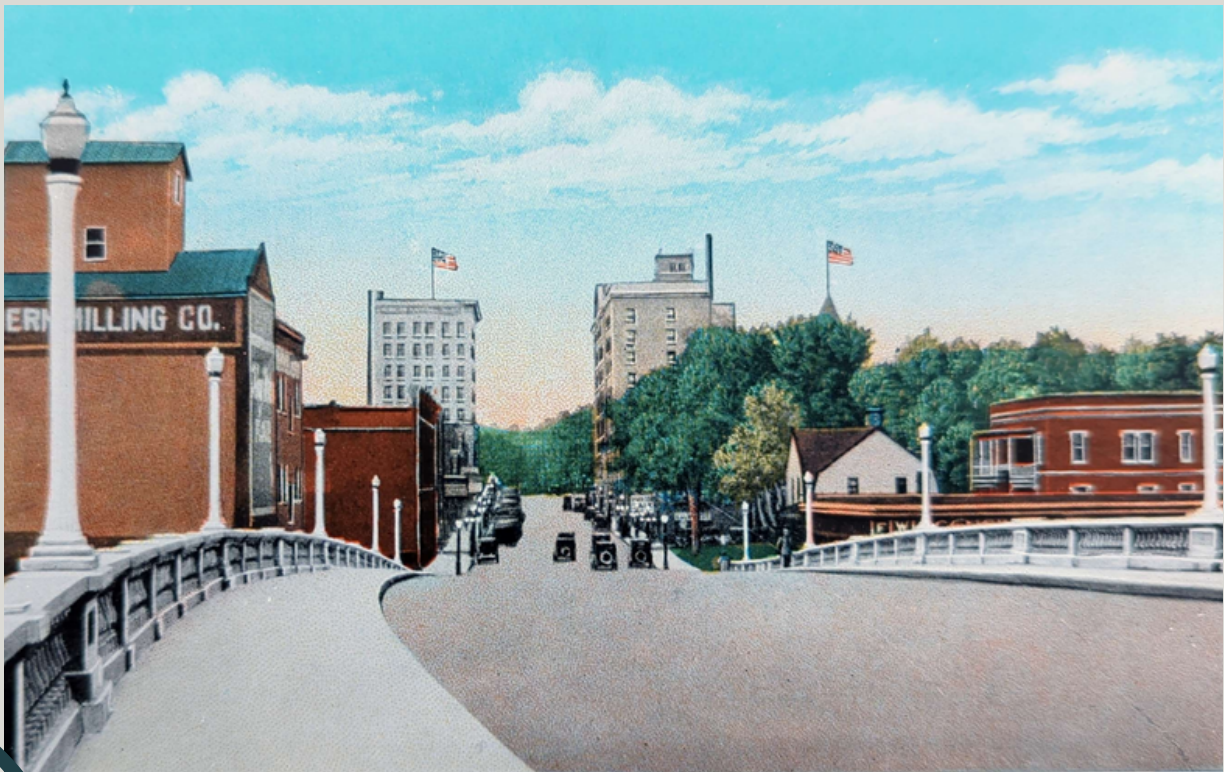
Dedicated to World War I Veterans of Marathon County

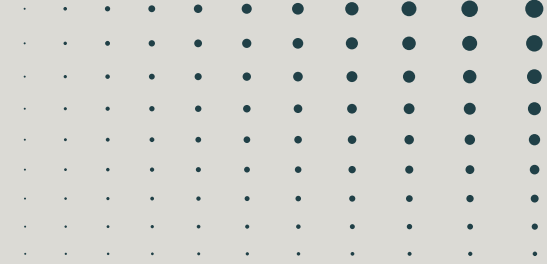


1st Permanent Concrete Bridge in Wausau



Replaced in 1983





Timeline

The Wausau River District will be meeting with various civic groups to educate them on the project, working with city departments to facilitate the restoration of the remnants of the bridge and undertake the fundraising of the project.

