

AGENDA
HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, August 1, 2012 – 4:30 PM

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

(A Quorum of the City Council May Attend This Meeting)

Discussion and possible action on the following:

1. Approval of the report from the July 5, 2012 HPDRC meeting.
2. Request from Mid-State Technical College, for an exterior building review of a portion of **1201 Third Court (soon to be Third Street), Parcel ID 2408-32-2029-51**, for the purposes of constructing an eastern wall, along with reconstructing entryways, installing windows, integrating stone and brick work into the façade, and other exterior improvements.
3. Rewriting of the Historic Preservation / Design Review Guidelines.
4. Façade Improvement Grant update.
5. 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

Thursday, July 5, 2012 – 4:30 p.m.

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

PRESENT: Alderperson Mary Stroik, Commissioner Tim Siebert, Commissioner Kathy Kruthoff, and Alternate Commissioner Norm Myers.

ALSO PRESENT: Community Development Director Michael Ostrowski and Economic Development Specialist Kyle Kearns.

INDEX:

Discussion and possible action on the following:

1. Request from Sentry Insurance for façade improvement grant funds in the amount of \$9,255 and design review for exterior building work, including the cleaning, tuckpointing, and sealing of their building at **1421 Strongs Avenue (Parcel ID 2408-32-2024-06)**.
2. Rewriting of the Historic Preservation / Design Review Guidelines.
3. Adjourn

Director Ostrowski pointed out at the start of the meeting that there is no Chairperson in attendance, so the commission would need to nominate someone to run today's meeting.

Commissioner Myers nominated Commissioner Siebert to be Chairperson for today's meeting; seconded by Commissioner Kruthoff. Nomination carried 4-0.

1. Request from Sentry Insurance for façade improvement grant funds in the amount of \$9,255 and design review for exterior building work, including the cleaning, tuckpointing, and sealing of their building at **1421 Strongs Avenue (Parcel ID 2408-32-2024-06)**.

Director Ostrowski stated that they had contacted the State of Wisconsin Historic Preservation Office in regards to the anti-graffiti material that would be applied to the building. A representative from that office said they would not recommend it. This building is on the Historic Register and applying this coating could be detrimental to the building. If the stone is not dry when you put it on, the coating traps the moisture behind it and I can start degrading the stone behind it. Economic Development Specialist Kyle Kearns added that if they do put on the anti-graffiti coating, the state would prefer the brand Prosoco, which was mentioned in one of the bids submitted. Prosoco is a little bit friendlier product environmentally, but the preservation architect with the state said that they never in any case recommend it.

Commissioner Siebert questioned if the coating could also discolor over time.

Director Ostrowski stated that along with the anti-graffiti coating, Sentry wants to do some tuckpointing, caulking, and cleaning. He stated that cleaning is typically just a maintenance issue that may not warrant grant funding. In addition, since the preservation office does not recommend putting an anti-graffiti coating on a building, he is not sure if we should fund those

costs with grant funds. In looking at the request, he would recommend funding half of the cost of the lowest tuckpointing bid, which is \$2,440.

Commissioner Kruthoff questioned why a big corporation is asking for funds, as opposed to the little shop owners, but the fact is that this building is one of the most beautiful buildings. Director Ostrowski added that it is one of the most historic buildings in our downtown, and we do want to preserve it. Helping with the tuckpointing is going towards that. He continued that there are a number of buildings in the area that have recently been hit with graffiti and Sentry has installed cameras, but the graffiti is still hard to remove.

Commissioner Kruthoff questioned how detrimental the anti-graffiti coating is as opposed to the cleaning of the graffiti time after time, and would the cleaning wear more than adding the anti-graffiti coating. She stated that if we are looking at this as a wonderfully beautiful building that we do want to preserve and they continuously have to remove the graffiti, how do we weigh one against the other. Director Ostrowski stated that we are not saying that they can't do it, but for us to fund it with grant funds, we really don't want to go against what is historically accurate and what the state would recommend. Commissioner Siebert pointed out that the city uses a cleaning fluid, to which Director Ostrowski confirmed yes depending on what type of paint it is.

Commissioner Siebert stated that he feels to not allow the anti-graffiti coating, and he is not sure about the cleaning.

Commissioner Myers wanted clarification that staff recommendation is to not include the anti-graffiti coating, to which Director Ostrowski stated the amount of \$9,255 includes everything: the anti-graffiti coating, the tuckpointing, and the cleaning. He stated that he does not have a problem with the tuckpointing because it is important to the building, even though you can't always see the improvements, it is crucial to help sustain the building. We have a choice to fund some of them, all of them, or none of them based off of our design guidelines and our criteria within the grant program, keeping in mind that we do have a limited amount of funding available.

Commissioner Myers clarified that it seems like you have the graffiti control that is \$5,800 and what is preferred is to do the other requests without the coating. Director Ostrowski explained that we can allow them to do it, but wouldn't want to see the commission fund something that goes against the historical standards.

Commissioner Siebert stated that power washing the limestone is a problem because it will powder the limestone. He would rather see them use some sort of mild chemical that doesn't damage the limestone. Director Ostrowski also pointed out that the power washing at 2500 psi is way too strong of pressure. Mr. Kearns stated that the applicant also had concerns about the bids and the high psi for cleaning.

Aldersperson Stroik clarified that the anti-graffiti coating was not recommended, to which Mr. Kearns stated nothing is recommended, but if you were to have to use a coating it was the Prosoco brand that would be preferable.

