

AGENDA
HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, June 5, 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 reports from the April 3, 2013 and April 10, 2013 HPDRC meetings.
2. Request from Bill Shierl, representing the Arts Alliance of Portage County, Inc, for a contemporary street art mural on the west facing wall of Dive Point Scuba, 944 Main Street (**Parcel ID 2408-32-2015-15**).
3. Façade Improvement Grant Program Update.
4. 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 April 3, 2013 – 4:00 p.m.

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

PRESENT: Chairperson Lee Beveridge, Alderperson Mary Stroik, George Hanson and Kathy Kruthoff (Tim Siebert excused).

ALSO PRESENT: Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Matthew Brown, and Cathy Dugan.

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Discussion and possible action on the following:

1. Approval of the report from the March 6, 2013 HPDRC meeting.
2. Request from Troy Hojnacki, representing Bars None Inc., for façade improvement grant funds in the amount of \$21,670.00 and design review for exterior building work at **1225 Second Street (Parcel ID 2408-32-2015-10)**.
3. Request from the Community Development Authority of the City of Stevens Point for review of a parking lot design for Municipal Lot 16, and the extension of Strongs Avenue (**portions of Parcel IDs: 2408-32-2029-62, 2408-32-2029-65, and 2408-32-2029-66**).
4. Adjourn.

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1. Approval of the report from the March 6, 2013 HPDRC meeting.

Motion by Commissioner Hanson to approve the report from the March 6, 2013 HPDRC meeting; seconded by Commissioner Kruthoff. Motion carried 3-0.

Alderperson Mary Stroik arrived 4:02 p.m.

2. Request from Troy Hojnacki, representing Bars None Inc., for façade improvement grant funds in the amount of \$21,670.00 and design review for exterior building work at **1225 Second Street (Parcel ID 2408-32-2015-10)**.

Troy Hojnacki stated his business partner and he have had the concept to expand the kitchen area of Graffiti's for some time, and had been working on acquiring 1225 Second Street for several years. Upon acquiring the property he stated that he has received approval from the Plan Commission to increase the occupancy of the upstairs apartment to three unrelated persons with a Multiple Family Dwelling license, and is now looking to remodel both the interior and the façade of the building. The concept would include expanding the kitchen in the back portion of the structure as well as adding a New York style pizzeria and deli to the front portion with a small seating area.

Commissioner Hanson asked if there was consideration to create an outside café, to which Mr. Hojnacki stated he is planning on it, but with no service of alcohol.

Commissioner Beveridge asked the applicant to provide more details on the project, and stated his concern with the projected front. He continued, pointing out the last roof with cedar shakes was newer, as well as the first floor brick. Glass was also not original to the building.

Mr. Hojnacki stated the cedar shake roof was removed by him, so the architects could get a look at the original I-beam system to develop a repair/renovation plan. He stated the highest I-beam is the original one and had pillars or columns coming down from it, which were later taken out and a larger I-beam was installed to support the large store front windows. Mr. Hojnacki added that the prior roof was similar to the adjacent Student Impact building which has a flat projected piece, which still is not the original roof.

Economic Development Specialist Kyle Kearns pointed out that the proposed roof would cover the larger I-beam. Mr. Hojnacki confirmed, furthermore stating that the highest steel beam would be corn cob-blasted, painted, and then covered by a sign panel.

Commissioner Beveridge asked if the upper small beam was to be cleaned, painted, and exposed, to which Mr. Hojnacki stated yes to match the surrounding buildings which have exposed steel painted. Commissioner Beveridge stated the signage area seems appropriate, but asked about any thoughts for awnings. Mr. Hojnacki pointed out that an awning is a nightmare to maintain and becomes a sidewalk safety issue with water and ice.

Commissioner Beveridge asked if the 2 x 4's which project from the building could be cut off, to which Mr. Hojnacki stated yes and it is in the bid proposals to be repaired and made flush with solid brick. He continued stating the façade brick veneer has been matched with the sample shown to the commission, to be placed over all the current brick that is on the first floor. Commissioner Beveridge asked if the doorway was original to the building, to which Mr. Hojnacki stated the apartment doorway was not original, but that the original door to the upstairs apartment was where the current door to the building is located. He continued to explain that the apartment entry currently for Graffiti's would be shared by that of the building in question. The cinder block storage area between the two buildings will be resurfaced with brick veneer.

Commissioner Beveridge asked what was going to happen with the paint and if a chemical stripping agent was to be used, to which Mr. Hojnacki stated he is going to be using a cornhusk and walnut blend, which is a non-aggressive blasting agent. Economic Development Specialist Kyle Kearns stated he had contacted Jen Davel, State Historical Society preservation architect, who recommended that any sort of pressure washing or corncob blasting method is abrasive and can be destructive to any sort of brick. Furthermore, she recommended the pursuit of other methods of cleaning and striping brick for tuck pointing. Mr. Hojnacki asked if Ms. Davel provided examples of how cornhusk and walnut shells are non-destructive when used on wood, to which Mr. Kearns stated that the only findings he had found were examples of it being successfully used on log and wood homes, not on brick. Commissioner Kruthoff pointed out that any removal of the paint would be abrasive and destructive; the question is to what negative impact the chemicals would have versus the corn/walnut method, both would be better than sand. Mr. Kearns stated with any given method, you are going to alter the brick's appearance and there will be some sort of removal of brick or mortar. He continued stating that there are several brick cleaning methods, many of which use organic chemicals to clean brick. Therefore, staff recommends using other, less harmful brick cleaning methods.

