

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday August 1, 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 George Hanson, and Commissioner Kathy Kruthoff.

ALSO PRESENT: Economic Development Specialist Kyle Kearns and Steve Smith.

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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.

Economic Development Specialist Kyle Kearns 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 Hanson nominated Commissioner Siebert to be Chairperson for the meeting; seconded by Alderperson Stroik. Nomination carried 4-0.

1. Approval of the report from the July 5, 2012 HPDRC meeting.

Motion by Commissioner Hanson to approve the report from the July 5, 2012 HPDRC meeting; seconded by Commissioner Kruthoff.

Steve Smith from Mid-State Technical College pointed out at typographical error on page 1 of 3 in the report of the July 5, 2012 Historic Preservation Design Review Commission, which would be corrected and the report updated in the records.

Motion carried 4-0.

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.

Steve Smith from Mid-State Technical College stated that the initial plan is that the city is going to begin the demolishing of the mall in the third or fourth week of August and work eastward. MSTC has contracted with the city to also dig the east footing so that they can lay the footings and foundation for the east wall so as to be enclosed prior to the snow fall. The eastern wall will be constructed of similar materials that complement the existing. New brick along the eastern wall will not match the existing brick, as it is almost impossible to match exactly and would look unprofessional. MSTC is also trying to take advantage of the natural lighting that already exists from the skylights by adding numerous large windows along the eastern wall. The main entrance will be the north entrance which currently is the one between former J C Penny's and the mall. There will be numerous windows along every facade, with the North entrance standing out significantly from the rest of the façade. The west end would be the place that they would, if appropriate in time, put in an addition, but at this point in time as far as the appearance, it would not be addressed like the other sides. The South side, the current catalog entrance was going to be left as is, but since the Downtown Square has been redone, it too will need to be in harmony with the rest of the building, only on a smaller scale compared to the other entrances.

Commissioner Hanson asked what would be done with the loading dock area on the west end, to which Mr. Smith answered the intent is to retain the southernmost dock area, and close the second. Any future additions to that side would render the dock useless. Commissioner Hanson asked if it would stay the same as it is now, with redoing some of the area, to which Mr. Smith confirmed yes, and that there would be windows placed on the west and south sides as well. He stated that all of the exterior classrooms will have windows and make use of the natural light.

Commissioner Siebert asked what the numbers represent on the layout, to which Steve Smith stated that they are the pillars and posts that exist on the interior of the building. Economic Development Specialist Kyle Kearns added that they represent load bearing supports and indicate what walls that must remain during the renovation. Mr. Smith pointed out on the layout where the interior rooms are placed and that they would be load bearing walls. He also pointed out that Larry LePage from Somerville has stated that the exterior classroom walls can be more easily renovated, but the middle pillars and posts must remain.

Commissioner Siebert asked where on the drawing the curved roof was, to which Steve Smith pointed out facing Centerpoint Drive on the north side of the building. Mr. Smith stated that they will also have a setback from Third Street. He also stated that they tried to provide details along the facade in a way that would not make it look as long, by putting in buttresses, accents, and columns. Commissioner Siebert asked that in reading the staff report; does the staff see any issues with compatibility with the rest of downtown. Economic Development Specialist Kyle Kearns stated that it is very compatible with the rest of downtown. He pointed out currently it is a very long building with no windows, and the proposed design has lots of windows with stone trim instead of the usual aluminum clad trim. Furthermore, the possibility of exterior lighting exists with the stone accents proposed, which helps to break up the monotony.

Commissioner Hanson asked if the columns come out from the building at all, to which Steven Smith answered yes three to four feet. Mr. Kearns stated that the architects and designers have done an adequate job, and the entrance to the north is very fitting.

Steven Smith from MSTC pointed out that because the building is coming out a ways, the parking lot will need to be redone. Furthermore adding that MSTC will be allowed one curb cut and that the area will be really part of the driveway which is currently in the redesign phase. Mr. Kearns did point out that the curb cut would be off of Third Street not Centerpoint Drive. Mr. Smith clarified that there will be a second entrance on Crosby by the lights on the south side.

Kyle Kearns pointed out that along Third Street, the building will primarily be an entrance with an interior lobby. No classrooms will be in that area, and the difference from the Third Street and the Centerpoint Drive facades is that there are no accents separating the windows.

Steven Smith from MSTC stated that in an art sculpture has been proposed to exist in the in a landscaped area on the corner of the lot bordering Third Street and Centerpoint Drive.

Kyle Kearns pointed out that the existing skylights are going to be utilized and are currently there. Steve Smith added that it is letting in the southern exposure. Mr. Smith also added that they are having conversations in regards to the redoing the roof by the J C Penny area and putting skylights on the north side and solar panels on the south. MSTC has a great deal of interest in making the building as energy efficient as possible. Commissioner Kruthoff asked if there was a south side rendering, to which Mr. Smith stated they are still working on it and are cognoscente of the view of Saint Peter's Church steeple while standing at the square and looking north. Furthermore stating he does not want to diminish the view with an elaborate entrance. He added that it would be similar to the north side but scaled down. Mr. Kearns also pointed out that this is one of the conditions recommended by staff, to have those additional drawings approved by the chairperson and staff when they are completed.

Commissioner Hanson asked if there would be a walking ramp over to the city lot for parking, to which Mr. Smith answered that those conversations have not happened yet with the city, but there is some concern for overflow parking in the Crosby Lot and they could go to Crosby from cross at the light. Mr. Kearns added that the city is aware of that concern and has incorporated that concern in traffic studies. Mr. Smith stated that for the short term the parking is adequate, however problems will occur when there are State College meetings that may bring in 50 additional cars for a day.

Motion by Commissioner Hanson to approve the exterior building review of a portion of 1201 Third Court for the purposes of construction an eastern wall, along with reconstructing entryways, installing windows, integrating stone and brick to work into the façade, and other exterior improvements with the following conditions:

- **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.**

Kyle Kearns Economic Development Specialist suggested an additional condition which included any proposed signage may be approved by the Chairperson of the HP/DRC and the designated staff agent, to which Commissioner Hanson agreed and added the condition to his motion.

- **Any proposed signage on the property may be approved by the Chairperson of the HP/DRC and the designated agent.**

Seconded by Commissioner Kruthoff.

Commissioner Kruthoff added that she feels MSTC has been doing their research and the best approach of not trying to match the current materials is the right thing to do. Being able to compliment the east side without trying to match it is key. Commissioner Hanson added that with the exterior walls that come off the building helps to break up the long wall. Commissioner Siebert confirmed that the material will be stone, to which Steve Smith stated yes.

Motion Carried 4-0.

3. Rewriting of the Historic Preservation / Design Review Guidelines.

Economic Development Specialist Kyle Kearns reviewed the previous meeting where the Commission examined Chapter 22: Historic Preservation / Design Review, specifically Chapters 1-4, stating that Chapters 5 and 6 remain.

The Commission discussed Chapters 5 and 6 using the template provided at previous meetings. Economic Development Specialist Kearns gave an overview of each Chapter and section, asking for any comments or questions from the Commission after each. The Commission finished reviewing Chapter 5 and 6, which concluded review of the Historic Preservation / Design Review Guidelines template. Mr. Kearns stated that the next step is to format the entire document, provide photos and necessary drawings, make the suggested changes, additions or edits and bring it back to the Commission for final review. The process will happen over the next few months.

4. Façade Improvement Grant update.

No discussion occurred regarding the Façade Improvement Grant Program.

5. Adjourn.

Motion by Commissioner Siebert to adjourn; seconded by Commissioner Hanson. Motion carried 4-0. Meeting adjourned at 6:07 PM.