

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday January 2, 2013 – 4:30 p.m.

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

PRESENT: Lee Beveridge, Alderperson Mary Stroik, Tim Siebert, and George Hanson (Kathy Kruthoff absent).

ALSO PRESENT: Economic Development Specialist Kyle Kearns, Alderperson Beveridge, JD Manville, Heidi Mancheski, Chris Northwood, Matthew Brown, Brandi Makuski, Troy Hojnacki, and Kevin Liu.

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Discussion and possible action on the following:

1. A physical inspection of **920 Clark Street** pertaining to agenda item 3 will take place at **4:30 PM**. Commission members are advised to meet at the site.

Following the site inspections reference above, the Commission will convene its formal meeting at **5:15 PM** in the City Conference Room, 1515 Strongs Avenue for discussion and possible action on the following:

2. Approval of the report from the August 1, 2012 HPDRC meeting.
3. Request from JD Manville, representing the property owner, to raze the building located at **920 Clark Street** (former Bumper to Bumper). **Parcel ID's 2408-32-2018-15 and 2408-32-2018-16**.
4. Request from Troy Hojnacki, representing Bars None Inc. for façade improvement grant funds in the amount of \$6,393.00 and design review for exterior building work, including painting, wood work, and window re-glazing at **920 Main Street (Parcel ID 2408-32-2015-12)**.
5. Façade Improvement Grant update.
6. Design Guideline Update
7. Adjourn.

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1. A physical inspection of **920 Clark Street** pertaining to agenda item 3 took place at **4:30 PM**.

Commission members inspected the building and site stated above.

2. Approval of the report from the August 1, 2012 HPDRC meeting.

Motion by Commissioner Siebert to approve the report from the August 1, 2012 HPDRC meeting; seconded by Commissioner Hanson. Motion carried 4-0.

3. Request from JD Manville, representing the property owner, to raze the building located at **920 Clark Street** (former Bumper to Bumper). **Parcel ID's 2408-32-2018-15 and 2408-32-2018-16**.

JD Manville stated that he represented the owner of the property to the north which includes the businesses of Salon Envy, and the old Hostel Shoppe. The intent of the demolition request

was to increase parking for the building owner and businesses to the north and the residence in that area as well as having less visible shared dumpsters, and new construction with historic façade of a smaller 800-1000 square foot retail building. Mr. Manville pointed out that the back block structure at 920 Clark Street, not only limits access to the property, but the building as a whole would be extremely expensive to remodel to a functional sellable property. He feels that the property and neighboring properties would benefit from the demolition with, the increase parking, shared dumpsters and reconstruction of a smaller retail area designed with a historic façade.

Commissioner Siebert expressed his displeasure of demolishing a historic building to construct a new structure that would have a historic façade, and pointed out that other buildings in the downtown area were of the same condition and cleaned up very nicely.

Commissioner Beveridge pointed out that the staff report recommends against the demolition, to which Economic Development Specialist Kyle Kearns explained the city's position. Mr. Kearns stated considering the condition, location, and being the only south facing building for three blocks staff recommend to save the structure and feels that it is in good shape and there are resources available for renovation, such as the façade improvement grant and tax credits for historical properties.

JD Manville asked the commission if he could demolish the back block warehouse addition on the property, which is functionally obsolete, and takes up space as well as hindering the accessibility of the building. He also pointed out that when demolishing that part of the building there would be environmental issues in the ground due to its former use as a service station.

Commissioner Beveridge asked if the property abuts any of the other buildings in that area, to which Mr. Manville stated there is a small area between buildings, and currently there is an encroachment issue that they are sorting out with the Assessor's office.

Commissioner Stroik asked how long the building had been sitting empty, to which Chris Northwood stated since the summer of 2012, he continued stating that there had been two interested parties in the building, but due to the cost of renovations, they backed out.

Motion by Commissioner Siebert to deny the razing of the building located at 920 Clark Street (former Bumper to Bumper). Parcel ID's 2408-32-2018-15 and 2408-32-2018-16 with the condition to have staff bring back the discussion regarding the demolition of the concrete block addition only on the back of the building and the vacation of the ingress/egress from Clark Street; seconded by Commissioner Hanson. Motion Carried 4-0.

4. Request from Troy Hojnacki, representing Bars None Inc. for façade improvement grant funds in the amount of \$6,393.00 and design review for exterior building work, including painting, wood work, and window re-glazing at **920 Main Street (Parcel ID 2408-32-2015-12)**.

