

AGENDA
HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION
(SPECIAL MEETING)

Wednesday, September 16, 2015 – 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. Request from Luke Hilgers for design review to reconstruct a weakened portion of the façade at **1141-57 Main Street (Parcel IDs 2408-32-2026-01)**.
2. Adjourn.

Administrative Staff Report

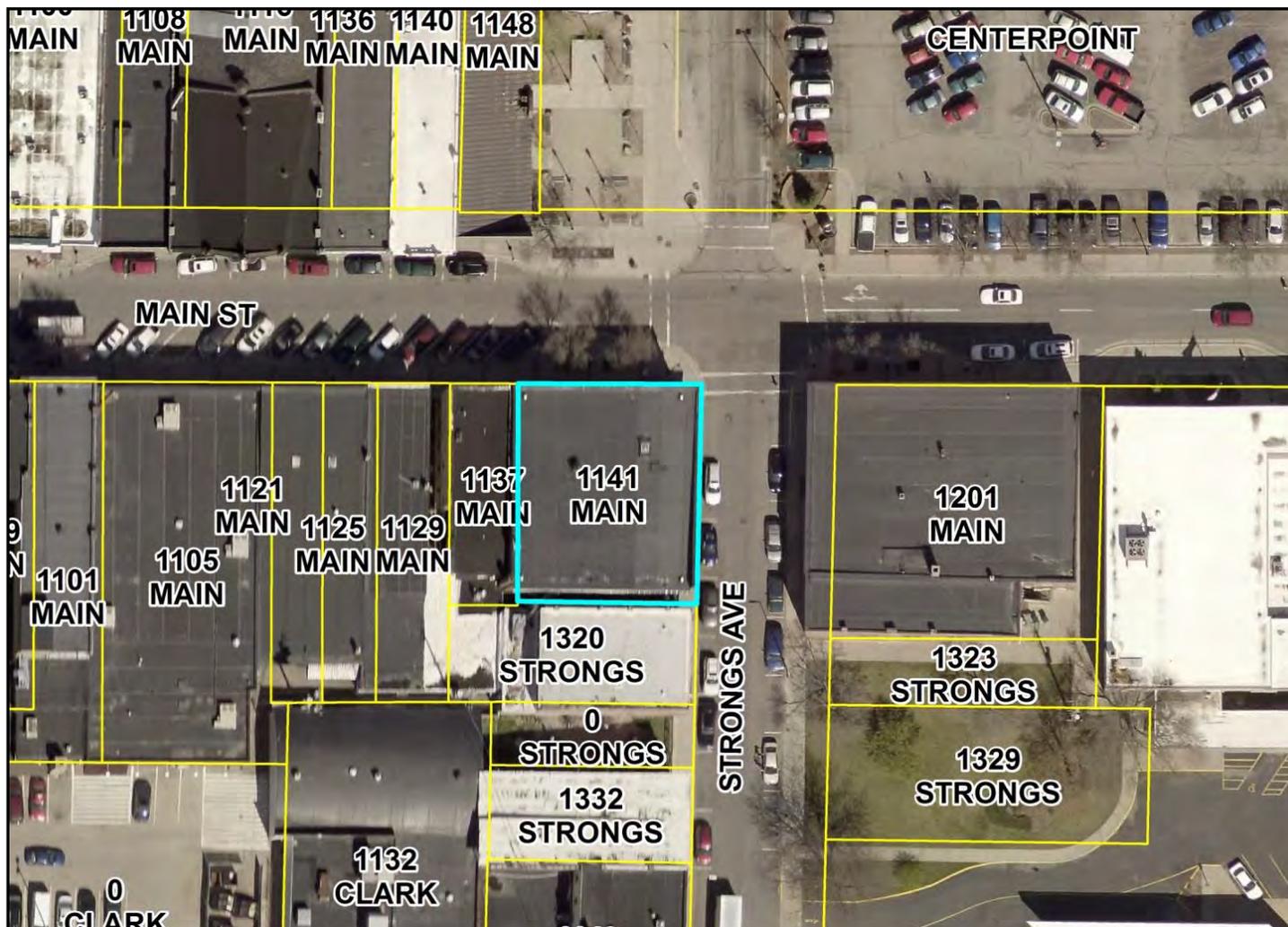


Reconstruct Facade - Design Review
1141-57 Main Street
September 16, 2015

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:</p> <p>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 façade at 1141-57 Main Street (Parcel IDs 2408-32-2026-01).</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> • Property Data • Application • Quote • Renderings • Engineering Analysis <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. The brick shall remain above the storefront and transom windows rather than decorative sheathing. 2. Window panes, and window framing shall match closely in texture, size, color, and material with the previous and/or existing glazing features. 3. Type N mortar be used and applied matching the existing mortar texture, color, width, strength. 4. The chairperson and designated agent shall have the authority to approve amendments to minor project activities.
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Vicinity Map



Scope of Work

On June 5, 2015 the Commission approved exterior renovation to repair a failing exterior wall at 1141-57 Main Street. The original agenda and staff report is available on the City's website. Essentially, the approval included design review to allow the applicant to demolish a portion of the east façade, add structural components, and restore to its existing state. The conditions of the approval are below and minutes are attached to the staff report.

