

**CITY OF MERRILL
HISTORIC PRESERVATION COMMITTEE
Monday, July 30, 2018 at 4:00 P.M.
City Hall Council Chambers
1004 E. First Street**

AGENDA

Voting members of Committee: Mike Weckwerth, Bea Lebal, Jeremy Thompson, Alderman Dave Sukow and Alderperson Paul Russell.

1. Call to order
2. Public comment
3. November 10, 2016 meeting minutes
4. Member Introductions
5. Review Code of Ordinance Section 105-317 (Powers and duties of the committee)
6. Nomination by Mayor Woellner of the TB Scott mansion as a historic structure
7. Adjourn

Agenda prepared by Shari P. Wicke
Agenda reviewed by Mayor Derek Woellner

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HISTORIC PRESERVATION COMMITTEE MINUTES

November 10, 2016, 3:00 p.m.

PRESENT: Chairman Alderman Tim Meehean, Alderman Paul Russell, Jeremy Thompson, Bea Lebal, and Zoning Administrator Pagel

Absent: Mike Weckwerth

Also present: Noreen Salzman, Marv Anderson, Bev King, Carol Michalowski, Administrator Dave Johnson

Chairman Meehean called the meeting to order at 3:00pm

Public comment: Bev King, spoke of State and National requirements and a History of the City of Merrill Historical process. Carol Michalowski expressed her concerns about the property at 607 Cedar St. and her opposition to the project.

Chairman Meehean read the request from Noreen Salzman, 607 Cedar St. Ms. Salzman and Mr. Anderson, her contractor, stated that the deck and ramp would be constructed consistent with the color and railing style of the existing house. There would not be any exposed treated lumber when completed. The Committee reviewed the City's Preservation standards. Carol Michalowski, 1300 E 7th St., spoke in opposition to any modifications to the property and also wanted to discuss the Common Council previously approved Conditional Use. Chairman Meehean reiterated to Ms. Michalowski that this was not the purpose of this meeting and asked her to refrain from future comments concerning that subject. ZA Pagel stated the purpose of the Committee was to review the aesthetics of the proposed project and if they fit the character of the house. Alderman Russell asked if the City standards were ever approved at the State or Federal Historic level. Since the standards were established in 2000, no definitive answer could be given. Bev King, stated that the City was required to follow and enforce State and Federal requirements. Bea Lebal stated she felt that the applicant had met the City guidelines with the proposed design. Mr. Thompson also discussed past practices and the overall construction of the deck and ramp. The entire Committee then discussed the perceived role of the Committee in regard to local, State, and National requirements.

Motion by Alderman Russell to send the drawings of the proposed project to the State Historical Society for their review, second Mr. Thompson. The Committee then further discussed the requirements and duty of the Committee. **At the conclusion of the discussion Alderman Russell withdrew his motion, seconded by Mr. Thompson.**

Motion to approve the historic/building permit application by Mr. Thompson, second Mrs. Lebal, with the condition that the construction and color closely match the existing house, carried unanimously.

Fire Station update: Alderman Russell wanted to give the Committee an update on the possible direction of the Old First St. Firestation. The preliminary direction would be to remove the newer addition and apparatus bays and restore the building back closer to its original look. The consensus of the Committee was very positive. It was also the consensus of the Committee that ZA Pagel and Attorney Hayden clarify for a future meeting the role of the Committee.

Motion to adjourn Mr. Thompson, second Alderman Russell, carried.

Meeting adjourned 4:10pm

Darin Pagel, Recording Secretary.

Sec. 105-317. - Powers and duties.

