

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday April 3, 2013 – 4:00 p.m.

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

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

ALSO PRESENT: Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Matthew Brown, and Cathy Dugan.

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Discussion and possible action on the following:

1. Approval of the report from the March 6, 2013 HPDRC meeting.
2. Request from Troy Hojnacki, representing Bars None Inc., for façade improvement grant funds in the amount of \$21,670.00 and design review for exterior building work at **1225 Second Street (Parcel ID 2408-32-2015-10)**.
3. Request from the Community Development Authority of the City of Stevens Point for review of a parking lot design for Municipal Lot 16, and the extension of Strongs Avenue (**portions of Parcel IDs: 2408-32-2029-62, 2408-32-2029-65, and 2408-32-2029-66**).
4. Adjourn.

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1. Approval of the report from the March 6, 2013 HPDRC meeting.

**Motion by Commissioner Hanson to approve the report from the March 6, 2013 HPDRC meeting; seconded by Commissioner Kruthoff. Motion carried 3-0.**

Alderperson Mary Stroik arrived 4:02 p.m.

2. Request from Troy Hojnacki, representing Bars None Inc., for façade improvement grant funds in the amount of \$21,670.00 and design review for exterior building work at **1225 Second Street (Parcel ID 2408-32-2015-10)**.

Troy Hojnacki stated his business partner and he have had the concept to expand the kitchen area of Graffiti's for some time, and had been working on acquiring 1225 Second Street for several years. Upon acquiring the property he stated that he has received approval from the Plan Commission to increase the occupancy of the upstairs apartment to three unrelated persons with a Multiple Family Dwelling license, and is now looking to remodel both the interior and the façade of the building. The concept would include expanding the kitchen in the back portion of the structure as well as adding a New York style pizzeria and deli to the front portion with a small seating area.

Commissioner Hanson asked if there was consideration to create an outside café, to which Mr. Hojnacki stated he is planning on it, but with no service of alcohol.

Commissioner Beveridge asked the applicant to provide more details on the project, and stated his concern with the projected front. He continued, pointing out the last roof with cedar shakes was newer, as well as the first floor brick. Glass was also not original to the building.

Mr. Hojnacki stated the cedar shake roof was removed by him, so the architects could get a look at the original I-beam system to develop a repair/renovation plan. He stated the highest I-beam is the original one and had pillars or columns coming down from it, which were later taken out and a larger I-beam was installed to support the large store front windows. Mr. Hojnacki added that the prior roof was similar to the adjacent Student Impact building which has a flat projected piece, which still is not the original roof.

Economic Development Specialist Kyle Kearns pointed out that the proposed roof would cover the larger I-beam. Mr. Hojnacki confirmed, furthermore stating that the highest steel beam would be corn cob-blasted, painted, and then covered by a sign panel.

Commissioner Beveridge asked if the upper small beam was to be cleaned, painted, and exposed, to which Mr. Hojnacki stated yes to match the surrounding buildings which have exposed steel painted. Commissioner Beveridge stated the signage area seems appropriate, but asked about any thoughts for awnings. Mr. Hojnacki pointed out that an awning is a nightmare to maintain and becomes a sidewalk safety issue with water and ice.

Commissioner Beveridge asked if the 2 x 4's which project from the building could be cut off, to which Mr. Hojnacki stated yes and it is in the bid proposals to be repaired and made flush with solid brick. He continued stating the façade brick veneer has been matched with the sample shown to the commission, to be placed over all the current brick that is on the first floor. Commissioner Beveridge asked if the doorway was original to the building, to which Mr. Hojnacki stated the apartment doorway was not original, but that the original door to the upstairs apartment was where the current door to the building is located. He continued to explain that the apartment entry currently for Graffiti's would be shared by that of the building in question. The cinder block storage area between the two buildings will be resurfaced with brick veneer.

