

AGENDA
HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Thursday, June 5, 2014 – 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 May 7, 2014 HP/DRC meeting.
2. Request from Luke Hilgers for design review to reconstruct a weakened portion of the eastern façade at **1141-57 Main Street (Parcel IDs 2408-32-2026-01)**.
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, May 7, 2014 –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 George Hanson.

EXCUSED: Tom Baldischwiler

ALSO PRESENT: Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Bob Ballard, Bailey Bushman, and Kelly Ballard.

INDEX:

Discussion and possible action on the following:

1. Approval of the report from the April 2, 2014 HP/DRC meeting.
2. Request from Bob Ballard for design review to install a projecting sign and awning at **1236 Third Street (Parcel IDs 2408-32-2015-27)**.
3. Adjourn.

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1. Approval of the report from the April 2, 2014 HP/DRC meeting.

Motion by Commissioner Siebert to approve the report from the April 2, 2014 HP/DRC meeting; seconded by Alderperson Stroik. Motion carried 4-0.

2. Request from Bob Ballard for design review to install a projecting sign and awning at **1236 Third Street (Parcel IDs 2408-32-2015-27)**.

Bailey Bushman, representing the property owner, explained they are proposing a 12 square foot projecting, non-illuminated signboard which would be supported by two arms and include spot lights on the top shining down onto the sign. Also, proposed is a 14 foot awning in an orange color which is designed to draw attention to the building.

Bob Ballard added the sign and awning are proposed to bring attention to the building as well as compliment the sign and vibrancy of yoga.

Bailey Bushman continued, stating that the awning would have an aluminum frame structure with canvas material. She is aware that the orange may be too bright for the Historical District, but feels the awning is a traditional design. Mr. Ballard added the building is dark, but wants the commission to keep in mind that the trim surrounding windows and doors is currently black, and that will be changed to a light neutral tone making the awning less aesthetically jarring.

Commissioner Beveridge asked if the awning was solid or striped, and expressed concern that the orange does not fit in a historic district. Ms. Bushman stated it would not be striped, but the valance band could be a different color if the commission requested, but they would prefer to have one solid color.

Commissioner Siebert suggested the Tuscan color and Director Ostrowski suggested the Buttercup color from the color pallet provided. Mr. Ballard asked if they did have a striped awning would they

still be able to have it orange in color, to which both Commissioners Siebert and Beveridge stated the orange is still too bright.

Commissioner Beveridge explained that they are typically looking for what colors would have been used when the building was originally constructed, and as the building is over 100 years old, the orange does not fit the era of construction.

Aldersperson Stroik suggested an orange color on the valance, to which Commissioner Beveridge stated that could be a possibility, and Commissioner Siebert added the orange in the sign would also attract attention to the business.

Commissioner Beveridge asked how far out the sign and awning would project, to which Ms. Bushman explained that the sign would project approximately 4-5 feet from the building, and the awning approximately 42 inches.

Motion by Commissioner Hanson to approve the projecting sign and awning at 1236 Third Street (Parcel IDs 2408-32-2015-27) with the following conditions:

1. The awning shall be a solid color, either the Tuscan or Buttercup colored canvas, provided within the Sunbrella Brand awning fabric color pallet.
2. Mechanical fasteners used for the sign shall be installed within the mortar joints and not within the masonry.
3. The awning shall be constructed of fire resistant material.
4. Mechanical fasteners used for the awning shall be installed within the mortar joints and not within the masonry.

Motion failed.

Motion by Commissioner Siebert to approve the projecting sign and awning at 1236 Third Street (Parcel IDs 2408-32-2015-27) with the following conditions:

1. The awning shall be a solid color; Tuscan (#4677-0000) colored canvas, provided within the Sunbrella Brand awning fabric color pallet.
2. Mechanical fasteners used for the sign shall be installed within the mortar joints and not within the masonry.
3. The awning shall be constructed of fire resistant material.
4. Mechanical fasteners used for the awning shall be installed within the mortar joints and not within the masonry.