Director Ostrowski recapped that staff recommends funding half of the lowest bid for tuckpointing (\$2,440), caulking only previously caulked areas or where two different materials that meet, and to not fund the anti-graffiti control because it is not historically accurate, but

allow Sentry to do it if they use the kind recommended by the state. In addition, staff would recommend not using power washing, but rather a mild chemical solution, or extremely low psi levels of power washing as to not damage the stone.

Commissioner Kruthoff pointed out that we are setting precedent to not fund the cleaning of buildings due to the limited funds available, and because it is more of a maintenance aspect, as opposed to a restoration project.

Motion by Commissioner Myers to approve grant funds in the amount not to exceed \$2,440 solely for the tuckpointing, with the following conditions:

- **Tuckpointing shall match to the greatest extent possible the original mortar and spacing on the building,**
- **Caulking shall only be performed on previously caulked joints, or where two different materials meet,**
- **Awarded grant funds shall not include funds for cleaning or the graffiti control, but if Sentry does decide to use the graffiti control that they use the Prosoco brand identified by the state preservation office,**
- **Cleaning shall be performed with the appropriate methods either a mild chemical wash or very low levels of power washing as to not damage the stone,**
- **Mortar shall be used over caulk where applicable,**
- **All work shall be completed within one year,**
- **Project must adhere to Façade Improvement Grant Program Guidelines, and**
- **No funds shall be disbursed until project is fully completed, and approved paid invoices along with receipts are submitted.**

Commissioner Siebert asked if the grant funds could be used for taking paint off of brick to get back to the original material, to which Director Ostrowski stated that would be appropriate as it would be restoring it to the original façade.

seconded by Commissioner Kruthoff. Motion Carried 3-0, with Alderperson Stroik abstaining.

Commissioner Meyers left the meeting.

2. **Rewriting of the Historic Preservation / Design Review Guidelines.**

Director Ostrowski reviewed the previous meetings where the Commission examined Chapter 22: Historic Preservation / Design Review, stating that the next step is to review and rewrite the Historic Preservation Design Guidelines.

The Commission began discussing the template provided. Director Ostrowski gave an overview on each chapter and section, asking for any comments from the commission after each. Discussion stopped on Chapter 5: New Construction.

3. **Adjourn**

Motion by Commissioner Siebert to adjourn; seconded by Commissioner Kruthoff. Motion carried 3-0. Meeting adjourned at 5:43 PM.

Administrative Staff Report

Mid-State Technical College

Conditional Use

1201 Third Court

August 1, 2012



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">• Mid-State Technical College <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">• 2408-32-2029-51 <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 4 – Wiza• District 1 – Beveridge <p>Lot Information:</p> <ul style="list-style-type: none">• Actual Frontage: 930 feet• Effective Frontage: 930 feet• Effective Depth: 180 feet• Square Footage: 167,400• Acreage: 3.843 <p>Current Use:</p> <ul style="list-style-type: none">• Vacant, former Mall <p>Applicable Regulations:</p> <ul style="list-style-type: none">• Chapter 22	<p>Request</p> <p>Request from Mid-State Technical College, for an exterior building review of a portion of 1201 Third Court (soon to be Third Street), Parcel ID 2408-32-2029-51, for the purposes of constructing an eastern wall, along with reconstructing entryways, installing windows, integrating stone and brick work into the façade, and other exterior improvements.</p> <p>Attachment(s)</p> <ul style="list-style-type: none">• Parcel Data Sheet• Site plans and supporting documents• Photos <p>City Official Design Review / Historic District</p> <ul style="list-style-type: none">• Design Review District <p>Staff Recommendation</p> <p>Approve, subject to the following condition(s):</p> <ul style="list-style-type: none">• Design elements and materials for the remaining facades that have not been submitted shall match or complement those approved in the submitted plans for the north and east facades. The Chairperson of the HP/DRC and the designated agent are authorized to approve such plans.• Changes or amendments to the proposed plans may be approved by the Chairperson of the HP/DRC and the designated agent.
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Vicinity Map



Scope of Work

Mid-State Technical College is requesting to construct an eastern wall where demolition of the building is proposed to occur, reconstruct entryways, install windows, and integrate decorative stone and brick into the façade. The following improvements are divided below for the major renovations.

- 1. Eastern Wall Construction:** The wall will be constructed with materials that closely match the color and texture of the existing brick. Decorative stone will be added to the newly constructed brick to provide a more aesthetically appealing façade. Furthermore, an entryway will be incorporated into the wall construction in the middle of the façade.
- 2. Entryways:** As mentioned above, an entryway is proposed on the east side of the building, incorporated into the new wall construction. This entryway will be a secondary entrance to the facility. Architectural features include a horizontal prefinished metal overhang extruding from the façade, providing shelter over the entrance. Large windows with clad aluminum trim and single pane glass doors are evident. The second, or main entryway, is proposed on the north side of the building. It is proposed to protrude above the existing roof line, however not above the skylights elsewhere on the building. The roof above the entryway will stand out, as it is proposed to

be a curved standing seam metal roof, curving downwards. Windows will line the entryway from the base to the roof with aluminum framing. Similar to the east entrance, a decorative prefinished metal overhang will extrude from the façade. A decorative layer of cut stone window trim will exist between the doors and windows on the main entrance. Both entrances will exhibit a decorative limestone veneer wall extruding from only one side, providing needed style and building separation. Lastly, an entrance is proposed to exist along the south façade near the west wall of the building

3. **Windows:** Windows will be installed along the entirety of the building with various spacing. Interior framing will be made of aluminum with the window trim comprised of cut stone. Windows along the east façade will have an aluminum curtain wall system and span almost the entire façade height. Additionally, a few will utilize a prefinished metal sunshade. Windows along the north façade are proposed to have a pre-manufactured stone veneer base, and span roughly half of the façade in height. The existing aluminum window and framing system for the skylights will remain.
4. **Decorative Stone and Brick:** Much of the existing brick will remain along the facades; however decorative stone and limestone columns are proposed to exist along the entire building. Spacing of the columns will vary. Columns will help to divide the contiguous façade and provide a more appealing fascia. A cornice/crown constructed of prefinished metal panels is proposed along much of the building. Furthermore, cut stone accents are proposed between the windows along the north façade, allowing for the possibility of lighting.

