

AGENDA
HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

November 2, 2016 – 4:00 PM

Conference Room D – County-City Building
1515 Strong's 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 of the October 5, 2016 HP/DRC meeting.
2. Request from Portage County for design review to install exterior mechanical equipment at the Aging and Disability Resource Center (Lincoln Center), 1519 Water Street (Parcel ID 2408-32-2021-15), which is a City owned property.
3. Request from Eric and Alicia Skrenes for design review to install a side entry door at 1408 Clark Street (Parcel ID 2408-32-1006-16).
4. Request from Gene Numsen for design review to remove a brick chimney above the roof at 1700 Clark Street (Parcel ID 2408-32-1036-09).
5. Request from Cahill Properties LLC for design review to raze the detached garage at 1117 Smith Street (Parcel ID 2408-32-1004-05).
6. Adjourn.

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday October 5, 2016 – 4:00 PM

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

PRESENT: Chairperson Lee Beveridge, Alderperson Ryan, Commissioner Siebert, Commissioner Scripps, Commissioner Baldischwiler, and Commissioner Woehr.

ABSENT: Commissioner Joe Debauche

ALSO PRESENT: Associate Planner Kearns, Scott Dimler, Jim Roecker, Bailey Voigt, Chad Piotrowski, Jay Servis, and Joyce Waite.

INDEX:

1. Approval of the report of the September 7, 2016 HP/DRC meeting.
2. Request from Bailey Voigt, representing the property owner, for design review to install multiple wall signs at **1009 Clark Street (Parcel ID 2408-32-2020-04)**.
3. Request from Joyce Waite, for design review to replace siding, trim, and porches at **1801 Clark Street (Parcel ID 2408-32-1027-06)**.
4. Adjourn.

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1. Approval of the report of the September 7, 2016 HP/DRC meeting.

Motion by Commissioner Siebert to approve the report of the September 7, 2016 HP/DRC meeting; seconded by Alderperson Ryan.

Motion carried 5-0.

2. Request from Bailey Voigt, representing the property owner, for design review to install multiple wall signs at **1009 Clark Street (Parcel ID 2408-32-2020-04)**.

Associate Planner Kearns summarized the request and staff report and identified the staff recommendation to approve the signs with the conditions outlined in the staff report.

Commissioner Beveridge asked for clarification on a planter removed on the site, to which Mr. Kearns confirmed, and stated the planter was recommended to be maintained and restored by the Commission during the original design review request.

Commissioner Beveridge inquired about removal of glass block on the north façade and urged the block to be maintained. Furthermore, he referenced the request to install a cabinet sign on the west façade smaller than the existing cabinet.

Commissioner Siebert ask for clarification on gooseneck style lighting. Mr. Kearns answered stating is exterior lighting above signage with a cut off fixture casting light down onto the sign.

Commissioner Woehr questioned the sign proposed over glass block and whether it was proposed to be translucent or internally lit. Bailey Voigt, representing the property owner, responded by indicating glass block is proposed to be removed, as some block is damaged. She went on to state upon removal, clear glass would be installed and an etched film of the logo and lettering would be

installed. Commissioner Woehr added that light would then shine through and illuminate the stairwell, to which Mrs. Voigt confirmed and added it would be ambient lighting.

Commissioner Woehr questioned access once into the facility via the main entrance. Scott Dimler, property owner, answered by saying upon entering, stairwells exist going up and down.

Commissioner Woehr asked what type of damage has occurred to the glass block. Scott Dimler said a few blocks are cracked and smashed out, and cited any repairs would be an additional expense.

Commissioner Beveridge stated in the past, things have similarly been required to be covered or sealed in, but not removed. Furthermore, he mentioned the proposed west cabinet sign face is not exactly the same size as what is existing and removal of an existing cabinet sign would not allow a new sign. Bailey Voigt clarified that the electronic message center sign is a self-contained cabinet sign, and cannot be placed within an existing cabinet sign. She added an option exists to retro-fit an electronic message center into an existing cabinet sign as a module face, but lacks in quality.

Commissioner Woehr asked if the electronic message center sign would have scrolling text. Mrs. Voigt responded by stating the applicant has a similar sign at their Village of Plover location in a residential area. Scott Dimler mentioned the sign would be used to advertise the weekly events and service times which would be a changing text.

Commissioner Siebert stated that to be consistent with previous request and Commission action, the request for an electronic message center should be denied.

Bailey Voigt stated her understanding that the denial of the previous electronic message center sign was because of the building location on Main Street and near residential second-story apartments. Commissioner Siebert indicated that both locations are within the Historic Downtown Design Review District and historic character needs to be maintained.

Commissioner Ryan questioned whether the distressed text of the individual channel letter sign can be constructed of metal or vinyl overlaid over metal. Mrs. Voigt answered that the background colors would be a solid piece with dimensional letters that have a white film on them.

Commissioner Scripps asked for staff to clarify the past review of electronic message centers and their location within the sign ordinance. Associate Planner Kearns clarified that changeable copy signs are permitted within the downtown B-3 zoning district, however, as time progressed and automatic copy signs were added to the ordinance, they were not incorporated wholly throughout the ordinance. He also proceeded to mention other locations within the downtown where electronic message centers exist and were approved by the Commission.

Commissioner Scripps cited that nearby residents could be distracted by the electronic message center signs, and asked if this was a concern for this location. Mr. Kearns identified residential units to the west of the property. Mr. Kearns added that restrictions could be added onto the approval of an electronic message center sign, for example, controlling the scroll time of text.

Commissioner Woehr stated that no signs can be flashing in the district.

Commissioner Beverage stated the recommendation within the guidelines is to allow re-face of existing cabinet signs and the request is totally different. Furthermore, he indicated that the sign ordinance is to eliminate an over prolific amount of signage downtown, and furthermore cited previous signage. Lastly, he asked the applicant if the ability existed to insert a message center in the existing cabinet.

Bailey Voigt said it is possible to replace the face and include a digital sign, but the quality of the sign is reduced with this method as a retro-fit design is needed. She then stated the ability to provide a new face to the existing cabinet sign with just the logo and name of the church.

Commissioner Beveridge commented that there were no electronic signs on the building upon its construction.

Motion by Commissioner Siebert to approve the installation of three new wall signs as proposed, two individual channel letter signs, and one glass sign at 1009 Clark Street (Parcel ID 2408-32-2020-04) subject to the following conditions:

1. Signage shall be installed within the brick/stone mortar joints.
2. Individual channel letter signs shall be constructed of metal, such as aluminum.
3. Gooseneck style lighting shall be installed for the individual channel letter signs, to be reviewed and approved by the chairperson and designated agent.
4. No new cabinet sign shall be installed, however, the existing cabinet sign shall be permitted to have a new face installed.
5. Glass block on the north façade shall be repaired and maintained, but shall be permitted to be covered with the proposed glass sign.

Commissioner Ryan questioned the material of the signage, to which Mr. Kearns stated his recommended is to require the signs be constructed of metal, and the guidelines recommend a more historically appropriate material.

seconded by Commissioner Baldischwiler

Motion Carried 5-0.

3. Request from Joyce Waite, for design review to replace siding, trim, and porches at **1801 Clark Street (Parcel ID 2408-32-1027-06)**.

Associate Planner Kearns summarized the request and staff report by the applicant to install aluminum siding and reconstruct the western and southern porch. He then stated staff's recommendation to deny vinyl siding, but approve a wooden siding, and reconstruction of both porches.

Alderperson Ryan asked if the color of the original siding is known, to which, Jay Servis, contractor, responded that red was the color, and added there were two layers of siding on the home, a wood clap board siding, and a red cedar siding. Mr. Servis continued stating that a red colored siding is proposed. Lastly, he summarized the situation and cited the owners application for a loan to CAP Services, upon which a vinyl siding was recommended. Furthermore, he indicated the state entity for historic preservation review approved the vinyl siding.

Joyce Waite, property owner, explained she attended a previous meeting and spoke to City staff where she was told she can do whatever she wants with her property and it is not historic. She went on to clarify the meeting was held at the library recently.

Mr. Kearns stated a meeting at the library occurred earlier this year, upon which a state representative spoke and provided a presentation on state historical tax credits. Mr. Kearns went on to say that the state has jurisdiction for review in State and National historic districts where tax credits are requested, and the City of Stevens Point has only one State and National historic district, Mathias Mitchell Public Square Historic District. Two additional districts exist in the City as locally designated districts, which include the Historic Downtown Design Review District and the Clark

Street Historic District. Lastly, he indicated these districts have separate regulations and the State or National District regulations do not apply to the locally designated districts.

Jay Servis stated the proposed vinyl siding is a 0.044 thickness siding, and mentioned he has examples of other types of siding.

Chap Piotrowski asked if any City funding exists to assist with the project, to which Mr. Kearns identified that no funding exists. Mr. Kearns went on to mention that a previous grant existed which has been extinguished, but only commercial properties were eligible for funding. Chad commented that CAP Services are trying to keep the costs down when funding the project and also trying to alleviate on-going maintenance as the applicant is retiring soon.

Commissioner Beveridge stated that the problem is that there was no maintenance done on the siding. He went on to state that the Clark Street Historic District was created by home owners wanting to preserve properties. Lastly he discerned his belief that wood siding should be installed and porches should be reproduced as originally built.

Commissioner Woehr asked if a permit was issued for any work on the home, with which Mr. Kearns responded stating a re-roofing permit was issued, as shingles were replacing shingles. Commissioner Woehr then asked if the existing porches were removed, to which Mr. Servis said correct. Mr. Servis went on to state porches were rotted and falling down once siding was removed.

Commissioner Woehr identified his frustration with siding removal, and porch removal being performed prior to a building permit being obtained. Mr. Servis clarified that he usually begins work and obtains a permit the same day. He went on to state that with this project, after being told of the situation, siding continued to be removed and dried-out in order to ensure the owner had a dry house. Furthermore he said when porch reconstruction began he was told a permit cannot be issued, but upon discovering the rot, new posts needed to be built to hold the existing porch roof. Lastly, he described the footings for the porch.

Commissioner Ryan asked what has been the Commission's justification in the past for approving vinyl or synthetic siding, to which Mr. Kearns stated many projects may have been approved prior to the adoption of the new design guidelines in 2014. Mr. Kearns added that cost, difficulty in obtaining materials, maintenance, improved efficiency in products, and other factors have been taken into consideration.

Commissioner Ryan asked if a shake style siding is proposed or a lap board siding. Mr. Servis responded that vinyl siding is proposed, but LP siding, hardy-board, or a vinyl shake, which is nearby on a green house, can be pursued. He proceeded to show examples and mentioned that a pre-finished cedar-shake siding cannot be obtained, and he would have to finish the siding, which also creates additional cost and maintenance in the future.

Commissioner Ryan mentioned that the Commission previously approved a synthetic fiberboard siding for his newly constructed garage. Commissioner Beveridge clarified that new construction differs from existing.

Jay Servis commented that the western porch has twelve feet of double hung or slider windows. Furthermore, he stated the existing windows on the home are double hung.

Commissioner Beveridge asked what previously supported the porch and porch roofs, to which Mr. Servis responded by indicating that brick stacks and wooden posts encased in hollow boxes supported the porch. He referenced pictures submitted within the application and cited that prior to the recent reconstruction the roofs were slanted and would have collapsed.

Commissioner Beveridge asked if the original porch floor slanted away from the house, to which Mr. Servis stated correct, at some point someone put a roof on. Commissioner Beveridge commented that likely the porch was originally covered, but open.

Joyce Waite asked for clarification as to whether the porches needed to match the home construction or time when she purchased to home. Commissioner Beveridge said the guidelines recommend changes to reflect the time of building construction and materials used during construction.

Commissioner Scripps asked if this home will be part of the potential expanded Clark Street / Main Street District, to which Mr. Kearns said yes, the home will remain as part of the existing locally designated district, but will also potentially be a State and National historic district as well, which would allow for the ability to obtain tax credits for restoration projects. He added the district expansion and nomination would not be final for at least two years. Further conversation ensued about the State historical tax credit program.

