

AGENDA

HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

**Wednesday, October 5, 2011 – 4:30 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 September 7, 2011 meeting.
2. Discussion and possible action on a request from Kristin Mertes of Kristin's Riverwalk Food & Spirits, for an exterior building review for the replacement of the roof over the canopy at **1140 Clark Street (Parcel ID 2408-32-2026-32)**.
3. Discussion and possible action on updating Chapter 22 (Historic Preservation / Design Review) of the Stevens Point Revised Municipal Code and the Design Guidelines for the Historic Preservation / Design Review Commission.
4. Other business.
5. Adjourn.

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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.

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REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, September 7, 2011 – 4:30 p.m.

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

PRESENT: Chairperson Lee Beveridge, Alderperson Mary Stroik, Commissioner Tim Siebert, Commissioner Jack Curtis, Commissioner Kathy Kruthoff, and Commissioner Karl Halsey.

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

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INDEX:

1. Approval of the report from the August 3, 2011 meeting.
2. Discussion and possible action on updating Chapter 22 (Historic Preservation / Design Review) of the Stevens Point Revised Municipal Code and 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 August 3, 2011 meeting.

**Motion by Commissioner Siebert to approve the report as presented; seconded by Chairperson Beveridge. Motion carried 6-0.**

2. Discussion and possible action on updating Chapter 22 (Historic Preservation / Design Review) of the Stevens Point Revised Municipal Code and the Design Guidelines for the Historic Preservation / Design Review Commission.

Director Ostrowski indicated that he took the Commissioner's recommendation from last meeting and incorporated them into a new document, which was supplied to the Commission. Director Ostrowski indicated that a few other changes may be warranted, including a few clarifications under the definitions section to deal with tenses, phrases, etc., and the inclusion of the service charge language in the penalties and violations section.

Commissioner Seibert indicated that after reviewing other documents that he would like to add another purpose that relates to the tangible link to the community's past. Director Ostrowski indicated that he could incorporate it into the document.

**Motion by Commissioner Siebert to approve the ordinance with the changes indicated by Director Ostrowski and Commissioner Seibert; seconded by Commissioner Kruthoff. Motion carried 6-0.**

Discussion occurred regarding the current design guidelines and how we can change the layout and content to make them more reader friendly and more specific. It was decided that the Commission would take each section one at a time, starting at the next available meeting.

3. Other business.

Commissioner Kruthoff asked when the historical survey will be completed. Director Ostrowski indicated that it will likely be in October.