Standards of Review

The following standards would apply to this request:

Masonry

1. To the extent possible, original materials shall be retained in existing facades. They should be removed only where they are structurally unsound and are beyond restoration, and then only in accordance with an approved design scheme. Natural materials are preferred over simulated or synthetic materials. The types of material preferred, but not limited to, may include: brick, stone, wood, stucco, 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.

Analysis: Much of the existing brick will remain. Masonry materials will consist of natural limestone veneer, utility brick veneer, pre-manufactured stone caps, cut stone window trim and cut stone accents. Specifics, such as, color, type, size, etc. has not been provided regarding the masonry materials.

Findings: It is important to note that the original building materials are being removed for several reasons and the removal and installation of new material will assist bringing the building in conformance with the design guidelines. Original brick will be kept where applicable. All faces of the building have no windows except at entrances; therefore, a large amount of the original façade will be replaced with new materials. Additionally, natural stone and brick in the form of veneer or caps will be used, rather than synthetic materials. Pre-finished metal panels and aluminum siding are proposed, however, not in an over prolific amount that would be detrimental to the aesthetics of the building and district.

Windows

1. 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.

Analysis: Numerous windows are proposed along the façade, varying in shape and size. Project details regarding window color, type, glass, etc. have not yet been submitted. The majority of the windows will utilize an aluminum framing system.

Findings: This request involves installing new windows along a very monotonous façade and within entryways. Although the windows are not wooden they will be comprised of anodized finished clad aluminum. Furthermore, decorative stone is proposed to exist around many of the windows, enhancing their appearance.

Entrances

1. New storefront doors should match or closely resemble a traditional storefront door (i.e. contain large glass panels). Wooden replacement doors and frames are encouraged. Colonial, cross-buck or other such stylized doors are usually inappropriate in older commercial districts and shall not be permitted. Metal doors and frames (permanent or storm) should be painted or anodized with a dark finish rather than left in a natural metal finish.

Analysis: Single pane large glass doors will exist at the east and north entrances. Framing around the doors is proposed to be anodized finished clad aluminum, similar to the windows frames. Decorative cut stone trim will exist on the north entrance. Furthermore, the north entrance incorporates windows from the base to the 1-1 ½ story curved standing seam metal roof. Separated only by decorative cut stone trim, prefinished metal overhang, and aluminum framing, the windows will fill the entrance with light.

Findings: The entrances have been designed to stand out from the current and very dull façade. Furthermore, the proposed entrances are compatible with the proposed facades along the building. Doors are sized appropriately and offer features that match the historic guidelines.

The existing building does not architecturally contribute to the district. The proposed design submitted by Mid-State Technical College provides that much needed contribution. Although the building itself is not historic or old by historic preservation standards, the building design mixes new innovative architecture within the entryways and ornate brick detail along the façade. The proposed project will take a very dull, monotonous building and turn it into a very aesthetic and much more artistic building. Furthermore, it will provide a transition from residential homes to the north with historic commercial buildings to the south.

Building Images



North Façade – Third Street Location



North Façade – Third Street Location



North Entrance (1)



North Entrance (2)



Northwest Corner



West Façade – Docking Bays



South Façade – Entrance



South Façade – Proposed Third Street Location

Name and Address	Parcel #	Alt Parcel #
Community Development Authority of the City of Stevens Point 1300 Briggs Ct Stevens Point, WI 54481	240832202951	240832202951
	Property Address	
	1201 Third Ct	
Display Note		

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Community Development Authority 1201 Third Court LLC Dial-Centerpoint LP	10/14/2011	\$910,000	Other	762709		Land & Build.
	10/4/2010	\$1,200,000	Sheriff Deed	750043		Land & Build.
	11/21/2001	\$3,700,000	Quit Claim Deed	598303		Land & Build.

PERMITS

Date	Number	Amount	Purpose	Note
3/17/2005	33034	\$2,500	042 Interior Renov/Remodel	demo walls/new part walls
2/22/2002	30544	\$75	020 Electrical	One Stop Pet
8/8/2001	30112	\$11,000	042 Interior Renov/Remodel	fitting rooms & replace lights
6/29/2001	30009	\$2,647	066 Plumbing	Remodel-Sears Portrait Studio
4/30/2001	30032	\$51,600	042 Interior Renov/Remodel	Sears Portrait Studio
2/27/2001	29710	\$2,500	066 Plumbing	Remodel - Claire's Boutique