We are dedicated to the historic preservation of downtown Wausau for the benefit of the entire community.

2023	Education Focus on raising awareness and garnering support.	2024	Restoration Implementation of repairs to the historic bridge.
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Detailed

Education of civic groups	2023
Acquire updated estimate	2023
Fundraising	2023/24
Facilitate timeline planning with City	2024
Restoration of Bridge	2024
Celebration	2024

Call to Action

If you approve of this project, we ask that your group provide the WRD with a letter of support to help in our fundraising.

Upon completing the restoration, we urge you to consider placing the historic elements of Memorial Bridge on the historic landmarks list to ensure it doesn't fall into disrepair in the future.



HISTORIC LANDMARK NOMINATION FORM
Historic Landmarks Commission
Wausau, Wisconsin

I. Name of Building or Site

(1) Common

Henry Miller House

(2) Historic (if applicable)

Same

II. Location

(1) Street Address

1210 Grand Avenue

(2) Ward (available @ City Clerk)

3rd

III. Classification

(1) Type of Property (building, monument, park, etc.)

House

(2) Zoning District

R4

(3) Present Use

Vacant

IV. Current Owner of Property (available at City Assessor's office)

(1) Name(s)

John and Walter Lenz

(2) Street Address

1218 Grand Avenue

(3) Telephone Number

848-8165

V. Legal Description (available at City Assessor's office)

(1) Parcel Number

363-941

(2) Legal Description

Part of Government Lot 3

VI. Condition of Property

(1) Physical Condition (excellent, good, fair, deteriorated, ruins)

deteriorated

(2) Altered or Unaltered?

unaltered

(3) Moved or Original Site?

original

(4) Wall Construction

frame with clapboard

(5) On a separate sheet of paper, describe the present and original physical construction and appearance (limit 500 words).

HISTORIC LANDMARK NOMINATION FORM
Historic Landmarks Commission
Wausau, Wisconsin

VI.(5) Describe Present and Original Physical Construction and Appearance:

The Henry Miller House is a two story Queen Anne style home with a 2½ story turret on the southeast corner. The eight-sided turret rises out of a bay window with stained glass. Front and side gables have "Eastlake" ^{decorative} bargeboards, and the front porch also is of the Eastlake style with gingerbread posts and spindles. Fish scale shingles cover the lower part of the turret and parts of the gables. Stained glass Queen Anne windows decorate the second story.

HISTORIC LANDMARK NOMINATION FORM
Historic Landmarks Commission
Wausau, Wisconsin

VII.(7) Significance of Nominated Property and Conformance to
Designation Criteria:

The Henry Miller House is probably the best example of a Queen Anne style house in Wausau. The second owner of the house, Henry Miller was for many years a Wausau judge.

Later John Sell, who owned a hardware store in downtown Wausau and who served as mayor in 1918 to 1920, lived in the house. His daughter, Gertrude Sell Lenz, inherited the home and today it is owned by her sons.

The house was built by John Drisko, millwright at the Brooks and Ross mill in Schofield. He died during its construction in June, 1894, but his wife had the house finished and lived in it until selling it to Henry Miller in 1898.

While well known citizens of Wausau have lived in the house, its real significance is the architecture as described in VI-5 on page 2.

Miller house reflects Grand style

By Ed Wodalski

Wausau Daily Herald

Drive down the north end of Grand Avenue and chances are your eye will be attracted to the majestic architecture of the Miller house.

Owned by the late Judge Henry Miller, the home was refurbished and moved to 1314 Grand Ave. in 1981; there divided into office space.

Built in 1894, the Miller house represents one of the few remaining architecturally important homes on Grand Avenue, once a street lined with elegant, Victorian era residences.

John Drisko was the original owner of the home. A millwright at the Brooks and Ross Lumber Co., Schofield, Drisko began construction of the house in January 1894.

He had previously built several

large homes in Wausau, selling them to wealthy residents.

June 1894 was extremely hot, and Drisko suffered sunstroke while working on the house. His friends said Drisko acted strangely, but he continued to work on the house.

