

**CITY OF WAUPACA
HISTORIC PRESERVATION COMMISSION**

**REGULAR MEETING
CONFERENCE ROOM, CITY HALL**

**MONDAY, APRIL 22, 2013
5:15 P.M.**

Present: Commissioners Scott Christie, Chairperson, Jean Grenlie, Ald. Deb Fenske, Diane Midkiff and Diana Chu (Youth Rep.)

Absent: Claudia Krumsee (excused) and Jasmine Hadley (unexcused)

Also Present: Henry Veleker, City Administrator/Clerk

APPROVE THE AGENDA

MOVED by Chr. Christie, SECONDED by Comm. Midkiff to Approve the Agenda. 5 ayes, 0 nays, 2 absent. MOTION CARRIED on a voice vote.

**INTRODUCTION OF NEW HISTORIC PRESERVATION MEMBERS
DIANA CHU, YOUTH REPRESENTATIVE AND JEAN GRENIE**

Mr. Veleker administered the oath of office to Jean Grenlie and Diana Chu (Youth Rep). Ms. Grenlie is a Real Estate Agent with Shambeau & Thern Real Estate. Diana Chu is a student at Waupaca High School. Chr. Christie described the purpose and practices of the Waupaca Historic Preservation Commission. He described the main purpose of the Commission as one of education and advisory. He stated that the Commission does not have the power to dictate specifics regarding the historic buildings in the City. He stated that the Commission has worked to create Historic Districts within the City and to save as much as possible of the historic Armory Building. He stated that in situations where the Commission cannot convince property owners to preserve the entirety of a historic building or home they try to help the owners preserve as much of the exterior historic features as possible.

Comm. Grenlie asked what benefit the homeowner receives from being on the Local Historic Homes Register. Chr. Christie stated that homes in the Lake Street and Main Street Districts and are considered contributing structures can receive the same benefits that are given to the National Historic Homes Register. He listed the benefits as renovation cost reimbursement of close to 25%, the ability to skirt requirements such as wheelchair accessibility or elevator issues, and tax incentive money returns based on the historic restoration guidelines.

Comm. Grenlie stated that those in her Real Estate office have often been asked if you can put vinyl siding on a historic home and they have assumed that you cannot. Chr. Christie stated that home buyers and Real Estate Agents can always call one of the Commissioners or the State Historic Preservation Commission to ask any of these questions. He stated that the State Historic Preservation staff salaries are paid by Wisconsin taxpayer dollars. He stated that the simple fact is if you don't want to do correct restorations, that would be fine, but if you do want to do correct restorations then you can get money back. He stated that the Federal and State Historic Preservation groups are mostly concerned with the exterior appearance of a historic home. He stated that it would be very beneficial for the Historic Preservation Commission to work closely with the Real Estate companies in Waupaca in order to better provide advice and inform potential property owners in the Historic District of their opportunity for reimbursement. He stated that even barns in Wisconsin can be candidates for a local, state or national historic register.

There was general discussion regarding the recent purchase of a historic home that is in poor shape and will be undergoing restorations/renovations.

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Chr. Christie suggested that all of the Commission members receive a copy of the Historic District maps so that they are aware of the district boundaries. He asked that Sandy Stiebs, Deputy Clerk, distribute copies of the maps to the Commission members.

There was general discussion regarding past members of the Historic Preservation Commission and those they have hired to assist in the research and classification of Historic Districts, Homes and Buildings. He stated that when researching and documenting the history of a building or home the Commission must be very careful how they state the findings. He stated that he is hesitant to give detailed specifics unless he has documented proof, otherwise his findings are given in less specific terms and the word "circa" is used.

Ald. Fenske asked Chr. Christie to explain the differences between the Waupaca Historical Society and the Waupaca Historic Preservation Commission. Chr. Christie stated that the Historic Society is located in the old Carnegie Library building on Main Street, now called the Holly History Center. He stated that the Historic Society focuses on preserving historic artifacts as compared with the Historic Preservation Commission which focuses on preserving historic architecture. He stated that the two purposes do connect but are not the same.

UPDATE ON I.P. LORD HOUSE, 803 SOUTH MAIN STREET

Chr. Christie stated that the I. P. Lord House is a brilliant gold tone house with green trim near South Park. He stated that when the current owners purchased the house they asked for advice on period paint colors. He stated that the house has some historic architectural value but is made more significant by the history of the original owner I. P. Lord. He stated that Mr. Lord was a lawyer who was heavily involved with businesses in the early period of the City of Waupaca. He stated that Mr. Lord purchased a large number of holdings in the electric dynamos. He stated that Mr. Lord also invested heavily in the City's trolley system.

Chr. Christie stated that the current property owner is interested in placing the home on the Local Historic Registry. He stated that he is now working on the historical research of the home, its construction and the original owner, I. P. Lord. He stated that he will then create a drawing of the layout of the home with detailed descriptions of each room. He stated that once this information is compiled he will turn it into the State Historical Society for their input. He stated that the final step is to have a public hearing and then the final determination will be voted upon by the Waupaca Historic Preservation Commission.

There was general discussion regarding homes in the City that may be candidates for the Local Historic Registry. There was general discussion regarding the Mead Bank and the unsolved murder of H. C. Mead.

NEW BUSINESS

CONFIRM OR RESCHEDULE DATE OF NEXT MEETING MONDAY, MAY 27, 2013

There was consensus among the Commission to reschedule the May 27, 2013 meeting which falls on the Memorial Day Holiday for Monday, June 24, 2013.

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Comm. Chu will not be able to attend the June 24, 2013 Rescheduled Historic Preservation Meeting.

MOVED by Chr. Christie, SECONDED by Ald. Fenske to CANCEL the Regular Historic Preservation Commission Meeting scheduled for May 27, 2013 which is Memorial Day and reschedule for Monday, June 24, 2013. 5 ayes, 0 nays, 2 absent. MOTION CARRIED on a voice vote.

ADJOURNMENT

MOVED by Chr. Christie, SECONDED by Comm. Midkiff to ADJOURN the April 22, 2013 Historic Preservation Commission Meeting. 5 ayes, 0 nays, 2 absent. MOTION CARRIED on a voice vote.

Meeting adjourned at 6:33 P.M.

Scott Christie, Chairperson
Historic Preservation Commission

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