

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday April 10, 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, Kathy Kruthoff (George Hanson excused).

ALSO PRESENT: Director Michael Ostrowski, Peter Spencer and Ward Wolff.

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Discussion and possible action on the following:

1. Request from Peter Spencer for façade improvement grant funds in the amount of \$14,357.17 and design review for exterior building work, including tuckpointing, brick veneer, striping and painting, new commercial and residential windows, entry doors, signage, and awnings at **920 Clark Street (Parcel ID 2408-32-2018-15 & 2408-32-2018-16).**
2. Adjourn.

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1. Request from Peter Spencer for façade improvement grant funds in the amount of \$14,357.17 and design review for exterior building work, including tuckpointing, brick veneer, striping and painting, new commercial and residential windows, entry doors, signage, and awnings at **920 Clark Street (Parcel ID 2408-32-2018-15 & 2408-32-2018-16).**

Peter Spencer, 5748 Regent Street, clarified that the area on the request which stated a brick veneer would be replaced is actually going to have a full brick replacement.

Chairperson Beveridge asked for clarification regarding the usage of the building, for the first floor to be used as commercial and the second as residential, to which Mr. Spencer stated yes that is the plan. However, the second story may also remain commercial. Chairperson Beveridge asked if an interior dividing wall would be installed, to which Mr. Spencer stated yes.

Commissioner Siebert asked what type of material is under the current sign, to which Mr. Spencer stated possibly 4 x 4 glass tiles, but he will not know for sure until the solar panels are removed. Director Ostrowski stated this was outlined in the staff report that once the panels are removed and we have a better understanding of what is there, the HP/DRC chairperson and staff would have the authority to approve how to proceed. Mr. Spencer added that if it is possible to save the tile, he would like to, but if it is gone, he would like to extend the glass and tie it together.

Alderperson M. Stroik asked if the solar panels would be gone, to which Mr. Spencer stated yes. Chairperson Beveridge expressed his satisfaction with the solar panels being removed.

Chairperson Beveridge reviewed the scope of work, with the brick and paneling on the first floor, as well as, the paneling on the posts and the cream color bricks below the window to

which Mr. Spencer stated behind the post exists original, unpainted brick which is proposed to be restored. Two Lannon Stone pieces in each column also exist, which he wants to clean and restore. He continued stating that his intent is to have everything on the first floor be original and restored. The painted second story with so many layers of paint is proposed to be repainted as he does not want to damage it. He added that he had researched some paint removal techniques which used dry ice blasting, but he really would like to just repaint it.

Chairperson Beveridge discussed the tuckpointing, to which Mr. Spencer added that all the tuckpointing will be done on the face and in a couple of spots there may be brick replacement due to extensive damage to the bricks. Chairperson Beveridge clarified the texture of the mortar should be mixed to keep similar to the original texture. Chairperson Beveridge asked about the cleaning and painting of the upper brick, verifying that it will just be scrubbed, to which Director Ostrowski stated that no power washing would be permitted. Mr. Spencer asked if a low pressure would be acceptable, to which Director Ostrowski explained that only extremely low pressure similar to a garden hose would be the only thing allowable.

Chairperson Beveridge asked if the four new windows on the second floor would be the full height to fill the openings, Director Ostrowski asked if they would be single or double hung windows, to which Mr. Spencer stated yes, and that the bid included both, but what was recommended in the packet was double. Director Ostrowski stated that the commission prefers to see double hung, and would like to see an additional bid for that as well. Mr. Spencer added that the stone underneath the windows is a Lannon Stone type which he would like to clean and not paint. Chairperson Beveridge confirmed that the windows will be a double hung, thermal pane, low E, full height window to which Mr. Spencer stated yes. Chairperson Beveridge moved on, stating the trim around the windows should match throughout, to which Mr. Spencer stated yes, with a dark bronze or black finish, but would prefer dark bronze. Chairperson Beveridge then asked about the first floor commercial windows, to which Mr. Spencer explained the windows would be three panel on both sides with the doors in the center of the building.

Commissioner Siebert asked if there was consideration to having the garage doors reinstalled, to which Mr. Spencer stated his son was interested in a drive-thru, but was told that was not possible. Director Ostrowski stated the issue is with the traffic flow on Clark Street and there would be a loss of three parking spaces due to ingress/egress and area available for visibility.

Chairperson Beveridge asked if the entry would be recessed and if not, would that be considered, Mr. Spencer stated that the entry will be set in and the doors will be similar to the existing doors. Chairperson Beveridge then asked about the new doors, to which Mr. Spencer stated they would be inset on either side of the pillar with a full view glass, and a side light to be ADA compliant. Commissioner Siebert asked if the doors could be moved back to the middle of each store front, to which Mr. Spencer stated it does look better, but also increases the cost. Director Ostrowski added that if the doors were placed in the middle, another bid could be submitted and the commission could give the HP/DRC chairperson and designated agent permission to grant approval of additional costs.