Leaving to feed the horses one morning, Drisko never returned. His body was found hanged in the stable.

Hiring workers to finish the house, Drisko's widow moved into the building in January 1895.

Miller purchased the house, then at 1210 Grand Ave., from her in 1898, living there until his death in 1920.

John Sell, president of Sell Brothers Hardware and Wausau mayor from 1918 to 1920, bought the house from Miller's widow in 1925.

Gertrude Sell Lenz inherited the property after her father's death. It remained in her possession until she died in 1979.

The house, empty and in a deteriorating state, was sold to real estate developer Daniel Johnson in 1981.

Johnson planned to build apartments on the site, and offered to give the house to anyone willing to move it. But there was no interest in the building.

Targeted for demolition, Natural Concepts, a construction company with interests in energy efficiency and preservation, agreed to move and renovate the structure.

On Dec. 9, 1981, the Henry Miller house was moved 350 feet south of its original site to its present location.



Wausau Judge Henry Miller

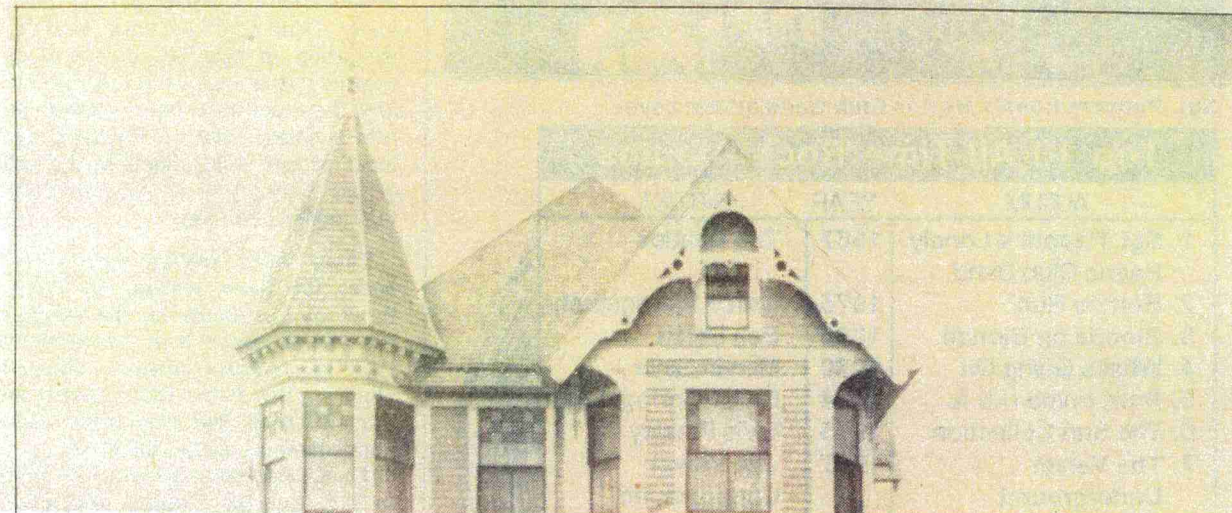
"Don't always be looking for new positions; be courteous to everybody," Judge Henry Miller once advised an ambitious youngster.

"The boy who will impress these things on his mind and make daily use of them will not fail. They ought to bring him success," Miller said.

Miller was a municipal and county judge.

Born in Lang-Goens, Germany, Feb. 19, 1849. Miller was reared by his stepmother, coming to the United States with an older brother, John, in 1868.

A New York resident at first, Miller came to Wausau in 1872.