Commissioner Beveridge asked what was going to happen with the paint and if a chemical stripping agent was to be used, to which Mr. Hojnacki stated he is going to be using a cornhusk and walnut blend, which is a non-aggressive blasting agent. Economic Development Specialist Kyle Kearns stated he had contacted Jen Davel, State Historical Society preservation architect, who recommended that any sort of pressure washing or corncob blasting method is abrasive and can be destructive to any sort of brick. Furthermore, she recommended the pursuit of other methods of cleaning and striping brick for tuck pointing. Mr. Hojnacki asked if Ms. Davel provided examples of how cornhusk and walnut shells are non-destructive when used on wood, to which Mr. Kearns stated that the only findings he had found were examples of it being successfully used on log and wood homes, not on brick. Commissioner Kruthoff pointed out that any removal of the paint would be abrasive and destructive; the question is to what negative impact the chemicals would have versus the corn/walnut method, both would be better than sand. Mr. Kearns stated with any given method, you are going to alter the brick's appearance and there will be some sort of removal of brick or mortar. He continued stating that there are several brick cleaning methods, many of which use organic chemicals to clean brick. Therefore, staff recommends using other, less harmful brick cleaning methods.

Alderperson Mary Stroik pointed out that Ms. Davel mentions repainting in her letter, is repainting something that would be considered. Mr. Hojnacki responded stating that he can repaint it faster, costing less, but he thought the commission wanted the structure brought back to the original brick. Commissioner Hanson added that if you are going to repaint, then you are going to have to use some sort of pressure washing method to clean and prep which causes deterioration. Commissioner Beveridge added the ice cream building on the west side of the square was chemical stripped, but it has to be done again. Commissioner Kruthoff asked if the building is blasted in anyway, is there the possibility of putting a preservative on it to prevent further erosion, to which Mr. Hojnacki stated the concept includes placing a sealant on after tuckpointing is complete. He continued adding that the soybean chemical scrub is a long process, not very cost effective, and it does not produce very good results. Mr. Kearns added that if the commission wants to pursue the trial of the corncob blasting, a condition can be added allowing the chairperson and staff to review a small corncob blasted section prior to the entire building being blasted. From this, they would have the authority to recommend continuing the method or the use of another method. Commissioner Hanson clarified that if we allow the corncob blasting as a first option, a list of second and third options should be compiled, preventing a delay in project activities.

Commissioner Beveridge read off the project list confirming that the door on the left side is to be removed, new commercial and residential windows are installed, and metal trim will match, to which Mr. Hojnacki pointed out that bronze and aluminum trim is the cheapest. Furthermore, Mr. Hojnacki stated that window and door frames can be painted to match the cornice, and steel beam, giving the building uniqueness. Commissioner Hanson asked what the exposed beam color would be, to which Mr. Hojnacki stated that the steel beam, along with the cornice, have yet to be decided, however a red paint scheme may be fitting. Commissioner Hanson responded that he would like to see all the colors tie in, from the top, to the exposed beam and window frames. Director Ostrowski stated that Mr. Hojnacki could submit a color for staff and chairperson approval.

Commissioner Beveridge moved the discussion to the windows on the second floor with the suggestion of the new windows to be the rounded tops to meet the original openings. Mr. Kearns added the bids which were submitted were for squared windows, to which Mr. Hojnacki responded that the windows are proposed to be square tops with metal flashing to give the appearance of the arch. Commissioner Beveridge asked if he had considered rounded windows, to which Mr. Hojnacki stated when getting bids, the contractors stated the rounded windows were of a substantial cost increase. Commissioner Beveridge would request a bid for the rounded windows with the window trim to match the lower commercial windows.

The discussion moved onto the color scheme, to which Director Ostrowski stated the scheme could be decided at a later date with staff and the chairperson approval, all Mr. Hojnacki would have to do is submit some samples. Mr. Hojnacki stated that would be fine, he was leaning towards a red paint scheme if that was agreeable to the commission.