Seconded by Commissioner Beveridge. Motion carried 3-1 (Hanson voting in the negative).

3. Adjourn.

Meeting adjourned at 5:00 p.m.

Administrative Staff Report

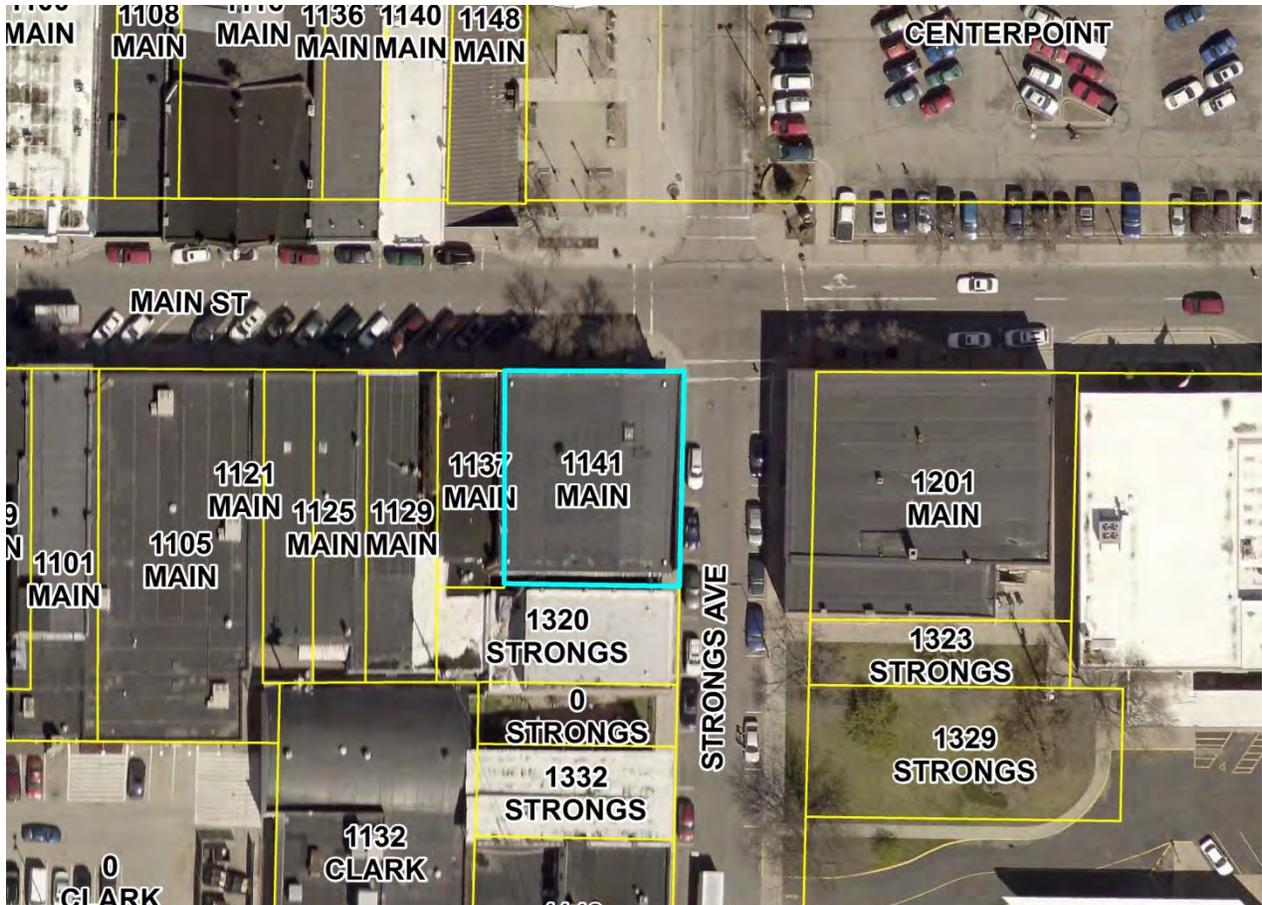
Reconstruct Facade - Design Review 1141-57 Main Street June 5, 2014