2012 PARTIAL ASSESSED VALUE

Class	Land	Improvements	Total
X4-Local Exempt	\$0	\$0	\$0
Total	\$0	\$0	\$0

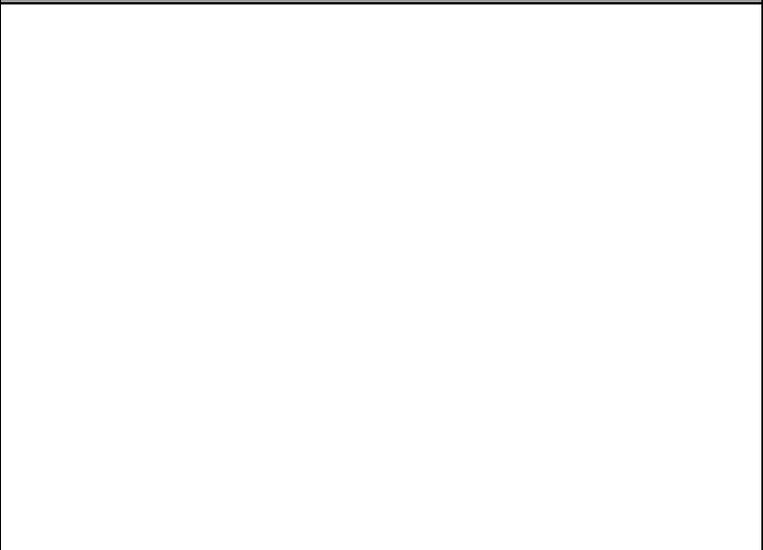
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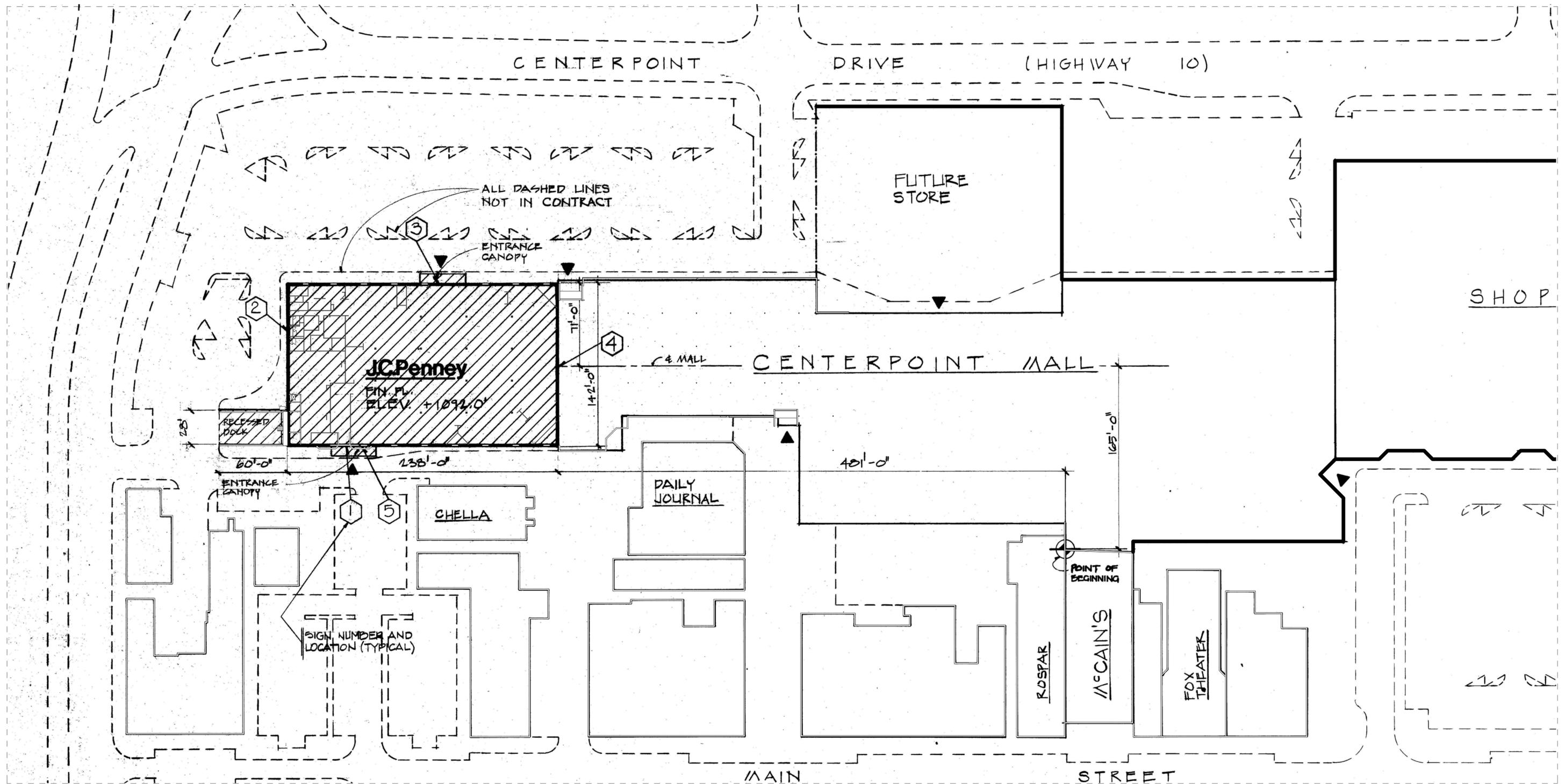
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PROPERTY IMAGE