Alderperson Mary Stroik pointed out that Ms. Davel mentions repainting in her letter, is repainting something that would be considered. Mr. Hojnacki responded stating that he can repaint it faster, costing less, but he thought the commission wanted the structure brought back to the original brick. Commissioner Hanson added that if you are going to repaint, then you are going to have to use some sort of pressure washing method to clean and prep which causes deterioration. Commissioner Beveridge added the ice cream building on the west side of the square was chemical stripped, but it has to be done again. Commissioner Kruthoff asked if the building is blasted in anyway, is there the possibility of putting a preservative on it to prevent further erosion, to which Mr. Hojnacki stated the concept includes placing a sealant on after tuckpointing is complete. He continued adding that the soybean chemical scrub is a long process, not very cost effective, and it does not produce very good results. Mr. Kearns added that if the commission wants to pursue the trial of the corncob blasting, a condition can be added allowing the chairperson and staff to review a small corncob blasted section prior to the entire building being blasted. From this, they would have the authority to recommend continuing the method or the use of another method. Commissioner Hanson clarified that if we allow the corncob blasting as a first option, a list of second and third options should be compiled, preventing a delay in project activities.

Commissioner Beveridge read off the project list confirming that the door on the left side is to be removed, new commercial and residential windows are installed, and metal trim will match, to which Mr. Hojnacki pointed out that bronze and aluminum trim is the cheapest. Furthermore, Mr. Hojnacki stated that window and door frames can be painted to match the cornice, and steel beam, giving the building uniqueness. Commissioner Hanson asked what the exposed beam color would be, to which Mr. Hojnacki stated that the steel beam, along with the cornice, have yet to be decided, however a red paint scheme may be fitting. Commissioner Hanson responded that he would like to see all the colors tie in, from the top, to the exposed beam and window frames. Director Ostrowski stated that Mr. Hojnacki could submit a color for staff and chairperson approval.

Commissioner Beveridge moved the discussion to the windows on the second floor with the suggestion of the new windows to be the rounded tops to meet the original openings. Mr. Kearns added the bids which were submitted were for squared windows, to which Mr. Hojnacki responded that the windows are proposed to be square tops with metal flashing to give the appearance of the arch. Commissioner Beveridge asked if he had considered rounded windows, to which Mr. Hojnacki stated when getting bids, the contractors stated the rounded windows were of a substantial cost increase. Commissioner Beveridge would request a bid for the rounded windows with the window trim to match the lower commercial windows.

The discussion moved onto the color scheme, to which Director Ostrowski stated the scheme could be decided at a later date with staff and the chairperson approval, all Mr. Hojnacki would have to do is submit some samples. Mr. Hojnacki stated that would be fine, he was leaning towards a red paint scheme if that was agreeable to the commission.

Commissioner Beveridge asked for an explanation of the sign, to which Mr. Hojnacki stated it would be a LED neon sign with white back lit letters. Bushman Electric and Sign are working on submitting an updated bid with his new logo.

Commissioner Beveridge asked about the tuckpointing and matching of the mortar, to which he would like to see the texture of mortar to match the existing. Mr. Hojnacki stated that both contractors talked about using grout sand that would match into the other bricks and mortar as well as a brush technique to create a similar texture and appearance.

Mr. Hojnacki confirmed that the project would include red window frames, a red roof projecting over the store front windows, the red, white, and black logo sign, the first beam to be covered by the sign and roof, but the second to be painted, and the painting and repair of the cap/cornice of the building with combining colors.

Commissioner Hanson expressed his liking of the concepts and stated it was a nice addition next to Graffiti's.

Motion by Commissioner Hanson to approve the façade improvement grant funds in the amount of \$21,670.00 and design review for the exterior building work at 1225 Second Street (Parcel ID 2408-32-2015-10) with the following conditions:

- **First floor and second floor windows/door framing shall match in color.**
- **A second bid for signage shall be submitted from a qualified contractor to be approved by the HP/DRC chairperson and designated agent.**
- **The applicant shall work with the HP/DRC chairperson and designated agent to finalize the color scheme for the metal beam, standing seam metal roof, cornice, window accents, and window and door frames.**
- **Tuck pointing shall match to the greatest extent possible the original mortar and spacing on the building.**
- **Brick veneer shall match to the greatest extent possible the original mortar, color, and spacing of the exposed brick after painting removal.**
- **Given the high potential of damaging the brick, the corncob blasting shall be tested on a small area of brick for which the approval to continue will be determined by the HP/DRC chairperson and designated agent. If no approval is given, the applicant shall work with the HP/DRC chairperson and the designated agent to pursue a less destructive alternative method of paint removal. If no other cleaning and paint removal method is approved then the applicant can pursue the option of repainting the building with the approval of the HP/DRC chairperson and designated agent. Bids for other methods of brick cleaning or painting must be submitted to be eligible for grant funds, and can be approved by the HP/DRC chairperson and designated agent.**
- **The applicant shall investigate rounded head windows and provide two bids from qualified contractors. The HP/DRC chairperson and designated agent shall have the authority to approve the second floor window type and associated costs.**
- **The building name plate and date shall be preserved and restored.**
- **All work shall be completed within one year.**
- **The Project must adhere to Façade Improvement Grant Program Guidelines.**
- **No funds shall be disbursed until project is fully completed.**
- **After paint is removed and tuckpointing is complete, a sealer shall be applied to the brick and mortar to protect from any further damage.**
- **The maximum City participation shall not exceed \$21,670 and no individual cost shall exceed the following, unless approval has been given to the HP/DRC chairperson and designated agent in reviewing additional bids or building improvements:**

Improvements	Details	Proposed Matching Grant Assistance
Construction	Remove windows & doors, corn cob blasting and metal roof panel	\$5,760.00
Masonry	Tuckpointing and brick veneer installation	\$6,600.00
Painting	I-Beam below second floor windows, metal cornice on top of building and window accents	\$675.00
Windows	Commercial & residential windows, and door	\$6,314.00
Signage	Individual letters	\$2,321.00
TOTAL (Lowest Bid)		\$21,670.00

seconded by Commissioner Kruthoff. Motion carried 4-0.

- Request from the Community Development Authority of the City of Stevens Point for review of a parking lot design for Municipal Lot 16, and the extension of Strongs Avenue (**portions of Parcel IDs: 2408-32-2029-62, 2408-32-2029-65, and 2408-32-2029-66**).