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"> • Luke Hilgers <p>Staff:</p> <ul style="list-style-type: none"> • Michael Ostrowski, Director mostrowski@stevenspoint.com • Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none"> • 2408-32-2026-01 <p>Zone(s):</p> <ul style="list-style-type: none"> • "B-3" Central Business District <p>Council District:</p> <ul style="list-style-type: none"> • District 1 – Doxtator <p>Lot Information: 2408-32-2018-15</p> <ul style="list-style-type: none"> • Actual Frontage: 68 feet • Effective Depth: 68 feet • Square Footage: 5,644 • Acreage: 0.130 <p>Structure Information:</p> <ul style="list-style-type: none"> • Year Built: addition 1887 (127 years) • Number of Stories: 2 <p>Current Use:</p> <ul style="list-style-type: none"> • Commercial <p>Applicable Regulations:</p> <ul style="list-style-type: none"> • Chapter 22 • Downtown Design Guidelines 	<p>Request</p> <p>Request from Luke Hilgers for design review to reconstruct a weakened portion of the eastern façade at 1141-57 Main Street (Parcel IDs 2408-32-2026-01).</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> • Parcel Data Sheet • Application • Quote <p>City Official Design Review / Historic District</p> <ul style="list-style-type: none"> • Downtown Design Review District • Mathias Mitchell Public Square Historic District <p>Staff Recommendation</p> <p>Based on the findings below, staff would recommend approving the design review request to reconstruct a weakened portion of the eastern façade, subject to the following condition(s):</p> <ol style="list-style-type: none"> 1. Staff would recommend that new brick, window panes, and window framing match closely in texture, size, color, and material with the previous and/or existing. 2. Staff would recommend type N mortar be used and applied matching the existing mortar texture, color, width, strength. 3. Awnings shall be reinstalled using existing frames and mounts.
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Vicinity Map



Scope of Work

Luke Hilgers is requesting for design review to reconstruct a weakened portion of façade along the eastern wall of the building as 1141-57 Main Street. According to the applicant, installation from previous renovation activities was not performed properly and has structurally weakened the facade. The photograph shows a portion of the brick façade bowing outwards. A quote further describing proposed restoration activities has been attached.

The Historic Preservation / Design Review Commission shall review request within historic districts.

CHAPTER 22: HISTORIC PRESERVATION

Division 5.02 Regulation of Construction, Reconstruction, Alteration, and Demolition

No owner or person in charge of a historic structure or historic site, or property located 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 approval has been granted by the commission.



Upon the filing of any request for a design review certificate with the commission, the commission shall review the request in accordance with the design guidelines. If the commission determines that the application for a design review certificate and the proposed changes are consistent with the design guidelines, it shall issue the design review certificate. Upon the issuance of such certificate, any other required permits shall be obtained.

Standards of Review

Design Guidelines

The following standards would apply to this request:

WALLS

1. Original walls should be properly maintained and repaired when necessary. If an original wall feature must be replaced due to excessive deterioration or damage, the new feature should match the original in size, profile, material, and texture.

Analysis: An approximate 35 foot by 16 foot section of wall area will be demolished and replaced with like materials in order to add structural integrity. It is important to note that existing awning will be temporarily removed to perform the work.

Findings: Exact building material details are unknown, however the applicant has stated all will match closely to the existing. Staff would recommend that new brick, window panes, and window framing match closely in texture, size, color, and material with the previous and/or existing.

2. It is not recommended to cover or replace original wall surfaces with vinyl, aluminum veneer or synthetic siding, including chemical applications that may change the texture of the original siding.

Analysis: Brick current exists and is proposed to be replaced.

Findings: This standard is met.