Chairperson Beveridge moved on to discuss the awnings where he stated the commission prefers the balloon style. Mr. Spencer stated that he had chosen the triangle style for the simple lines. Furthermore, he added that the original was a crank up square awning and the new one would be stationary and smaller than what was displayed in the rendering. Chairperson

Beveridge agreed that this was ok and is more like the original; he then asked what type of material would be used to which Mr. Spencer stated a plain color with potentially some striping to it, but the base color would be black which was dyed all the way through the fabric. Chairperson Beveridge asked if there was a plan for a name on the awning, to which Mr. Spencer stated no graphics or words were planned at this time.

Chairperson Beveridge asked about the goose neck lighting to which Mr. Spencer stated he really did not like the look but the original building had them. Mr. Spencer stated that he preferred an up lighting that would be concealed and accent the brick at night. Chairperson Beveridge stated that up lighting is not usually allowed. Mr. Spencer responded that he would like to supply lighting to the recessed door areas and not have the goose neck lighting. Chairperson Beveridge agreed that removing the goose neck lighting from the plan was ok, and that the lighting in the recessed areas is appropriate for security reasons and as long as it is just in the doorways.

Chairperson Beveridge pointed out that with the removal of the solar panels there will be necessary rehabilitation work needed which will have to be reviewed.

Mr. Spencer then asked if the awning could have graphics on it, and if so would that be approved by the grant funding. Chairperson Beveridge asked if there would be any signs on the building and reminded Mr. Spencer that there are different historic regulations than other business signage. Mr. Spencer stated that on the awning if the commission would approve it, he would like to put something recognizing the building and the address such as "Mattlin Building 920 Clark Street" on the face of the awning. Director Ostrowski stated that the grant funds would cover the awning, but would not cover graphics or signs on the awning, however it would cover the cost of putting the name of the building, just not the business, if that is proposed.

Chairperson Beveridge asked that Mr. Spencer schedule a time to meet with staff and he to view the building after the solar panels are removed to discuss the rehabilitation needed to that area.

Ward Wolff asked about the sign ordinance and if there could be a tenant sign, to which Commissioner Beveridge stated there is a size limit and we can get that information to him. Mr. Spencer asked about the signs that currently exist on the building and if they were grandfathered in. Director Ostrowski stated that they are considered non-conforming and could be used with new face panes if the tenant wanted to. Mr. Spencer stated that the plan at this time is to keep both and see if the tenant wants them, but he does prefer to take down the projecting sign and keep the wall sign.

Motion by Commissioner Siebert to approve the façade improvement grant funds in the amount of \$14,145.50 and design review for the exterior building work, including tuckpointing, brick veneer, striping and painting, new commercial and residential windows, entry doors, signage, and awnings at 920 Clark Street (Parcel ID 2408-32-2018-15 & 2408-32-2018-16) with the following conditions:

- **First floor and second floor windows and door framing shall match in color.**
- **The applicant shall submit two bids from qualified contractors for the installation of entry doors centered on each storefront to be reviewed and approved by the HP/DRC chairperson and designated agent, which includes the approval of additional grant funds.**

- Prepping and cleaning of brick shall be performed via hand washing methods using organic compounds (no volatile soaps).
- Caulk shall not be used as a fill in the place of brick mortar.
- Double hung windows shall be installed on the second floor.
- The applicant shall submit a second glass bid for second story double hung windows to be reviewed and approved by the HP/DRC chairperson and designated agent, which may include the approval of additional grant funds.
- The applicant shall work with the HP/DRC chairperson and designated agent to finalize the paint color scheme for the second floor brick, cornice, and ornate detailing.
- The applicant shall submit a second bid for awnings without graphics included to be reviewed and/or approved by the HP/DRC Chairperson and designated agent, which may include changes to the approval of grant funds.
- Tuckpointing shall match to the greatest extent possible the original mortar and spacing on the building.
- Brick replacement shall match to the greatest extent possible the original mortar, color, and spacing of the exposed brick.
- The HP/DRC chairperson and designated agent shall review and/or approve the renovation and rehabilitation activities behind the solar panels once they have been removed, which includes the approval of additional grant funds.
- The HP/DRC chairperson and designated agent shall review and and/or approve signage at a later date, which is ineligible for façade grant improvement funds, except the business advertising component.
- 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.
- Applicant must submit proof of insurance.
- The property must be current on all real estate and personal property taxes.
- No funds shall be disbursed until project is fully completed.
- The maximum City participation shall not exceed \$14,145.50 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 |
|---------------------------|---|---|
| Windows | Commercial & residential windows, and doors | \$8,925.00 |
| Masonry | Tuckpointing and brick veneer installation | \$2,000.00 |
| Painting | Prime and paint brick (brown 2-color scheme) | \$1,150.00 |
| Awning | Large first floor commercial awning and four(4) small second floor window awnings | \$2,070.50 |
| TOTAL (Lowest Bid) | | \$14,145.50 |

seconded by Commissioner Kruthoff. Motion carried 4-0.

2. Adjourn.

Meeting adjourned at 5:16 p.m.