Joyce Waite asked if there is any way the side porch can be enclosed, as the enclosure would assist in insulating the house. Commissioner Beveridge responded that the porch was likely not originally enclosed. Ms. Waite stated that the home was not originally the same size and has been enlarged, and questioned if enclosure could occur if the porch size was maintained.

Commissioner Beveridge said that reconstruction should occur with historically accurate materials and design.

Commissioner Scripps motioned to deny the request to install vinyl siding, but approve the installation of wood siding and approve the request to reconstruct porches on the western and southern façade subject to the following conditions:

1. **The applicant shall submit a wooden siding option more closely matching the design, material, and color of the original siding, to be reviewed and approved by the chairperson and designated agent.**
2. **Porches shall not be enclosed.**
3. **All applicable building and zoning codes shall be met prior to construction.**
4. **All required permits shall be obtained prior to construction.**

Commissioner Ryan asked how CAP Services would respond to the requirement and motion made, given they are providing a loan to the property owner. Chad Piotrowski summarized that in his time with CAP Services they pursue vinyl siding as they see lead and asbestos on homes where the vinyl would have an encapsulating effect.

Commissioner Ryan asked what project should have required a permit, to which Mr. Kearns stated roofing, siding and porch reconstruction would all require a permit. He went on to state that the re-roofing permit was given as staff has the authority to approve reroofing of like materials.

seconded by Commissioner Ryan

Motion Carried 5-0.

4. Adjourn.

Meeting adjourned at 4:54 PM.

Administrative Staff Report

Install Mechanical Equipment
 Design Review Request
 1519 Water Street
 October 21, 2016



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"> Portage County <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"> 2408-32-2021-15 <p>Zone(s):</p> <ul style="list-style-type: none"> "R-4" Multi-Family I & "R-5" Multi-Family II District Residence District <p>Council District:</p> <ul style="list-style-type: none"> District 9 – McComb <p>Lot Information:</p> <ul style="list-style-type: none"> Actual Frontage: 485 feet Effective Depth: 235 feet Square Footage: 59,172 Acreage: 1.35 <p>Current Use:</p> <ul style="list-style-type: none"> Institutional <p>Applicable Regulations:</p> <ul style="list-style-type: none"> Chapter 22 Downtown Design Guidelines 	<p>Request</p> <p>Request from Portage County for design review to install exterior mechanical equipment at the Aging and Disability Resource Center (Lincoln Center), 1519 Water Street (Parcel ID 2408-32-2021-15), which is a City owned property.</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> Application Pictures Equipment Specifications <p>City Official Design Review / Historic District</p> <ul style="list-style-type: none"> Downtown Design Review District <p>Staff Recommendation</p> <p>Based on the findings below, staff would recommend approval of the installation of mechanical equipment as proposed, subject to the following conditions:</p> <ol style="list-style-type: none"> Applicable building permits shall be obtained. One hole shall be cut into the façade for all wiring and electrical. If the existing screening is ever removed or reduced, new screening in the form of landscaping or fencing shall be installed in its place to entirely screen the unit during all times of the year. Holes in the façade shall be no higher than four feet up the façade from grade.
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Vicinity Map



Scope of Work

Portage County is requesting to install an electric generator on the northeast exterior of the Aging Disability and Resource Center (Lincoln Center). The generator is a 35KW natural gas powered electric generator and will be situated on an existing concrete slab.

The installation of mechanical equipment on primary street facing facades requires review and approval from the Historic Preservation/Design Review Commission. The generator is proposed on the northeast façade along Elk Street.

Generator Specifications

Height: 40.9 inches (3.4 feet)
 Dimensions: Length = 76 inches (6.3 feet) Width = 34.5 inches (2.875 feet)



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.

Guidelines of Review

Mechanical and Communication Equipment (Sec. 3.14)

3. New mechanical equipment should be installed in areas and spaces that will require the least possible alteration to the plan, materials, and appearance of the building.

Analysis: The new generator is proposed on an existing concrete slab outside of the building. The position was chosen given the existing natural gas line for the building.

Findings: The location is appropriate as the concrete slab currently exists and gas service currently enters the building at this location. Staff would recommend that if possible, only one hole be cut into the façade for all wiring and electrical.

4. Mechanical equipment including utility meters and heating and air-conditioning equipment should be located at the rear of a structure if feasible. Mechanical equipment which can be seen from the street should be screened with shrubbery or appropriate fencing.

Analysis: The property is bordered by three streets (see map above). Furthermore, the rear (south) building façade is primarily parking, with little room for mechanical equipment.

Findings: Given the existing concrete slab and location of natural gas service, the northeast façade was proposed. Screening currently exists in the form of tall shrubs.



8. If feasible, mechanical supply lines and ductwork should be located inside buildings. Exterior mechanical supply lines and ductwork should be disguised by architectural elements compatible with the character of the building and should be located as inconspicuously as possible.

Analysis: Natural gas lines currently exist in the proposed location of the generator. Additional façade breaks will likely occur to run necessary electrical into the building.

Findings: Staff would recommend holes in the façade to be no higher than four feet up the façade from grade.



After review, staff would recommend approval of the generator at this location, given the existing property characteristics that limit its location and provide existing screening.



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	6/24/16	Assigned Case Manager	Kyle Kams
Associated Permits or Applications (if any)	-			Pre-Application Conference Date	-
Decision	-	Date Reviewed	11/2/16	Staff Signature	
Notes:					

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)	
Applicant Name	Portage County	Contact Name	Todd Neuenfeldt
Address	1462 Strongs Ave	Address	1462 Strongs Ave
City, State, Zip	Stevens Point	City, State, Zip	Stevens Point
Telephone	715-346-1396	Telephone	715-346-1396
Fax		Fax	
Email	neuenfet@co.portage.wi.us	Email	neuenfet@co.portage.wi.us

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? <input type="checkbox"/>)		PROPERTY OWNER OF RECORD 2 INFORMATION (if Needed)	
Owner's Name	City of Stevens Point	Owner's Name	
Address	1515 Strongs Ave	Address	
City, State, Zip	Stevens Point	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
Legal Description of Subject Property		
Area of Subject Property (Acres/Sq Ft)		Area of Building or Structure (Sq Ft)

Current Zoning District(s)		Current Historic District(s) - Local, State, National	
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property	
	Aging Disability Resource Center	Aging Disability Resource Center	
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)			
Portage County at their expense proposes adding a 35KW Natural Gas Powered Electric Generator to the building for use during power outages.			
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 you answer.			
No, the work will not have a detrimental affect on the exterior of the building. The Generator will be placed on the east side of the building near the existing Natural Gas Service Entrance, see attached photos. If need be, the generator will be shielded from street view with either plantings or fencing.			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.			
For the most part, the generator would not be visible from the street.			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain you answer.			
This generator will have a very minimal affect on the historic preservation of the district.			
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 you answer.			

EXHIBITS

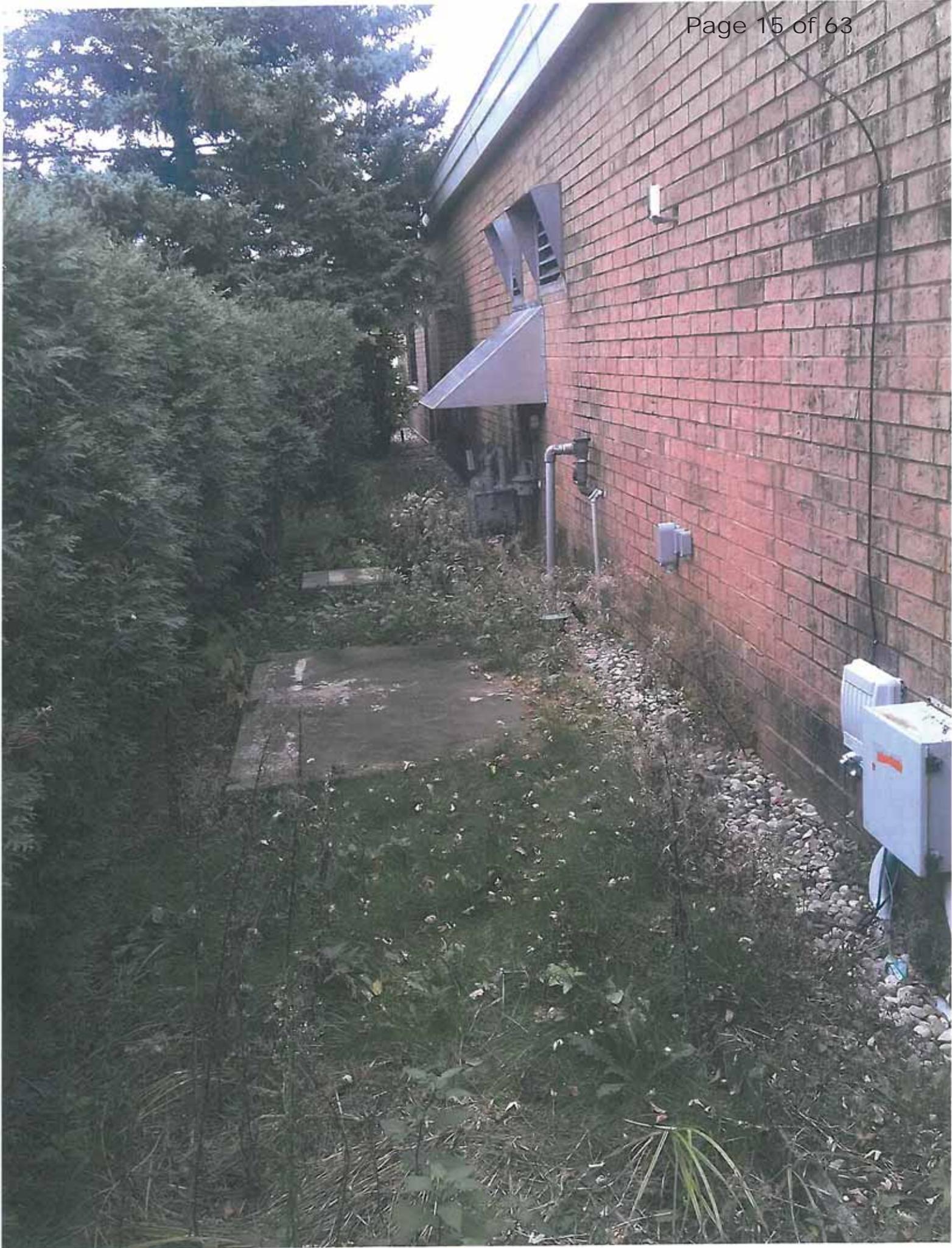
Letter to District Alderperson (www.stevenspoint.com/Directory)	<input type="checkbox"/>	Additional Exhibits If Any (List):
Photographs of Building or Structure	<input type="checkbox"/>	
Renderings or Elevations	<input type="checkbox"/>	
Site Plan (for additions, and new construction)	<input type="checkbox"/>	

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



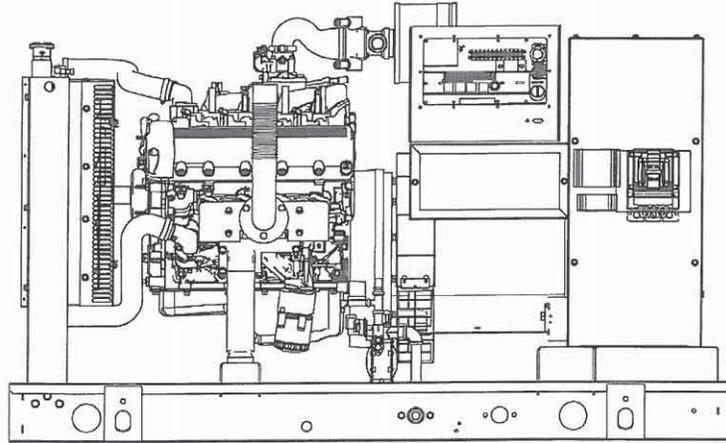




SG035 | 5.4L | 35 kW
INDUSTRIAL SPARK-IGNITED GENERATOR SET
 EPA Certified Stationary Emergency

STANDBY POWER RATING
 35 kW, 44 kVA, 60 Hz

PRIME POWER RATING*
 32 kW, 39 kVA, 60 Hz



*Built in the USA using domestic and foreign parts

*EPA Certified Prime ratings are not available in the U.S. or its Territories.

