

AGENDA

HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Tuesday, July 12, 2011 – 4:00 PM

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

(A Quorum of the Common Council may attend this meeting)

1. Approval of the report from the July 6, 2011 meeting.
2. Discussion and possible action on a request from Terry Landowski, for an exterior building review of **833 Clark Street (Parcel ID 2408-32-2014-13)**, for the purposes of replacing and installing new windows.
3. Other business.
4. Adjourn.

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

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, July 6, 2011 – 4:30 p.m.

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

PRESENT: Chairman Lee Beveridge, Alderperson Mary Stroik, George Hanson, Karl Halsey, and Hans Walther.

ALSO PRESENT: Community Development Director Michael Ostrowski and Cathy Dugan.

INDEX:

1. Approval of the report from the June 8, 2011 meeting.
 2. Discussion and possible action on updating the Design Guidelines for the Historic Preservation / Design Review Commission.
 3. Other business.
 4. Adjourn.
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1. Approval of the report from the June 8, 2011 meeting.

Motion by Hanson to approve the report as presented; seconded by Stroik. Motion carried 5-0 (Walther was not present at the time of the vote).

2. Discussion and possible action on updating the Design Guidelines for the Historic Preservation / Design Review Commission.

Director Ostrowski supplied the Historic Preservation / Design Review Commission (HP/DRC) with a couple examples of guidelines that have been done in other communities. The purpose of these examples are to provide the HP/DRC additional information in terms of both the layout of the document and the substance within.

The HP/DRC reviewed and discussed possible changes to the regulations and guidelines that govern the HP/DRC. Recommendations were made and will be incorporated in a draft document that will be brought back to the HP/DRC for review and consideration. Recommendations included the modification and addition to the purpose and intent of the document, definitions, powers and duties of the commission, procedures, maintenance, etc.

3. Other business.

Director Ostrowski indicated that the Wisconsin Historical Society will be holding a conference September 23-24, 2011 in Stevens Point. He provided the HP/DRC a brochure of the conference and asked if they would consider attending. He indicated that space is limited, so registrations would need to be returned quickly. In addition, there is an early bird deadline of August 8, 2011.

Director Ostrowski indicated that he has received a request by a property owner to replace windows and he was wondering if the HP/DRC could meet earlier than next month to take up the request. Director Ostrowski will be emailing everyone to see their availability next week or the week after.

4. Adjourn.

Motion by Hanson to adjourn; seconded by Walther. Motion carried 6-0.

Meeting adjourned at 5:45 PM.