Economic Development Specialist Kyle Kearns explained that the Commission has two concept plans within their possession, the second of which is projected from the projector. The first concept plan was presented to surrounding property owners of the former Centerpoint Mall. He explained that at a meeting held in January, 2013 the general consensus from surrounding property owners in attendance was to increase parking. Therefore, concept plan 2 was created for the area. Both plans incorporate greenspace and allow the ability for many buildings along Main Street to expand to the north. Plan 2 however, adds 15 more parking stalls and allows for a drop off area for the Children's Museum without impeding traffic flow, while reducing greenspace. Plan 2 was presented via email to the stakeholders where it was preferred over Plan 1 by those who responded. The City's Plan Commission approved concept Plan 2 on Monday April 1st. The difference in the two plans is that Plan 1 had more green space to the south which would be difficult to program and increase maintenance costs, whereas, Plan 2 has more parking and reduces the ingress/egress locations. Both plans would cost about the same to construct. Therefore, staff recommends Plan 2. Mr. Kearns explained that this plan is being brought in front of the HP/DRC because of its location within the downtown design review district.

Commissioner Beveridge asked if the road through the plan is eliminated, to which Mr. Kearns explained there are two ingress/egress access points, one off of Third Street and one off of Strongs Avenue, but it is a parking lot. He also pointed out that in Plan 2 there is a drop off area to the Children's Museum to the south where buses or vans can drop off passengers without getting in the way of traffic flow. Plan 1 only incorporates the drop off in the center of the lot.

Commissioner Kruthoff stated she likes the green space of Plan 1, but understands the needs of parking in Plan 2, and with the maintenance, sprinklers, and the salt from clearing the sidewalks and parking stalls, nothing will thrive, so with practicality and the needs of downtown, she would approve Plan 2.

Commissioner Beveridge ask if the original plan allowed for the ability to give frontage to all of the adjacent downtown business for new storefronts or patios, to which Mr. Kearns stated that Plan 2 opens up the area better for that to occur, and we have had interest from Guu's to create a patio and offer outdoor seating. He continued to explain that the property is CDA owned and many utilities will not be removed, which limits the options available to many, but the Fox Theater and the Children's Museum have shown interest in expansion as well as being able to have the pedestrian walkway and visibility to Centerpoint Drive. Mr. Kearns also explained that there would be an area for dumpster corrals in both service courts. Commissioner Beveridge asked if the recreated Strongs Avenue would be open to two-way traffic, to which Mr. Kearns stated yes.

Commissioner Hanson asked if the walkway would be lined with trees and grass and in the larger green area would there be benches and trees, to which Mr. Kearns stated yes as well as historic lighting, and the Children's Museum may lease the space for outdoor exhibits. He continued stating the lighting proposed for the area would be the same historic fixtures as along Third Street with approximately 12 foot lamps proposed along Strongs Avenue; however 30 foot LED street lighting is proposed in the parking lot. Using low historic lights within the parking area is very inefficient and expensive, as several are needed, therefore taller LED lights have been proposed. Historic lights will exist along both Third Street and Strongs Avenue. Lastly, Mr. Kearns asked for the ability to allow the Chairperson and designated agent to approve changes to the plan.

Motion by Commissioner Kruthoff to approve the request from the Community Development Authority of the City of Stevens Point for Concept Plan 2 parking lot design for Municipal lot 16, and the extension of Strongs Avenue (portions of Parcel IDs: 2408-32-2029-62, 2408-32-2029-65, and 2408-32-2029-66) with the following conditions:

- **Lighting along Strongs Avenue shall be historic in nature, matching the street lighting along Third Street.**
- **Larger non-historic lighting is permitted within the parking area.**
- **The Chairperson and designated agent have the ability to approve modifications to the plan.**
- **Final plan design relating to dumpster corrals, benches, and other aesthetics shall come before the HP/DRC for approval.**

Seconded by Commissioner Hanson.

Commissioner Beveridge asked if the turning radius for trucks and buses would be sufficient, to which Mr. Kearns stated our city engineer has worked that out in the design of the plan.

Motion carried 4-0.

4. Adjourn.

Meeting adjourned at 5:32 p.m.

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday April 10, 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 (George Hanson excused).

ALSO PRESENT: Director Michael Ostrowski, Peter Spencer and Ward Wolff.

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Discussion and possible action on the following:

1. Request from Peter Spencer for façade improvement grant funds in the amount of \$14,357.17 and design review for exterior building work, including tuckpointing, brick veneer, striping and painting, new commercial and residential windows, entry doors, signage, and awnings at **920 Clark Street (Parcel ID 2408-32-2018-15 & 2408-32-2018-16).**
2. Adjourn.

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1. Request from Peter Spencer for façade improvement grant funds in the amount of \$14,357.17 and design review for exterior building work, including tuckpointing, brick veneer, striping and painting, new commercial and residential windows, entry doors, signage, and awnings at **920 Clark Street (Parcel ID 2408-32-2018-15 & 2408-32-2018-16).**

Peter Spencer, 5748 Regent Street, clarified that the area on the request which stated a brick veneer would be replaced is actually going to have a full brick replacement.

Chairperson Beveridge asked for clarification regarding the usage of the building, for the first floor to be used as commercial and the second as residential, to which Mr. Spencer stated yes that is the plan. However, the second story may also remain commercial. Chairperson Beveridge asked if an interior dividing wall would be installed, to which Mr. Spencer stated yes.

Commissioner Siebert asked what type of material is under the current sign, to which Mr. Spencer stated possibly 4 x 4 glass tiles, but he will not know for sure until the solar panels are removed. Director Ostrowski stated this was outlined in the staff report that once the panels are removed and we have a better understanding of what is there, the HP/DRC chairperson and staff would have the authority to approve how to proceed. Mr. Spencer added that if it is possible to save the tile, he would like to, but if it is gone, he would like to extend the glass and tie it together.

Alderperson M. Stroik asked if the solar panels would be gone, to which Mr. Spencer stated yes. Chairperson Beveridge expressed his satisfaction with the solar panels being removed.