Image used for illustration purposes only

CODES AND STANDARDS

Generac products are designed to the following standards:

 UL2200, UL508, UL142, UL498

 NFPA70, 99, 110, 37

 NEC700, 701, 702, 708

 ISO9001, 8528, 3046, 7637, Pluses #2b, 4

 NEMA ICS10, MG1, 250, ICS6, AB1

 ANSI C62.41

 IBC 2009, CBC 2010, IBC 2012, ASCE 7-05, ASCE 7-10, ICC-ES AC-156 (2012)

POWERING AHEAD

For over 50 years, Generac has led the industry with innovative design and superior manufacturing.

Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac's gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application.

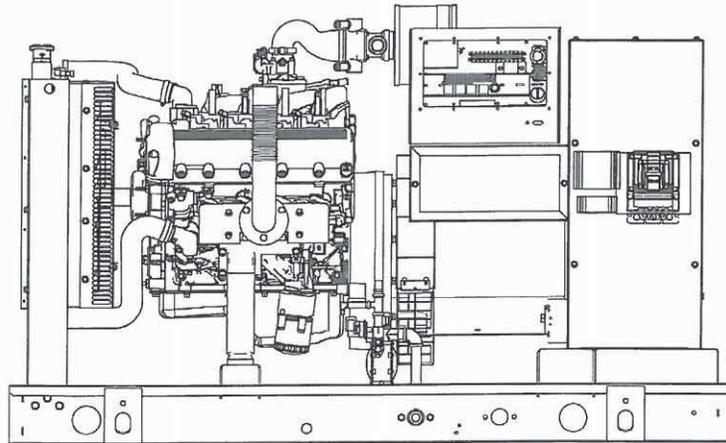
Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial application under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

SG035 | 5.4L | 35 kW
 INDUSTRIAL SPARK-IGNITED GENERATOR SET
 EPA Certified Stationary Emergency

STANDBY POWER RATING
 35 kW, 44 kVA, 60 Hz

PRIME POWER RATING*
 32 kW, 39 kVA, 60 Hz



*Built in the USA using domestic and foreign parts

*EPA Certified Prime ratings are not available in the U.S. or its Territories.

Image used for illustration purposes only

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 NEC700, 701, 702, 708

 ISO9001, 8528, 3046, 7637, Pluses #2b, 4

 NEMA ICS10, MG1, 250, ICS6, AB1

 ANSI C62.41

 IBC 2009, CBC 2010, IBC 2012, ASCE 7-05, ASCE 7-10, ICC-ES AC-156 (2012)

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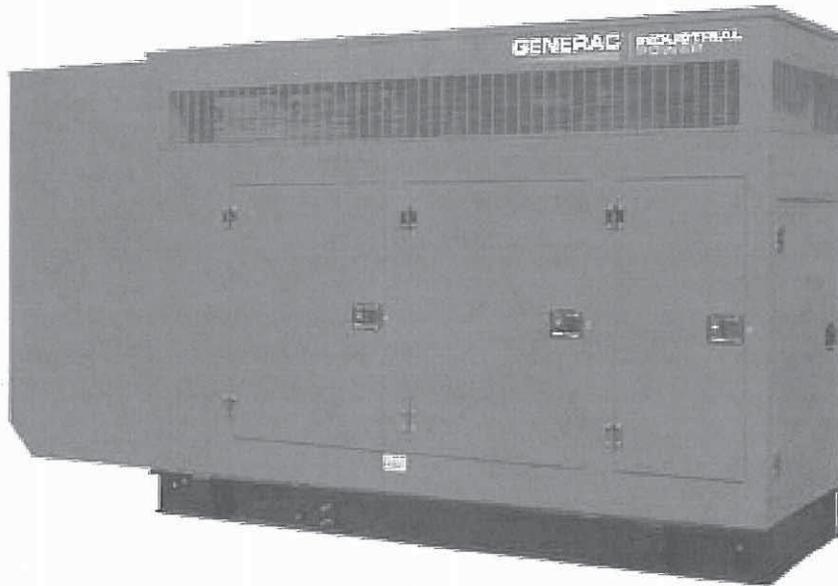
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GENERATOR ENCLOSURES



DESCRIPTION

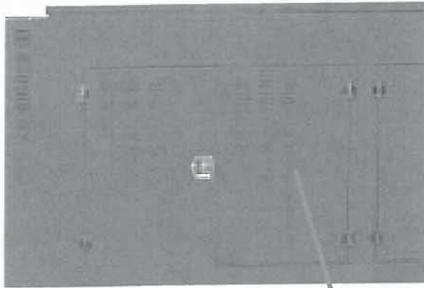
GENERAC POWER SYSTEMS' generator enclosures provide year-round weather protection for your power equipment. Engineered with functionality and value in mind, the enclosure design benefits are unique in that the enclosures utilize dimensionally matched components for either a weather protective configuration or a sound attenuated/acoustic configuration. With common components used between design, modification and on-site upgrades can be accomplished with ease.

The enclosure design offers several benefits over the "standard enclosures" of other manufacturers. Generac's enclosures have been created with the goal of maximizing the customer's product performance satisfaction while maintaining the functionality of reducing exterior noise levels and discouraging product tampering.

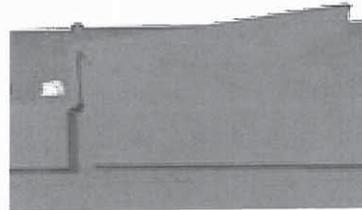
Although others may require a "premium" for a self-enclosed exhaust system, rugged steel panel construction or protective polyethylene washers under all exterior panel fasteners, Generac includes these and several other features on every enclosure configuration. Be sure to compare. Generac Enclosures offer additional design enhancement extras that other "standard enclosures" do not.

GENERATOR ENCLOSURES

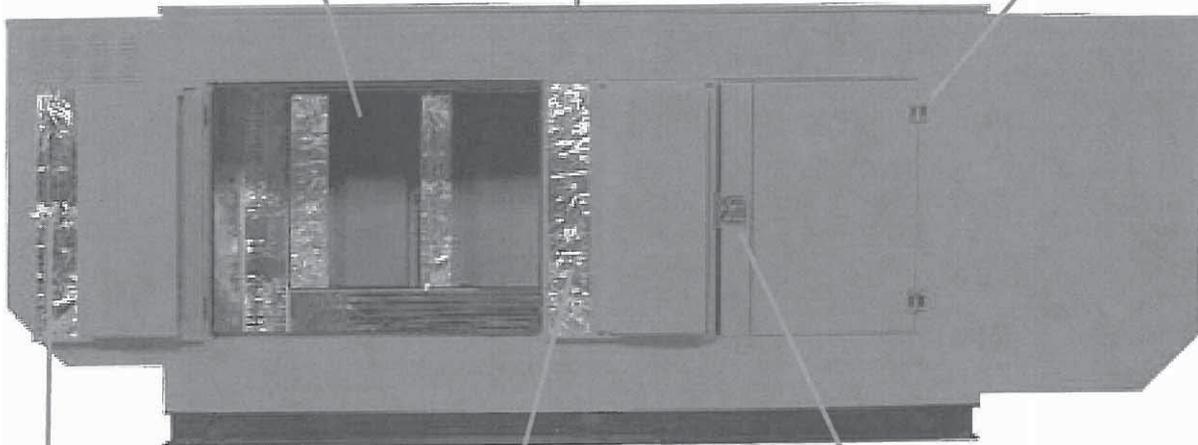
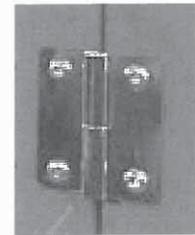
Post-Free Twin Doors
Provide Large, Unobstructed
Service Access



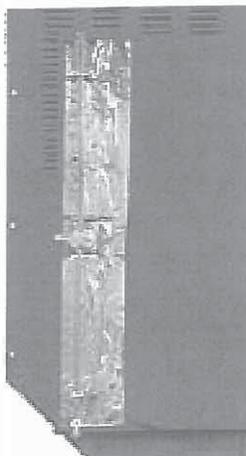
**Heavy Gage, Stainless
Steel, Partial Pin Hinges**
Durable, Corrosion-Free,
Removable Doors



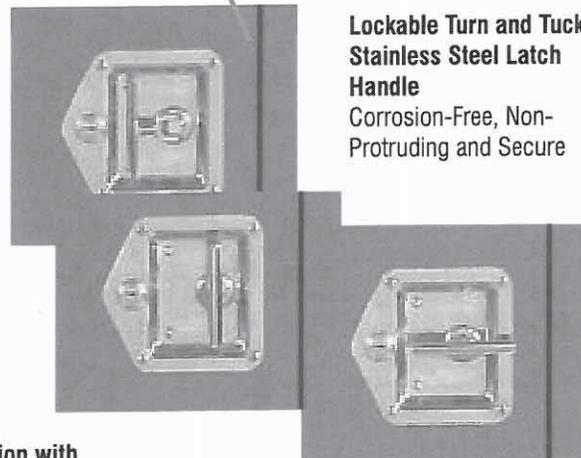
**Gasket-Free, Interconnected
Roof Panel Joint**
Drip-Free, Maintenance-Free



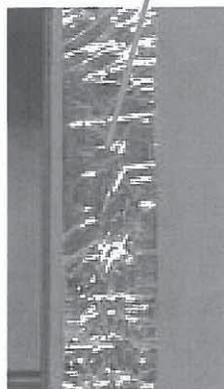
**Two-Point Door Latch
System**
Ensures Proper Seal
Preventing Water Ingress
and Sound Egress



**Lockable Turn and Tuck
Stainless Steel Latch
Handle**
Corrosion-Free, Non-
Protruding and Secure



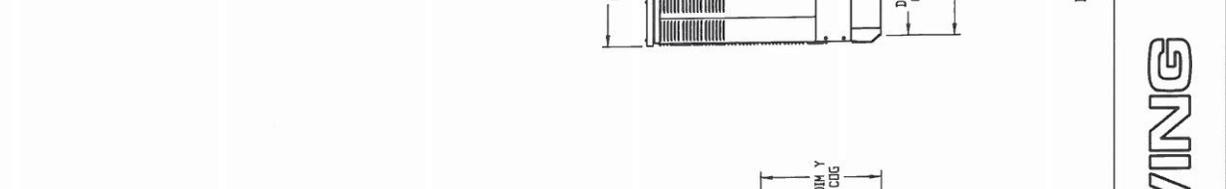
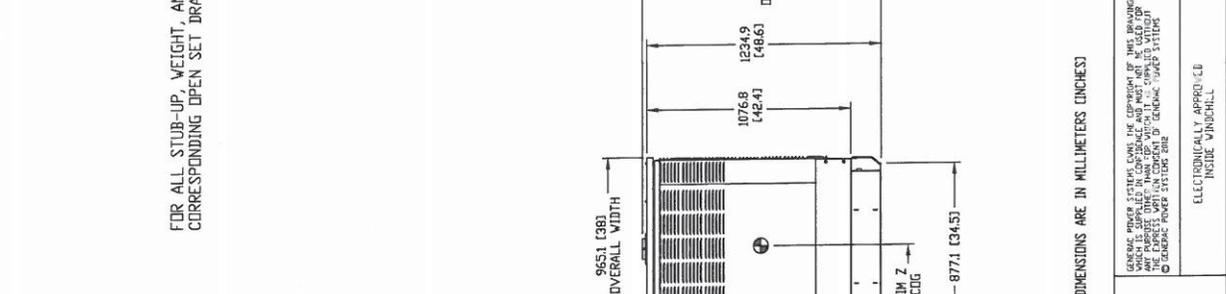
**Dense, Closed-Cell Foam Insulation with
Reflective Silver Mylar Layer**
Improved Sound Attenuation Without
Damaging Effects From Radiant Heat
Exposure



SH 1/1 REV E 1

TITLE		GENERAC	
L1A ENCLOSURE		L1A ENCLOSURE	
G5.4L 60HZ: SG035, PG032		G5.4L 60HZ: SG035, PG032	
SG040, PG036, SG045, PG041		SG040, PG036, SG045, PG041	
SG050, PG045		SG050, PG045	
ISSUE DATE:	6/2/14	CAGE NO	0J6865B
SIZE	B	DWG NO	0J6865B
SCALE	0.035	WT-KG	1
SHEET 1 of 1		REV F	

FOR ALL STUB-UP, WEIGHT, AND COG DETAILS, SEE CORRESPONDING OPEN SET DRAWING PER UNIT CONFIGURATION.