JUNE 5, 2015 Design Review Approval

Approve the design review request to reconstruct a weakened portion of the eastern façade at 1141-57 Main Street (Parcel IDs 2408-32-2026-01), subject to the following condition(s):

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.*

Now however, with further engineering analysis performed, the applicant is requesting a new design for the eastern façade to achieve a better repair and more historic façade. The attached quote and rendering describe and identify the proposed façade repair further. Also note an engineering analysis was performed in January of 2015.

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:

EXTERIOR WALLS (Sec. 3.1)

2. 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: The request involves fixing the exterior of the east façade of the building, spanning approximately 35 feet. Furthermore the project involves the following:

- a. Creation of a temporary wall,
- b. Removal of approximately 465 square feet of brick below the lintel and 200 square feet of glazing (three window units),
- c. Addition of structural steel framing,
- d. Faming of windows,
- e. Installation of approximately 315 square feet of exterior glazing (transoms included) and,
- f. Installation of approximately 72 square feet of stone for columns.

It is important to note that the existing awning will be permanently removed with the proposal. Furthermore, additional glazing in the form of transom windows is proposed.



OPTION B: EAST ELEVATION

SCALE: 1/8" = 1'-0"

Findings: The proposal will fix a significant issue on a contributing building within the historic district. Note that the building has been changed significantly since the original character, as the photo shows, with the extension of storefront windows and removal of windows below the lintel. The new proposal will assist in restoring transoms windows, while maintaining the existing storefront windows. Furthermore, it will incorporate designs found on the north side of the building. The applicant is proposing stone for the columns as adding another brick will create three different variations on the east side of the building. Staff would recommend brick exist above the proposed storefront and transom windows rather than the proposed decorative sheathing. In addition staff would recommend that window panes, and window framing match closely in texture, size, color, and material with the previous and/or existing.



5. 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 closely matching the original currently exist between windows as well as, above and below the storefront windows along the east façade. A sheathing of synthetic or wooden material exists on the north façade and partially on the east façade which separates the first floor and second floor windows, as well as on the base of the building. Note the awning has been removed to perform further analysis of the façade.



Findings: As the existing sheathing is not historic and does not exist currently within the project area, staff would recommend that the brick remain above the storefront and transom windows. The awning is not proposed to be replaced which somewhat mimics the original façade depicted in the photo above where only a small awning exists. Note that awnings do not exist on the north façade.

MASONRY (Section 3.2.2)

4. Deteriorated masonry units should be repaired rather than replaced using materials 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: See reviews above regarding the proposed façade improvements.

Findings: See the above findings and staff recommendations regarding façade materials.

- 8. 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. Windows and stone columns, along with sheathing is proposed along the majority of the east fast project area.

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: Very little brick is proposed for the new façade.

Findings: With staff's recommendation to keep the brick above the windows staff would also recommend type N mortar be used and applied matching the existing mortar texture, color, width, and strength, where needed.

Building Photos





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 &	11/17/2008	\$451,400	Warranty Deed	724750		Land & Build.
Rural Estate LLC &	8/7/2003	\$470,000	Land Contract	640785		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/chang
					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
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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

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		Fax	
Email	HilgersGroup@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
2408.322026.01		
Legal Description of Subject Property		
Lot 1 CSM #3391-12-49 BNG PRT NE NW S32 T24 R8724750 724751		
Area of Subject Property (Acres/Sq Ft)		Area of Building or Structure (Sq Ft)
0.130 acres		

Current Zoning District(s) <i>G2 - Commercial</i>		Current Historic District(s) - Local, State, National <i>Local</i>	
Designated Future Land Use Category	Current Use of Property <i>Commercial</i>	Proposed Use of Property <i>Same</i>	
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>East side wall is showing some bowing due to water infiltration. The plan is to remove a section of brick & windows w/ similar w/ the intent of bringing back a more historic appearance of the building. Please see attachments for additional repair info and hopeful design.</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? Explain your answer.			
<i>Based on the opinion of the architect & general contractor the work will greatly improve structure & appearance.</i>			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.			
<i>The architect based their design on adjacent buildings</i>			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer.			
<i>As I understand them, 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) Explain your answer.			
<i>As I understand from the architect, 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	<input checked="" type="checkbox"/>	
Site Plan (for additions, and new construction)	<input type="checkbox"/>	

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>8/31/15</i>	<i>[Signature]</i>	<i>8/31/15</i>

Luke J. Hilgers
8215 Cty Rd I
Custer, WI 54423
August 31, 2015

George Doxtator
District 1 Alderson
City of Stevens Point
1401 Wisconsin St.
Stevens Point, WI 54481

Dear Mr. George Doxtator:

This letter is to inform you that I have submitted an application to have work performed at 1153 Main St downtown Stevens Point. The City of Stevens Point brought to my attention in 2013 that a section of the East facing wall was showing signs of bowing. Through working with several general contractors and architects we have finally drafted a solution to address the issue at hand.

It appears that the issue stemmed from a previous owner not addressing roofing issues that were inherited when I purchased the property. The roof was replaced within the last few years.

As part of the application process I am required to inform you of my application however the application doesn't specify what in detail needs to be shared. If you'd like any additional details or have general questions please reach out to me at the contact info below.

Thank you for your time it is greatly appreciated.

Luke J. Hilgers
Property Owner & Manager
(715)340-0586
HilgersGroup@gmail.com



GUZMAN CASE CORPORATION
 ARCHITECT • BUILDER • CONTRACTOR
 3525 PARCH STREET STEVENS POINT, WI 54481 • (715) 344-6277 FAX (715) 344-6933

Luke Hilgers
 Diesel Enterprises, LLC
 8215 CTY Rd. I
 Custer, WI 54423

August 31, 2015

PROJECT: 1147 Main Street, Stevens Point, WI 54481

We have studied your project and believe that we are submitting a very realistic proposal. Please look carefully at the details and inquire with any questions.