4. Adjourn.

**Motion by Commissioner Seibert to adjourn; seconded by Alderperson Stroik. Motion carried 6-0.**

**Meeting adjourned at 5:31 PM.**

# Administrative Staff Report

## Kristin's Riverwalk Roof Review

1140 Clark Street

October 5, 2011



Department of Community Development

<p><b>Applicant(s):</b></p> <ul style="list-style-type: none"><li>• Kristin Mertes</li></ul> <p><b>Staff:</b></p> <ul style="list-style-type: none"><li>• Michael Ostrowski, Director Community Development Ph: (715) 346-1567 Fax: (715) 346-1498 mostrowski@stevenspoint.com</li></ul> <p><b>Parcel Number(s):</b></p> <ul style="list-style-type: none"><li>• 2408-32-2026-32</li></ul> <p><b>Zone(s):</b></p> <ul style="list-style-type: none"><li>• "B-3" Central Business District</li></ul> <p><b>Master Plan:</b></p> <ul style="list-style-type: none"><li>• Downtown District</li></ul> <p><b>Council District:</b></p> <ul style="list-style-type: none"><li>• District 1 – Beveridge</li></ul> <p><b>Lot Information:</b></p> <ul style="list-style-type: none"><li>• Actual Frontage: 75 feet</li><li>• Effective Depth: 90 feet</li><li>• Square Footage: 6,750</li><li>• Acreage: 0.155</li></ul> <p><b>Structure Information:</b></p> <ul style="list-style-type: none"><li>• Year Built: 1925 (86 years)</li><li>• Number of Stories: 2</li></ul> <p><b>Current Use:</b></p> <ul style="list-style-type: none"><li>• Restaurant</li></ul> <p><b>Applicable Regulations:</b></p> <ul style="list-style-type: none"><li>• Chapter 22</li></ul>	<p><b>Request</b></p> <p>Discussion and possible action on a request from Kristin Mertes of Kristin's Riverwalk Food &amp; Spirits, for an exterior building review for the replacement of the roof over the canopy at <b>1140 Clark Street (Parcel ID 2408-32-2026-32)</b>.</p> <p><b>Attachment(s)</b></p> <ul style="list-style-type: none"><li>• Parcel Data Sheet</li><li>• Material sheets</li></ul> <p><b>City Official Design Review / Historic District</b></p> <ul style="list-style-type: none"><li>• Design Review District</li></ul> <p><b>Staff Introduction</b></p> <p>Ms. Mertes has indicated that her building received damage due to some storms earlier this summer. She has indicated that the roof will need to be replaced and she is requesting to replace the cedar shakes with steel panels in the color of burgundy. As you can see from the images below in this staff report, the wood siding fell onto the roof. The product sample sheets are enclosed with this staff report.</p> <div data-bbox="542 1102 1019 1455"></div> <p style="text-align: center;"><i>Prior Condition</i></p> <div data-bbox="1052 1102 1529 1461"></div> <p style="text-align: center;"><i>Current Condition</i></p> <p><b>Staff Recommendation</b></p> <p>With regards to the standards of review, the following would apply to this request:</p> <ul style="list-style-type: none"><li>• The removal or modification of any distinguishing architectural feature of a building is not allowed unless safety is questioned. When removal or modification is required, that feature should be duplicated. If the duplication of a missing feature is not possible, an attempt shall be made to approximate the missing feature.</li><li>• Natural materials are preferred over simulated or synthetic materials. The types of material preferred, but not limited to, may include: brick, stone, wood, stucco,</li></ul>
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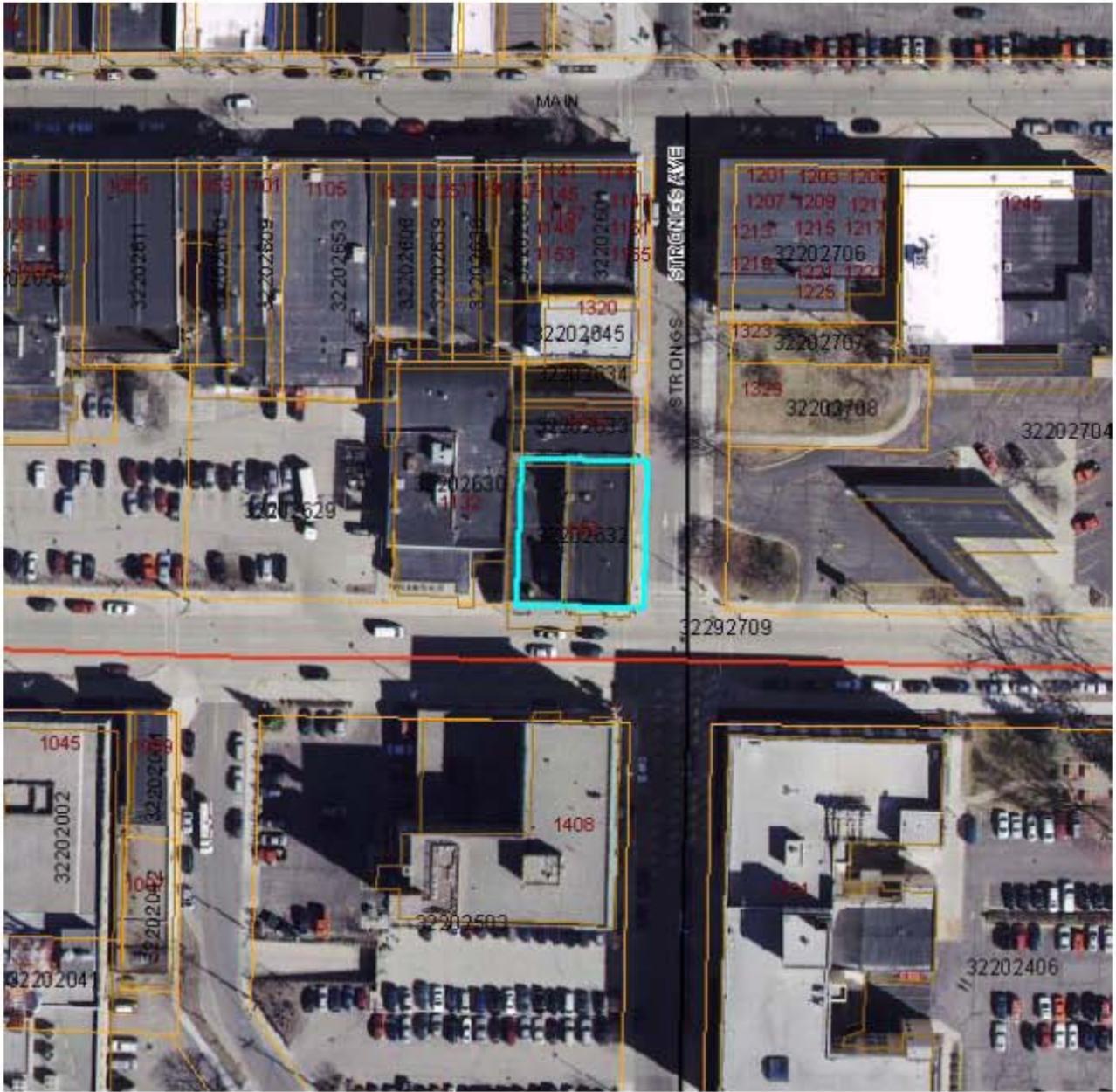
clay, tile, ceramic tile, quarry tile, terra cotta, and cut stone. Materials to be avoided may include, but not be limited to, concrete block, plastic, fiberglass, simulated brick, simulated stone, hardboard or metal siding panels and wood siding panels.