Commissioner Beveridge asked for an explanation of the sign, to which Mr. Hojnacki stated it would be a LED neon sign with white back lit letters. Bushman Electric and Sign are working on submitting an updated bid with his new logo.

Commissioner Beveridge asked about the tuckpointing and matching of the mortar, to which he would like to see the texture of mortar to match the existing. Mr. Hojnacki stated that both contractors talked about using grout sand that would match into the other bricks and mortar as well as a brush technique to create a similar texture and appearance.

Mr. Hojnacki confirmed that the project would include red window frames, a red roof projecting over the store front windows, the red, white, and black logo sign, the first beam to be covered by the sign and roof, but the second to be painted, and the painting and repair of the cap/cornice of the building with combining colors.

Commissioner Hanson expressed his liking of the concepts and stated it was a nice addition next to Graffiti's.

**Motion by Commissioner Hanson to approve the façade improvement grant funds in the amount of \$21,670.00 and design review for the exterior building work at 1225 Second Street (Parcel ID 2408-32-2015-10) with the following conditions:**

- **First floor and second floor windows/door framing shall match in color.**
- **A second bid for signage shall be submitted from a qualified contractor to be approved by the HP/DRC chairperson and designated agent.**
- **The applicant shall work with the HP/DRC chairperson and designated agent to finalize the color scheme for the metal beam, standing seam metal roof, cornice, window accents, and window and door frames.**
- **Tuck pointing shall match to the greatest extent possible the original mortar and spacing on the building.**
- **Brick veneer shall match to the greatest extent possible the original mortar, color, and spacing of the exposed brick after painting removal.**
- **Given the high potential of damaging the brick, the corncob blasting shall be tested on a small area of brick for which the approval to continue will be determined by the HP/DRC chairperson and designated agent. If no approval is given, the applicant shall work with the HP/DRC chairperson and the designated agent to pursue a less destructive alternative method of paint removal. If no other cleaning and paint removal method is approved then the applicant can pursue the option of repainting the building with the approval of the HP/DRC chairperson and designated agent. Bids for other methods of brick cleaning or painting must be submitted to be eligible for grant funds, and can be approved by the HP/DRC chairperson and designated agent.**
- **The applicant shall investigate rounded head windows and provide two bids from qualified contractors. The HP/DRC chairperson and designated agent shall have the authority to approve the second floor window type and associated costs.**
- **The building name plate and date shall be preserved and restored.**
- **All work shall be completed within one year.**
- **The Project must adhere to Façade Improvement Grant Program Guidelines.**
- **No funds shall be disbursed until project is fully completed.**
- **After paint is removed and tuckpointing is complete, a sealer shall be applied to the brick and mortar to protect from any further damage.**
- **The maximum City participation shall not exceed \$21,670 and no individual cost shall exceed the following, unless approval has been given to the HP/DRC chairperson and designated agent in reviewing additional bids or building improvements:**

Improvements	Details	Proposed Matching Grant Assistance
Construction	Remove windows & doors, corn cob blasting and metal roof panel	\$5,760.00
Masonry	Tuckpointing and brick veneer installation	\$6,600.00
Painting	I-Beam below second floor windows, metal cornice on top of building and window accents	\$675.00
Windows	Commercial & residential windows, and door	\$6,314.00
Signage	Individual letters	\$2,321.00
<b>TOTAL (Lowest Bid)</b>		<b>\$21,670.00</b>

**seconded by Commissioner Kruthoff. Motion carried 4-0.**

- Request from the Community Development Authority of the City of Stevens Point for review of a parking lot design for Municipal Lot 16, and the extension of Strongs Avenue (**portions of Parcel IDs: 2408-32-2029-62, 2408-32-2029-65, and 2408-32-2029-66**).