- (a) *Designation.* The historic preservation committee shall have the power, subject to section 105-318, to designate no more than 12 historic structures and historic sites annually and to recommend designation of no more than two historic districts annually within the city limits. Such designations shall be based on section 105-316. Historic districts shall be approved by the common council, after consideration by the city plan commission. Once designated, such historic structures, sites and districts shall be subject to all the provisions of this article.
- (b) *Hearing.* Prior to the designation of any property or district, the historic preservation committee shall hold a preliminary hearing to determine whether the proposed historic site or historic district meets the qualifications for designation under this article. This preliminary hearing shall be in addition to the hearing required under section 105-318. The committee shall give notice of the hearing in accordance with the requirements of the state Open Meetings Law, as amended from time to time. The historic preservation committee shall consider testimony from any interested individual at the preliminary hearing.
- (c) *Regulation of construction, reconstruction, alteration and demolition.*
- (1) The historic preservation committee shall establish historic preservation standards to be used in determining whether proposed alterations to a historic structure or in a historic district are appropriate under this article.
 - (2) No owner or person in charge of a historic structure, historic site or structure within a historic district shall reconstruct, alter or demolish all or any part of the exterior of such property or construct any improvement upon such designated property or properties or cause or permit any such work to be performed upon such property or demolish such property, unless a historic preservation permit has been granted by the historic preservation committee or its designee, who is the building inspector.
 - (3) Upon the filing of any application for a historic preservation permit with the building inspector, the inspector shall notify the historic preservation committee of the application and shall approve the application unless:
 - a.

In the case of a designated historic structure or historic site, the proposed work would detrimentally change, destroy or adversely affect any exterior feature of the improvement or site upon which said work is to be done or otherwise violate the historic preservation standards established by the historic preservation committee;

- b. In case of the construction of a new improvement upon a historic site, or within a historic district, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site or within the district or otherwise violate the historic preservation standards established by the historic preservation committee;
 - c. In the case of any property located in a historic district, the proposed construction, reconstruction, exterior alteration or demolition does not conform to the purpose and intent of this article and to the objectives and design criteria of the historic preservation plan for said district or otherwise violates the historic preservation standards established by the historic preservation committee;
 - d. The building or structure is of such architectural or historical significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and state;
 - e. The building or structure is of such old and unusual or uncommon design, texture, and/or material that it could not be reproduced without great difficulty and/or expense; or
 - f. In the case of a request for the demolition of a deteriorated building or structure, any economic hardship or difficulty claimed by the owner is self-created or is the result of any failure to maintain the property in good repair.
- (4) If the building inspector or the historic preservation committee determines that the application for a historic permit and the proposed changes are consistent with the character and features of the property or district, the inspector shall issue the historic permit. This decision shall be made within 15 days of the filing of the application.
- (5) Should the inspector or the historic preservation committee fail to approve a historic permit due to the failure of the proposal to conform to the historic preservation standards or the provisions of this article, the applicant may appeal

such decision to the common council within 45 days. In addition, if the historic preservation committee fails to approve an historic permit, the committee shall, with the cooperation of the applicant, work with the applicant in an attempt to obtain an historic permit within the guidelines of this article.

- (6) The issuance of an historic permit shall not relieve the applicant from obtaining other permits and approvals required by the city. A building permit or other municipal permit shall be invalid if it is obtained without the presentation of the historic permit required for the proposed work. There will be no charge for an historic permit.
 - (7) Compliance with the historic permit shall be started within 12 months after the issuance of the permit, and the work shall conform to the provisions of the permit. Failure to comply with an historic permit or failure to obtain an historic permit shall be a violation of this section. In addition to other penalties and remedies, the city shall issue a stop work order, and all work shall cease on the designated property.
 - (8) Ordinary maintenance and repairs may be undertaken without an historic permit, provided that the work involves repairs to existing features of an historic structure or site or the replacement of elements of a structure with pieces identical in appearance and provided that the work does not change the exterior appearance of the structures or site and does not require the issuance of a building permit.
- (d) *Recognition of historic structures, sites and districts.* At such time as an historic structure, site or district has been properly designated, the historic preservation committee may cause to be prepared and erected on such property at the city's expense, subject to common council approval, a suitable plaque declaring that such property is an historic structure, site or district. Such plaque shall be so placed as to be easily visible to passing pedestrians.

(Code 1993, § 15-7-5)