We propose to furnish labor and materials for repairing the west wall facade that will improve the quality and preserve the historic aesthetic for many years of use. All work will be as per plans and specifications as prepared by Guzman Case Corporation. Guzman Case Corporation has a professional architect/designer in house, therefore, a true design build condition is present in your project with is no adversarial potential between the architect and contractor.

Our crew is experienced and knowledgeable in all aspects of work for your project and Guzman Case Corporation takes full responsibility for all work included. We look forward to continuing a relationship through high construction standards and mutual respect.

PARTITION WALL

- The partition wall will be a security wall during construction, and will provide a safety barrier for the customers, and staff of the business.
- All work will commence on the outside of the wall.
- Install temporary wall to enclose the restaurant area and separate it from the work to be done..
 - Wall to be 2x4 studs 16 inches on center with 1/2 inch osb sheathing on exterior. We will install tyvek on the exterior of the temporary wall to keep dust and rain from the interior.
 - This wall will be located inline with the existing wall near the check out counter. The temporary wall will run from the existing wall near the check out counter to the north near the entry door. the temporary wall will be installed from the floor to the underside of the existing soffit at 9'.

○

REMOVE EXISTING SOFFIT, BRICK AND BACK-UP FRAMING

- The work with in the soffit to reconfigure the ducting will occur from the exterior and will not affect the customers of the business.
- Remove the angled soffit and framing.
- Remove 465 square feet of exterior brick up to lintel. This removal will include removing all thin brick, sheathing and wood framing from the area under the lintel.
- Remove 200 square feet of exterior glazing. This will include three window units.
- Remove infill walls between piers.
- Guzman Case Corporation will reconfigure the ductwork above the soffit as required to facilitate the new soffit size. This will include turning the duct 90 degrees and reworking the vent connections.

INSTALL STRUCTURAL FRAMING

- Install (6) square steel tube framing 2" x 4" x 1/4" vertically from the base condition to existing wide flange beam.
 - Fasten to wide flange beam with (2) 1/2" diameter A307 bolts.
 - Anchor to concrete floor with (2) 1/2" diameter expansion anchors.
- Install (3) hollow square steel 2" x 4" x 1/4" horizontally between vertical steel members.
 - Horizontal steel to be welded on site to vertical members.

EXTERIOR WALL FRAMING BELOW WINDOWS

- Install 2x6 studs 16 inches on center exterior walls to enclose below windows.
- Install 2x6 above and below horizontal hollow square steel at window sill.
- Install treated 2x6 base plate fastened to concrete with 1/2 inch expansion anchor 24 inches on center.
- Wall to be insulated with 5-1/2" x 15" R-19 fiberglass batt insulation
- Interior of wall to be faced with 1/2 inch gypsum wallboard.
- Exterior sheathing to be 5/8 inch plywood with smooth exterior face.
- Install PVC trim to mimic the existing aesthetics on exterior of plywood.
- Prime and paint exterior work below windows

INTERIOR FINISHING

- Install a finished sill, and drywalled area below the windows with reusing the base or installing new Stained wood base.
- Install framing required to build an angled soffit from the existing soffit to the new height of the window heads.
- Install the new gypsum finish and trim as required

EXTERIOR GLAZING

- Install 9'-11" treated 2x6 at window jambs.
- Install 315 square feet of exterior glazing.
 - (1) 10' x 10' glazing with sill height at 2'-0" and head height at 11'-9 1/2".
 - (1) 16' x 10' glazing with sill height at 2'-0" and head height at 11'-9 1/2".

- (1) 11' x 5' glazing with sill height at 2'- 0" and head height at 7'- 9 1/2".
- Glazing to be 1 inch OA clear low-E insulated annealed.
- Framing to be Kawneer 451T 2" x 4-1/2" thermally improved center set storefront with a #40 class I dark bronze anodized finish.

EXTERIOR PIER FACADE

- Install the new stone at the existing piers. Install 72 square feet of Buechel Stone Corp stone. Guzman Case Corporation will provide large scale samples for use with the Historic Commission, and will provide documentation required for the full understanding of the final product.
- The stone columns will be between 28 inches and 40 inches wide.
- All mortar will be mixed off site as to limit the mess and debris on the public way.

TEMPORARY WALL

- Remove temporary 2x4 wall at restaurant area.
- All work areas to be swept clean and all debris to be removed from site.

NOTES:

There are a few unknowns with this project which will not be fully understood until we are actually doing the work.

1. What the header is that is above the window near the entrance. This is important as we include installing new glazing under that header.
2. What the base condition is along the East wall. This is important as we include the work to anchor the new square steel tubes to the base, and the new stone will be positioned on the base.
3. Changes that the Historic Commission may dictate.
4. Exact ductwork reconfiguration.
5. The unknowns that we may find during the disassembly.

Because of the nature of the work our cost is very close, but may not be exact, therefore, the actual fees may vary. Along with our cost we show a 7% contingency fee.

This work does **not** include any tuckpointing, nor holding existing brick to the wall with Heli-ties.

All work will be done in a neat and workmanlike manner and in accordance with standards practices. Application for payment will be made as work progresses with payment due within ten days of the invoice date.