DIMENSIONS ARE IN MILLIMETERS (INCHES)

GENERAC POWER SYSTEMS HAS THE COPYRIGHT OF THIS DRAWING AND IT IS THE PROPERTY OF GENERAC. THIS DRAWING IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEMS WITHOUT THE WRITTEN PERMISSION OF GENERAC POWER SYSTEMS.

ELECTRONICALLY APPROVED INSIDE MACHINERY

4 3 2 1

INSTALLATION DRAWING

DRAWING CREATED FROM PRO/ENGINEER 3D FILE. ECD MODIFICATION TO BE APPLIED TO SOLID MODEL ONLY.

Page 32 of 44

Administrative Staff Report



**Entry Door
Design Review Request
1408 Clark Street
October 20, 2016**

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"> Eric & Alicia Skrenes <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"> 2408-32-1006-16 <p>Zone(s):</p> <ul style="list-style-type: none"> "R-5" Multi-Family II District <p>Council District:</p> <ul style="list-style-type: none"> District 1 – Doxtator <p>Lot Information:</p> <ul style="list-style-type: none"> Actual Frontage: 50 feet Effective Depth: 165 feet Square Footage: 8,250 Acreage: 0.189 <p>Structure Information:</p> <ul style="list-style-type: none"> Year Built: addition 1910 (105 years) Number of Stories: 2 <p>Current Use:</p> <ul style="list-style-type: none"> Residential <p>Applicable Regulations:</p> <ul style="list-style-type: none"> Chapter 22 Downtown Design Guidelines 	<p>Request</p> <p>Request from Eric and Alicia Skrenes for design review to install side entry door at 1408 Clark Street Main Street (Parcel ID 2408-32-1006-16).</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> Application Pictures Documents <p>City Official Design Review / Historic District</p> <ul style="list-style-type: none"> Downtown Design Review District <p>Staff Recommendation</p> <p>Based on the findings below, staff would recommend approval of the installation of the proposed door, subject to the following conditions:</p> <ol style="list-style-type: none"> The original door should be kept on the premise and maintained.
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Vicinity Map



Scope of Work

Eric and Alicia Skrenes requested to install a side entrance door on the east façade of their home at 1408 Clark Street which would replace an existing entrance door. This request was first before the Commission in November, 2015, upon which the Commission denied the request and cited the original door be repaired or replaced with a wooden door. The Skrenes have reviewed other doors and materials and have provided supplemental materials attached, and which are summarized below.

Proposed Door Details:

- Size: Approx. 36" x 80"
- Materials: Fiberglass Door (faux wood color finish) w/ window
- Swing: Left outswing



Existing Door



Proposed Door

The applicants have indicated that they are pursuing a fiberglass door for security and efficiency. Upon contacting a contractor they were told the existing door is unrepairable. Furthermore, the contractor identified that a new door could be constructed of white pine that would match the panel and window configurations. However, the applicants cite a wooden door has lower energy efficiency, high maintenance, and low durability. The proposed fiberglass door will resemble wood texture and from the street will appear to be wood. Furthermore, the applicants have stated winter snow hits the door during the winter months which can deteriorate a wooden door faster. Lastly, r-values, insulating rating capacity of materials, were provided by the applicant which indicate values three times higher for fiberglass doors than wooden doors, meaning greater insulating power.

In a letter to the alderman the Skrenes discuss the distinctive features of the home, stating that the door is not a distinctive characteristic, citing the book 'Houses That Grew' by Wendell Nelson. The applicants have also referenced the Secretary of Interior's Standards for Rehabilitation, citing many standards are not applicable as the door is not a distinctive feature.

Note: See the attached application and supplemental materials for more information.

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.

Guidelines of Review

Doors (Stevens Point Design Guidelines Sec. 3.4)

1. If replacement of a window or door unit is necessary, the new unit should be replaced to match the original in size, scale, material, detail, pane and/or panel configurations. Exterior aluminum clad is permitted to be installed on new wooden windows.

Analysis: The original door is wooden, however is significantly deteriorated. The proposed door is fiberglass and more energy efficient.

Findings: While the efficiency of the existing door is significantly reduced given its construction material, a new wooden insulated door would somewhat improve efficiency but still be lower than the fiberglass door. It is clear that the applicant takes great pride in their home and has done a great job rehabilitating the home.

Furthermore, they have stressed the importance of improved efficiency for the fiberglass door, and its reduced visibility from the street. The above guideline is not totally met if a fiberglass door is pursued, however the fiberglass door is proposed to mimic the wood look, and offers a window, matching the original design.

Furthermore it will operate similarly as an out-swing door and could be fitted with more appropriate historic hardware. Upon reviewing other doors on the home, they have differing details and features as they have likely been changed over time. While doors and windows can be a character defining element, especially if they all

match and are of a unique design, the doors and windows on this home are of a simple design for the construction era.

After review, and given the applicants submittal, an argument can be made that with limited visibility and in comparison to other features on the home, this door alone is not a significant character defining feature. Also, the applicants have stated the door will be kept on the premise if future owners choose to restore the door or match it closely.

Photos







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	10/18/16	Assigned Case Manager	Kyle Kams
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 type="checkbox"/>)	
Applicant Name	Eric and Alicia Skrenes	Contact Name	
Address	1408 Clark St.	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715-482-0529	Telephone	
Fax		Fax	
Email	eric.skrenes@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
281-24-0832100616		
Legal Description of Subject Property		
Lot 10 Blk 30 Strong Ellis + others add S32 T24 R8 803803		
Area of Subject Property (Acres/Sq Ft)	Area of Building or Structure (Sq Ft)	
0.189 acres	1,534 Sq Ft.	

Current Zoning District(s) <i>Multi-family</i>		Current Historic District(s) - Local, State, National	
Designated Future Land Use Category <i>Residential</i>	Current Use of Property <i>Single-family</i>	Proposed Use of Property <i>Single-family</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>We wish to replace our side entry door with a woodgrain fiberglass door. A fiberglass door is more energy efficient, weather resistant, low maintenance and durable than a wooden door. The wooden door needs to be replaced, as it is past repairable condition.</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>NO. The only thing that will change is the look of the door. The current door will be retained on the property for future homeowners. Our side door is not an architectural feature of the house.</i>			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.			
<i>The proposed door will be in a wood grain finish, which from a distance looks like wood. Pedestrians can only view the door from 53 to 63 feet away. Other neighbors on this block have non-wood doors as well.</i>			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer.			
<i>The guidelines of the commission are based on the Secretary of Interior's Standards for Rehabilitation. Their definition of rehabilitation is "the process of returning a property to a state of utility through repair or alteration,</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>NO. The proposed door is fiberglass and not wood. window and panel configuration could not be matched. However door would be woodgrain and of the same size.</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 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>Alicia Shum</i>	<i>10/12/16</i>	<i>Alicia Shum</i> <i>Eric Shum</i>	<i>10/12/16</i>

continuation of answer to "Does the proposed work conform to the objectives of the historic preservation plan for said district".

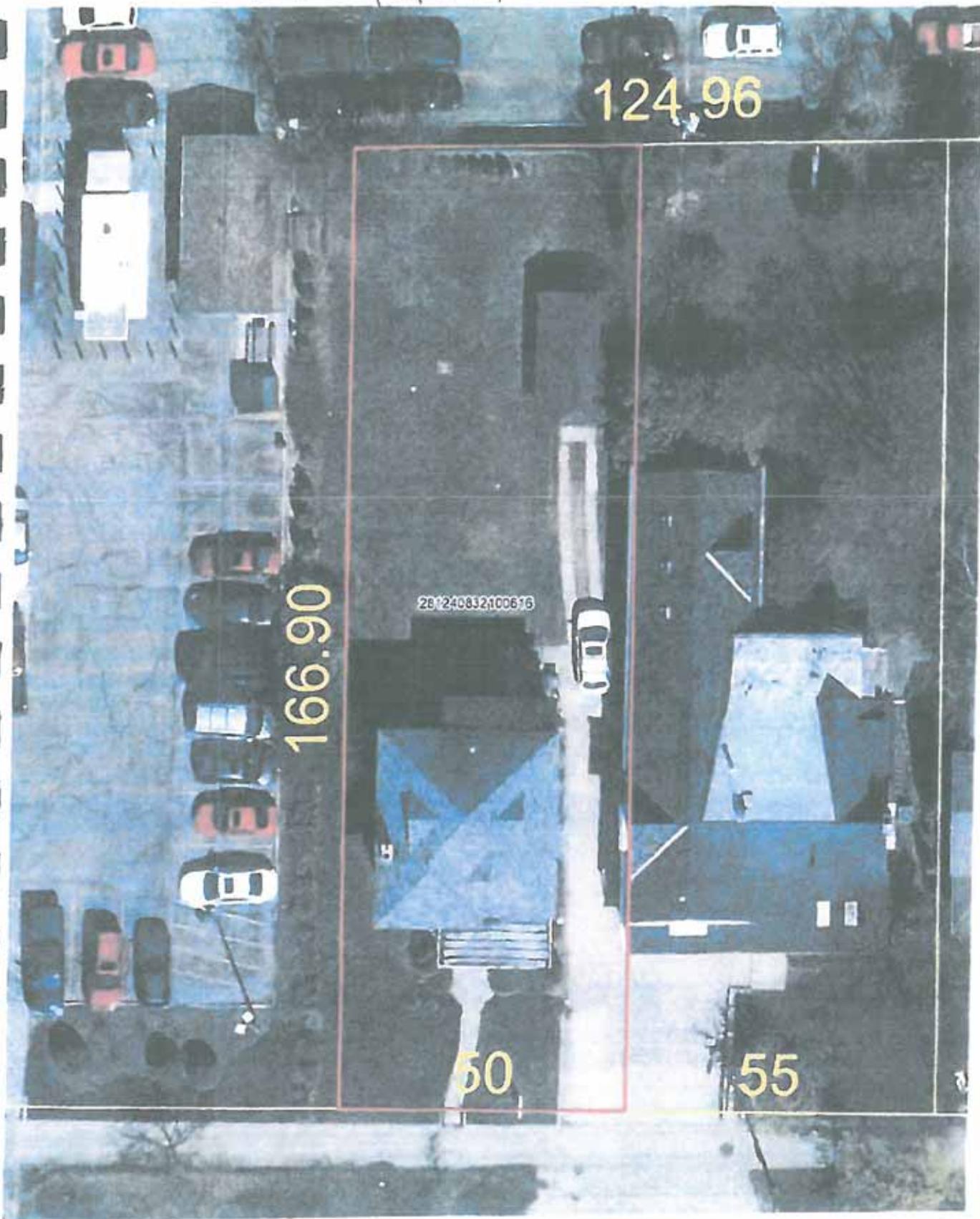
Page 31 of 63

which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

(pg 6 of Design Guidelines)

The choice now is not whether we can repair the current door, but what door to replace it with. for "efficient contemporary use" we are proposing a fiberglass door. "while preserving those portions and features of the property which are significant..." Our side door is not significant to our house. Many other features of our house make it significant. (As can be read about in "Local home saved from becoming parking lot" written by Wendell Nelson in the Portage County Gazette June 26, 2015.

map of property



This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes
Prepared by Portage County Planning & Zoning



Date of Photography: Spring, 2012

According to energy.gov (energy.gov/energysaver/doors), “The R-values of most steel and fiberglass-clad entry doors range from R-5 to R-6, not including the effects of a window. For example, a 1-1/2 inch thick door without a window offers more than five times the insulating value of a solid wood door of the same size.” According to courses.washington.edu (<http://courses.washington.edu/arch3431/assignments/R.pdf>), a wood door 1-3/4 inch thick with panels has an R-value of 1.85. This number must be similar, if not higher than what our current door is at, since our door is 1.5 inches thick and not only has 3 panels, but also a window. These numbers show why a fiberglass door is preferable. The printout from Therma-Tru (<https://www.thermatru.com/learn-plan/shopping-tips-tricks/fiberglass-comparison/>) also shows where a fiberglass door excels in comparison to a wooden door in energy efficiency, weather resistance, low maintenance, and durability.