The cedar shakes provide a very unique and distinctive element to this canopy, and staff would encourage the retention of this element. However, as shown in the image below, the layout of the existing canopy is not original to the building.



In addition, staff would encourage the elimination of the wood siding above the roof, and to leave the original masonry work exposed. This is the piece of siding that fell off and damaged the roof.

# Vicinity Map



# Existing Images



South Side of Building



South Side of Building



South Side of Building



Southeast Side of Building

Name and Address		Parcel #	Alt Parcel #	Land Use
Jeffery W Brown & Kristen M Mertes 1159 Wilshire Dr Stevens Point, WI 54481		240832202632	240832202632	Restaurant
		Property Address		Neighborhood
		1140 Clark St		Cntrl Bus & 2nd St area(Comm)
		Subdivision		Zoning
Display Note		Metes And Bounds		B3-CENTRAL BUSINESS

**OWNERSHIP HISTORY**

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Jeffery W Brown & Joey Kwong Joey Kwong	9/14/2007	\$220,000	Warranty Deed	708760		Land & Build.
	4/22/2004	\$408,500	Quit Claim Deed/Addl Par	655138		Land & Build.
	9/28/1999	\$200,000	Warranty Deed	56	6090	Land & Build.

**SITE DATA**

**PERMITS**

Actual Frontage	75.0	Date	Number	Amount	Purpose	Note
Effective Frontage	75.0	7/23/2008	35721	\$15,000	032 Furnace (HVAC)	upgrade
Effective Depth	90.0	9/5/2007	35038	\$61,000	042 Interior Renov/Re	Interior Remodel & res
Square Footage	6,750.0					
Acreage	0.155					

**2011 ASSESSED VALUE**

Class	Land	Improvements	Total
B-Commercial	\$53,500	\$198,300	\$251,800
<b>Total</b>	<b>\$53,500</b>	<b>\$198,300</b>	<b>\$251,800</b>

**LEGAL DESCRIPTION**

PRT OUTLOT 5 COM NW COR CLARK & STRONGS TH W 75' 6" TH N 90' TH E 75' 6" TH S 90' TO POB S E & 0 ADDN 708760

**PROPERTY IMAGE**

**PROPERTY SKETCH**



Name and Address		Parcel #	Alt Parcel #	Land Use
Jeffery W Brown & Kristen M Mertes 1159 Wilshire Dr Stevens Point, WI 54481		240832202632	240832202632	Restaurant
		Property Address		Neighborhood
		1140 Clark St		Cntrl Bus & 2nd St area(Comm)
		Subdivision		Zoning
Display Note		Metes And Bounds		B3-CENTRAL BUSINESS

**BUILDING SUPERSTRUCTURE DATA**

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Restaurant (C avg)	1925	6,750	Masonry - Avg	12
1	2	Warehse, Storage (C avg)	1925	3,400	Masonry - Avg	12
Total Area				10,150		

**BASEMENT DATA**

**COMPONENTS**

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Bar/Tav/Restaurant Unf Bsmnt	6,750	1	1	Canopy - Wood or Steel	405

**DETACHED IMPROVEMENTS**

Structure	Year Built	Square Feet	Grade	Condition

**SITE IMPROVEMENTS**

**STRUCTURE DATA**

Site Improvement	Units	Age	46
		Year Built	1925
		Eff. Year	1965
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	2.00
		Business Name	Kristins Riverwalk

***Kristin's Riverwalk Food & Spirits  
1140 Clark Street  
Stevens Point, WI 54481***

September 29<sup>th</sup>, 2011

To: The Community Development Board  
The Downtown Business District Board

I would like to be put on the agenda for the committee meeting on Wednesday October 5<sup>th</sup>, 2011 to get approval for repairs that are in need on the outside awning at Kristin's Riverwalk Food & Spirits. We have endured some structural damage on the July 19<sup>th</sup> storm that we have worked out with the insurance company to get repaired.