Chairperson Beveridge reviewed the scope of work, with the brick and paneling on the first floor, as well as, the paneling on the posts and the cream color bricks below the window to

which Mr. Spencer stated behind the post exists original, unpainted brick which is proposed to be restored. Two Lannon Stone pieces in each column also exist, which he wants to clean and restore. He continued stating that his intent is to have everything on the first floor be original and restored. The painted second story with so many layers of paint is proposed to be repainted as he does not want to damage it. He added that he had researched some paint removal techniques which used dry ice blasting, but he really would like to just repaint it.

Chairperson Beveridge discussed the tuckpointing, to which Mr. Spencer added that all the tuckpointing will be done on the face and in a couple of spots there may be brick replacement due to extensive damage to the bricks. Chairperson Beveridge clarified the texture of the mortar should be mixed to keep similar to the original texture. Chairperson Beveridge asked about the cleaning and painting of the upper brick, verifying that it will just be scrubbed, to which Director Ostrowski stated that no power washing would be permitted. Mr. Spencer asked if a low pressure would be acceptable, to which Director Ostrowski explained that only extremely low pressure similar to a garden hose would be the only thing allowable.

Chairperson Beveridge asked if the four new windows on the second floor would be the full height to fill the openings, Director Ostrowski asked if they would be single or double hung windows, to which Mr. Spencer stated yes, and that the bid included both, but what was recommended in the packet was double. Director Ostrowski stated that the commission prefers to see double hung, and would like to see an additional bid for that as well. Mr. Spencer added that the stone underneath the windows is a Lannon Stone type which he would like to clean and not paint. Chairperson Beveridge confirmed that the windows will be a double hung, thermal pane, low E, full height window to which Mr. Spencer stated yes. Chairperson Beveridge moved on, stating the trim around the windows should match throughout, to which Mr. Spencer stated yes, with a dark bronze or black finish, but would prefer dark bronze. Chairperson Beveridge then asked about the first floor commercial windows, to which Mr. Spencer explained the windows would be three panel on both sides with the doors in the center of the building.

Commissioner Siebert asked if there was consideration to having the garage doors reinstalled, to which Mr. Spencer stated his son was interested in a drive-thru, but was told that was not possible. Director Ostrowski stated the issue is with the traffic flow on Clark Street and there would be a loss of three parking spaces due to ingress/egress and area available for visibility.

Chairperson Beveridge asked if the entry would be recessed and if not, would that be considered, Mr. Spencer stated that the entry will be set in and the doors will be similar to the existing doors. Chairperson Beveridge then asked about the new doors, to which Mr. Spencer stated they would be inset on either side of the pillar with a full view glass, and a side light to be ADA compliant. Commissioner Siebert asked if the doors could be moved back to the middle of each store front, to which Mr. Spencer stated it does look better, but also increases the cost. Director Ostrowski added that if the doors were placed in the middle, another bid could be submitted and the commission could give the HP/DRC chairperson and designated agent permission to grant approval of additional costs.

Chairperson Beveridge moved on to discuss the awnings where he stated the commission prefers the balloon style. Mr. Spencer stated that he had chosen the triangle style for the simple lines. Furthermore, he added that the original was a crank up square awning and the new one would be stationary and smaller than what was displayed in the rendering. Chairperson

Beveridge agreed that this was ok and is more like the original; he then asked what type of material would be used to which Mr. Spencer stated a plain color with potentially some striping to it, but the base color would be black which was dyed all the way through the fabric. Chairperson Beveridge asked if there was a plan for a name on the awning, to which Mr. Spencer stated no graphics or words were planned at this time.

Chairperson Beveridge asked about the goose neck lighting to which Mr. Spencer stated he really did not like the look but the original building had them. Mr. Spencer stated that he preferred an up lighting that would be concealed and accent the brick at night. Chairperson Beveridge stated that up lighting is not usually allowed. Mr. Spencer responded that he would like to supply lighting to the recessed door areas and not have the goose neck lighting. Chairperson Beveridge agreed that removing the goose neck lighting from the plan was ok, and that the lighting in the recessed areas is appropriate for security reasons and as long as it is just in the doorways.

Chairperson Beveridge pointed out that with the removal of the solar panels there will be necessary rehabilitation work needed which will have to be reviewed.

Mr. Spencer then asked if the awning could have graphics on it, and if so would that be approved by the grant funding. Chairperson Beveridge asked if there would be any signs on the building and reminded Mr. Spencer that there are different historic regulations than other business signage. Mr. Spencer stated that on the awning if the commission would approve it, he would like to put something recognizing the building and the address such as "Mattlin Building 920 Clark Street" on the face of the awning. Director Ostrowski stated that the grant funds would cover the awning, but would not cover graphics or signs on the awning, however it would cover the cost of putting the name of the building, just not the business, if that is proposed.

Chairperson Beveridge asked that Mr. Spencer schedule a time to meet with staff and he to view the building after the solar panels are removed to discuss the rehabilitation needed to that area.

Ward Wolff asked about the sign ordinance and if there could be a tenant sign, to which Commissioner Beveridge stated there is a size limit and we can get that information to him. Mr. Spencer asked about the signs that currently exist on the building and if they were grandfathered in. Director Ostrowski stated that they are considered non-conforming and could be used with new face panes if the tenant wanted to. Mr. Spencer stated that the plan at this time is to keep both and see if the tenant wants them, but he does prefer to take down the projecting sign and keep the wall sign.