We agree to finish labor and materials as indicated for the sum of:

\$46,355.00 Original price from June 25, 2015

\$506.00 Additional cost for material from time lapse

\$46,861.00 Forty Six Thousand Eight hundred Sixty One Dollars

Contingency Fee of 7% \$3,245.00 in addition to our cost.

Submitted By:

Accepted By:

Jackson A Case AIA
Guzman Case Corporation

[Signature]
Owner

President
Title

President
Title

August 31, 2015
Date

August 31st, 2015
Date

This proposal may be withdrawn if not accepted within 15 days. This proposal includes all Wisconsin state sales tax and freight. The owner shall furnish builders risk insurance with Guzman Case Corporation named as co-insured to the extent of insurable value during construction.

As required by the Wisconsin construction lien law, builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor and materials for the construction, and should give a copy of each notice received to the mortgage lender, if any. Builder agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid. Builder and Owner shall be bound by all applicable construction lien laws as described in Wisconsin State Statutes "Liens" Chapter 779 covering 779.01 to 779.17



Ionc Structures and Design, LLC
 P.O. Box 466
 Plover, Wisconsin 54467
 (414) 540-8755 Fax: (414) 921-9746
 www.ionic-sd.com

CONSULTANTS



OPTION A: EAST ELEVATION

SCALE: 1/8" = 1'-0"



OPTION A: NORTH ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT DATA
JEFFERSON BUILDING
FACADE RESTORATION
 1147 MAIN STREET
 STEVENS POINT, WI

DRAWING SET DESCRIPTION
PRELIMINARY
DESIGN REVIEW

DATE: 03-10-15

REVISIONS	
DATE	DESCRIPTION

PROJECT No.
14-026

DESIGNED BY: SLL
 DRAWN BY: SLL

SHEET TITLE
COLORED
ELEVATIONS

SHEET No.
A2.1A



Ion Structures and Design, LLC
 P.O. Box 466
 Plover, Wisconsin 54467
 (414) 540-8755 Fax: (414) 921-9746
 www.ionic-sd.com

CONSULTANTS



OPTION B: EAST ELEVATION

SCALE: 1/8" = 1'-0"



OPTION B: NORTH ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT DATA
JEFFERSON BUILDING
FACADE RESTORATION
 1147 MAIN STREET
 STEVENS POINT, WI

DRAWING SET DESCRIPTION
PRELIMINARY
DESIGN REVIEW

DATE: 03-10-15

REVISIONS	
DATE	DESCRIPTION

PROJECT No.
14-026

DESIGNED BY: SLL
 DRAWN BY: SLL

SHEET TITLE
COLORED
ELEVATIONS

SHEET No.
A2.1B



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CONSULTANTS



OPTION C: EAST ELEVATION

SCALE: 1/8" = 1'-0"



OPTION C: NORTH ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT DATA
JEFFERSON BUILDING
FACADE RESTORATION
 1147 MAIN STREET
 STEVENS POINT, WI

DRAWING SET DESCRIPTION
PRELIMINARY
DESIGN REVIEW

DATE: 03-10-15

REVISIONS

DATE	DESCRIPTION

PROJECT No.
14-026

DESIGNED BY: SLL
 DRAWN BY: SLL

SHEET TITLE
COLORED
ELEVATIONS

SHEET No.
A2.1c



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CONSULTANTS



OPTION D: EAST ELEVATION

SCALE: 1/8" = 1'-0"



OPTION D: NORTH ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT DATA
**JEFFERSON BUILDING
 FACADE RESTORATION**
 1147 MAIN STREET
 STEVENS POINT, WI

DRAWING SET DESCRIPTION
**PRELIMINARY
 DESIGN REVIEW**

DATE: 03-10-15

REVISIONS	
DATE	DESCRIPTION

PROJECT No.
14-026

DESIGNED BY: SLL
 DRAWN BY: SLL

SHEET TITLE
**COLORED
 ELEVATIONS**

SHEET No.
A2.ID



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CONSULTANTS



OPTION E: EAST ELEVATION

SCALE: 1/8" = 1'-0"



OPTION E: NORTH ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT DATA
JEFFERSON BUILDING
FACADE RESTORATION
 1147 MAIN STREET
 STEVENS POINT, WI

DRAWING SET DESCRIPTION
PRELIMINARY
DESIGN REVIEW

DATE: 03-10-15

REVISIONS	
DATE	DESCRIPTION

PROJECT No.
14-026

DESIGNED BY: SLL
 DRAWN BY: SLL

SHEET TITLE
COLORED
ELEVATIONS

SHEET No.
A2.1E

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Thursday, June 5, 2014 –4:30 p.m.

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

PRESENT: Alderperson Mary Stroik, Tim Siebert, George Hanson and Karl Halsey.
EXCUSED: Lee Beveridge and Tom Baldischwiler

ALSO PRESENT: Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, and Luke Hilgers.

INDEX:

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.

Nomination by Commissioner Hanson to have Commissioner Siebert chair the meeting; seconded by Alderperson Mary Stroik. **Motion Carried 4-0.**

1. Approval of the report from the May 7, 2014 HP/DRC meeting.

Motion by Commissioner Hanson to approve the report from the May 7, 2014 HP/DRC meeting; seconded by Alderperson Stroik. Motion carried 4-0.

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)**.