The roof will need to be replaced from the damage and we would like to put steel panels in the color of burgundy on in place of cedar shakes. This will ensure that wear and weather will not affect the appearance of the structure in years to come.

Thank you for your consideration in this matter and we can discuss this further at the up coming meeting.

Thank You,  
Kristin Mertes  
Kristin's Riverwalk  
715-341-8178



# POST FRAME BUILDINGS

Commercial Suburban Agricultural



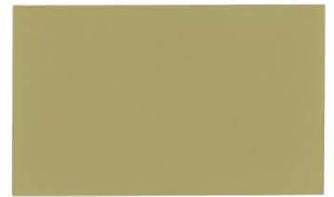
**WHITE**



**PRAIRIE WHEAT**



**IVORY**



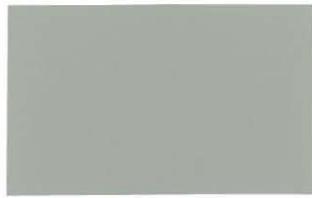
**TAN**



**BRITE WHITE**



**PINEWOOD**



**ASH GRAY**



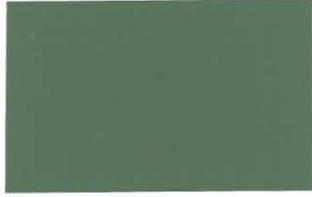
**PATINA GREEN**



**SLATE BLUE**



**OCEAN BLUE**



**FOREST GREEN**



**EMERALD GREEN**



**BEIGE**



**BRONZE**



**BURNISHED SLATE**



**BROWN**



**LIGHT GRAY**



**CHARCOAL GRAY**



**MIDNIGHT GRAY**



**BLACK**



**BRITE RED**



**RED**



**COLONIAL RED**



**BURGUNDY**

**MENARDS** offers the **BEST CHOICE** of Steel Building Panels for the post frame industry; plus the largest selection of Soffit, Fascia, Gutter, Vents, Trim, Trim Coil & Custom Bent Trim.

**Note:** Color chips show approximate tone. Color of actual product may vary. Final color approval should be made with actual material.



**\* COPPER COLORED**  
\* Only Available in Premium Products

# Helpful Hints For Constructing

# POST FRAME BUILDINGS

*Commercial    Suburban    Agricultural*

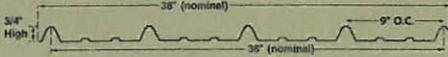


# Post Frame STEEL ROOFING & SIDING

- UL Class "A" fire rated • Highest impact resistance (Class 4) • "Cool" colors save energy
- Qualifies for homeowners' Insurance discounts



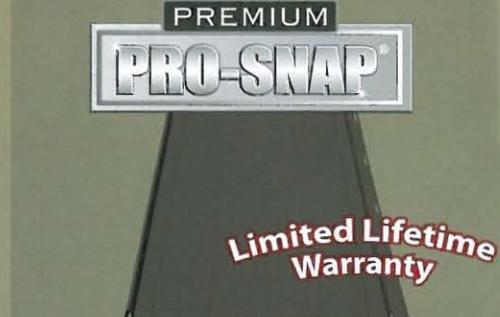
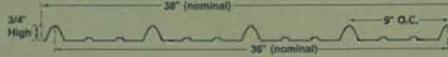
.0165" Nominal Thickness  
**EXPOSED FASTENERS**



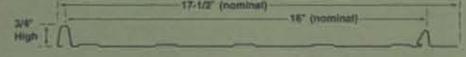
Not available in Copper Colored or Multi-Tone.



.018" Nominal Thickness  
**EXPOSED FASTENERS**



.018" Nominal Thickness  
**HIDDEN FASTENERS**



## Color options:



## Introducing **our NEW** MULTI-TONE COLORS

Available in our Premium Products only.





# Memo

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

## City of Stevens Point – Department of Community Development

To: Historic Preservation / Design Review Commission  
From: Michael Ostrowski  
CC:  
Date: 9/30/2011  
Re: Design Guidelines Review and Update

We will continue to review Chapter 22 and the design guidelines.

Please bring the design guidelines and other examples that were supplied to you previously. If you need additional copies, please contact me prior to the meeting.

If you should have any questions prior to the meeting, please do not hesitate to contact me.