Troy Hojnacki of Bar None Inc stated that back in 2005 he had redone the building at 920 Main Street, but the turret has not weathered well and in poor condition. He continued stating he would like approval and grant funding to restore the turret, which includes putting a fiberglass layer over the weathered wood areas, and repaint the front façade of the building using the same colors as before. Mr. Hojnacki explained that he had supplied estimates as requested, but is qualified as a contractor to do the work himself as he had back in 2005. Furthermore, he

explained that the fiberglass mentioned in the restoration is a mesh that is placed over the area, a fiberglass resin is then applied to about ¼ inch thickness and cured before it is painted, or the resin can be the same color, so no painting would be needed. Mr. Hojnacki also pointed out that the turret and façade will remain the same green and gray coloring, just a new fresh coat of paint, and that the dome would be scrapped, sanded and repainted as needed. He stated that the shingles will remain the same since they are in like new condition, the stain glass has the original wood sashes and there maybe some broken ones that would be replaced with the same tooling as the original.

Commissioner Beveridge asked about possible illumination in the upper part of the turret that would shine through the stain glass, Mr. Hojnacki stated that back in 2005 they had considered it, but due to cost and technology it was not feasible, but now with LED lighting he could look into the illumination.

Economic Development Specialist Kyle Kearns recommended limiting the fiberglass between the upper stain glass area and the dome of the turret.

Troy Hojnacki of Bar None Inc, also asked about his request of the protective glass on the exterior of the stain glass, to which Commissioner Beveridge stated he was concerned with moisture build up between the protective layer and the stain glass as well as a reflection off of the protective layer giving a glare and hindering the view of the ornate fixture.

Motion by Commissioner Hanson to approve façade improvement grant funds in the amount of \$6,393.00 at 920 Main Street (Parcel ID's 2408-32-2015-12); with the following conditions:

- **Fiberglass repair/renovation shall be limited to only the wood between the dome roof of the turret and the upper stain-glass.**
- **Window coverings/storm windows shall be prohibited to cover the stained-glass.**
- **If possible, the stained-glass windows shall be made of wood and permitted to have an aluminum exterior.**
- **Pressure washing and sandblasting to prep brick for paint shall not be permitted.**
- **Cleaning agents used to prep brick shall not be volatile and corrosive.**
- **Painting of brick shall match that of the existing style and color and scheme, i.e. window trim & sills, ornate brick, etc. And shall not occur in new areas.**
- **One additional bid for the following shall be submitted:**
 1. **Window work (re-glazing)**
 2. **Prep, prime and painting**
- **The HP/DRC Chair and Designated Agent shall review and approve second bids.**
- **All work shall be completed within one year.**
- **Project must adhere to Façade Improvements Grant Program Guidelines.**
- **No funds shall be disbursed until project is fully completed.**
- **The maximum City participation shall not exceed 50% of the lowest bid:**

Improvements	Details	Cost	Proposed Matching Grant Assistance
Masonry	Painting	Bill Wanserski Painting & Wall	\$3,727.5

		Covering - \$7,455.00	
Restoration	Cornice, Sanding, Priming, Window Removal	HOJO Construction Company - \$2,530.00	\$1,265.00
Windows	Stained-Glass re-glazing/restoration and aluminum storm panel	Precision Glass & Door - \$2,800.00	\$1,400.00
TOTAL (Lowest Bid)		\$12,785.00	\$6,393.00

Seconded by Commissioner Stroik. Motion Carried 4-0.

5. Façade Improvement Grant update.

Economic Development Specialist Kyle Kearns explained that only one of the three projects approved for funds has been fully reimbursed. He stated that the Shrank project will finish in the spring due to the weather conditions, and the Wooden Chair project is completed, and is in the process of submitting the final paperwork. He continued stating that there have been a few others interested in the funds now that the mall has been demolished because many of those properties along Main Street now have a second frontage. Approximately \$260,000 is left in the grant fund account. Several Commission members asked about other historic districts such as the South Side Business area and businesses on the north side of town and along Second Street, to which Mr. Kearns stated that separate districts could be added but recommended that the commission adopt the updated guidelines first.

6. Design Guideline Update

Mr. Kearns explained that the guidelines have been formatted and edited since the last meeting in August, but a narrative on the historic districts still needs to be compiled, along with photos and/or diagram of specific building styles and elements that will accompany text within the guidelines.

7. Adjourn.

Motion by Commissioner Siebert to adjourn; seconded by Commissioner Beveridge. Motion carried 4-0. Meeting adjourned at 6:17 PM.