Economic Development Specialist Kyle Kearns explained that the property owner was notified by the Inspection Department that part of the façade is unsafe. Therefore, the applicant has pursued fixing the wall and has included a project id for the work. Repairs would include removing the façade, repairing structural components, reinstalling like materials, window frames, and brick. Staff would recommend approval with the conditions listed in the packet.

Director Ostrowski stated staff could approve this as long as it was like materials, but did want to bring this before the commission in case something would happen.

Commissioner Hanson asked if the brick is taken off, what would be installed.

Luke Hilgers, 8215 County Road I, stated the plan is to take off all the brick veneer façade along the side, and support the problematic column. The bricks to be taken out would only be related to the window framing and column repair.

Commissioner Hanson asked if the new brick would match the old brick.

Mr. Hilgers provided samples of brick, and stated the removed area would be replaced with full bricks and not brick veneer which currently exists. Brick colors will match as close as possible as well.

Director Ostrowski asked if replacement brick would occur along the front of the Gyro and Kabob House, to which Mr. Hilgers stated yes because the windows need to be properly framed.

Commissioner Siebert asked if the contractor can do the work while meeting the staff conditions, to which Mr. Hilgers stated he has used this contractor before and has confidence in his work.

Commissioner Hanson stated he has no issues with this repair as long as the brick matches as close as possible with the bricks that will remain.

Commissioner Siebert asked what was planned for the awnings. Mr. Hilgers replied, stating the awnings will be kept intact and reinstalled after repairs are made.

Motion by Commissioner Hanson to approve the design review request to reconstruct a weakened portion of the eastern façade at 1141-57 Main Street (Parcel IDs 2408-32-2026-01) with the following conditions;

- **New brick, window panes, and window framing shall match closely in texture, size, color, and material with the previous and/or existing.**
- **Type N mortar shall be used and applied matching the existing mortar texture, color, width, and strength.**
- **Awnings shall be reinstalled using existing frames and mounts.**

Seconded by Alderperson Mary Stroik.

Motion carried 4-0.

3. Adjourn.

Meeting adjourned at 4:40 p.m.

Susan L. Lasecki
Ionic Structures and Design, LLC
PO Box 466
Plover, Wisconsin 54467

January 5, 2015

Mr. Luke Hilgers
Owner
Hilgers Group
8215 CTY Rd I
Custer, WI 54423

Project Name: Jensen Building: East Wall Condition Assessment
1147 Main Street
Stevens Point, WI
Ionic Project Number: 14-026

Dear Mr. Hilgers:

In accordance with the proposal PR14-034 submitted to you on 10/7/2014; Ionic Structures and Design, LLC (IONIC) has performed an investigation of the condition of the east wall of the Jensen Building located at the above stated address. Following is a report detailing the outcome of this investigation. To facilitate your review of this report, it has been organized into the following sections:

1. Statement of Purpose
2. Observations
3. Summary of Findings
4. Recommendations and Conclusions
5. Appendix A – Photos
6. Appendix B – Sketch SK-1

PURPOSE

The purpose of this investigation was to determine the cause of the damage to the exterior masonry façade at the east elevation of the Jensen Building. The masonry façade is bowed and damaged at the first floor level. The exterior façade had been repaired at some time prior to the investigation and consists of 3/8" thin brick applied to the original face brick from the ground to just below the second floor windows. The brick above this area appears to be original.

OBSERVATIONS

Prior to my visit to the site, I went to the City of Stevens Point Building Department to review existing records for the above stated building. The City did not have any existing building plans on file; however,

they had documentation indicating that the veneer had been applied in 1982 and that no structural work was included in the scope at that time.

On 11/20/2014, I met with you and Jackson Case, who is a registered architect and general contractor (Guzman Case Corporation), to discuss the approach to the investigation. During our meeting on site, we determined that Mr. Case would provide general contracting services for the minor demolition during the investigation. Additionally, Mr. Case would provide an opinion with respect to the architectural aspect of the condition assessment.

I visited the site on 12/16/2015 to perform the investigation. During my visit, Jackson Case and I observed and documented the condition of the east exterior wall. Mr. Case directed minor interior demolition to facilitate the investigation.

Prior to the investigation, it was not clear what type of structural support was present between the large window openings at the first floor level. During our investigation, we determined that the structure consists of large multi-wythe brick masonry piers constructed between the openings. The piers appeared to be plumb from the inside of the building. The drywall finish which was applied to the masonry piers did not appear damaged or cracked from bowing. The walls below the windows did not appear to be braced at the top. Large windows are supported by these short walls. Several of the window panes are cracked.

The condition of the masonry piers from the exterior of the building was different than the condition observed inside. Following are specific observations and related photo references. See Sketch SK-1 located in Appendix B of this report for the locations of each photo taken.

1. The thin masonry veneer appears to have been applied directly to the original face brick with mortar. The veneer is applied to the east wall below the second floor windows. The thin veneer is also applied to portions of the north elevation below the second floor windows.
2. The masonry pier between the southernmost window and the entry door is bowed. The short wall below the window leans outward by $\frac{1}{2}$ " per foot (photos 1 & 2).
3. The masonry veneer below and to the north of the southernmost window is a different color than the remainder of the thin veneer. According to our correspondences subsequent to the site visit, a vehicle crashed into this area about ten years ago. It appears that the veneer used in the repair did not match the veneer applied in 1982 (photos 1-7).
4. The masonry pier between the large central window and the southernmost window is bowed outward (photos 3-7).
5. The wall below the large central window leans outward at $\frac{1}{2}$ " per foot.
6. The joints between the stone sills below the second floor windows are slightly deteriorated (photos 10 & 11).
7. The caulking around the windows at the second floor appears somewhat deteriorated.
8. The original brick masonry above the bottom of the second floor windows is shown in photos 12 and 13. The joints are approximately $\frac{3}{16}$ " wide and are fairly deteriorated.