MASONRY

1. Deteriorated masonry units should be repaired rather than replaced using materials that match that match the original in size, texture, color, and overall appearance. Synthetic materials are not recommended on historic structures for the wholesale covering of a structure.

Analysis: The project involves work to the wall supports which lie behind the brick façade. The applicant has identified that like materials will be used on the rebuilt wall.

Findings: This standard is met.

2. When repair to mortar joints is needed due to cracks, missing and crumbling mortar, and loose bricks, use proper techniques for repointing.

- a. Remove deteriorated mortar by hand raking rather than using electric saws and hammers that can damage brick.

Analysis: The request involves removing an entire portion of the brick façade to fix structural components. Brick matching closely to the original will be installed on the exterior façade.

Findings: N/A the request involves fixing structural components.

- b. Original texture, color, width, strength and profile of the historic mortar joints should be matched. Type N mortar should be used as defined by the American Society for Testing and Materials (ASTM).

Analysis: Brick is proposed to be installed as the exterior finishing material, covering ½" OSB sheathing and Tyvek house wrap.

Findings: Staff would recommend type N mortar be used and applied matching the existing mortar texture, color, width, strength.

Staff has no major concerns with the proposed building façade restoration as the activities are proposed to closely match the existing façade. Therefore, staff would recommend approving the design review request to reconstruct a weakened portion of the eastern façade at 1141-57 Main Street subject to the following conditions:

1. Staff would recommend that new brick, window panes, and window framing match closely in texture, size, color, and material with the previous and/or existing.
2. Staff would recommend type N mortar be used and applied matching the existing mortar texture, color, width, strength.
3. Awnings shall be reinstalled using existing frames and mounts.

Building Images



Name and Address		Parcel #	Alt Parcel #	Land Use
Rural Estates LLC 8215 County Rd I Custer, WI 54423		240832202601	240832202601	Store, Retail / Office
		Property Address		Neighborhood
		1141-57 Main St		Cntrl Bus & 2nd St area(Comm)
Subdivision		Zoning		
Display Note		Certified Survey Map		B3-CENTRAL BUSINESS

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Rural Estates LLC	11/17/2008	\$451,400	Quit Claim Deed	724751		Land & Build.
Rural Estate LLC & Rural Estate LLC &	11/17/2008 8/7/2003	\$451,400 \$470,000	Warranty Deed Land Contract	724750 640785		Land & Build. Land & Build.

SITE DATA

PERMITS

Actual Frontage	Effective Frontage	Effective Depth	Square Footage	Acreage	Date	Number	Amount	Purpose	Note
68.0	68.0	83.0	5,644.0	0.130	3/13/2012	12-0092	\$25,110	090 Roof/Strip & re-roof	re-roof
					10/18/2011	11-747	\$1,500	020 Electrical	adding switches/chan
					3/22/2011	37647	\$4,500	066 Plumbing	kitchen/bathroom for a
					3/22/2011	37647	\$3,000	042 Interior Renov/Re	convert to apartment
					3/22/2011	37647	\$8,500	020 Electrical	convert to apartment
					3/22/2011	37647	\$0,002	Air Conditioning &	apartment

2013 ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	\$44,700	\$465,700	\$510,400
Total	\$44,700	\$465,700	\$510,400