Motion by Commissioner Siebert to approve the façade improvement grant funds in the amount of \$14,145.50 and design review for the exterior building work, including tuckpointing, brick veneer, striping and painting, new commercial and residential windows, entry doors, signage, and awnings at 920 Clark Street (Parcel ID 2408-32-2018-15 & 2408-32-2018-16) with the following conditions:

- **First floor and second floor windows and door framing shall match in color.**
- **The applicant shall submit two bids from qualified contractors for the installation of entry doors centered on each storefront to be reviewed and approved by the HP/DRC chairperson and designated agent, which includes the approval of additional grant funds.**

- Prepping and cleaning of brick shall be performed via hand washing methods using organic compounds (no volatile soaps).
- Caulk shall not be used as a fill in the place of brick mortar.
- Double hung windows shall be installed on the second floor.
- The applicant shall submit a second glass bid for second story double hung windows to be reviewed and approved by the HP/DRC chairperson and designated agent, which may include the approval of additional grant funds.
- The applicant shall work with the HP/DRC chairperson and designated agent to finalize the paint color scheme for the second floor brick, cornice, and ornate detailing.
- The applicant shall submit a second bid for awnings without graphics included to be reviewed and/or approved by the HP/DRC Chairperson and designated agent, which may include changes to the approval of grant funds.
- Tuckpointing shall match to the greatest extent possible the original mortar and spacing on the building.
- Brick replacement shall match to the greatest extent possible the original mortar, color, and spacing of the exposed brick.
- The HP/DRC chairperson and designated agent shall review and/or approve the renovation and rehabilitation activities behind the solar panels once they have been removed, which includes the approval of additional grant funds.
- The HP/DRC chairperson and designated agent shall review and and/or approve signage at a later date, which is ineligible for façade grant improvement funds, except the business advertising component.
- The building name plate and date shall be preserved and restored.
- All work shall be completed within one year.
- The project must adhere to Façade Improvement Grant Program Guidelines.
- Applicant must submit proof of insurance.
- The property must be current on all real estate and personal property taxes.
- No funds shall be disbursed until project is fully completed.
- The maximum City participation shall not exceed \$14,145.50 and no individual cost shall exceed the following, unless approval has been given to the HP/DRC chairperson and designated agent in reviewing additional bids or building improvements:

Improvements	Details	Proposed Matching Grant Assistance
Windows	Commercial & residential windows, and doors	\$8,925.00
Masonry	Tuckpointing and brick veneer installation	\$2,000.00
Painting	Prime and paint brick (brown 2-color scheme)	\$1,150.00
Awning	Large first floor commercial awning and four(4) small second floor window awnings	\$2,070.50
TOTAL (Lowest Bid)		\$14,145.50

seconded by Commissioner Kruthoff. Motion carried 4-0.

2. Adjourn.

Meeting adjourned at 5:16 p.m.



Memo

Michael Ostrowski, Director

Community Development

City of Stevens Point

1515 Strongs Avenue

Stevens Point, WI 54481

Ph: (715) 346-1567 • Fax: (715) 346-1498

mostrowski@stevenspoint.com

City of Stevens Point – Department of Community Development

To: Historic Preservation / Design Review Commission
From: Michael Ostrowski and Kyle Kearns
CC:
Date: 6/5/2013
Re: Contemporary Street Art Mural Request - Divepoint Scuba 944 Main Street

Bill Shierl, representing the Arts Alliance of Portage County, is requesting to create a contemporary street art mural at 944 Main Street. The mural is proposed on the building's west facing façade which is in dire need of repair. Additionally, the mural is proposed to eventually encompass the entire wall (see attached request). Unlike the historic murals currently downtown, the requested art would incorporate a variety of designs and that change frequently.



The owners of the building are in support of the requested mural and would donate the space for its use. It is important to note that no improvements are planned for the west façade prior to the application of paint.

Divepoint Scuba was identified in the Downtown Mural Committee's 2005 master action plan as a location for a large size wall mural. Furthermore, the plan called for nearly 10 historic wall murals and 10 "windows to the past" throughout downtown by 2008, in celebration of the City's 150th birthday. At that time, criteria was created when determining mural wall content which is as follows:

1. Tells history of Stevens Point (major points)
2. Actually size or larger of the representation
3. Try to show people/activities
4. Painted in realistic style and color (representing actual photos)
5. Leave a little artistic interpretation (combining more than one picture)

6. Politically correct

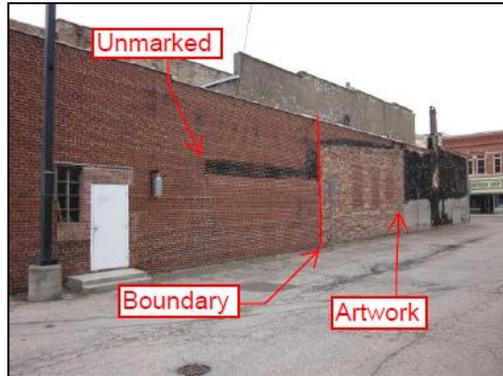
The main goal of murals downtown was to share the downtown's history with pedestrians and businesses, depicting previous building use and activities. The request above differs from that as it does not strictly mandate art to have historic relevance.

However, contemporary street art is becoming popular within other municipalities and could potentially add to the character of downtown. Street art is typically full of color, unique shapes, and meaning.

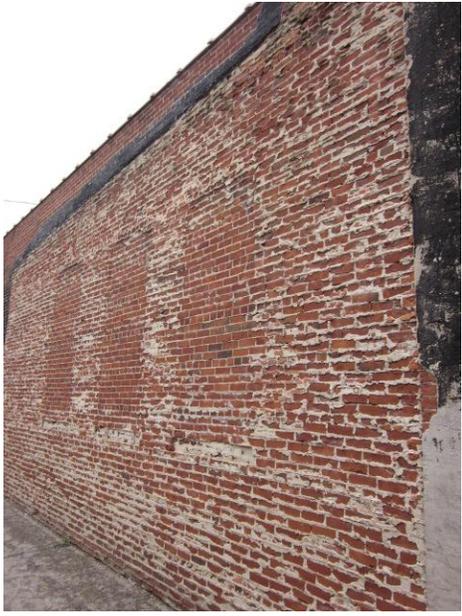
When considering the design guidelines regarding masonry, painting of brick is not recommended. From the photos below, it is evident that brick is in fair condition on the northern half of the western façade; however the southern half is covered with mortar, plaster, or cement.