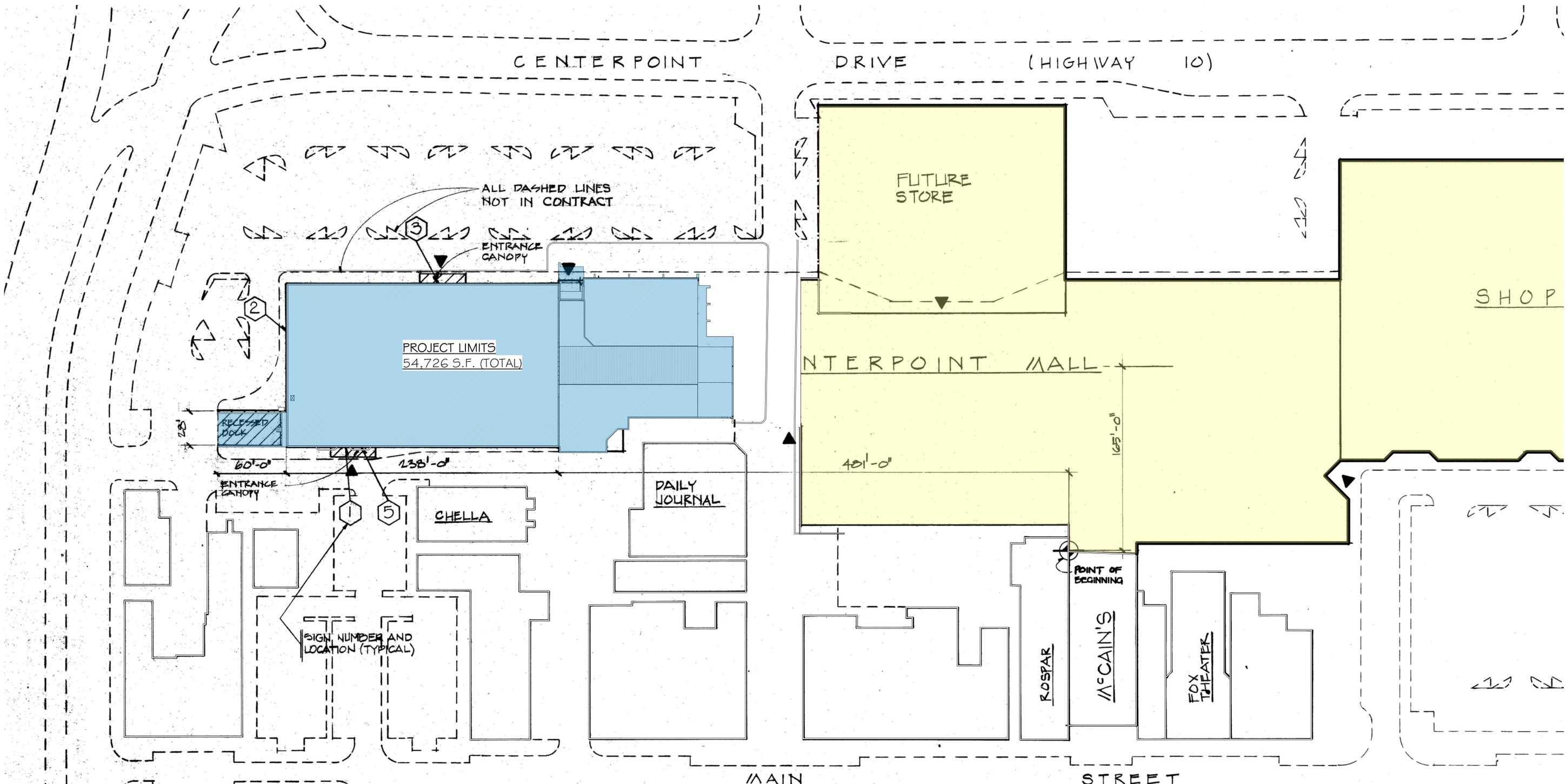
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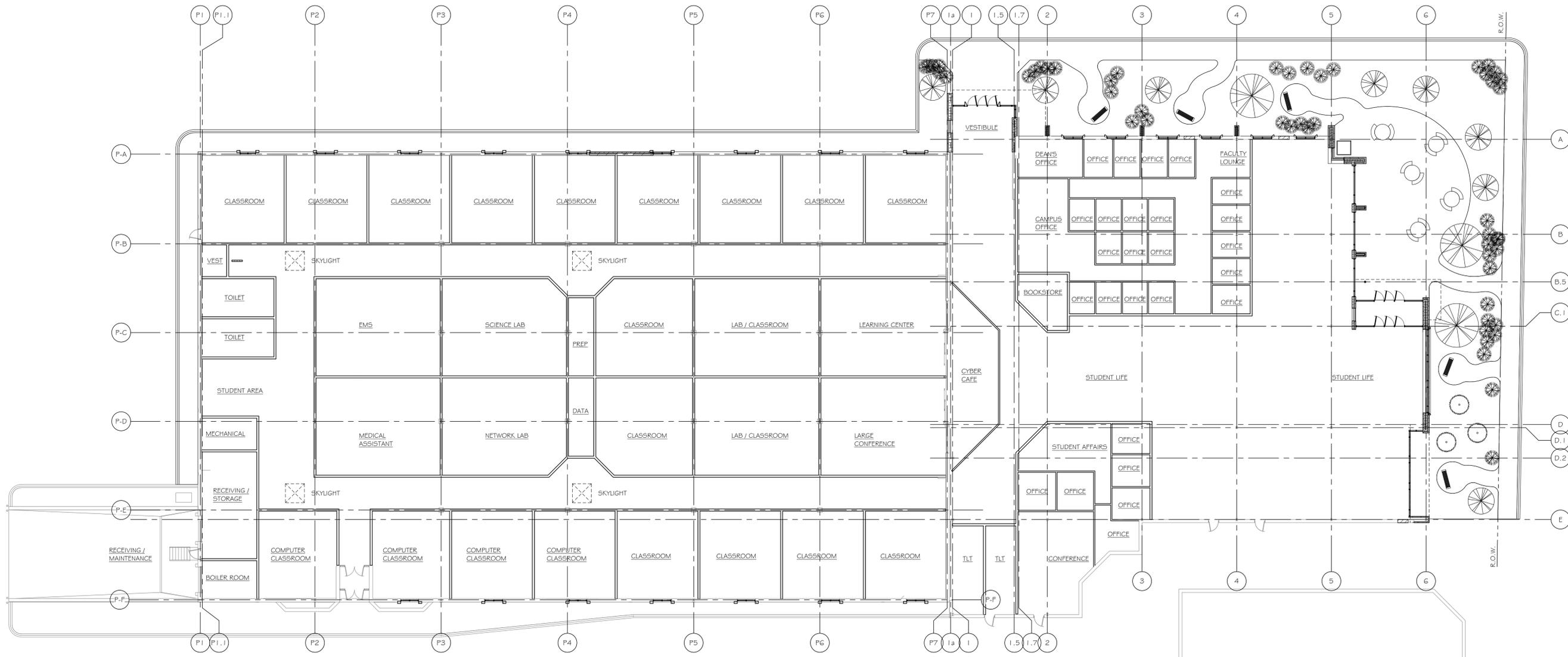