9. The thin veneer joint which is two courses above the canopy attachment is cracked and displaced. The veneer below the crack appears sloped and pushed inward. The course which the canopy is attached to appears to be somewhat pulled outward. The anchors which attach the canopy to the masonry veneer appear to be small and shallow (photos 14-21).
10. The masonry pier between the large central window and the northernmost window is bowed outward (photos 23-29).
11. The brick veneer is cracked along the south edge of the northernmost window. The cracks appear to be the result of a significant outward bow of the pier with respect to the masonry above the northernmost window (photos 23-29).

CONCLUSIONS

Following are the conclusions based on the observations made at the site. It appears that there are several circumstances contributing to the condition of the wall. Following is a list of the conditions and their likely impact on the condition of the wall.

1. The top of the walls below the first floor windows are not sufficiently braced. The lack of bracing permits the top of the wall below the window to rotate freely. Since the top of the wall is not braced, it has tilted outward in a fashion similar to the bowing of the perimeter piers. The movement in the piers and the rotation of the wall below the windows is likely the cause of the cracks in the window glazing.
2. The original brick mortar joints are deteriorated. The deteriorated joints permit water to infiltrate into the brick masonry.
3. The joints between the stone sills are deteriorated. The deteriorated joints permit water to infiltrate into the brick masonry.
4. The deteriorated caulked joints permit water to infiltrate into the masonry.
5. The canopy attachment does not appear to have been sufficiently anchored to the structural brick wythe behind the thin veneer. As a result, it is likely that the wind loads on the canopy attachment have produced tensile and prying loads on the thin brick veneer. This combination of forces has likely caused the crack above the canopy attachment. Additional water is permitted to enter the masonry through this large crack.
6. The outward bowing of the masonry piers adjacent to the large central window appear to be the result of water infiltration. The piers between the windows collect a large volume of water from the tributary area of the masonry above. Thus, a pier which is less than three feet wide receives the water which has infiltrated the masonry for a tributary width of nearly 16 feet. The adhered masonry veneer is also likely hindering the evaporation process, thereby trapping a large amount of moisture within the narrow piers. In the winter, the moisture freezes and expands, thus causing the outward bowing of the outer wythes of the pier.

RECOMMENDATIONS

The condition of the east wall of the Jensen Building is likely the result of water infiltration, improper anchorage of the canopy and lack of bracing of the walls below the windows. Following are the recommendations for repairing the observed conditions:

1. Eliminate all possible sources of water infiltration by tuckpointing, caulking and sealing open joints. Additional flashing may also be required.
2. Remove the canopy. If a canopy is to be installed in the future, the anchorage should extend into the structural wythe of the masonry.
3. The top of the walls below the first floor windows should be amended and braced to an element which adequately spans horizontally between the adjacent masonry piers.
4. Inspect the roof membrane and wall flashing to verify that water is not infiltrating the masonry from the roof or parapet walls.

Resolving the condition between the windows where the volume of water versus the area for evaporation may be more complex and will require a masonry and architectural expert. I recommend consulting with Patrick Conway from the International Masonry Institute to develop a complete repair for the masonry façade. He and I have discussed the observed conditions and he is happy to work with the project team in the development of an overall solution. We did discuss the possibility of removing the thin veneer as part of the solution.

Please note that this report is based on a visual inspection of the property. We shall not be responsible for the inspection of or failure to inspect items concealed by finishes or other building components. We shall not be responsible for the inspection of any items outside of the specified scope of services. The recommendations in this report shall be implemented in accordance with all local and State building codes.

Some recommendations provided in this report are general and should be implemented under additional guidance from a design professional. If additional information is discovered or concealed conditions are revealed, pertinent information relating to the condition of the structure should be forwarded to our office. Ionic Structures and Design reserves the right to amend this report if any new and significant information becomes available.

Sincerely,



Susan L. Lasecki, P.E., S.E.