If approved, staff would recommend the following conditions:

- Proposed artwork shall not display inappropriate language, phrases, pictures, or gang signs.
- Artwork shall be limited to the southern half of the western building façade. The northern half shall remain unpainted brick.
- Renderings of proposed artwork shall be submitted for review by the Commission Chairperson and designated agent prior to painting to ensure conditions are met.
- If the Contemporary Street Mural Program shall ever cease, the applicant and/or owner shall be responsible for restoring the wall with a neutral paint color at any time in the future if decided by the Historic Preservation / Design Review Commission.



Building Images



5/29/2013 11:33:02 AM

GVS Property Data Card

Stevens Point

Name and Address		Parcel #	Alt Parcel #	Land Use
Robert L & Carrie L Butt 1434 Plover Heights Road Stevens Point, WI 54481		240832201515	240832201515	Store, Retail
		Property Address		Neighborhood
		944 Main St		Cntrl Bus & 2nd St area(Comm)
Subdivision		Zoning		
Display Note		S E & Other Plat		B3-CENTRAL BUSINESS

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Robert L & Carrie L Butt	1/4/1999	\$82,500	Warranty Deed W/Add'L P	55	2927	Land & Build.

SITE DATA

PERMITS

Actual Frontage	15.0	Date	Number	Amount	Purpose	Note
Effective Frontage	15.0	10/22/2003	32020	\$3,000	024 Exterior Renovati	Change door to windo
Effective Depth	132.0	5/22/2000	29143	\$400	024 Exterior Renovati	change window to doc
Square Footage	1,980.0					
Acreage	0.045					

2013 ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	\$14,400	\$23,500	\$37,900
Total	\$14,400	\$23,500	\$37,900

LEGAL DESCRIPTION

W 15 3/8' OF LOT 5 BLK 4 S E & O ADD EXC W 4 INCHES OF SAID DES 354/178 552927

PROPERTY IMAGE



PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Robert L & Carrie L Butt 1434 Plover Heights Road Stevens Point, WI 54481		240832201515	240832201515	Store, Retail
		Property Address		Neighborhood
		944 Main St		Cntrl Bus & 2nd St area(Comm)
Subdivision		Zoning		
Display Note	S E & Other Plat		B3-CENTRAL BUSINESS	

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Store, Retail (C low)	1900	1,200	Masonry - Low	16
1	2	Store, Retail (C low)	1944	600	Masonry - Low	16

Total Area	1,800
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BASEMENT DATA**COMPONENTS**

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Store, Retail - Unfin Bsmnt	1,200				
1	2	Warehouse Bsmnt - Unfinished	600				

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS**STRUCTURE DATA**

Site Improvement	Units	Age	63
		Year Built	1900
		Eff. Year	1950
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	1.00
		Business Name	Divepoint Scuba Center

Stevens Point Street Art Mural Proposal

Project Narrative:

As you may know, one of the initiatives of the Arts Alliance of Portage County (AAPC) is to advocate for the continued expansion of public art in Portage County. Previous projects include the facilitation of the Stevens Point Sculpture Park and new main gates at Community Stadium with rotating art board exhibits. Both have been successful projects and have added value to the community. At this time, the Arts Alliance of Portage County asks you to consider the approval of a proposal for the development of a street art mural on the exterior west facing wall of Dive Point Scuba. The project is based on the partnership between Bob & Carrie Butt, Dive Point Scuba, and AAPC. AAPC believes this would be a unique addition to the existing historic murals of downtown while providing a space for more temporary public artistic expression. We ask for the approval of the Historical Preservation/Design Review Commission (HP/DRC) for this project.

What is street art?

Street art is art, specifically visual art, developed in public spaces, generally on the sides of buildings. In most cases the term refers to unsanctioned art, as opposed to sponsored initiatives. It is often considered "post-graffiti" and even "neo-graffiti". Street art can be found around the world. The term generally includes traditional graffiti artwork, sculpture, stencil graffiti, sticker art and street poster art, video projection, art intervention, guerrilla art, and street installations.

Typically, the term "street art" is used to distinguish contemporary public-space artwork from territorial graffiti or vandalism.

Street Art has been defined as "all art on the street that's not graffiti".

Historically, street art grew in global popularity as a reaction against the increased commodification of the art market in the 1990s. It was created in a playful and spontaneous spirit, belonged to the people, and provided a freedom to the artist to not be controlled in displaying their work.

Bottom line...this mural project is about more than spray painted vandalism style graffiti. It is truly about creating a space in our community for a valid contemporary art form. There are paid Street Art Tours happening in New York, London, Melbourne, Buenos Aires, and Paris to name a few.

Mural specifics:

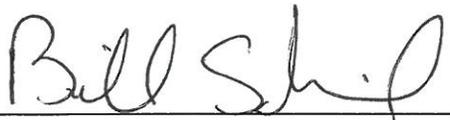
The concept of the Street Art Mural has been discussed with Bob and Carrie Butt, building owners and proprietors of Dive Point Scuba, who are very enthusiastic about the concept and willing to donate the space for its long term use. The exterior wall currently has a variety of finishes lacking any type of uniformed appearance. The entire exterior wet facing wall would be made available to artists. No surface preparation would be necessary. The Arts Alliance would post a sign with the following statement (or a variation on this theme):

This wall has been generously made available for ever changing Street Art by agreement from Bob & Carrie Butt, Arts Alliance of Portage County, and the Stevens Point Historic Preservation/Design Review Commission. Any profanity, inappropriate imagery (sexual content, violence, racial slurs, political, gang messaging...) will be blacked out. This wall is about art!

Street Art Process:

Following the mural concept approval by the HP/DRC, the Arts Alliance of Portage County plans to reach out to known local and regional street artists to facilitate the inaugural work. The future of installations is open for discussion with the stated restrictions monitored by the Butt's, Stevens Point City Police, and the general public. Because of the size of the anticipated work, we don't believe that large scale inappropriate images will simply appear over night. If approved, the Arts Alliance understands that the Street Art Mural will be a work in progress. If at a point in the future the mural becomes a problem the fix is simply a coat of paint.

