

AGENDA
HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, March 6, 2013 – 4:30 PM

City Conference Room – County-City Building
1515 Strongs Avenue – Stevens Point, WI 54481

(A Quorum of the City Council May Attend This Meeting)

Discussion and possible action on the following:

1. Approval of the report from the February 6, 2013 HPDRC meeting.
2. Request from Central Rivers Farmshed for an exterior building review for the installation of windows at **1220 Briggs Court (Parcel ID 2408-32-2001-37)**.
3. Adjourn.

Any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715)346-1569, TDD# 346-1556, or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday February 6, 2013 – 4:30 p.m.

City Conference Room – County-City Building
1515 Strongs Avenue, Stevens Point, WI 54481

PRESENT: Lee Beveridge, Alderperson Mary Stroik, Tim Siebert and Kathy Kruthoff.

ALSO PRESENT: Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Alderperson Andrew Beveridge, Tom Helgeston, Cathy Dugan, and Brandi Makuski.

INDEX:

Discussion and possible action on the following:

1. Approval of the report from the January 2, 2013 HPDRC meeting.
2. Request from Phil DeSalvo, representing Saint Stephen Parish, to raze the former convent building located at **1401 Clark Street (Parcel ID 2408-32-1007-09)**.
3. Request from Jerome Kawski for an amendment to façade improvement grant funds in the amount of \$340.00 additional dollars for work that received Historic Preservation / Design Review Commission approval at **1059 Main Street (Parcel ID 2408-32-2026-10)**.
4. Adjourn.

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1. Approval of the report from the January 2, 2013 HPDRC meeting.

Motion by Alderperson M. Stroik to approve the report from the January 2, 2013 HPDRC meeting; seconded by Commissioner Siebert. Motion carried 3-0.

Commissioner Kathy Kruthoff arrived.

2. Request from Phil DeSalvo, representing Saint Stephen Parish, to raze the former convent building located at **1401 Clark Street (Parcel ID 2408-32-1007-09)**.

Phil DeSalvo, Saint Stephens Parish, clarified that the building has not been used by the parish in quite some time, but other groups have met there. The plan for the space is to plant grass at this time and not immediately construct a parking lot. He continued stating that the building is a drain on the parish's finances and that they had considered selling the property, but once the investor saw the amount of repairs required to bring the structure up to code, they backed out. Mr. DeSalvo explained that the roof alone was \$40,000 to repair and replace. Furthermore, repairs or replacement of the air handlers and boiler are needed, as well as work to bring the electrical up to code. The structure was rented in the past, but the rent did not support the operating costs. He added that the windows leak and are deteriorated, the plumbing is drained, the heat is turned off, but power is on for lighting only, and the stain glass windows have been removed. The parish would be subject to the cost of refurbishing the building.

Commissioner Siebert expressed his disappointment of tearing down a historic building to put in a grassy area. He explained that there is money out there for refurbishing a historic building and that there are other options available such as selling the only the structure, and not the land.

Tom Helgeston, a representative from Saint Stephens, pointed out that no one wants to buy a convent, and with the condition, the parish would be responsible for asbestos and lead clean up to make it available for sale.

Phil DeSalvo said that the building is not historic from the standpoint that it was not an original building to the church campus. While the structure does have some architectural detail, it does not have much; it was built very plain and simple. He continued stating that the parish and Diocese had looked into other options besides demolition, but they were not in their best interest. Lastly, he stated that the stone and scrap metal in the building would be salvaged to offset the costs of the demolition.

Commission Kruthoff explained that as the Historic Preservation Commission they have a different view point. The lack of maintenance is likely the reason for the current condition of the structure. If the commission allows the razing of this building, it will set a precedent for other structures in the historic district. She stated that she understands the financial concerns, but the commission looks at other factors as well in reviewing the request.

Tom Helgeston stated that the roof is leaking and will continue to deteriorate on the structure. Phil DeSalvo added that the water for the building was originally shut off at the meter, and not the street, which will cause flooding in the spring if turned on. Phil DeSalvo commented that the issue has since been corrected and shut off at the street to prevent further damage but there will be a great cost in repairs.

Cathy Dugan, 615 Sommers Street, stated that there may be other monetary options for the maintaining of the structure. She feels that the parish needs to look beyond their needs to those of the community. She supports the recommendation of the staff report to deny the razing.

Director Ostrowski pointed out that in reviewing the standards of review regarding this request; the demolition does not meet the standards, and that a lack of maintenance does not give enough reason to demolish the structure. He said that the recent historical survey listed the Saint Stephen's Parish campus as a possible new historic district. Demolishing one of those buildings would significantly detract from the attractiveness of that campus. The district could be listed on the National Register of Historic Places.