Principal Engineer

APPENDIX A

PHOTOS



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7

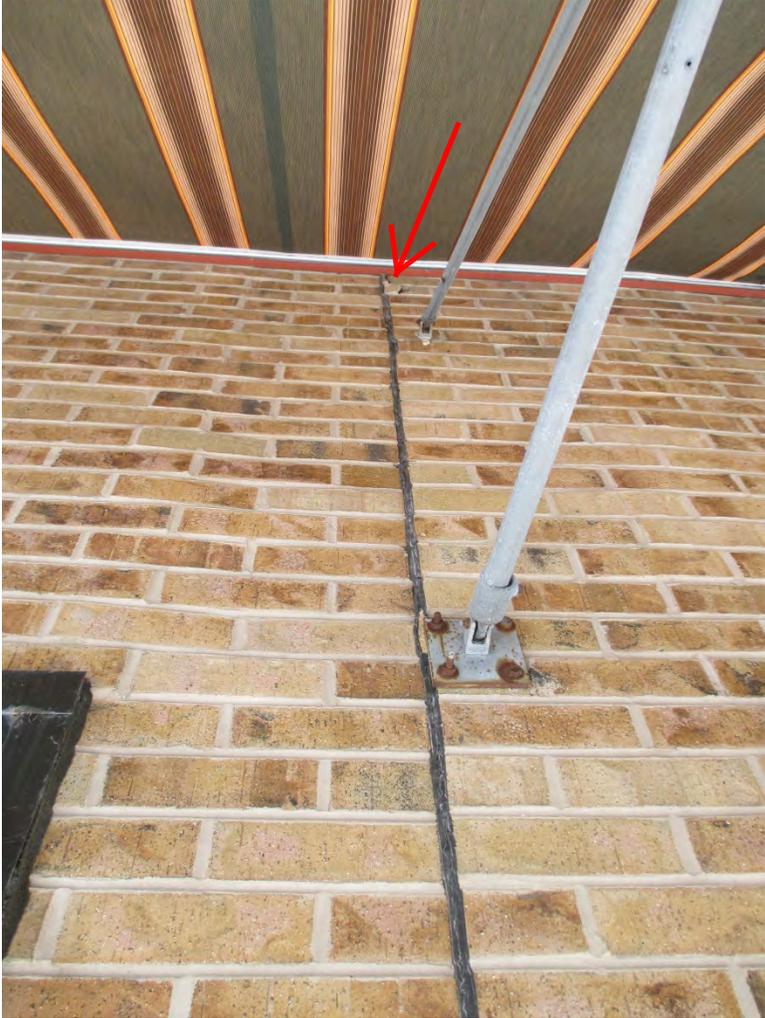


PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11



PHOTO 12

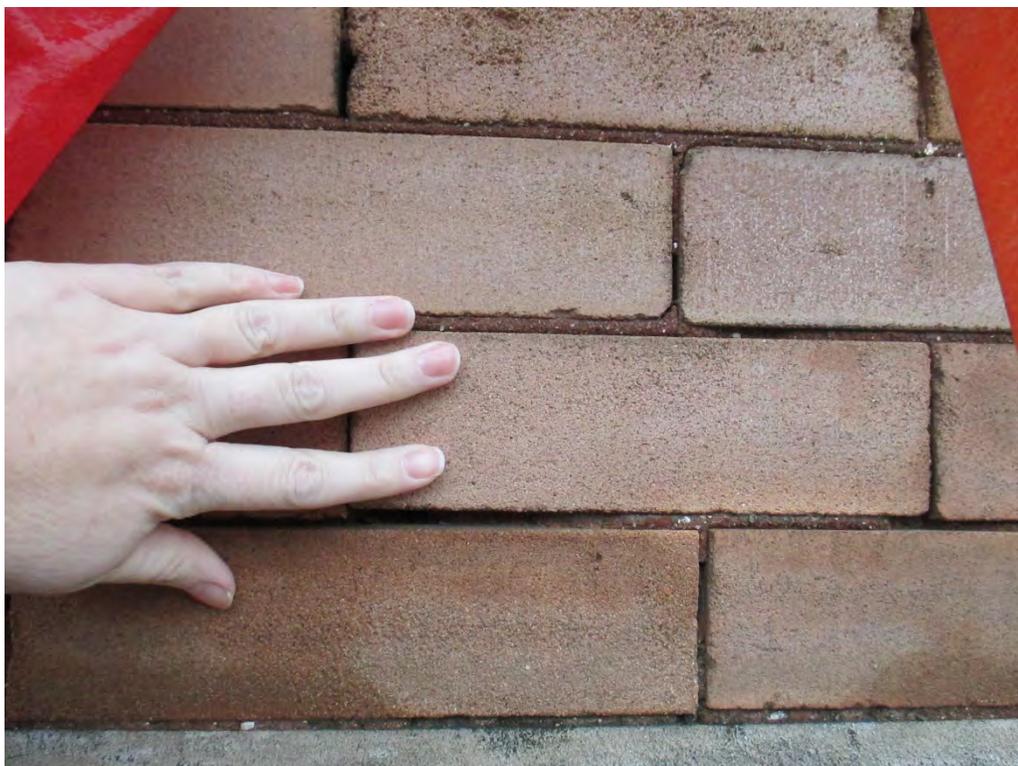


PHOTO 13



PHOTO 14



PHOTO 15



PHOTO 16