In the following paragraphs I will display why I feel replacing our side door with a fiberglass door will not compromise the historic nature of our house.

Wendell Nelson is a local historian. He has served as secretary of the Portage County Historical Society, and a consultant to the State Historical Society according to the biography of him on “Houses That Grew.” He wrote a 4 part article in the Portage County Gazette featuring our home. The first part “Local home saved from becoming parking lot” printed June 26, 2015, describes the distinctive characteristics of our house.

The side entry door to our house is not a distinctive feature of our house, and does not characterize our house or property. “1408 Clark St. is a noteworthy old house for a number of reasons. First of all, it has a distinctive architecture. The overall building is a hybrid of the Queen Anne, Neo-Classical Revival and Craftsman Bungalow styles.” The article goes on to describe the roof style of the house. “Under that oriel window is a door (This is in reference to the side entry door we wish to replace) that probably opens onto a stairway that leads both to the kitchen and to the basement, a feature of the American Foursquare style, which was flourishing at the time (1910), too.” The article then goes on to describe the simplicity of the exterior, including the “symmetry of doors and windows”. The article goes on to describe the wide eaves sporting modillions. Next, the Craftsman Bungalow style is discussed, the big outside fireplace chimney, the west bay window, rusticated concrete-block front porch and rusticated concrete-block basement walls. These items are what makes our house distinctive, and what characterizes our house, not what material our side entry door is made of. I would like to believe if the door were noteworthy that Nelson would have made specific mention of it in the article, other than “a door”.

I will reference the Secretary of Interior's Standards for Rehabilitation to explain why we should be allowed to install a fiberglass door that looks like wood.

Principles 1, 2, 5, 6 refer to a property's “distinctive materials, features spaces, spatial relationships.” Our side entry door is not a distinctive feature of our house.

3, 4, 7 and 8 are not applicable to our situation

Principle 9: The exterior alteration will not “destroy historic materials, features, and spatial relationships that characterize the property” because the side door does not characterize our house, it is not a defining feature of our house.

Principle 10: Applies, if someone wished to install a wooden door that replicates the current one, they

would have no issue doing this.

I would like to think that the Commission not only wants homeowners who are willing to invest time and money to keep the historic nature of the house alive, but would want homeowners who value the historic nature and look over their house with love. This house sat on the market for around 3 years before we found and decided to purchase it. We loved not only the location, but the grandeur feel of the house on the inside. All we are really asking is to replace a door falling apart with a door that is new, and for all modern purposes much more efficient than a wooden door. Rehabilitation is defined by the Secretary of Interior as “the process of returning a property to a state of utility, through repair or alteration, in which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.” I do think this is exactly what we are proposing: a new efficient door to enable contemporary use of the house, without destroying any SIGNIFICANT features of the house. I know when I walk through town and see houses needing paint, falling apart, or looking unkempt, that I hope the homeowners can invest the time and money to fix their house. I am not concerned if a door is truly wooden, or fiberglass, or if it matches a current door's panel configuration. I imagine most people would feel the same. I would like people to see our house and view it as homeowners who care for their house.

Thank You,
Alicia and Eric Skrenes
1408 Clark St.
Stevens Point, WI 54481

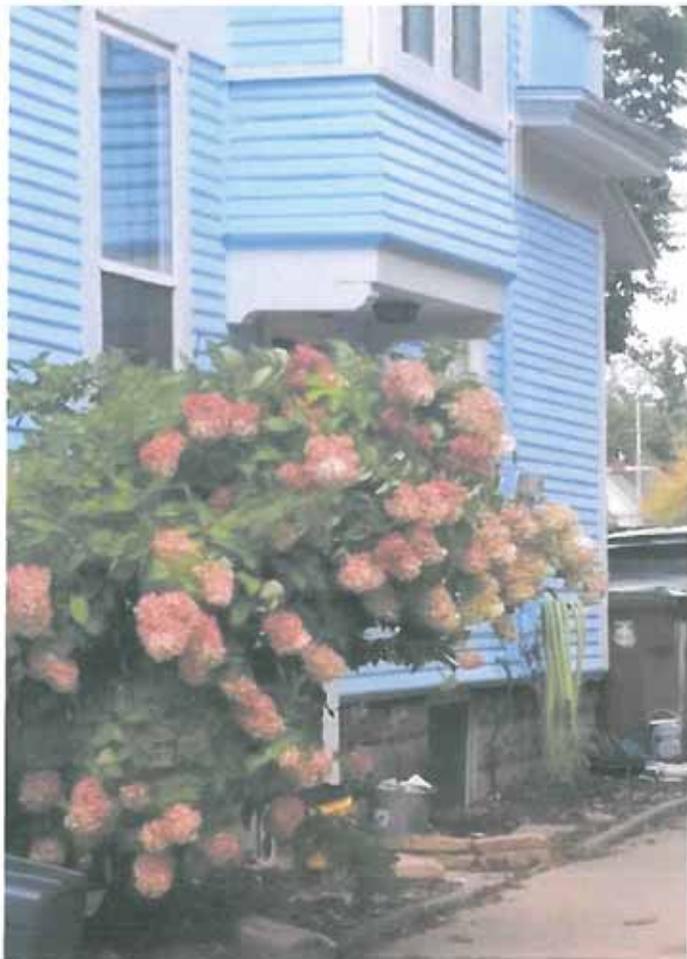
Current side door



wear on door



wear on door



View of door from
sidewalk

Re: Repair/Custom Wooden Exterior Door

G & S Woodworking, LLC

Wed 10/5/2016 2:29 PM

Inbox

To: Alicia Skrenes <aliciaskrenes@gmail.com>;

After looking at the pictures of your door, we can not repair to our standards.
We could make one similar,
2-8" x 6-9"x1-3/8" --3 panel door in White pine with 23"w x 26"h tempered glass window.
No Hard ware included
\$275.00
We do not install.

Price good fro 30 days
Susie

G & S Woodworking LLC 3409 E. Maria Drive Stevens Point, WI 54481 Owners Sharon and Greg Krutza www.gswoodworking.com email: gskrutza@yahoo.com 715-344-4102 phone 715-344-4871 fax

On Tuesday, October 4, 2016 1:32 PM, Alicia Skrenes <aliciaskrenes@gmail.com> wrote:

Dear G&S Woodworking,
I just spoke with someone on the phone to see if you can repair exterior wooden doors. Attached are pictures of our current door, I tried to show the areas where repair would be needed. I would be interested in getting a quote to repair the door, as well as a quote for building a replacement wooden door to match the look and style of the door still out of wood. The dimensions are 32x80 inch door, 23x26 inch window, and 23x9 inch horizontal panels.

Please let me know if there is more information you need.

Thank you,
Alicia Skrenes

You can contact me at this e-mail aliciaskrenes@gmail.com, 715-401-0375 and my address is 1408 Clark St. Stevens Point, WI 54481

Sec. 1.3 Title

This guidebook shall be known as, referred to, or cited as, City of Stevens Point Historic Design Guidelines.

Sec. 1.4 Applicability

These guidelines shall be applicable to all new construction or exterior changes to existing buildings or site improvements within the districts. The standards outlined in this document are considered guidelines, and special exceptions may be granted by the HP/DRC where strict adherence may result in undue hardship or impractical difficulty to the applicant.

Legally existing buildings, signs, and site improvements shall be grandfathered into the district. These guidelines shall not supersede Wisconsin state statutes pertaining to historic preservation and the rehabilitation of historic structures. Wisconsin state statutes still apply.

Sec. 1.5 Secretary of Interior's Standards for Rehabilitation

All guidelines presented in this document are based on the Secretary of Interior's Standards for Rehabilitation.

The National Park Service created these ten basic principles in 1977 to guide property owners in preserving the historic integrity of a building. As defined by the Secretary of Interior, "rehabilitation" is:

"the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Secretary of Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

R-Value Table
Common Building Materials

Siding Materials	
Hardboard (1/2")	0.34
Plywood (5/8")	0.77
(3/4")	0.93
Wood Bevel Lapped	0.80
Aluminum, Steel, Vinyl	
(hollow backed)	0.61
(w/ 1/2" Insulating board)	1.80
Brick 4"	0.44
Interior Finish Materials	
Gypsum Board (drywall 1/2")	0.45
(5/8")	0.56
Paneling (3/8")	0.47
Flooring Materials	
Plywood	1.25
(3/4")	0.93
Particle Board (underlayment)	1.31
(5/8")	0.82
Hardwood Flooring	0.91
(3/4")	0.68
Tile, Linoleum	0.05
Carpet (fibrous pad)	2.08
(rubber pad)	1.23
Roofing Materials	
Asphalt Shingles	0.44
Wood Shingles	0.97
Windows	
Single Glass	0.91
w/storm	2.00
Double insulating glass	
(3/16" air space)	1.61
(1/4" air space)	1.69
(1/2" air space)	2.04
(3/4" air space)	2.38
(1/2" w/ Low-E 0.20)	3.13
(w/ suspended film)	2.77
(w/ 2 suspended films)	3.85
(w/ suspended film and low-E)	4.05
Triple insulating glass	
(1/4" air spaces)	2.56
(1/2" air spaces)	3.23
Addition for tight fitting drapes or shades, or closed blinds	0.29
Doors	
Wood Hollow Core Flush	
(1 3/4")	2.17
Solid Core Flush (1 3/4")	3.03
Solid Core Flush (2 1/4")	3.70
Panel Door w/ 7/16" Panels	
(1 3/4")	1.85
Storm Door (wood 50% glass)	1.25
(metal)	1.00
Metal Insulating	
(2" w/ urethane)	15.00

Your home's exterior doors can contribute significantly to air leakage, and can also waste energy through conduction, especially if it's old, uninsulated, improperly installed, and/or improperly air sealed. **Weatherstripping** can reduce the energy losses due to air leakage.

SELECTING NEW EXTERIOR DOORS

New exterior doors often fit and insulate better than older types. If you have older doors in your home, replacing them might be a good investment, resulting in lower heating and cooling costs. If you're building a new home, you should consider buying the most energy-efficient doors possible.

When selecting doors for energy efficiency, it's important to first consider their **energy performance ratings** in relation to the local climate and your home's design. This will help narrow your selection.

TYPES OF DOORS

One common type of exterior door has a steel skin with a polyurethane **foam insulation** core. It usually includes a magnetic strip (similar to a refrigerator door magnetic seal) as **weatherstripping**. If installed correctly and not bent, this type of door needs no further weatherstripping.

The R-values of most steel and fiberglass-clad entry doors range from R-5 to R-6, not including the effects of a window. For example, a 1-1/2 inch (3.81 cm) thick door without a window offers more than five times the insulating value of a solid wood door of the same size.

Glass or "patio" doors, especially sliding glass doors, lose much more heat than other types of doors because glass is a very poor insulator. Most modern glass doors with metal frames have a *thermal break*, which is a plastic insulator between inner and outer parts of the frame. Models with several layers of glass, **low-emissivity coatings**, and/or **low-conductivity gases** between the glass panes are a good investment, especially in extreme climates. When buying or replacing patio doors, keep in mind that swinging doors offer a much tighter seal than sliding types.

