



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes - Final

Heritage Preservation Commission

Thursday, November 16, 2017

6:00 PM

3rd Floor Conference Room

Call to Order

The meeting was called to order at 6:01pm.

Present: 5 - Charles Clemence, Jessica Olson, Ariel Beaujot, Daniel Manke, David Riel

Excused: 2 - Terence R. Collins, Chris Kahlow

Roll Call

Approval of Minutes

1. Approval of the October 19, 2017 Meeting Minutes.

Dan Manke moved to approve the minutes. Ariel Beaujot seconded. Jessica Olson provided staff with punctuation and spelling revisions. The minutes with the revisions were approved 5-0.

Agenda Items:

2. Discussion with River Architects & the Parks, Recreation, & Forestry Department on the Wendell Anderson Bandshell project.

Ariel Beaujot moved to open a public hearing. David Riel seconded. The motion passed 5-0. Mike Swinghammer from River Architects stated to the Commission that the project is still very early in the process. They are still understanding all of the code issues surrounding the project, particularly what can and can't be done in the floodplain/floodway. He also stated that the intent is to preserve as much of the original structure as possible. Currently there is a lot of floor damage. The steel structure is rusted due to major water leakage. One possible option is to replace the floor slab and fill in with sand. A structural engineer will be evaluating it. Also want to make the platform ADA accessible. A value of the building is being determined in order to understand what section of the code regulating structures in the floodway they will have to follow.. All approval can be done through the City. The WisDNR does not need to approve anything for this project. Mike also stated that they will have to address the existing windows and are looking at replacing them with elongated ones. Project also includes stage lighting, new restrooms, light fixtures, seating area. River Architects does have the original drawings for reference. As designs are developed they will be brought back to the Commission for review and comment. One other option being considered is to realign Veterans Memorial Drive and move the bandshell out of the the floodway. Mike stated that he would like to leave the structure where it is if possible. The 1986 additions that were done with concrete block would be removed. Dave Clements stated that original stone would be used to match if needed. New seats are currently in storage, Basement is in terrible shape and needs to be addressed. Ariel Beaujot asked what the basement would be used for. Dave Clements stated that it would be used for storage and the power panel. Current basement is also small and hard to move stuff in and out of. Jim Welander, of the La Crosse Concert Band, stated that Riverside Park is the gem of La Crosse and hundreds, if not thousands, of people attend music events at the bandshell as part of the many festivals that are held there. Jessica Olson asked if there was a plan that involved the use of trees in the project. Dave Clements stated that there is no plan in place yet, just a vision. Staff recommended that the Commission be included in any future meetings to assist with the project. Dan Manke moved to close the public hearing. Charles Clemence seconded. The motion passed 5-0. No action was taken.

3. [17-0771](#) Review of a Certificate of Appropriateness for the property located at 111-115 3rd Street S. (Downtown District)

Charles Clemence moved to open a public hearing. Dan Manke seconded. The motion passed 5-0. Marcus Zetiler provided an update to the Commission on the status of the project. The owner has submitted an application and plans for restoration to the Wisconsin Historical Society to be reviewed for historic tax credits. The scope of work now includes tuckpointing. Staff recommended approval of the Certificate of Appropriateness based on the plans submitted for restoration to the Historical Society and stated that if the applicant needs approval of different plans they will have to reapply to the Commission. Charles Clemence moved to approve the application based on the plans submitted to the Wisconsin Historical Society. Dan Manke seconded. The motion passed 5-0.

4. [17-1657](#) Nomination of the Thill & Lapitz Building, located at 514 State Street, to be designated as a local Historic Landmark.

Marcus Zetler, on behalf of the Preservation Alliance of La Crosse, informed the Commission that PAL will be actively working with property owners of historic buildings, at no charge to them, to nominate approximately five buildings per year. This application is their first. Marcus provided a brief overview of the buildings architecture and history. Charles Clemence moved to accept th nomination and hold a public hearing on its designation on December 21, 2017. Ariel Beaujot seconded. The motion passed 5-0.

5. [17-1659](#) Update on Memorial Pool designs from the Heritage Preservation Commission liason.

Jessica Olson provided a recap of the last Memorial Pool Committee meeting. She also presented a plan to the Commission of a proposed historic renovation of the bath house that was prepared by Chris LaShorne who was hired by the Parks Department. Jessica also presented am itemized cost estimate of the plan that showed a cost of approximately \$500,000 for the renovation. Ariel Beaujot asked if the plan included a wet class room. David Riel asked if the plan met the needs and desires of the pool group. Staff stated that there was not a wet class room marked on the plan and was unsure if the proposal met all of the needs. Jessica Olson stated that she would like to attach this proposal to the existing Legislation to be considered as an option. Staff cautioned the Commission about the plans. Hard to determine if the plan and cost is accurate without a thorough comparison with existing plans and cost estimates. Also hard to review with just a floor plan. Staff stated that it would be important to hear from the architect to describe what they are proposing and to hear from the Parks Department regarding the cost estimate. Why is it so low? Is there something missing? Jessica Olson stated that she realized it may not be complete but is a better historic renovation and would like to pursue adding it as part of the current legislation. Charles Clemence agreed that is should piggy back the current legislation going through the Council. Charles also stated that he would like staff to follow up with the Parks Department for their response to the plan. Charles Clemence moved to have Jessica Olson move to include the plan and report with the existing legislation and direct staff to follow up with the Parks Department about preparing a comparative analysis of the proposals. Dan Manke seconded. The motion passed 5-0.

6. Discussion/feedback on the WHS State Conference.

Staff informed the Commission about the feedback they had received from the Wisconsin Historical Society from the conference. Overall the feedback was very positive. The conference had the highest number of paid registrants and the attendees enjoyed having the conference immediately adjacent to La Crosse' Historic Downtown. Logistically the staff from WHS had some issues behind the scenes but nothing that couldn't be worked out in the future. Members of the Commission stated that overall they thought the conference was great but had mixed feelings about the Historic Preservation Commissioner Training Workshop that they attended. Some found it interesting, others felt that they would not be able to apply what was presented. Staff stated that Joe DeRose from WHS offered to come to a future meeting of the Commission and provide additional training geared more to what the Commission has responsibility for. No action was taken.

7. Discussion on process for amending the historic name of a designated landmark.

David Riel explained to the Commission that, due to additional information he discovered about the significant person associated with his locally designated house, he would like to revise the historic name under which it was designated. David had asked staff on the process. Staff was unsure of the process and placed the item on the agenda to the Commission to discuss process. Staff asked Charles Clemence if this had ever come up in the past. Charles stated that he did not remember anything like this come up and suggested that staff request an opinion from the City Attorney on whether it has to go back through the nomination process or whether the Commission can just administratively approve the change. No action was taken on this item.

8. Discussion and possible action on changing the day and time of the regular monthly meeting of the Heritage Preservation Commission.

No action was taken on this item due to not all of the Commissioners being present.

Adjournment

Charles Clemence moved to adjourn the meeting. David Riel seconded. The motion passed 5-0. The meeting was adjourned at 7:44pm.

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.