Thank you for your consideration and attention to this proposal and we sincerely hope that the HR/DRC understands the opportunity we have to continue our unique and special local history of public art initiatives.



Arts Alliance of Portage County, Inc

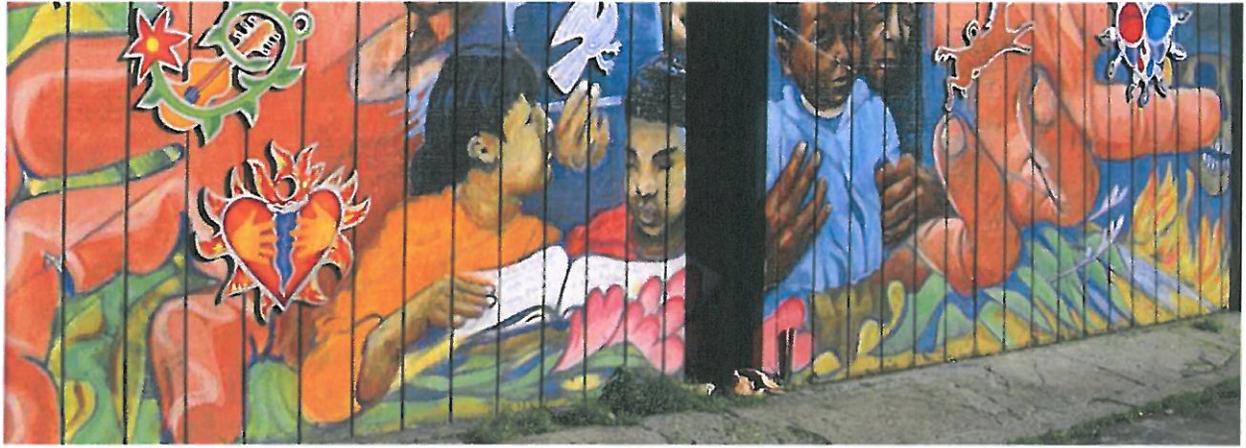


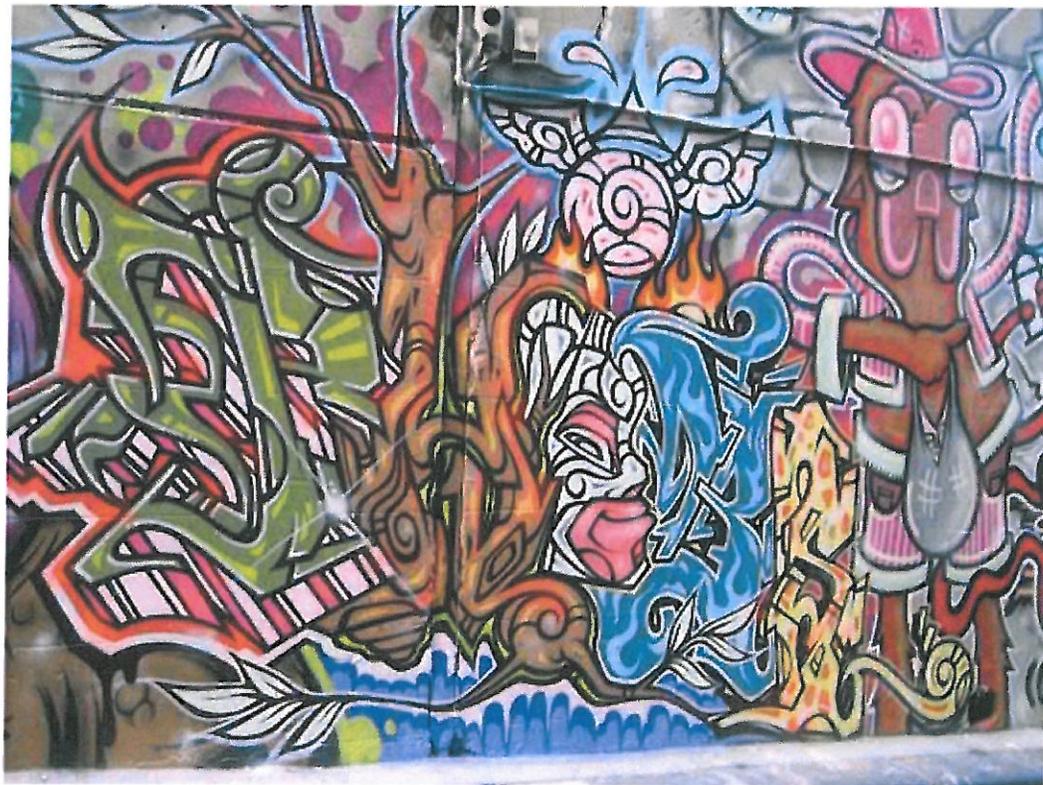
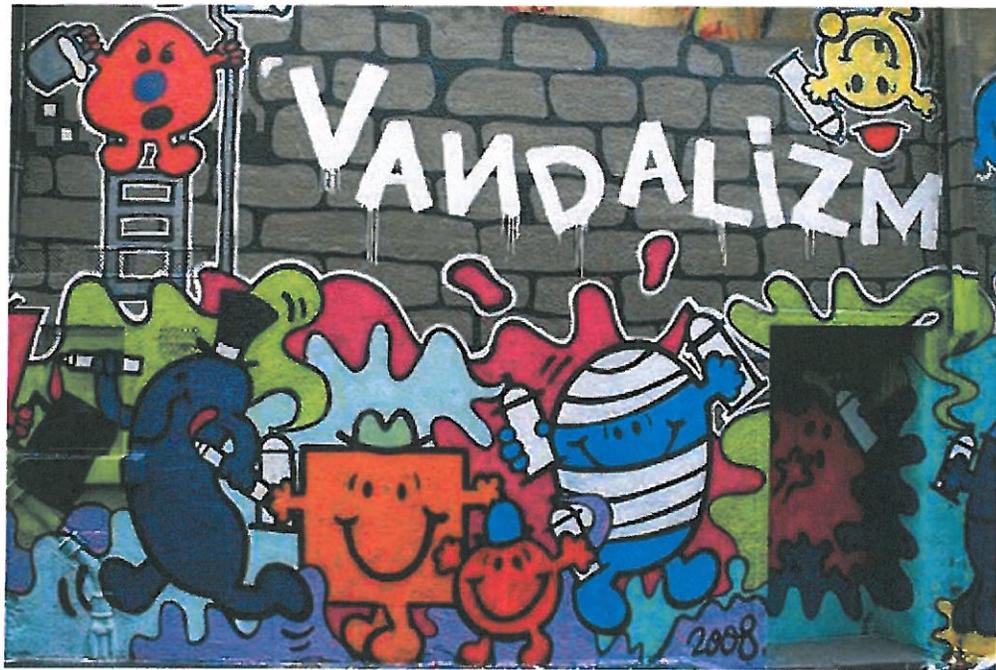
Carrie Butt, DivePoint Scuba