EXISTING SITE
SCALE: 1" = 40'-0"



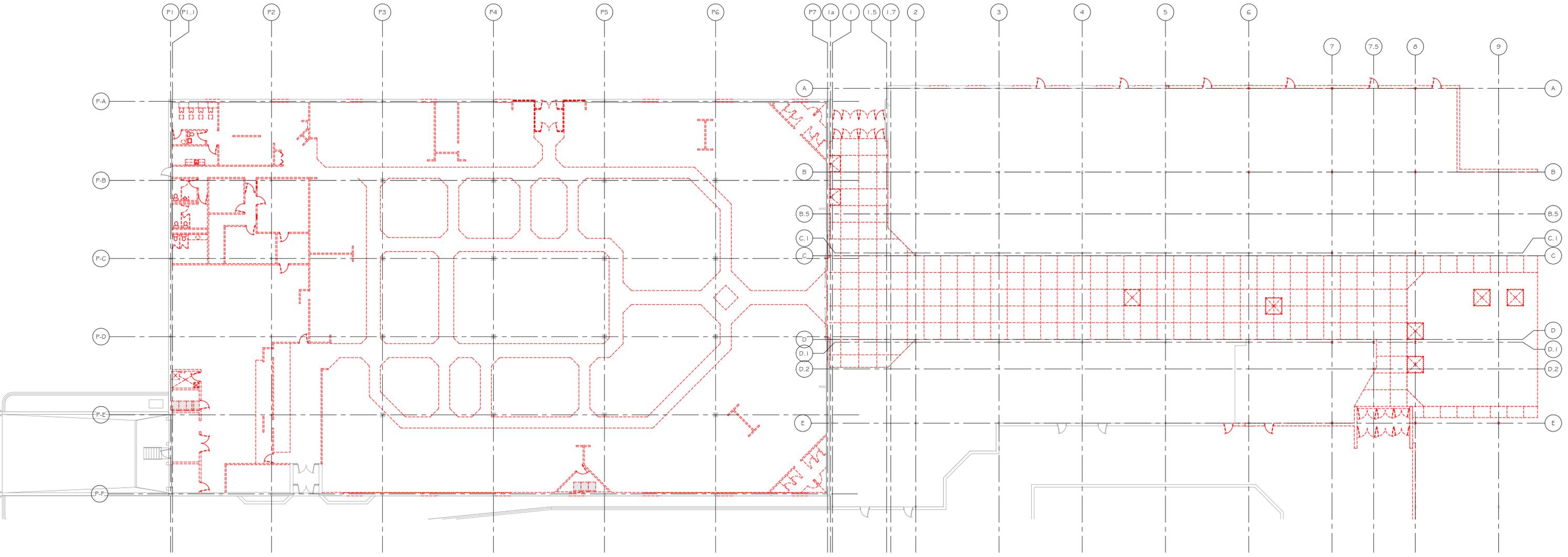


PHASE KEY	
	EXISTING CONSTRUCTION TO REMAIN
	PROJECT LIMITS



COMPOSITE FIRST FLOOR PLAN
 SCALE: 1/16" = 1'-0"