Economic Development Specialist Kyle Kearns explained that the Commission has two concept plans within their possession, the second of which is projected from the projector. The first concept plan was presented to surrounding property owners of the former Centerpoint Mall. He explained that at a meeting held in January, 2013 the general consensus from surrounding property owners in attendance was to increase parking. Therefore, concept plan 2 was created for the area. Both plans incorporate greenspace and allow the ability for many buildings along Main Street to expand to the north. Plan 2 however, adds 15 more parking stalls and allows for a drop off area for the Children's Museum without impeding traffic flow, while reducing greenspace. Plan 2 was presented via email to the stakeholders where it was preferred over Plan 1 by those who responded. The City's Plan Commission approved concept Plan 2 on Monday April 1st. The difference in the two plans is that Plan 1 had more green space to the south which would be difficult to program and increase maintenance costs, whereas, Plan 2 has more parking and reduces the ingress/egress locations. Both plans would cost about the same to construct. Therefore, staff recommends Plan 2. Mr. Kearns explained that this plan is being brought in front of the HP/DRC because of its location within the downtown design review district.

Commissioner Beveridge asked if the road through the plan is eliminated, to which Mr. Kearns explained there are two ingress/egress access points, one off of Third Street and one off of Strongs Avenue, but it is a parking lot. He also pointed out that in Plan 2 there is a drop off area to the Children's Museum to the south where buses or vans can drop off passengers without getting in the way of traffic flow. Plan 1 only incorporates the drop off in the center of the lot.

Commissioner Kruthoff stated she likes the green space of Plan 1, but understands the needs of parking in Plan 2, and with the maintenance, sprinklers, and the salt from clearing the sidewalks and parking stalls, nothing will thrive, so with practicality and the needs of downtown, she would approve Plan 2.

Commissioner Beveridge ask if the original plan allowed for the ability to give frontage to all of the adjacent downtown business for new storefronts or patios, to which Mr. Kearns stated that Plan 2 opens up the area better for that to occur, and we have had interest from Guu's to create a patio and offer outdoor seating. He continued to explain that the property is CDA owned and many utilities will not be removed, which limits the options available to many, but the Fox Theater and the Children's Museum have shown interest in expansion as well as being able to have the pedestrian walkway and visibility to Centerpoint Drive. Mr. Kearns also explained that there would be an area for dumpster corrals in both service courts. Commissioner Beveridge asked if the recreated Strongs Avenue would be open to two-way traffic, to which Mr. Kearns stated yes.

Commissioner Hanson asked if the walkway would be lined with trees and grass and in the larger green area would there be benches and trees, to which Mr. Kearns stated yes as well as historic lighting, and the Children's Museum may lease the space for outdoor exhibits. He continued stating the lighting proposed for the area would be the same historic fixtures as along Third Street with approximately 12 foot lamps proposed along Strongs Avenue; however 30 foot LED street lighting is proposed in the parking lot. Using low historic lights within the parking area is very inefficient and expensive, as several are needed, therefore taller LED lights have been proposed. Historic lights will exist along both Third Street and Strongs Avenue. Lastly, Mr. Kearns asked for the ability to allow the Chairperson and designated agent to approve changes to the plan.

**Motion by Commissioner Kruthoff to approve the request from the Community Development Authority of the City of Stevens Point for Concept Plan 2 parking lot design for Municipal lot 16, and the extension of Strongs Avenue (portions of Parcel IDs: 2408-32-2029-62, 2408-32-2029-65, and 2408-32-2029-66) with the following conditions:**

- **Lighting along Strongs Avenue shall be historic in nature, matching the street lighting along Third Street.**
- **Larger non-historic lighting is permitted within the parking area.**
- **The Chairperson and designated agent have the ability to approve modifications to the plan.**
- **Final plan design relating to dumpster corrals, benches, and other aesthetics shall come before the HP/DRC for approval.**

**Seconded by Commissioner Hanson.**

Commissioner Beveridge asked if the turning radius for trucks and buses would be sufficient, to which Mr. Kearns stated our city engineer has worked that out in the design of the plan.

**Motion carried 4-0.**

4. Adjourn.

**Meeting adjourned at 5:32 p.m.**