It's impossible to stop all the air leakage around the weatherstripping on a sliding glass door and still be able to use the door. In addition, after years of use the weatherstripping wears down, so air leakage increases as the door ages. If the manufacturer has made it possible to do so, you can replace worn weatherstripping on sliding glass doors.

INSTALLATION

When you buy a door, it will probably be pre-hung. Pre-hung doors usually come with wood or steel frames. You will need to remove an existing doorframe from the rough opening before you install a pre-hung door. The doorframe must be as square as possible, so that the door seals tightly to the jamb and swings properly.

Before adding the interior trim, apply expanding foam **caulking** to seal the new doorframe to the rough opening and threshold. This will help prevent air from getting around the door seals and into the house. Apply carefully, especially if the frame is wood, to avoid having the foam force the frame out of square.

If needed, you'll also want to add weatherstripping. Check the weatherstripping on your exterior doors annually to see if it needs replacement.

http://www.thermatru.com/learn-plan/shopping-tips-tricks/fiberglass-comparison/

- Products
- Learn & Plan
- Where To Buy
- Customer Support
- News & Events
- Company

Learn & Plan

Material Comparison

Choose the right door for your home.

Design & Inspiration

Look at it. Touch it. Knock on it. A Therma-Tru fiberglass door looks and feels just like real wood. But it won't warp or rot like a wood door – or dent or rust like a steel door.

Shopping Tips & Tricks

With very little maintenance, a Therma-Tru fiberglass door can bring your home years of durability, curb appeal and energy efficiency. Find out why it's the right choice for your home.

Product Endorsement

Glossary / Door Terminology

FAQs

Therma-Tru Literature

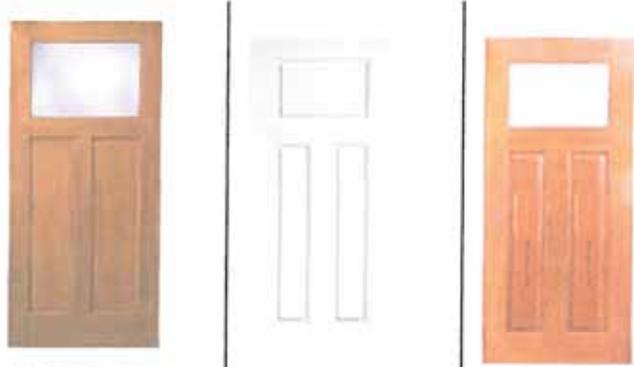
Stain and Paint

Fiberglass Comparison

How to Measure

Testing and Performance

Compare for yourself.



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	● ● ●	●	● ●

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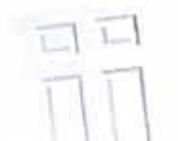
- DIY Network — [Features of Fiberglass Entry Doors](#)
- HGTV — [Front Doors: Woods, Steel and Fiberglass](#)

*Comparison of fiberglass to wood doors (both without glass).

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Glossary / Door Terminology



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St. Stevens Point (telephone number 636). It is the first Clark Street house east of the Associated Bank parking lot which is why, every time I drove past it for the past several years, I feared that sooner or later it would be torn down to make room for an expansion of that parking lot.

When the "FOR SALE" sign went up a few years ago, my fears for the house's welfare increased. Then, finally, when the sign disappeared two months ago, I wondered what to think: was that a good or a bad omen?

I got my answer at the Portage County Public Library reference desk on Friday, March 13. Friday the 13th is supposed to be an unlucky day, but in this case it turned out to be a lucky day for this old house and for my fears for it. For on that day, in the morning, a young woman came up to the desk and asked if anyone knew anything about old houses. She was referred to me, and I asked her what old house she had in mind.

Under that oriel window is a door that probably opens onto a stairway that leads both to the kitchen and to the basement, a feature of the American Foursquare style, which was flourishing at this time (1910), too.

"1408 Clark St.," she replied.

The Neo-Classical Revival style is manifested in the general simplicity of the house's exterior. It lacks fancy shingles, scrollwork and spindles, and has only some variation in siding width, plus a narrow, flared skirt dividing the

"1408 Clark St.?" I asked, wanting to be sure I heard right. "You bought that house?"

Here the period is evident mainly in the big, outside fireplace chimney on the west wall of the house, but also in the west bay window, which is shallow and rectangular rather than rounded or three-faceted, as it would be on a full-blown Queen Anne house.

"Yes," she said, looking curious.

Also, this bay, like the oriel window on the east side of the house, does not extend all the way down to the ground, but is simply attached to the wall.

"Thank you!" I said. "I've been worried about that house for years."

Two final features of the house that show its later construction, are the rusticated concrete-block front porch and the rusticated concrete-block basement walls. (Rusticated concrete blocks are blocks that are molded to look like stone.)

If we did not already know when the house was built from other sources, that porch and those walls would help us date it as between 1900 and about 1920, when concrete blocks became popular as a building material for foundations, porches, and even whole buildings such as garages and, indeed, houses. (See, for example, the very large house at the

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Panel

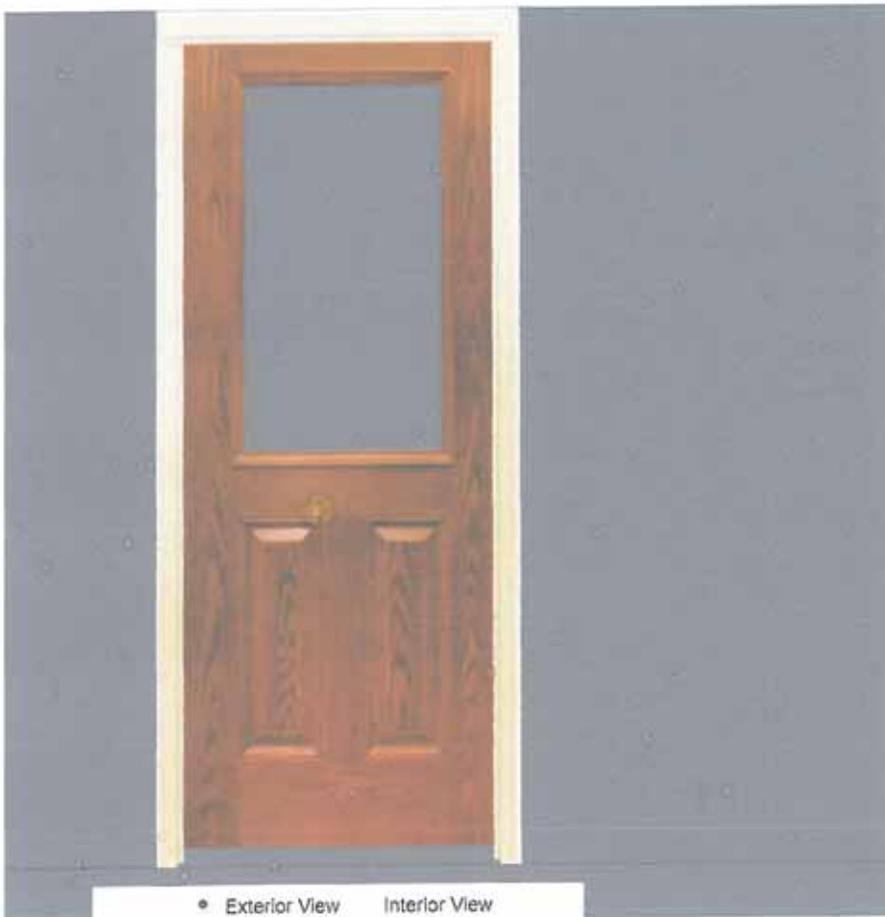
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REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, November 4, 2015 –4:30 p.m.

Portage County Annex Building

Conference Room 1 & 2 (First Floor)

1462 Strongs Avenue, Stevens Point, WI 54481

PRESENT: Chairperson Lee Beveridge, Alderperson Garrett Ryan, Commissioner Tim Siebert, Commissioner Sarah Scripps, Commissioner Tom Baldischwiler, Commissioner Joe Debauche and Commissioner Bob Woehr.

ALSO PRESENT: Director Ostrowski, Associate Planner Kyle Kearns, City Attorney Beveridge, Alderperson Kneebone, Alderperson McComb, Kent Hall, Sue Hall, Travis Haines, Cathy Dugan, Richard Ruppel, Jutta Brendel, Erick Yonke, Aaron Jones, Dylan Belisle, Logan Dredske, Same Cora, Cory Lasure, Justin Jones, Eric Storeres, Andrew Heck, Dylan Genrick, Jacob Livingston, Aaron Delandrea, Tim Zimmerman, Cory Rehfeldt, Darlene Todd, and Tori Jennings.

INDEX:

Discussion and possible action on the following:

1. Approval of the reports of the September 2, 2015, Special September 16, 2015, and October 7, 2015 HP/DRC Meetings.
2. Request from Eric and Alicia Skrenes for design review to install an entry door at 1408 Clark Street (Parcel ID 2408-32-1006-16).
3. Request from Eric Yonke, representing the property owner, for design review to demolish a garage and create a parking area at 1408-10 College Avenue (Parcel ID 2408-32-1004-06).
4. Request from Candlewood Property Management LLC for design review to replace porches at 1517 Main Street (Parcel ID 2408-32-1006-02).
5. Request from Sentry Insurance to expand a parking lot at 1421 Strongs Avenue (Parcel ID 2408-32-2024-06).
6. Request from Peter Spencer for design review to install external sign lighting at 924 Clark Street (Parcel ID 2408-32-2018-16).
7. Adjourn.

-
1. Approval of the reports of the September 2, 2015, Special September 16, 2015, and October 7, 2015 HP/DRC Meetings.

Motion by Alderperson Ryan to approve the reports of the September 2, 2015, Special September 16, 2015, and October 7, 2015 HP/DRC Meetings; seconded by Commissioner Siebert.

Motion carried 5-0.

2. Request from Eric and Alicia Skrenes for design review to install an entry door at 1408 Clark Street (Parcel ID 2408-32-1006-16).

Economic Development Specialist Kyle Kearns explained the applicants have requested to install a new side door at their property of 1408 Clark Street. The existing door appears to be original, of wood construction, which is inefficient and there are other concerns with the wood separating. The proposed door is a fiberglass door with a composite shell that is designed to mimic wood, with a single pane window. In regards to design review, the proposed door should closely match the original materials and size. This door does appear wooden, but is not wooden; therefore staff would require that a more appropriate door be proposed.

Eric Skrenes, 1408 Clark Street, explained they had looked for wooden doors, but could not find one that matched the panel door. They have investigated some solid wood doors and they were cost prohibitive. In looking around at neighboring homes, most have fiberglass doors now. They then narrowed the search for something that looked like a wood door, but would be much more efficient.

Commissioner Woehr asked where the door leads to. Mr. Skrenes stated this is a door leading to the basement stairs. He then asked if the owner had looked into wood insulated doors, to which Mr. Skrenes stated yes and they were in the similar price range as a solid wood door.

Chairperson Beveridge stated that there is a company in town that does woodworking and is able to reconstruct a replica of the door.

Commissioner DeBauche asked if this door was on the driveway side of the structure, which would be a factor of durability for any door replacement, to which Mr. Skrenes stated yes.

Commissioner Woehr confirmed with the applicant if the door swing was going to be changed from an out-swing to swinging in and if there would be a storm door provided. Mr. Skrenes answered yes the swing would be changed, but a storm door would not be installed at this time.

Cathy Dugan, 615 Sommers Street, spoke about letting the public know that G & S Woodworking on the corner of Stanley and Maria is able to design doors and can create what a home owner wants.

Aldersperson Ryan asked if the property owner would be interested in checking to see if the door can be rehabilitated and sealed, and if the cost was comparable to the fiberglass door. Mr. Skrenes stated yes he would be able to check into that.