Phil DeSalvo asked what happens if the property does get on the register, and then the parish closes, to which Commissioner Seibert stated that being on the register prevents public funds from being utilized to demolish the structure, but private funds can be used to demolish the structure.

Motion by Commissioner Siebert to deny the razing of the former convent building; seconded by Commissioner Kruthoff. Motion carried 4-0.

3. Request from Jerome Kowski for an amendment to façade improvement grant funds in the amount of \$340.00 additional dollars for work that received Historic Preservation / Design Review Commission approval at **1059 Main Street (Parcel ID 2408-32-2026-10)**.

Kyle Kearns Economic Development Specialist explained that in reviewing the invoices, there were a couple of discrepancies which included a front façade line item to be listed on the bid for the rear façade improvements, as well as the owner using a different option of window replacement on the second floor windows, which is preferred under the design guidelines. Director Ostrowski added that the proposal submitted by the applicant listed the approved line item in the wrong location on the proposal.

Motion by Commissioner Siebert to approve the request from Jerome Kowski for an amendment to the façade improvement grant funds in the amount of \$340.00 additional dollars for work that received Historic Preservation / Design Review Commission approval at 1059 Main Street (Parcel ID 2408-32-2026-10); seconded by Alderperson M. Stroik. Motion carried 4-0.

4. Adjourn.

Meeting adjourned at 5:00 p.m.