1992

HISTORIC LANDMARK NOMINATION FORM
Historic Landmarks Commission
Wausau, Wisconsin

I. Name of Building or Site

(1) Common Jacob Kolter	(2) Historic (if applicable) same
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II. Location

(1) Street Address 202 Grand Avenue	(2) Ward (available @ City Clerk) District 10 Ward 21
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III. Classification

(1) Type of Property (building, monument, park, etc.) House	
(2) Zoning District B2	(3) Present Use Business/Home

IV. Current Owner of Property (available at City Assessor's office)

(1) Name(s) Linehan, Gene	
(2) Street Address 202 Grand Avenue	(3) Telephone Number 715-848-1414

V. Legal Description (available at City Assessor's office)

(1) Parcel Number 2907-362436	(2) Legal Description Rhomboid Addition - all of block
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VI. Condition of Property

(1) Physical Condition (excellent, good, fair, deteriorated, ruins) fair	
(2) Altered or Unaltered? Altered	(3) Moved or Original Site? original site

(4) Wall Construction
Brick with aluminum/vinyl siding on the addition

(5) On a separate sheet of paper, describe the present and original physical construction and appearance (limit 500 words).

Describe Present and Original Physical Construction and Appearance:

The Kolter house is an Italianate style house with wide eaves and elaborately carved brackets. Some of the windows have Roman arches with a carved keystone.

The two and one half story house is of irregular configuration. Originally of brick, it suffered loss of integrity due to inappropriate additions; one to the south and one to the east. The south addition has been done in aluminum or vinyl siding, while the east addition has been done in brick. The addition in the front elevation (east) has changed the architectural detail from the original. Because of this addition, it is not eligible for the National Register of Historic Places.

Significance of Nominated Property and Conformance to Designation Criteria:

The Jacob Kolter house is an impressive example of the brick Italianate style house that was being built in Wausau in the 1870's. It retains much of the Italianate features such as the elaborately carved brackets under the wide eaves, rounded arches with keystones on the windows and the porthole windows.

The house is important not only because of the architectural style, but because of the man who built it. Jacob Kolter was an important man in Wausau. In 1868, he built a music hall on the northwest corner of Third and Washington streets. This hall burned in 1869 and he rebuilt a larger hall on the same spot in 1870. The second hall, The Jacob Kolter Music Hall, was the center of cultural life in Wausau until 1895. All of the social activities were held at this hall. The hall had a large stage for dramatic performances, a large dance floor for the dances and several rooms for meetings. Besides the music hall, he had a farm implement business, a drug store and a bakery.

The house is representative of the houses being built in the 1870's in Wausau. The Italianate style was popular in the United States between 1860 and 1880. It represented what was known as the picturesque movement in England --a return to an informal rural Italian farm. Wausau had many Italianate houses at the turn of the century; gradually these

houses have been razed or changed so drastically that they are no longer Italianate. We have only eight other Italianate house still standing in Wausau. It is imperative that this one be kept.

Another important man lived in this house after Jacob Kolter. Frederick Kickbusch bought the house in 1898. Kickbusch built the first planing mill in Wausau at the foot of Scott Street in 1872. He was a member of the Wisconsin State Assembly; he was appointed by President Cleveland as a U. S. Consul to Germany. The Kickbusch name was synonymous with the wholesale grocery business in Wausau, for one hundred years.





Final Report
Intensive Historic Survey

CITY OF WAUSAU
WISCONSIN

May, 1984

displaying architectural styles in the second and third quarters of the nineteenth century. The style received popularity in the east from 1850, but it did not become a common building form in Wausau until the 1870s.

Residential Italianate architecture is characterized by hipped roofs and broad eaves with brackets. Wausau's Italianate stock is faced with either brick or clapboard and is usually two stories in height. Additional stylistic elements of the brick variety include roundhead windows, frequently capped with hood molds; while the clapboard rendition often features corner pilasters.

The plans of Wausau's Italianates can be classified into two categories. One group of houses exhibits very rectangular, or even square, plans. The second variation is based on an L-plan. It seems that these later houses are derivative of Italian Villa ideals, yet they do not include the typical tower.