Robert Butt



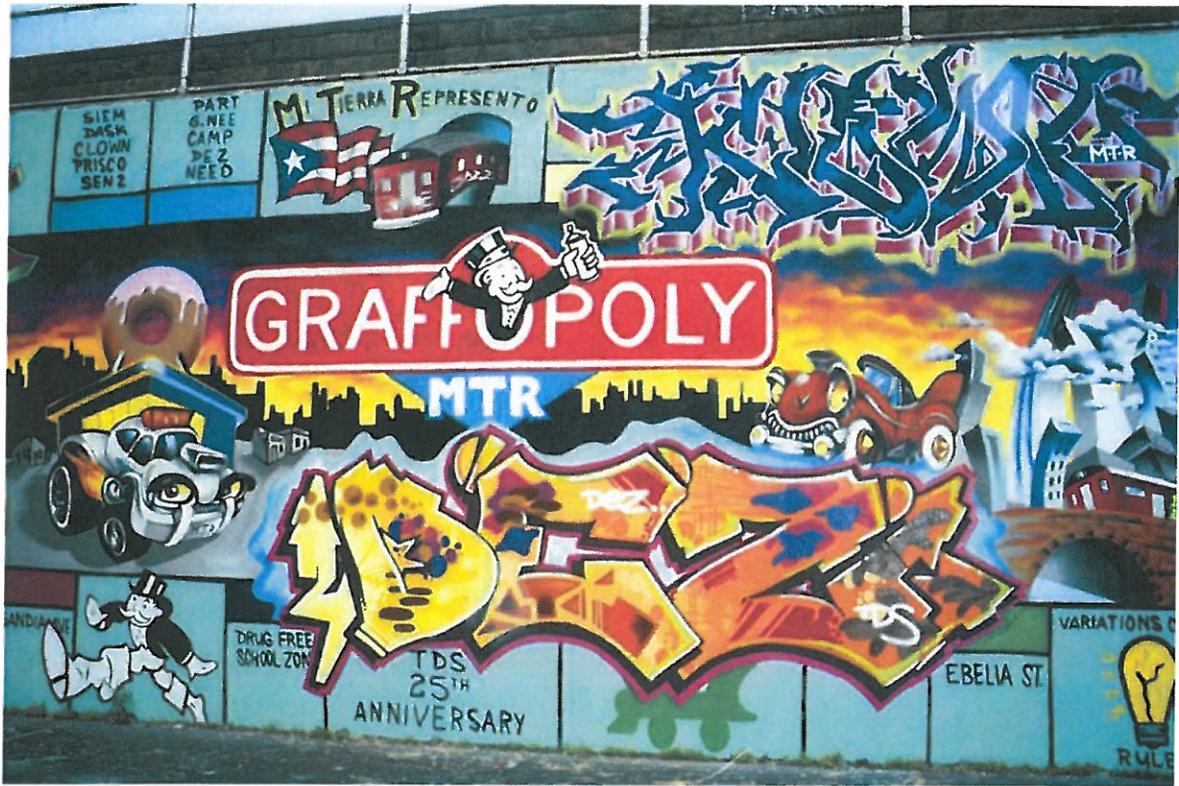














Memo

Michael Ostrowski, Director
 Community Development
 City of Stevens Point
 1515 Strongs Avenue
 Stevens Point, WI 54481
 Ph: (715) 346-1567 • Fax: (715) 346-1498
 mostrowski@stevenspoint.com

City of Stevens Point – Department of Community Development

To: Historic Preservation / Design Review Commission
 From: Michael Ostrowski and Kyle Kearns
 CC:
 Date: 6/5/2013
 Re: Façade Improvement Grant Program Update

Below is a summary of façade improvement program grant funding and projects.

Façade Improvement Grant Program
 Project Funding as of **05/29/2013**

	Applicant	Business / Project	Address	\$ Approved	\$ Reimbursed	\$ Total	Status
1	Debbie Roman Schrank & Jay Schrank	Specialized Computers	832 Main St.	\$ 16,425.00	\$ 0	\$ 16,425.00	In Progress
2	Wilfred Fang	Ideal Custom Frames & Gifts	1040 Main St.	\$ 6,767.50	\$ 5,812.50	\$ 5,812.50	Complete
3	Jerry Kawski	The Wooden Chair	1059 Main St.	\$ 11,856.11	\$ 8,780.86	\$ 8,780.86	Complete
4	Troy Hojnacki	Graffiti's Turret	912 Main Street	\$ 5,431.25	\$ 0	\$ 5,431.25	In Progress
5	Troy Hojnacki	1225 Second Street	1125 Second St.	\$ 21,670.00	\$ 0	\$ 21,670.00	In Progress
6	Peter & Connie Spencer	Mattlin Building	920 Clark St.	\$ 14,145.50	\$ 0	\$ 14,145.50	In Progress
TOTAL				\$ 76,295.36	\$ 14,593.36	\$ 72,265.11	

Project Funds	\$300,000.00
Approved / Awarded Funds	- \$72,265.11
Available Funds	\$227,734.89