Administrative Staff Report

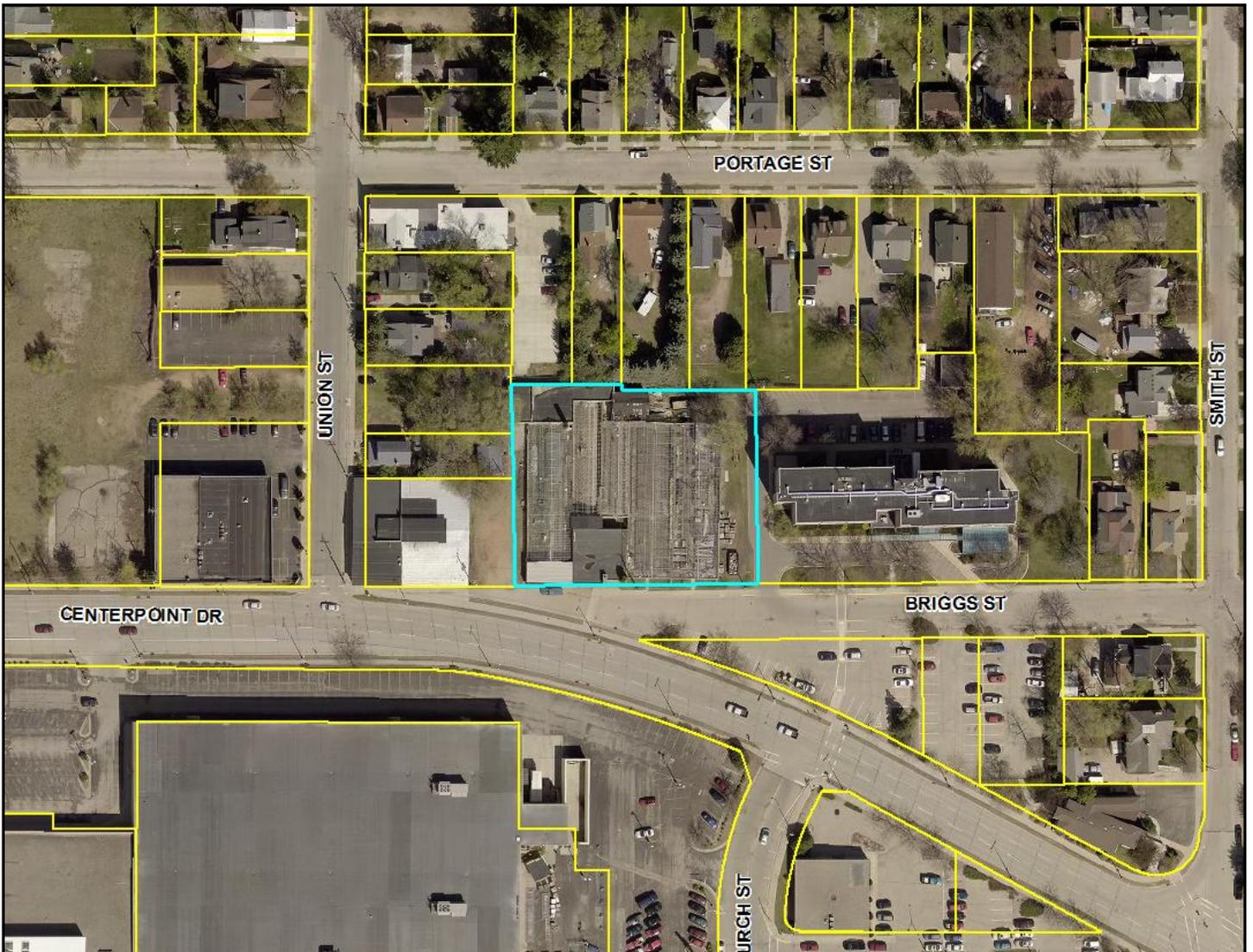


Central Rivers Farmshed
1220 Briggs Court
March 6, 2013

Department of Community Development
1515 Strongs Avenue, Stevens Point, WI 54481
Ph: (715) 346-1568 - Fax: (715) 346-1498

<p>Applicant(s):</p> <ul style="list-style-type: none">Central Rivers Farmshed <p>Staff:</p> <ul style="list-style-type: none">Michael Ostrowski, Director mostrowski@stevenspoint.comKyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">2408-32-2001-17 <p>Zone(s):</p> <ul style="list-style-type: none">"M-1" Light Industrial <p>Master Plan:</p> <ul style="list-style-type: none">Downtown District <p>Council District:</p> <ul style="list-style-type: none">District 1 – Beveridge <p>Lot Information:</p> <ul style="list-style-type: none">Actual Frontage: 219 feetEffective Frontage: 219 feetEffective Depth: 174 feetSquare Footage: 38,106Acreage: 0.875 <p>Structure Information:</p> <ul style="list-style-type: none">Year Built: 1958 (54 years)Number of Stories: 1 <p>Current Use:</p> <ul style="list-style-type: none">Greenhouse <p>Applicable Regulations:</p> <ul style="list-style-type: none">Chapter 22Downtown Design Guidelines	<p>Request</p> <p>Request from Central Rivers Farmshed for an exterior building review for the installation of windows at 1220 Briggs Court (Parcel ID 2408-32-2001-37).</p> <p>Attachment(s)</p> <ul style="list-style-type: none">Parcel data sheetConceptual DrawingProject Description <p>City Official Design Review / Historic District</p> <ul style="list-style-type: none">Design Review District <p>Finding of Fact</p> <ul style="list-style-type: none">Proposed work to buildings within the Downtown Historic/Design Review District must be approved by the Historic Preservation/Design Review Commission.Four windows are proposed to be installed.Windows do not currently exist at the proposed window location. <p>Staff Recommendation</p> <p>Staff would recommend to have windows that are wider or to install two additional windows, which would provide symmetry along the façade. This symmetry can also be met by providing the same spacing between the four proposed windows. If the request is approved, staff would recommend that window trim shall match that of the existing bronze anodized windows found on the southeast façade of the main building; the Chairperson of HP/DRC and the designated agent can approve minor restoration and renovation modifications to the façade; stucco around the windows shall be maintained to prevent damage during window installation, and if possible, windows shall be equally spaced to provide a more symmetrical look to the front façade.</p>
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Vicinity Map



Scope of Work

Central Rivers Farmshed is requesting to install first floor windows at the former Sorenson's Greenhouse, addressed 1220 Briggs Court. The greenhouse facility has undergone major renovation in the recent months after it was purchased a few years ago by Central Rivers Farmshed. The Historic Preservation/Design Review Commission most recently approved the installation of solar panels at the facility in April of 2012. The solar panels have been installed and now focus has shifted to exterior renovation of the facility. Details regarding the proposed façade improvements are below.

Proposed Façade Improvements:

- Install four white aluminum clad first floor windows (6' x 2' 10").

All proposed improvements or renovations must obtain Historic Preservation / Design Review approval.

Standards of Review

Design Guidelines

The following standards would apply to this request:

Windows

The original shape, proportion, and scale of window openings shall be maintained. Blocking up or otherwise closing off of an original window shall not be permitted unless deemed necessary for energy efficiency. Exceptions may be made based on overall design concept. Wooden replacement windows are encouraged, however, new metal window frames (permanent or storm) should be either painted or anodized with a finish in character with the building being renovated.

Analysis: Four white aluminum clad windows are proposed on the first floor, to be installed on the western portion of the main building. Block covered by stucco currently exists at this location. The windows will provide natural light inside this side of the main building as none currently exists.