Administrative Staff Report

Landowski Building Window Replacement
833 Clark Street
July 12, 2011



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">Terry Landowski <p>Staff:</p> <ul style="list-style-type: none">Michael Ostrowski, Director Community Development Ph: (715) 346-1567 Fax: (715) 346-1498 mostrowski@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">2408-32-2014-13 <p>Zone(s):</p> <ul style="list-style-type: none">"B-3" Central Business District <p>Master Plan:</p> <ul style="list-style-type: none">Downtown District <p>Council District:</p> <ul style="list-style-type: none">District 9 – R. Stroik <p>Lot Information:</p> <ul style="list-style-type: none">Actual Frontage: 85 feetEffective Depth: 174 feetSquare Footage: 14,790Acreage: 0.340 <p>Structure Information:</p> <ul style="list-style-type: none">Year Built: addition 1909 (102 years)Number of Stories: 2 <p>Current Use:</p> <ul style="list-style-type: none">Apartments <p>Applicable Regulations:</p> <p>Chapter 22</p>	<p>Request</p> <p>Review of window replacement.</p> <p>Attachment(s)</p> <ul style="list-style-type: none">Parcel Data SheetPrevious ImagesExterior Elevations <p>City Official Design Review / Historic District</p> <ul style="list-style-type: none">Design Review District <p>Staff Introduction</p> <p>Mr. Landowski is requesting to replace the first floor existing windows on this building with four larger windows measuring 6'-8" (T) x 4' (W). The windows will have 2" metal trim and will be painted Port Wine to match the existing color on the building trim or silver to match the door trim.</p> <p>Staff Recommendation</p> <p>With regards to the standards of review, the following would apply to this request:</p> <ul style="list-style-type: none">The original shape, proportion and scale of window openings shall be maintained. Blocking up or otherwise closing off of an original window shall not be permitted unless deemed necessary for energy efficiency. Exceptions may be made based on overall design concept.Wooden replacement windows are encouraged, however, new metal window frames (permanent or storm) should be either painted or anodized with a finish in character with the building being renovated. <p>The proposed new windows would return the building closer to its original state with the larger storefront windows. In addition, the trim would be painted to match the existing character of the building. In regards to the standards of review, the proposal would meet the standards listed above.</p> <p>Staff would recommend approval of this request with the windows being painted to match the building trim.</p> 
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2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999
PARCEL / OWNER DATA												
NAME AND ADDRESS				PARCEL #			LAND USE			ALDERMANIC DISTRICT		
Terence J & Louise R Landowski 921 Eighth Street Plover, WI 54467				240832201413			Multiple Residence (Low Rise)					
				PROPERTY ADDRESS			NEIGHBORHOOD					
				833 Clark St			Apts 8-15 units (Comm)					
				SUBDIVISION			ZONING					
							B3-CENTRAL BUSINESS					
OWNERSHIP HISTORY*												
OWNER		SALE DATE	AMOUNT	CONVEYANCE			VOLUME	PAGE	SALE TYPE			
Terence J & Louise R Landowski		5/4/2007	\$230,000	Warranty Deed			703141		Land & Buildings			
Pioneer Bank		7/29/2005	\$215,000	Sheriff Deed			676367		Land & Buildings			
SITE DATA				PERMIT HISTORY*								
ACTUAL FRONTAGE		85.0	DATE	NUMBER	AMOUNT	PURPOSE		NOTE				
EFFECTIVE FRONTAGE		85.0	10/31/2006	34409	\$850	066 Plumbing		replace hwh				
EFFECTIVE DEPTH		174.0	12/6/1999	28870	\$2,435	032 Furnace (HVAC)						
SQUARE FOOTAGE		14,790.0	6/11/1999	28478	\$850	020 Electrical		New Service-warehouse in rear				
ACREAGE		0.340										
2011 ASSESSED VALUE												
CLASS		LAND	IMPROVEMENTS		TOTAL		RATIO	EST. FAIR MARKET VALUE				
B-Commercial		\$58,500	\$203,600		\$262,100		92.00%	\$284,900				
TOTAL		\$58,500	\$203,600		\$262,100			\$284,900				
LEGAL DESCRIPTION												
LOT 1 CSM #6767-24-290 BNG PRT LOTS 3, 4, 5 & 6 BLK 10 S E & O ADD 705/1143-CERT 703141												



BUILDING SUPERSTRUCTURE DATA

BLDG	SEC	OCCUPANCY	YEAR	AREA	FRAMING	HGT
1	1	Apts (C avg)	1909	5,440	Masonry - Avg	10
1	2	Apts (D avg)	1949	2,880	Wood Frame - Avg	10
2	1	Warehse, Storage (C avg)	1909	3,088	Masonry - Avg	12
TOTAL AREA				11,408		

BASEMENT DATA

BLDG	SEC	ADJUSTMENT DESCRIPTION	AREA
1	1	Apartments - Unfinished Bsmnt	2,800
2	1	Warehouse Bsmnt - Unfinished	1,848