Motion by Commissioner Siebert to deny the request from Eric and Alicia Skrenes for design review to install an entry door at 1408 Clark Street (Parcel ID 2408-32-1006-16) with a recommendation for the property owner to pursue door rehabilitation or a wood door replacement in which the chairperson and designated agent shall have the authority to review and approve; seconded by Commissioner Scripps.

Motion carried 5-0.

3. Request from Eric Yonke, representing the property owner, for design review to demolish a garage and create a parking area at **1408-10 College Avenue (Parcel ID 2408-32-1004-06)**.

Economic Development Specialist Kyle Kearns explained that the two stall garage at 1408 College Avenue was razed. The request for a permit and Historic Preservation / Design Review was obtained after the demolition. The applicant is also requesting to install a parking pad where the garage used to be to create an area for four parking stalls. Mr. Kearns identified the out building as having construction elements of the 1930's, and in 2008 the Assessor's office had the condition listed as fair. He continued explaining that the application cited the foundation and garage were sinking and that was the reason for razing the structure. Staff recommends denying the request and that the applicant either reconstructs a garage similar in size and materials, or maintain the area green space with no parking area installed. He noted that if there was a parking change for a multi – tenant building, a conditional use permit would be required, having to be reviewed the Plan Commission and Common Council.

Commissioner Woehr asked if any historic photos were located showing the out building, to which Mr. Kearns stated he was unable to locate any such photos. He then asked if a citation had been issued to the property owner, to which Director Ostrowski stated double permit fees had been charged for the razing permit.

Eric Yonke, 1418 College Avenue, stated he is representing the owners. He explained that he was working with an excavating company and the equipment just showed up, so they started work. The building inspectors had been by and stated that a razing permit was needed, to which he came in and obtained one from the Community Development Department at which time he learned of the Historic Preservation and Design Review Commission's regulations when razing a structure. Furthermore, regarding parking, he has been in conversation with a couple of asphalt companies, and stated they will not be able to do the asphalt due to the size and shape of the yard and driveway. He has also been speaking with Alchemy Concrete for some ideas for design. Mr. Yonke is asking for a slight change to the staff recommendations to allow for three parking stalls instead of two because the structure is a three unit building. Parking in the driveway is difficult in that it is very narrow and the cars would have to be moved for other tenants to get in and out as well as not being aesthetically pleasing to the neighborhood. He stated he would be willing to look into the costs of building a garage, and asked the commission to look at building a garage that could hold three vehicles with the understanding of the Plan Commission requirements for setbacks and size. He will try to do what he can to try to make this right. He continued stating this garage and the neighbors building were touching, and leaning against each other.

Aldersperson Ryan clarified that the applicant felt the concrete sunk because of the neighboring property and water drainage, to which Mr. Yonke stated he feels it was because the concrete was poured into the garage later than when the garage was originally built.

Administrative Staff Report



**Remove Chimney
Design Review Request
1700 Clark Street
October 24, 2016**

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"> Gene Numsen <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"> 2408-32-1036-09 <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 3 – Ryan <p>Lot Information:</p> <ul style="list-style-type: none"> Actual Frontage: 173 feet Effective Depth: 100 feet Square Footage: 17,424 Acreage: 0.400 <p>Structure Information:</p> <ul style="list-style-type: none"> Year Built: addition 1911 (105 years) Number of Stories: 2 <p>Current Use:</p> <ul style="list-style-type: none"> Residential <p>Applicable Regulations:</p> <ul style="list-style-type: none"> Chapter 22 Downtown Design Guidelines 	<p>Request</p> <p>Request from Gene Numsen for design review to remove a brick chimney above the roof at 1700 Clark Street (Parcel ID 2408-32-1036-09).</p> <p>Attachment(s)</p> <ol style="list-style-type: none"> Application Photos <p>City Official Design Review / Historic District</p> <ol style="list-style-type: none"> Clark Street Historic District <p>Staff Recommendation</p> <p>Based on the findings below, staff would recommend denial of the design review request to remove the chimney above the roof.</p> <p>Staff would recommend approval of the reconstruction of the chimney, subject to the following conditions:</p> <ol style="list-style-type: none"> Chimney reconstruction should match the existing chimney in size, design, and materials. Type N mortar shall be used as defined by the American Society for Testing and Materials (ASTM). If reconstruction occurs, the entire chimney shall be repainted white to ensure a uniform color throughout. Building codes and zoning ordinance requirements shall be met All applicable building permits shall be obtained.
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Vicinity Map



Scope of Work

The applicant, Gene Numsen, is requesting to remove the deteriorated portion of the west chimney, above the roof. The chimney would be capped below the roof line and the roof would be patched. A contractor has been pursued to perform the request and has indicated the height of the chimney is approximately 16 feet above the roof. Furthermore, he has indicated that the chimney has been painted, is severely deteriorated, and is leaning towards the home (eastward). Lastly, the applicant no longer uses the chimney and has stated it is not used as a conduit for other utilities.



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.

Guidelines of Review (numbers refer to guidelines standards)

*****Other standards within the design guidelines not specifically mentioned below have been reviewed and are met or not applicable pertaining to the proposed building improvement activities.**

MASONRY (3.2.2)

1. Preserve and protect character-defining masonry architectural features including corbelling, cornices, sills, quoins, foundations, and walls.

Analysis: The large chimney on the home is a character-defining architectural feature given its location on the side of the home and its large size. While the chimney may be difficult to see due to vegetation, it defines the western façade. Note that the chimney has been painted white to match the color of the home.

Findings: The removal of the top of the chimney would reduce the historical character of the home. Furthermore, it would make it difficult to be utilized as a working chimney in the future. Staff would recommend methods of repair or reconstruction be pursued to fix the chimney.

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: The applicant and contractor have indicated the chimney is in a state of severe deterioration and is leaning toward the home.

Findings: If deteriorated masonry is beyond repair, reconstruction should occur matching in size, design, etc. Staff would recommend approving reconstruction of the chimney, to match the existing chimney in size, design, and materials.

5. Paint should not be applied to masonry surfaces that were historically not painted.

Analysis: White paint exists on the entire chimney.

Findings: The paint should not be removed as it may cause damage to the existing brick. Furthermore, if reconstruction occurs, staff would recommend the entire chimney be repainted to ensure a uniform color throughout.

ROOFS (Sec. 3.5)

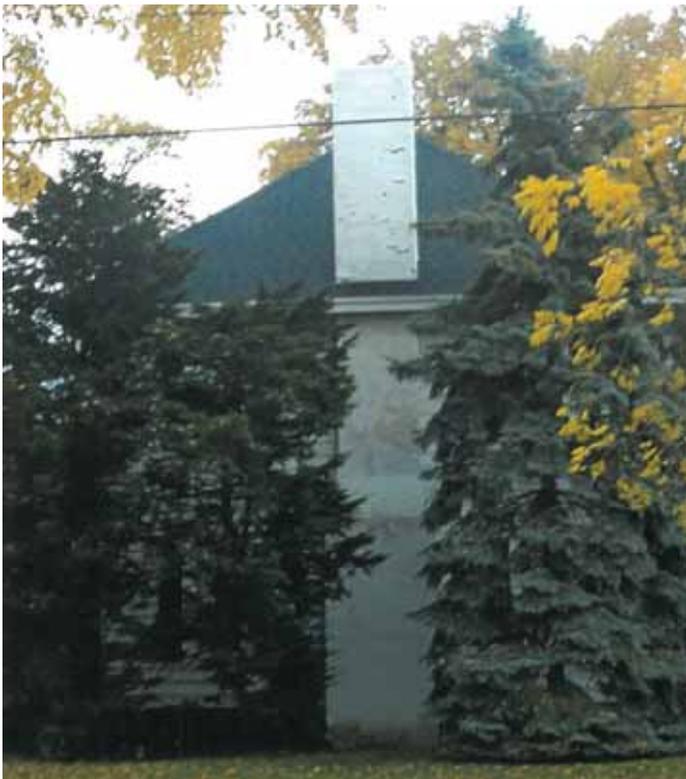
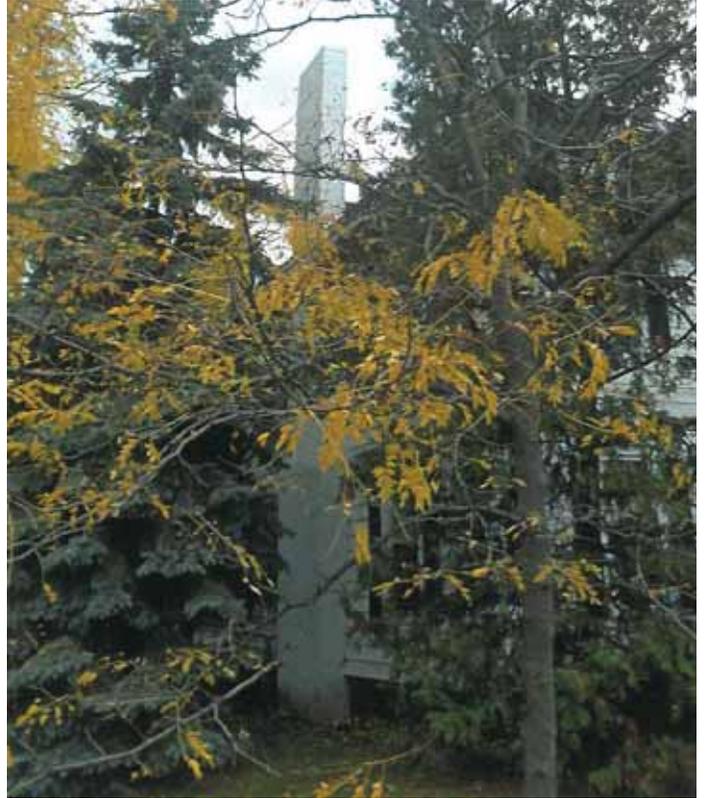
2. Character-defining elements of historic roofs should be retained and preserved including dormer windows, chimneys, turrets, cupolas, and parapet walls. Eave overhangs, moldings and trim, and soffit board should also be retained and preserved.

Analysis: As indicated above, staff has identified the chimney as a character-defining element, given its exposure on the western façade and large size.

Findings: If repair cannot occur due to the deteriorated state of the chimney, staff would recommend approving chimney reconstruction to the portion above the roof.

In conclusion and based on the findings above, staff recommends denying the design review request to remove a portion of the chimney above the roof. Staff would instead recommend approving the reconstruction of the chimney above the roof.

Photos





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	10/19/16	Assigned Case Manager	Kyle Keans
Associated Permits or Applications (if any)	-			Pre-Application Conference Date	
Decision	-	Date Reviewed	11/2/16	Staff Signature	

Notes:

Y

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)	
Applicant Name	Gene Numsen	Contact Name	
Address	1700 Clark Street	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715 341-3168	Telephone	
Fax	none	Fax	
Email	genenumsen@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
Legal Description of Subject Property		
Area of Subject Property (Acres/Sq Ft)	Area of Building or Structure (Sq Ft)	
0.4/17,500	3,000	

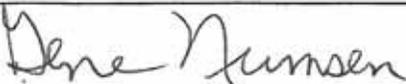
Current Zoning District(s)		Current Historic District(s) - Local, State, National	
		local	
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property	
	single family home		
Briefly describe the proposed building, structure construction, reconstruction or exterior alteration. Please also provide rationale for the design review request, along with the time schedule (if any) for the project. (Use additional pages if necessary)			
Remove deteriorating portion of west chimney (the portion above the roof) to below the roofline and construct roof over the remaining chimney. The chimney is for a fireplace which has not been used for decades.			
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.			
Yes. The portion of the west chimney presently above the roofline will be removed.			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.			
I don't know of any comparable adjacent neighboring improvements.			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer.			
I don't know			
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.			

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 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
	18 Oct 2016		

18 October, 2016

Garrett Ryan

District three alderperson

I am applying to the Historic Preservation/Design Review Commission for permission to remove the top approximately 16 feet of the masonry chimney on the west side of my house at 1700 Clark Street. This top portion of the chimney is seriously deteriorated and is beginning to lean toward the east. After removal of the deteriorating portion of the chimney (the part above the roofline) I propose covering the remaining portion of the chimney with a new roof. This chimney has not been used since my family moved into this house in 1973.