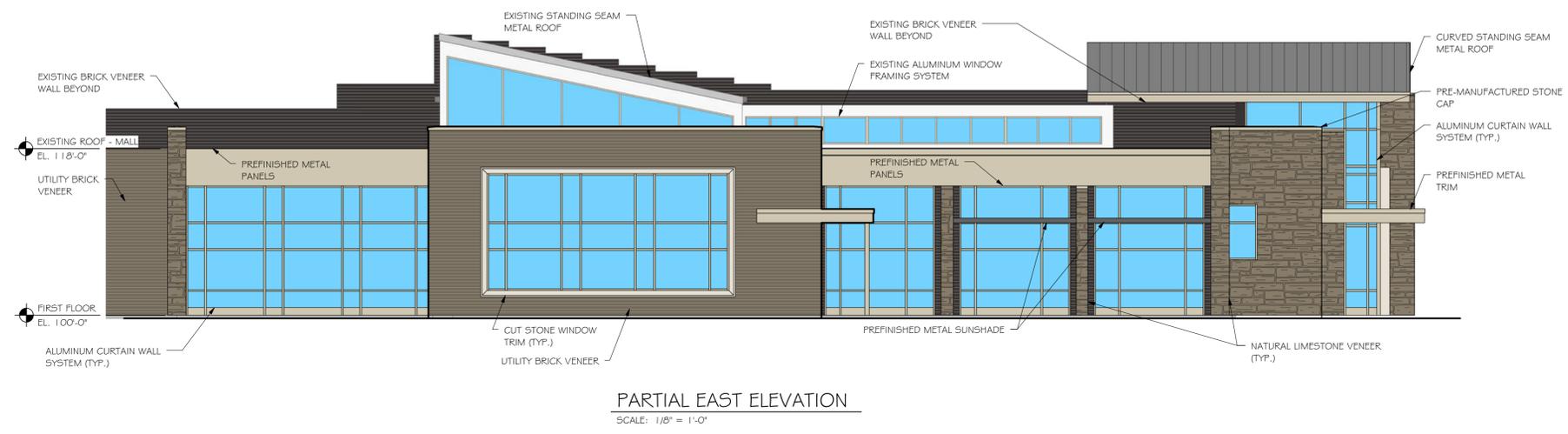
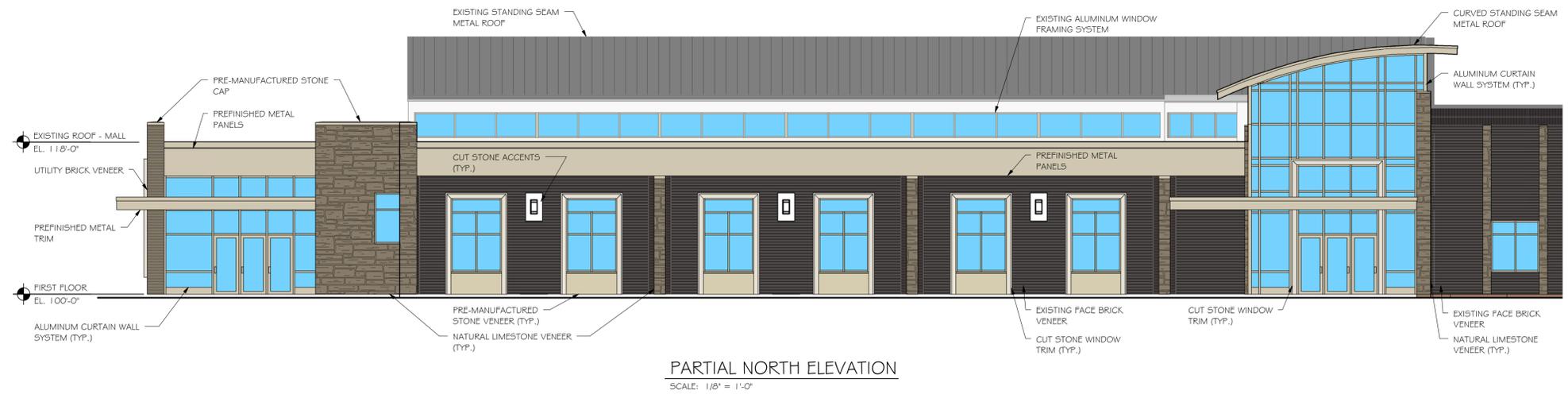




DEMOLITION -
 COMPOSITE FIRST FLOOR PLAN
 SCALE: 1/16" = 1'-0"