COMPONENTS

BLDG	SEC	COMPONENT DESCRIPTION	AREA

SITE IMPROVEMENTS

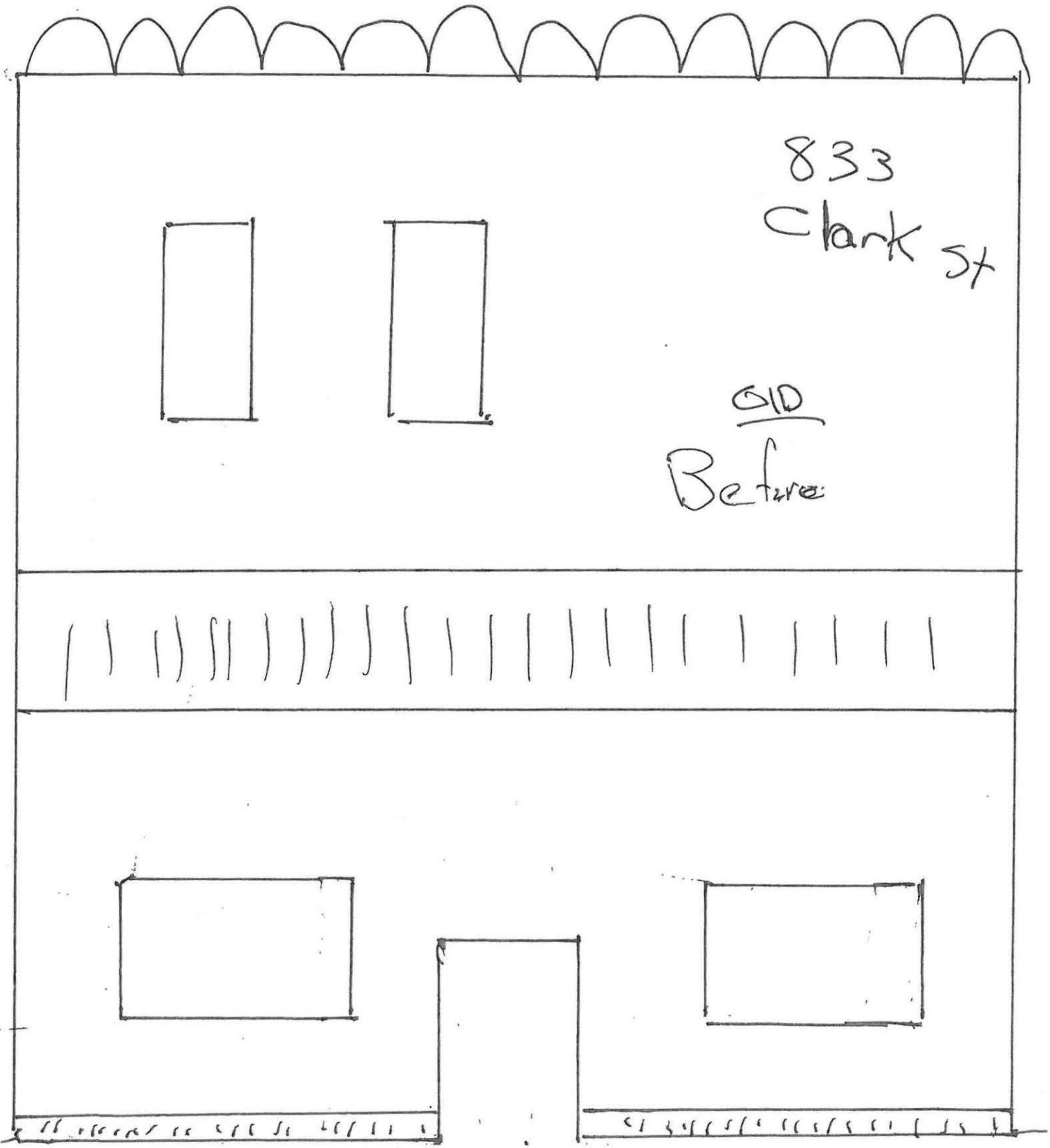
SITE IMPROVEMENT	UNITS

STRUCTURE DATA

AGE	102
YEAR BUILT	1909
EFF. YEAR	1959
ONE BEDROOM	6
TWO BEDROOM	3
THREE BEDROOM	n/a
TOTAL UNITS	9
STORIES	2.00
BUSINESS NAME	9 Family w/ garage

Disclaimer: Information shown here is considered accurate but not guaranteed.
 * Additional data may be available by contacting the assessors office.