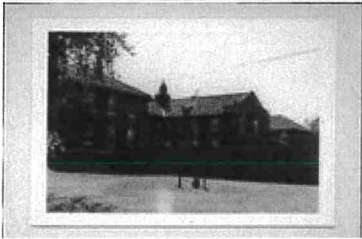
One residence which fits neither classification is the Jacob Kolter house at 202 Grand Avenue (22/23). This elegant brick Italianate house, built in 1876,¹² has slender proportions and an irregular massing. A recessed asymmetrical two and one-half story gabled tower incorporates the entrance on the first level and an elongated roundhead window with a hood mold and keystone on the second. Painted brackets decorate the eaves of the house. Although some windows have been replaced and an inappropriate addition has been added, the Kolter house is a good example of high style Italianate in Wausau.

There are many Italianate houses in the city designed according to a rectangular plan. The overall appearance of these structures is one of squatness and compactness. The Robert Johnson house at 529 Grant Street (NR 218/18) (NRHP, 1984) stands as a good example. The brick residence was built in 1875.¹³ Although additions have been made, the original form of the house was rectangular. The roundhead windows with hood molds, as well as the broad eaves (although in this case missing brackets) further point to the house's Italianate conception.

PROPERTY RECORD

1200 LAKE VIEW DR

Architecture and History Inventory



Historic Name: **Marathon County Home & Hospital**
Other Name: **Sunnyvale Infirmary; N.C. Health Care Facility**
Contributing:
Reference Number: **51036**

NAMES

Location (Address): **1200 LAKE VIEW DR**
County: **Marathon**
City: **Wausau**
Township/Village:
Unincorporated Community:
Town:
Range:
Direction:
Section:
Quarter Section:
Quarter/Quarter Section:

PROPERTY LOCATION

Year Built: **1927**
Additions:
Survey Date: **1983**
Historic Use: **nursing home/sanitarium**
Architectural Style: **Other Vernacular**
Structural System:
Wall Material: **Brick**
Architect:

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

PROPERTY FEATURES

National/State Register Listing Name: **Not listed**

National Register Listing Date:

State Register Listing Date:

NATIONAL AND STATE REGISTER OF HISTORIC PLACES

Barrel tile roofing and arcuated portico give evidence of Mediterranean influence; gabled pavilion with stone coping; central lantern. This is the last old building left on the asylum grounds; the rest of the complex is relatively new.

2016- "This Mediterranean Revival hospital was built in 1927. It is constructed of red brick with cream-colored stone tile accents throughout and a decorative stone course between the ground and first floors. The front elevation faces north and consists of a central gable-roofed block with two projecting side wings to the east and west. The central bay features a round-arched portico over the first-floor entrance, with the shed roof of the portico featuring a slight pediment capped with stone coping. The second floor windows above the portico are pairs of 1-over-1 double hung. The center windows are located in a slightly projecting bay with a shed roof and side pediments with coping. The windows flanking the central window bay feature brick hood molds, with diamond stone tiles underneath. A large vent is located in the peak of the gable, and the stone coping is repeated again on the gable roof pediment. The two projecting wings and the hyphens that connect them to the central block feature similar fenestration, with first story windows capped by brick hood molds with cream keystones, and second story windows with no decorative additions. Windows throughout are 1-over-1 double hung and appear to have been replaced since a previous survey in 1983, with small upper panes and larger lower panes.

Additional Information:

The entire structure features a red tile roof, with a metal cupola located at the ridgeline of the central block."
-"Lakeview Dr: AIP 03-55-0093-09 Wausau Downtown Airport", WisDOT#FOS 0737-51-09, Prepared by Kelly Noack, (2016).

**Bibliographic
References:
NOTES**

(A) Sanborn Map, 1939. (B) S.M.B. Smith, "Speech to St. Mary's Hospital Staff," Wausau, Aug. 25, 1953.