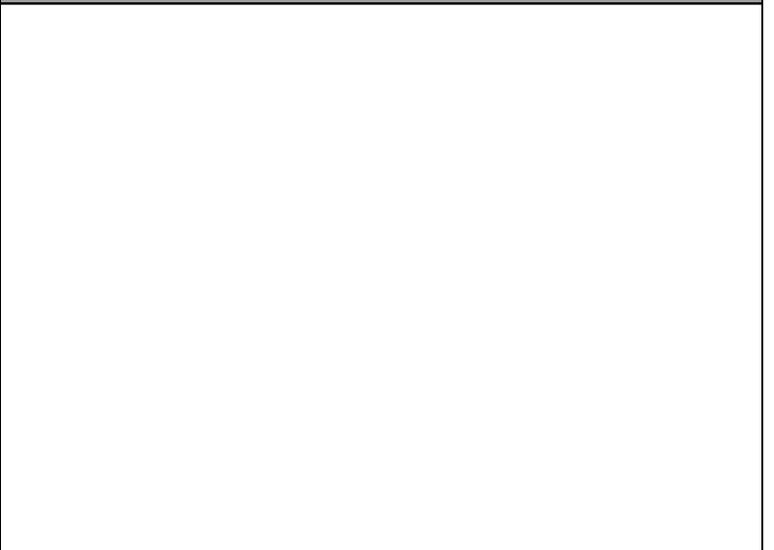
LEGAL DESCRIPTION

LOT 1 CSM#3391-12-49 BNG PRT NE NW S32 T24 R8 724750 724751

PROPERTY IMAGE



PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Rural Estates LLC 8215 County Rd I Custer, WI 54423		240832202601	240832202601	Store, Retail / Office
		Property Address		Neighborhood
		1141-57 Main St		Cntrl Bus & 2nd St area(Comm)
Subdivision		Zoning		
Display Note		Certified Survey Map		B3-CENTRAL BUSINESS

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Store, Retail (C avg)	1887	5,100	Masonry - Avg	14
1	2	Apts (C avg)	1887	5,100	Masonry - Avg	14
Total Area				10,200		

BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Store, Retail - Unfin Bsmnt	5,100				

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

Site Improvement	Units	Age	42
		Year Built	1887
		Eff. Year	1972
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	2.00
		Business Name	Stores w/ Apts above



HISTORIC PRESERVATION/ DESIGN REVIEW COMMISSION

City of Stevens Point
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481
(715) 346-1567
(715) 346-1498
communitydevelopment@stevenspoint.com
<http://stevenspoint.com>

APPLICATION FOR DESIGN REVIEW

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Assigned Case Manager	
Associated Permits or Applications (if any)				Pre-Application Conference Date	
Decision		Date Reviewed		Staff Signature	
Notes:					

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)	
Applicant Name	Luke J. Hilgers	Contact Name	
Address	8215 Cty Rd I	Address	
City, State, Zip	Custer, WI 54423	City, State, Zip	
Telephone	(715) 340-0586	Telephone	
Fax	1-866-469-3681	Fax	
Email	Hilgers Group@gmail.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name		Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
2408.32.2026.01		
Legal Description of Subject Property		
Lot 1 CSM#3391-12-49 BNG PRT NE NW 532 T24 R9724750 T24751		
Area of Subject Property (Acres/Sq Ft)		Area of Building or Structure (Sq Ft)
0.130 Acres		

Current Zoning District(s) <i>GD - Commercial</i>		Current Historic District(s) - Local, State, National	
Designated Future Land Use Category	Current Use of Property <i>Commercial & Apts</i>	Proposed Use of Property	
Briefly describe the proposed building, structure construction, reconstruction or exterior alteration. Please also provide rationale for the design review request, along with the time schedule (if any) for the project. (Use additional pages if necessary)			
<i>Support column needs to be reinforced. The windows need to be removed and re-framed. The intention of the work is to complete the infrastructure improvements and the restore exterior of building to its current state.</i>			
Will the proposed work detrimentally change, destroy or adversely affect any exterior architectural features of the improvement upon which said work is to be done?			
<i>No. During the work a small section of the Eastern wall will be removed including windows to reinforce support column and then restore exterior to its current condition.</i>			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements.			
<i>Yes.</i>			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)?			
<i>To the best of my knowledge, yes.</i>			
Does the proposed work conform with the architectural design guidelines with emphasis on contextual issues including compatibility of size, volume proportions, rhythm, materials, detailing, colors, and expressiveness? (Historic Design Guidelines can be found at www.stevenspoint.com)			
<i>To the best of my knowledge, yes.</i>			