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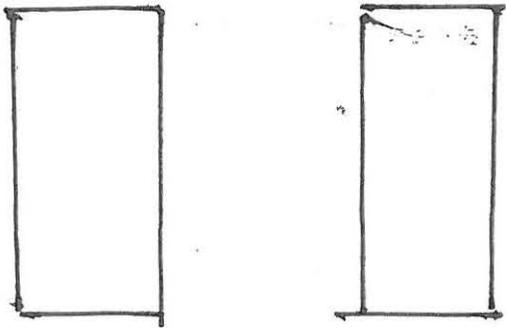


833
Clark St

SID
Before

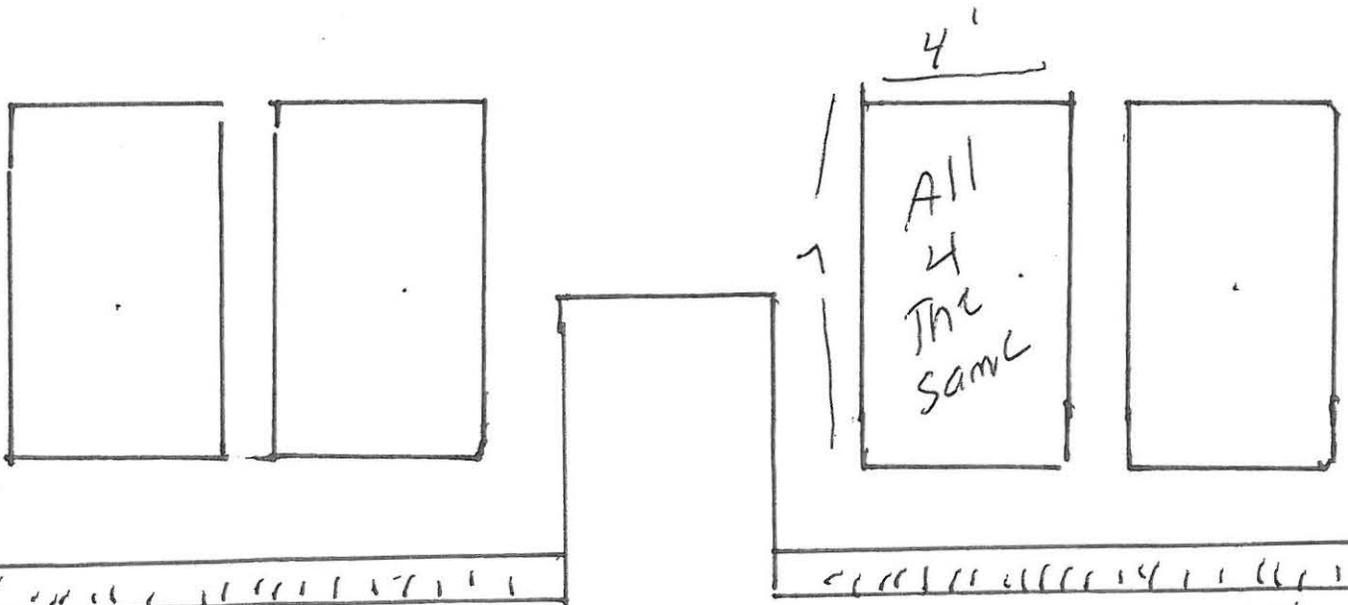