Name	AHI#	NRHP Evaluation
UW-Marathon County Campus Historic District	See text below	Potentially Eligible

Description and Statement of Significance

The University of Wisconsin-Marathon County Campus Historic District is comprised of a total of four, largely brick-clad and flat-roofed structures that were completed between 1960 and 1969. The two-story, North Hall (1960; AHI#236562) is located at the northernmost point of campus, along Stewart Avenue. At the opposite end of the block is the three-story, South Hall (1968; #236563). A series of additions, including a planetarium, were completed by 1969-70, resulting in the connection of North and South halls. Across the street to the south of South Hall is the brick and stone-clad, single-story Fieldhouse (1969; #236565). Finally, Marathon Hall (1968; #236564) rises three stories and features brick, concrete and stone finishes.



Marathon Residence Hall (1968), 615 Garfield Street, UW-Marathon County Campus.

The University of Wisconsin-Extension concept began in 1933, when ten Wisconsin communities started university-level coursework in buildings with available space. Wausau, one of those ten communities, held regular classes in the former Central School (no longer extant). Following the return of World War II veterans, steps were taken to more formally establish a UW-Center in Wausau. That resulted in 162 students attending classes in 1947 in various spaces leased from Marathon County, one of which was the top floor of the County Normal School Building on Stewart

Avenue (no longer extant). Wanting improved facilities, a committee went to the County Board to discuss financing for a new building; however, the County found that it did not have the legal authority to finance the request. Following the passing of legislation that allowed the expense, the County authorized \$530,000 for the construction of an educational facility to be built south of the normal school.⁹

Ground breaking occurred in September 1958 and dedication--of what would later be named North Hall--occurred in March 1960. Three years later, the two-year centers were removed from the extension program and the UW Center system was established and the name of the school was changed to Marathon County Center. In 1968, a major building program began that resulted in the construction of three free-standing buildings and a large addition. Construction of the three-story, \$600,000 co-ed dormitory began in January 1968 and the first students moved in for the fall term; however, the building was not yet entirely complete. Able to accommodate 152 students, the dormitory was financed by the County and leased to the university and was the first dormitory built in the university system that was located outside of Madison. Also opening for Fall 1968 was the four-story South Hall, located opposite North Hall and along Garfield Avenue. Most of the building was dedicated to science and included labs and classrooms, as well as a "live animal" room. The first floor included administrative offices, while the basement included

⁹ "1969 Is UWMC's 22nd Year in Wausau," *Wausau Daily Record-Herald*, 17 April 1969, 12-page UWMC Dedication insert, 12; "New Campus Complex Caps Seven Years of Planning," Dedication insert, 1;

spaces for the arts. In order to accommodate an expansion of North Hall, the 1906 Normal school was demolished in fall of 1968. The fieldhouse, south of North Hall opened in February 1969 and includes a gymnasium, as well as an indoor pool. Its cost was approximated at \$875,000. Finally, the concourse addition, which now connects South Hall to North Hall, was completed in Fall of 1969.¹⁰

The original buildings of the UW-Marathon County Campus, which were completed within a ten year span, represent the first complete campus built in the state, under the UW Center system program. Retaining a significant degree of integrity, the original 1960s-era campus buildings are recommended as potentially eligible for the Register under Criterion A: History (Education).

See building inventory and map on next page

¹⁰ “1969 Is UWMC’s 22nd Year in Wausau,” 12; “Marathon County Provides Dormitory,” “South Hall Provides Art, Science Facilities at UWMC,” and “Fieldhouse Has Gym, Indoor Pool,” 12-page insert, 4, 9, 10.

UW-MARATHON COUNTY CAMPUS

Building Inventory

C= Contributing

ADDRESS	NAME	DATE	AHI#	STATUS
615 Garfield Street	Marathon Residence Hall (#1)	1968	236564	C
518 S. 7 th Avenue	North Hall; Concourse, Library, Bookstore & Student Union Addition (#2)	1960; 1969	236562	C
518 S. 7 th Avenue	South Hall (#3)	1968	236563	C
626 S. 7 th Avenue	Fieldhouse (#4)	1969	236565	C



Historic Boundary for the UW Marathon County Campus Historic District (1960-1969)

□ Potential UW-Marathon County Campus Historic District