REVISIONS	
CHECKED:	JIM LUNDBERG
DRAWN:	MELISSA KLICK
DATE:	6/5/12
PROJECT NO.:	00.000

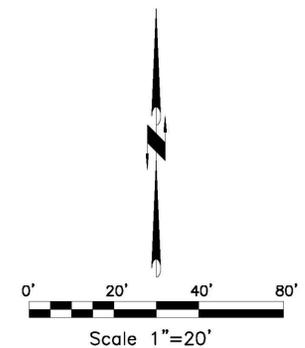
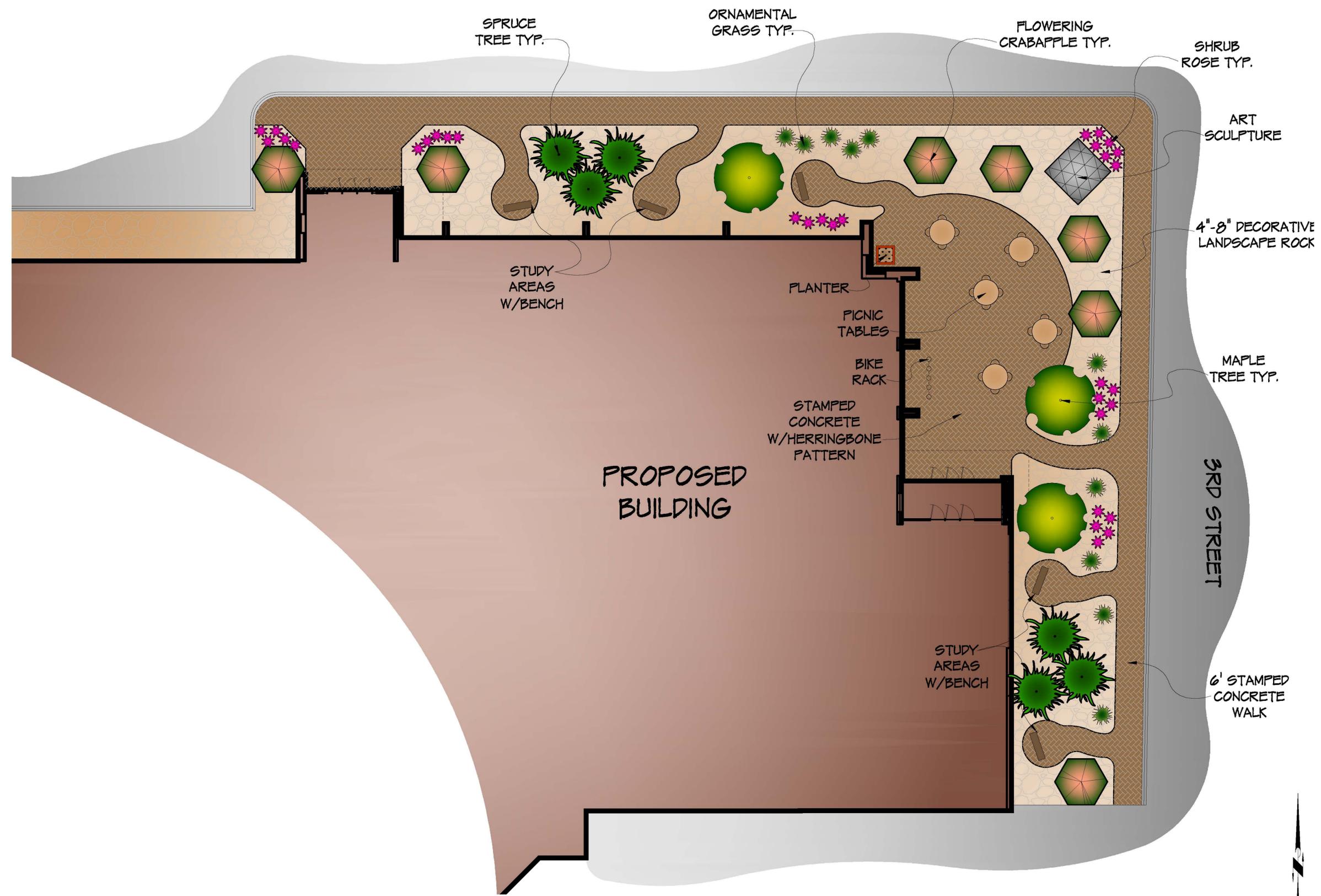
**CONCEPTUAL
SITE PLAN**

**STEVENS POINT CAMPUS RELOCATION FOR:
MID-STATE TECHNICAL COLLEGE
STEVENS POINT, WISCONSIN**

Land Surveying
Engineering
Landscape Architecture
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(Fx) 715.344.9922(Fx)



SP



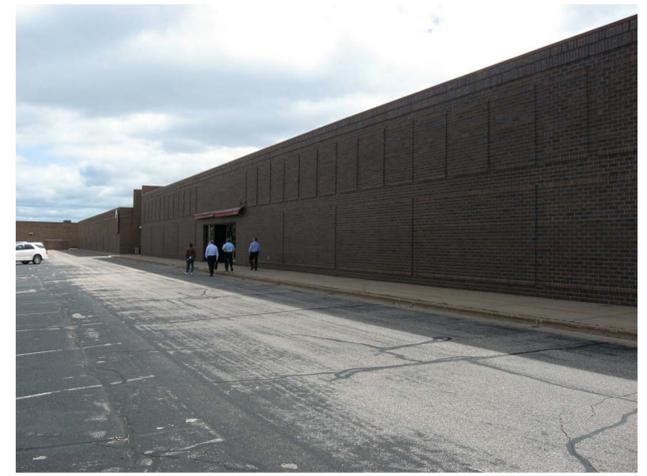
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EXISTING NORTH ENTRANCE - MALL



EXISTING NORTH ELEVATION - MALL



EXISTING NORTH ELEVATION - MALL AND JC PENNY



O.H. VIEW OF FUTURE THIRD STREET, NORTH SIDE OF MALL



O.H. VIEW OF EXISTING SOUTH ENTRANCE AT THIRD STREET



ACCESS DRIVE BETWEEN MALL AND JOURNAL BUILDING



VIEW DOWN THIRD STREET TOWARD MAIN STREET



SOUTH ENTRANCE FROM THIRD STREET



EXISTING SOUTH ELEVATION - JC PENNY



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 and Kyle Kearns
CC:
Date: 8/1/2012
Re: Design Guidelines Review and Update

At last month's meeting, discussion on Chapters 1-4 of the new design guidelines occurred. Those sections included:

1. Introduction to the Design Guidelines
2. Historic Development of the District
3. Changes to Existing Buildings
4. Streetscape and Site Design

As time permits, we will begin discussion on Section 5: New Construction. Again, no immediate action will be taken by the Commission or any other governing body regarding the changes and updates. Eventually, once final review of the entire Design Guidelines has been completed, they will go through the adoption process.

Please bring your copy of the guidelines and template that were previously provided to you. If you need another copy, please do not hesitate to contact us.

Façade Improvement Grant Program

Project Funding as of 07/19/2012

	Project	Business	Address	Funding
1	Debbie Roman-Schrank & Jay Schrank	Specialized Computers	832 Main St.	\$16,425
2	Wilfred Fang	Ideal Custom Frames & Gifts	1040 Main St.	\$6,767.50
3	Jerry Kawski	The Wooden Chair	1059 Main St.	\$11,856.11
TOTAL				\$35,048.61

Project Funds	\$300,000.00
Awarded Funds	\$35,048.61
Available Funds	\$264,951.39