Side walk

833
Clark St



new

After

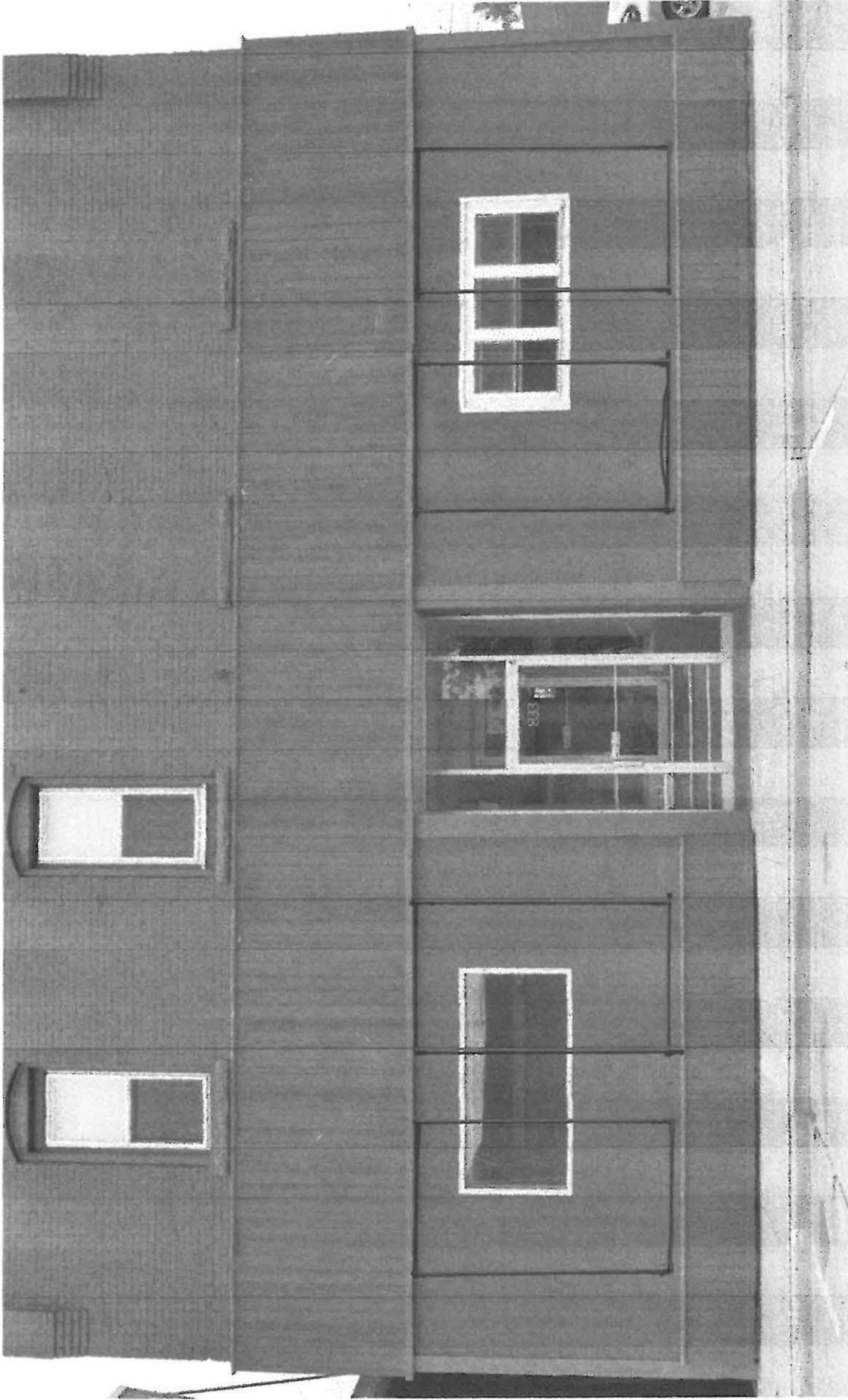


Concrete Block
Construction

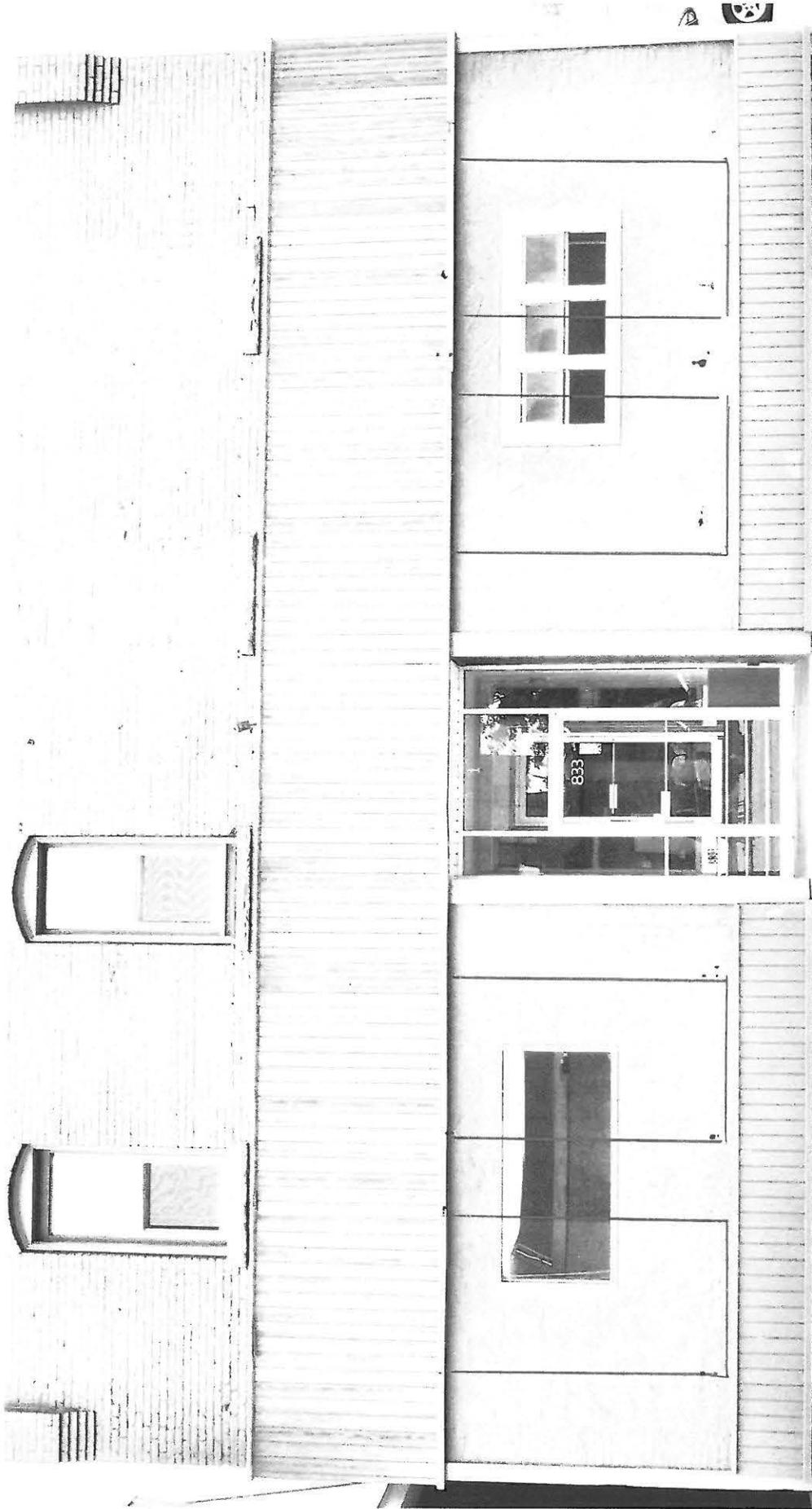
Side Walk