EXHIBITS

Letter to District Alderperson (www.stevenspoint.com/Directory)	<input checked="" type="checkbox"/>	Additional Exhibits If Any (List):
Photographs of Building or Structure	<input checked="" type="checkbox"/>	
Renderings or Elevations	<i>NA</i>	
Site Plan (for additions, and new construction)	<i>NA</i>	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
<i>[Signature]</i>	<i>5/8/14</i>	<i>[Signature]</i>	<i>5/8/14</i>

Rural Estates, LLC
8215 Cty Rd I
Stevens Point, WI 54481
May 8, 2014

Mr. George Doxtator
First District Alderperson
City of Stevens Point
1401 Wisconsin St.
Stevens Point, WI 54481

Dear Mr. Doxtator:

As a requirement of submitting an application to the city's Historic Preservation Commission I am required to send you a letter regarding my request. The commission does not specify the exact information I need to communicate to you so I apologize if what is contained herein is not enough or maybe even too much.

A letter dated August 29th, 2013 was issued to me by the city to have a crack in the brick wall of a building I own at 1153 Main St be inspected by architect or structural engineer. A November 1st, 2013 deadline was supplied for having all work done. Unfortunately I had a structural engineer schedule an appointment to do an assessment, cancel and reschedule multiple times before finally declining to do the assessment.

Starting in October of 2013 I began working with ABJ Construction(Custer) and JPF Engineering(Waupaca) to perform the assessment. The assessment included having demo work done inside of the building affecting a restaurant business over a course of a week. The assessment came back that a previous owner of the building had demoed some of the lower brick wall to insert windows without properly framing in the windows and resupporting the columns they had left behind. The parties making the assessment felt that the issue needed to be addressed in the very near future but did not present an imminent safety concern.

By the time this final assessment was made the construction company requested to wait until Spring of 2014 before beginning the work as it will require demolition of internal walls, removal of a portion of the exterior brick wall including the replacement of a large amount of lower level windows.

Due to the harsh winter, slow Spring and that I was out of town for two months for work I am finally submitting my application to the historic committee. I am hoping to have this work approved at the June 4th historic commission's meeting.

The work that is required will take 1-2 weeks to complete and I am assuming the local restaurant will most likely need to be either closed at this time or operate under a high amount of restrictions including but not limited to seating, hours, menu, etc.

First District Alderperson: Mr. George Doxtator

May 8, 2014

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I appreciate any time you may extend to this required project including simply reading this letter. Please let me know if I can provide you any additional details by email or over the phone. My contact information is listed below.

.

Sincerely,

Luke J. Hilgers

Property Owner & Manager

(715)340-0586

HilgersGroup@gmail.com



ABJ Construction LLC - Commercial/Residential
David A. Karch
146 N Oak Rd. Custer, WI 54423
(715) 592-6141 or (715) 572-3993

December 23, 2013

Luke Hilgers
Gyro Shop
Main St.
Stevens Point, Wis

Re: Bid

The following is a bid for wall demolition and re-construction. The bid is based on a 35'x16' wall area. The bid includes the following:

Permits (owner responsible for any historic preservation meetings and compliances)

Remove awnings and save for re-install

Demo 35'x16' wall section, interior and exterior. Includes windows (size of demolition may increase after inspection of initial tear off)

Haul all debris from jobsite. Includes landfill fees

Shore up wall for temporary support

Rebuild wall to architect specs using steel stud and wood construction combined.

½" OSB sheathing to exterior followed by Tyvek house wrap. Exterior brick to closely match existing

Insulate wall

Install new glass panes. Re-install aluminum frames (if existing ones can be salvaged)

All caulking as needed

Sheetrock drywall interior and texture finish with knockdown. Paint to match existing walls

Trim and baseboard as needed

Re-install awnings

All Hilti shots as needed. All mastics and fasteners included

Bid does not include architectural fees

The total cost of this project is \$23,444.00

Privileged
D. J. H.