PHOTO 17



PHOTO 18



PHOTO 19



PHOTO 20



PHOTO 21



PHOTO 22



PHOTO 23



PHOTO 24



PHOTO 25

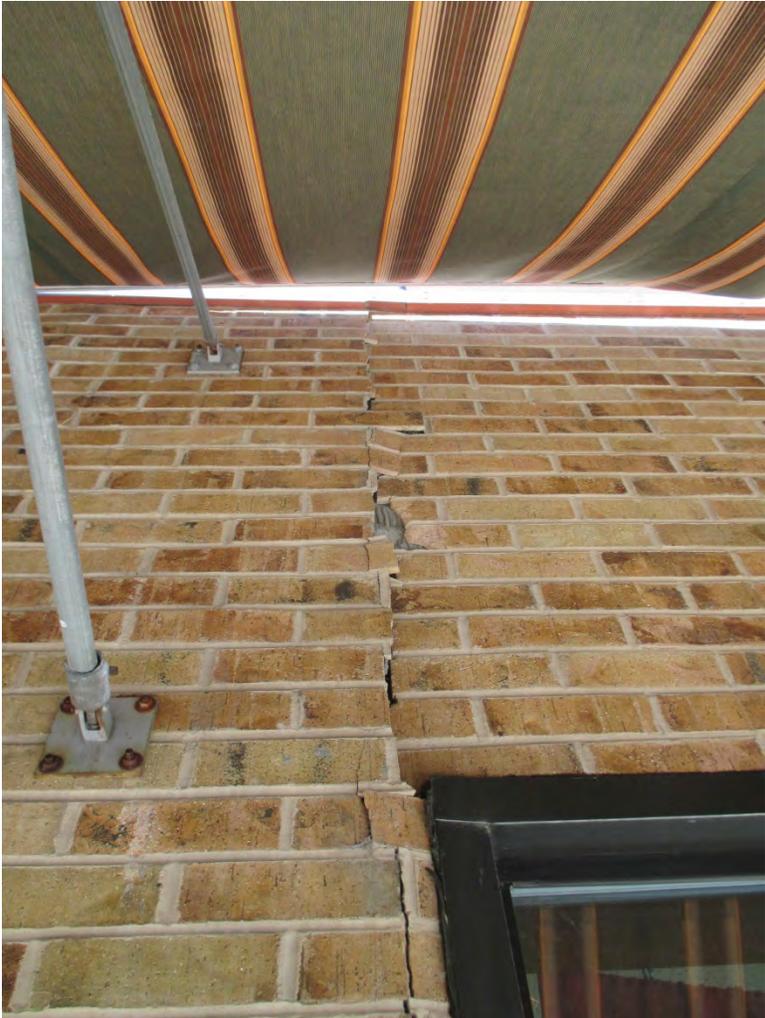


PHOTO 26



PHOTO 27



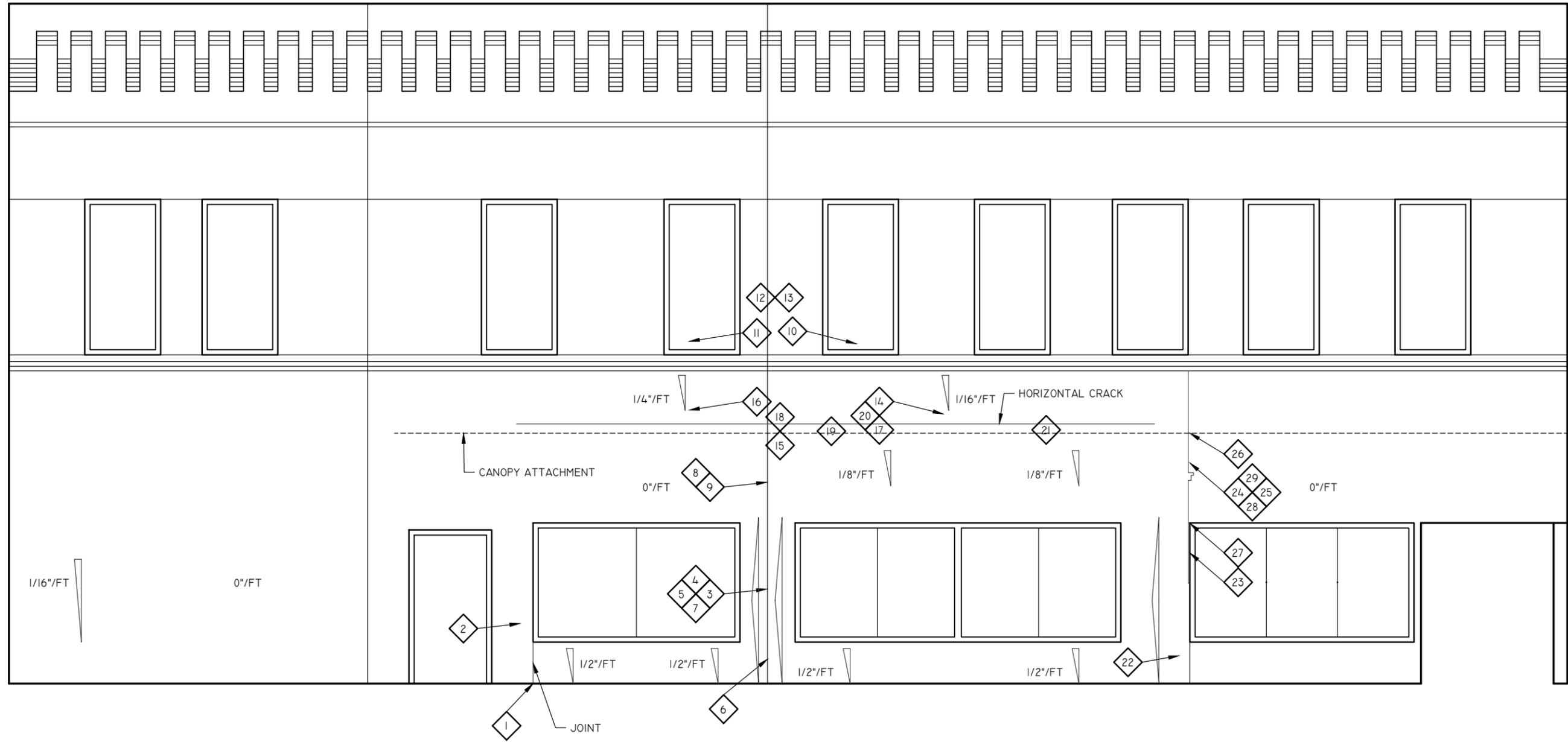
PHOTO 28



PHOTO 29

APPENDIX B

SKETCH SK-1



EAST ELEVATION

SCALE: 1/4" = 1'-0"