wood

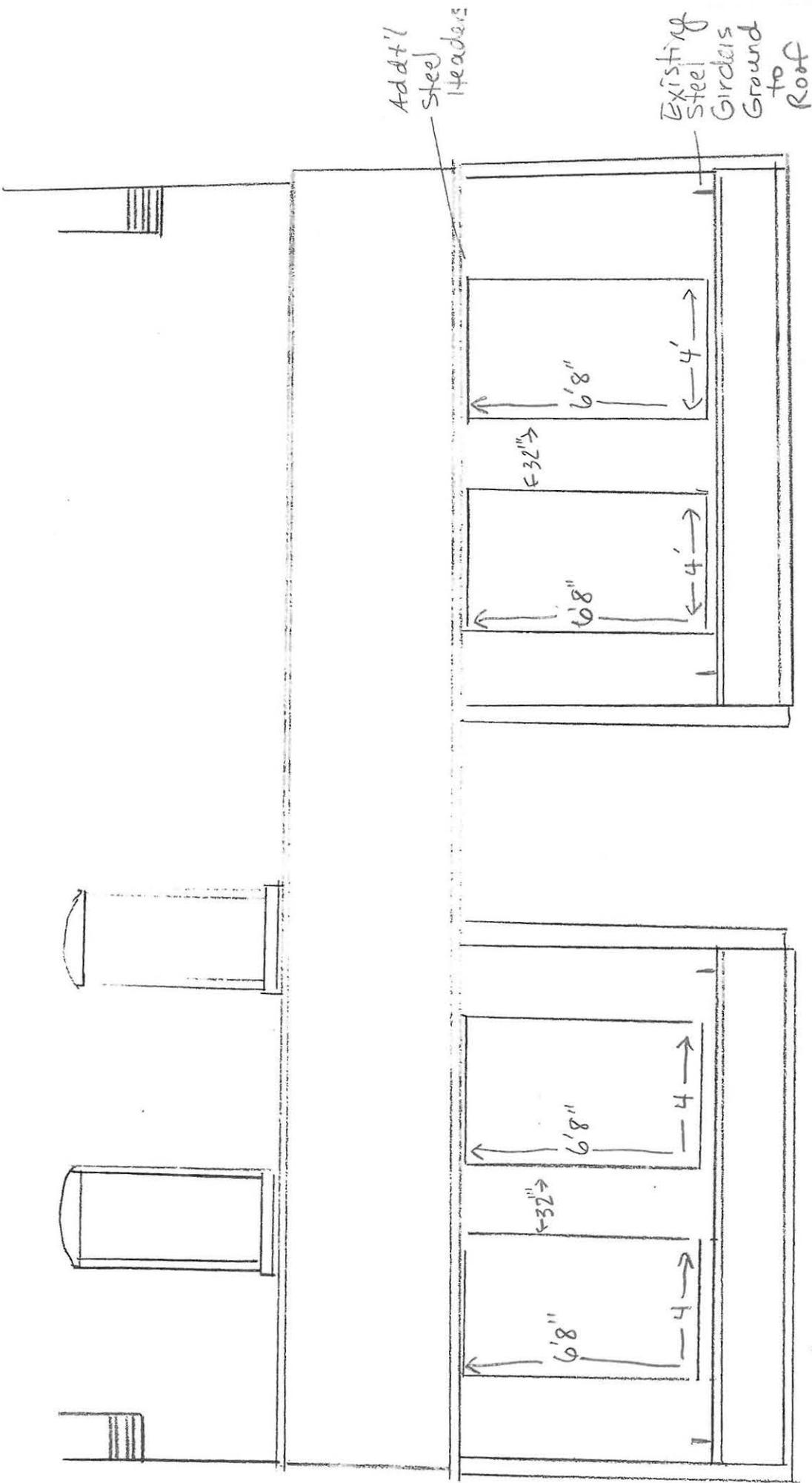
~~for~~
Framing



833 Clark St
Louise & Terry
Londrowska
Contact#
(715) 340-0303
(715) 347-7368



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2" Metal Trim on windows Painted Portwine to match existing building trim
OR Painted Silver to match front door trim