If questions, you may contact me at: tel: 715 341-3168

Email:

A handwritten signature in black ink that reads "Gene Numsen". The signature is written in a cursive style with a large, stylized initial "G".

Gene Numsen

Administrative Staff Report



**Raze Detached Garage
Design Review Request
1117 Smith Street
October 24, 2016**

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

<p>Applicant(s):</p> <ul style="list-style-type: none"> • Cahill Properties LLC <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"> • 2408-32-1004-05 <p>Zone(s):</p> <ul style="list-style-type: none"> • "R-3" Single & Two Family Residence District <p>Council District:</p> <ul style="list-style-type: none"> • District 3 – Ryan <p>Lot Information:</p> <ul style="list-style-type: none"> • Actual Frontage: 132 feet • Effective Depth: 50 feet • Square Footage: 5,534 • Acreage: 0.150 <p>Structure Information:</p> <ul style="list-style-type: none"> • Year Built: 1920 (96 years) <p>Current Use:</p> <ul style="list-style-type: none"> • Residential <p>Applicable Regulations:</p> <ul style="list-style-type: none"> • Chapter 22 • Downtown Design Guidelines 	<p>Request</p> <p>Request from Cahill Properties LLC for design review to raze the detached garage at 1117 Smith Street (Parcel ID 2408-32-1004-05).</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> • Application • Photos <p>City Official Design Review / Historic District</p> <ul style="list-style-type: none"> • Downtown Historic/Design Review District <p>Findings of Fact</p> <ul style="list-style-type: none"> • The property falls within the Downtown Historic/Design Review District which requires changes to building to be reviewed and approved. • The neighboring property owner removed a detached garage that abutted this garage. • Demolition is requested to occur this year, with a new detached garage construction to occur next year. <p>Staff Recommendation</p> <p>Approve the request to raze the detached garage subject to the following conditions:</p> <ul style="list-style-type: none"> • A detached accessory structure shall be constructed within 1 year of demolition, to be reviewed and approved by the Historic Preservation / Design Review Commission. • All applicable building and zoning codes shall be met prior to demolition. • All required permits shall be obtained prior to demolition, including a razing permit.
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Vicinity Map



Scope of Work

The owners of 1117 Smith Street are requesting to raze the existing detached accessory structure prior to winter, given the deteriorated state. The applicants have also indicated the state of the structure has worsened when the neighboring detached garage at 1408 College Avenue was removed. The structures were likely supporting one another and after the demolition of one structure the other has shifted. Given the approaching winter, the applicants plan to reconstruct a new garage next year harmonizing with the house and appearance of adjacent neighboring improvements. Review and approval through the Historic Preservation Commission is required for the new construction.



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.

Guidelines of Review

*****Other standards within the design guidelines not specifically mentioned below have been reviewed and are met or not applicable pertaining to the proposed building improvement activities.**

DEMOLITION (Stevens Point Design Guidelines Sec. 6.1.2)

Numbers match the applicable standard in the Design Guidelines.

1. Whether the building or structure is in such deteriorated condition that is not structurally or economically feasible to preserve or restore it, provide that any hardship or difficulty claimed by the owner which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of an approval to demolish

Analysis: The applicants have indicated the garage's state of disrepair and cited several photographs showing cracks in walls, peeling shingles, separated brick, and several other deteriorated elements of the structure.

Findings: Upon review, it appears maintenance was performed on the structure, as several patches and mortar repairs are visible. The cracks on the northeast and southeast walls indicate sinking of the foundation or slab. A proper repair would likely require wall reconstruction and the installation of footings. However, investment into fixing the existing garage does not seem appropriate given the severe deteriorated state.

2. Whether the building or structure, although not itself a historic structure, contributes to the distinctive architectural or historic character of the historic district as a whole, and therefore, should be preserved for the benefit of the people of the city or the state.

Analysis: The structure was constructed of several building materials including, brick, stone, block, and wood. Brick on the garage somewhat matches brick on the home. Documents indicate the garage was constructed during the 1920's, similar to the home construction.

Findings: Given the garage construction date similar to the home and complimenting the design of the home, the detached garage likely contributes to historic character of the home. Although brick matches the home, the design of the garage is simple. Windows exist on the garage along with a service door which add characteristics to the garage, but are not necessarily defining features.

3. Whether demolition of the subject property would be contrary to the objectives of the historic preservation plan for the applicable district as duly adopted.

Analysis: The detached garage was constructed similarly to the primary structure and during the same time period. Given the construction design and age of the structure it has deteriorated significantly. The neighboring

detached garage was demolished which subsequently effected this garage which was physically touching the neighbors.

Findings: Given the construction date and materials, if demolition is approved, a new garage should be constructed matching materials found on the primary structure to preserve the character of the property and the original single family use.

4. Whether the building or structure is of such old, unusual or uncommon design, texture, and/or material, that it could be reproduced only with great difficulty and/or expense.

Analysis: See standard two above regarding the garage design and materials.

Findings: The materials are not unique to the time period of construction and could be reproduced easily and at an affordable expense. Note that it may be difficult to match brick found on the primary home and existing garage. Staff would recommend a detached accessory structure be constructed within 1 year of demolition, to be reviewed and approved by the Historic Preservation / Design Review Commission.

6. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship or difficulty claimed by the owner which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of an approval to demolish.

Analysis: Severe deterioration exists and is documented in the applicant's photos. The photos also indicate maintenance and patchwork were pursued in the past to fix many maintenance problems.

Findings: While some of the deterioration may have occurred from lack of maintenance, evidence exists that maintenance was performed on the structure. Note that the garage is not constructed to the same standards as the home. No footings exist for the garage and walls are made of block. Given the construction, the garage was likely not intended to last like the primary structure.

7. Whether demolition of the building or structure would promote conformance with other criteria as designated in the City of Stevens Point Historic Design Guidelines.

Analysis: The detached garage likely doesn't meet required setbacks. Furthermore, given the close proximity to neighbors and the unsafe conditions of the structure, a collapse would surely effect the neighbors.

Findings: Demolition of the garage would clear a safety concern, and any new garage, if constructed properly, would improve aesthetics on the property.

8. Prior to undertaking the demolition work, the property owner should approach the HP/DRC to determine the historic significance of the structure and its relationship to the district.

Analysis: The property owner has requested demolition and submitted several details and photographs. See standard 1 and 2 regarding significance.

Findings: See standard 1 and 2 regarding significance.

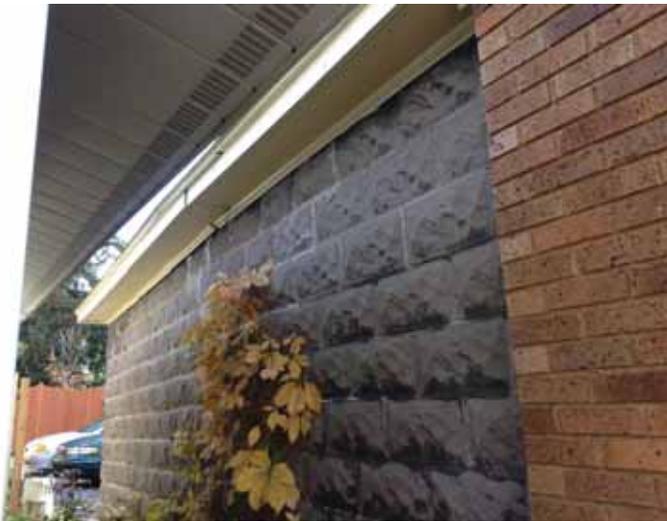
Building Images



East Wall & Windows



Interior East Wall



North Side



Interior North Wall



South Side Service Door



Interior - Service Door



South Side



West Wall



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	Thomas and Patricia Cahill	Contact Name	
Address	2658 Biron Drive East	Address	
City, State, Zip	Wisconsin Rapids, WI 54494	City, State, Zip	
Telephone	715-340-6174 or 715-340-6190	Telephone	
Fax		Fax	
Email	cahill@wctc.net	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? <input type="checkbox"/>)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	Cahill Properties LLC	Owner's Name	
Address	2658 Biron Drive East	Address	
City, State, Zip	Wisconsin Rapids, WI 54494	City, State, Zip	
Telephone	715-340-6174 or 715-340-6190	Telephone	
Fax		Fax	
Email	cahill@wctc.net	Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
1117 Smith Street - Tax key 281-24-0832100405		
Legal Description of Subject Property		
LOT 6 BLK 6 SMITH BRIGGS & PHILLIPS ADD BNG PRT NW NE S32 T24 R8 679897 688640-CERT 689516-AOC-CERT		
Area of Subject Property (Acres/Sq Ft)		Area of Building or Structure (Sq Ft)
6,534 sq. ft. - 0.150 acres		Garage 19 Width 24 Depth

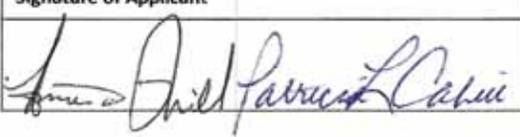
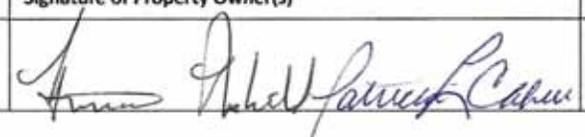
Current Zoning District(s)		Current Historic District(s) - Local, State, National	
District 3 - Zoning= R5 Multi Family 2		Local Clark Street Historic District	
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property	
Residential	Residential	Residential	
Briefly describe 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)			
We would like to raze the current detached garage on our property prior to winter. The current garage has deteriorated and with the recent razing of the neighbors garage, which was build over our garage, there has been further significant structural deteriorozation. The garage, in its current state is a serious safety hazard. We would construct a new building, pending Design Review Commission approval in 2017.			
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 you answer.			
The garage would be replaced in 2017 with a structure that will match and harmonize with the house and with the appearance of adjacent neighboring improvements.			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.			
N/A			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain you answer.			
Because of the unexpected urgency to raze the building prior to winter, we intend to rebuild a structure in line with the historic preservation guidelines and present them to the City of Stevens Point Historic Preservation/Design Review Commission in 2017 for approval and construction.			
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 you answer.			

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 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
	10-19-16		10-19-16

Cahill Properties LLC
Tom and Patti Cahill
2658 Biron Drive East
Wisconsin Rapids, WI 54494
715-340-6174 (Tom) 715-340-6190 (Patti)

October 19, 2016

Mr. George Doxtator - Alderman – District 1
1401 Wisconsin St.
Stevens Point, WI 54481

Re: 1117 Smith Street

Mr Doxtator:

It was a pleasure to talk with you this afternoon. As I advised you in the call, we own the property located at 1117 Smith Street, Stevens Point, Wisconsin. We have been working with Kyle Kearns and are submitting an application and materials for consideration by the City of Stevens Point Historic Preservation / Design Review Commission at their upcoming November 2, 2016 meeting. In line with the application process, we are submitting this letter to you as our Alderman.

We are hoping to obtain approval to raze the detached garage on our property, in preparation to rebuild a new structure in 2017. The garage has been deteriorating for several years, but recently, a neighbor razed his garage which was adjacent to ours, and the roof was actually build "over" our garage. Since the neighbor razed his garage we have seen a considerable amount of further structural deterioration. Our garage is built on a slab without footings and is constructed of block with a partial brick façade. The building is now rapidly shifting and at serious risk of collapse. Because of this, we have been advised that repairs could not be made to the garage. We had not anticipated needing to raze and replace the garage until the next year or two, but again, with the rapid deterioration after the razing of the neighbors garage, there is urgency for us to move forward with razing the building due to safety concerns prior to winter. We plan to replace the garage with a new structure in 2017. We would propose coming before the City of Stevens Point Historic Preservation / Design Review Commission in spring or early summer with these plans.

Please let us know if you have any questions. Thank you for your service as our Alderman.

Sincerely,



Tom and Patti Cahill
Cahill Properties LLC