Proposed Windows: Four (4) clear (no tint) white aluminum clad windows measuring 6' by 2'10".



South Façade (Stucco)



South Façade - Proposed Windows

Findings: The proposed windows are not historically relevant and do not match the existing windows along the south façade of the main building. The windows resemble more of a modern commercial type as they are single pane with little to no detail. Furthermore, the stucco wall found along the southwestern side of the main building façade does not match the architectural design found on the eastern side. On the other hand, the proposed windows will increase aesthetics and better link the building façades together. Furthermore, the request is to install windows where they currently do not exist. It is important to note that the property is on the edge of the downtown Historic / Design Review District and is in a transitional zone from residential to commercial uses.

Staff would recommend to have windows that are wider or to install two additional windows, which would provide symmetry along the façade. This symmetry can also be met by providing the same spacing between the four proposed windows. If the request is approved, staff would recommend that window trim shall match that of the existing bronze anodized windows found on the southeast façade of the main building; the Chairperson of HP/DRC and the designated agent can approve minor restoration and renovation modifications to the façade; stucco around the windows shall be maintained to prevent damage during window installation, and if possible, windows shall be equally spaced to provide a more symmetrical look to the front façade.

Photos



Interior South Wall



Interior South Wall



Southeast Greenhouses



South Side of Building



Southwest Side of Building - Proposed Window Location



South Building Entrance - Proposed to Remain

Name and Address		Parcel #	Alt Parcel #	Land Use
Elodin Holdings LLC 501 Union Street Stevens Point, WI 54481		240832200137	240832200117	Store, Retail
		Property Address		Neighborhood
		1220 Briggs Ct		Cntrl Bus & 2nd St area(Comm)
Subdivision		Zoning		
Display Note	New Parcel for 2012	Certified Survey Map		M1-LIGHT INDUSTRIAL

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Elodin Holdings LLC	10/10/2011	\$125,000	Special Warranty Deed	762543		Land & Build.
Mid Wisconsin Bank	10/29/2008	\$250,000	Sheriff Deed	724120		Land & Build.

SITE DATA**PERMITS**

Actual Frontage	216.6	Date	Number	Amount	Purpose	Note
Effective Frontage	216.6	11/15/2012	12-741	\$500	070 Raze/Demolition	garage
Effective Depth	210.2	8/31/2012	12-0552	\$13,000	020 Electrical	rewire/install new fixtu
Square Footage	45,537.1	8/31/2012	12-0552	\$7,835	042 Interior Renov/Re	buildout new entry/AD
Acreage	1.045	3/25/2012	12-0166	\$35,000	020 Electrical	serv upgrade for photo
		3/25/2012	12-0166	\$10,000	042 Interior Renov/Re	photovoltaic system
		3/20/2012	12-0166	\$70,000	032 Furnace (HVAC)	solar thermal system

2012 ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	\$113,500	\$51,600	\$165,100
Total	\$113,500	\$51,600	\$165,100

LEGAL DESCRIPTION

LOT 1 CSM#10171-45-51 BNG PRT LOTS 3, 4, 8, 9 & 17 & ALL LOTS 18, 19, 20 & 21 BLK 35 VALENTINE BROWN ADD
BNG PRT NENW S32 T24 R8 762543

PROPERTY IMAGE**PROPERTY SKETCH**

Name and Address		Parcel #	Alt Parcel #	Land Use
Elodin Holdings LLC 501 Union Street Stevens Point, WI 54481		240832200137	240832200117	Store, Retail
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BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Store, Retail (C avg)	1958	3,086	Masonry - Avg	10
1	2	Greenhouse (S metal, good)	1958	4,880	Metal - Good	15
1	3	Greenhouse (S metal, good)	1975	10,764	Metal - Good	15
1	4	Warehse, Storage (C avg)	1958	2,250	Masonry - Avg	10

Total Area		20,980
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BASEMENT DATA**COMPONENTS**

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Store, Retail - Unfin Bsmnt	400	1	1	Shed(s) - Attached	529

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS**STRUCTURE DATA**

Site Improvement	Units	Age	55
		Year Built	1958
		Eff. Year	1958
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	1.00
		Business Name	Farmshed

Greenhouse Project
1220 Briggs Court
Stevens Point, WI 54481



Re: Materials Description

Four windows (6' tall by 2'10" wide) are to be installed in the western portion of the main building. The façade currently has no windows and is covered with a tan stucco.

The four windows are identical. They are aluminum-clad windows. The cladding is white and may be painted in the future.

The glass is clear and not tinted.

The stucco around the windows will be repaired after the windows are installed.

