

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Tuesday July 16, 2013 – 4:00 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 excused).

ALSO PRESENT: Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, and Garrett Ryan.

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INDEX:

Discussion and possible action on the following:

1. Request from Garrett Ryan for design review approval to construct a detached accessory structure within the Clark Street Historic District at **1708 Clark Street (Parcel ID 2408-32-1036-10)**.
2. Dumpster corral design within the downtown design review district, specifically relating to the area north of Main Street, between Third Street and Strongs Avenue.
3. Adjourn.

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1. Request from Garrett Ryan for design review approval to construct a detached accessory structure within the Clark Street Historic District at **1708 Clark Street (Parcel ID 2408-32-1036-10)**.

Economic Development Specialist Kyle Kearns stated Garrett Ryan is the owner and applicant requesting to construct a detached structure; it will meet all the zoning requirements; however it is before this commission due to being within the Clark Street Design Review District.

Garrett Ryan, 1708 Clark Street, explained the 22' x 24' detached garage will be placed in the back corner of the lot, to match the existing structures as close as possible. Garage doors will be painted exactly the same, with the same distance between the doors. Material such as siding and trim will be custom painted to match the house. He continued stating the siding will be four inch wide to match the existing siding on the back of the house, and the shingles will be the same.

Commissioner Siebert asked what would be the lifespan of the material, to which Mr. Ryan answered a 30 year warranty on the paint which is an automotive paint and a 5 year/50 year warranty on material.

Arrival of Alderperson Mary Stroik 4:05p.m.

Commissioner Siebert continued, explaining his concern regarding the material getting wet and splitting. Commissioner Beveridge explained the materials that are of concern are composed of a hard board which is masonite and furthermore, the edges which go unpainted and expand.

Commissioner Hanson asked if the structure would abut the existing driveway, to which Mr. Ryan stated correct, with this location there will be very little concrete poured from what exists to where the garage is starting. He explained the location was chosen to maintain the much of the trees and landscaping existing in the yard. Furthermore, power lines have been trenched so there will be no overhead lines

Commissioner Beveridge asked if the siding on the house was wood, and was concerned with the texture of the sample provided, to which Mr. Ryan stated the house looks like wood, but he is unable to confirm due to several layers of paint. Additionally, the new proposed siding texture is customizable, and is proposed to match as close as possible to the existing principal structure. Commissioner Beveridge asked if wood siding was considered or priced for this project, to which Mr. Ryan stated it was and came out to \$6,000.

Kyle Kearns, Economic Development Specialist stated he has also researched LP SmartSide trim and siding and provided some information in the staff report regarding the engineered wood that was directly from the company's website and has not found any other comments, forums or reviews regarding the durability or longevity of it.

Commissioner Beveridge asked what our guidelines state, to which Mr. Kearns referred to page three of the staff report stating that original material should be used versus a synthetic material. Commissioner Beveridge then asked why the size of 22' x 24' was chosen, to which Mr. Ryan answered the in order to be above the flood level a larger grade would need to be reached, therefore, smaller dimensions were chosen. Furthermore, he explained the building inspector confirmed and is aware of the change and situation. Commissioner Beveridge asked what lead to the decision not to tie it into the existing attached garage. Mr. Ryan answered that increased costs, additional concrete, and the removal of trees would have resulted if attached to the existing garage.

Commissioner Beveridge asked what types of windows were proposed, to which Mr. Kearns stated vinyl are proposed. Mr. Ryan added there won't be any on the back, the side of the neighbor on the corner, or front. Additionally, an entrance door to match the doors on the house with a window will face east and then possibly one or two windows on that side same side. He continued stating there will be a lot of greenery around the structure to blend into the existing landscape. Commissioner Beveridge pointed out that the windows on the house are tall and narrow double hung, to which Mr. Ryan stated he would want the garage windows to match the house. Commissioner Beveridge continued asking if the doors were proposed to match the house, to which Mr. Ryan stated the back of the house has a more modern door with an antique look to it, which the door on the garage will most likely be steel insulated and the same color. Commissioner Siebert asked again whether wood or vinyl windows were proposed, to which Mr. Ryan answered he wants wood windows, to which Mr. Kearns added the staff recommendations are recommending wood and painted to match the home. Mr. Ryan then asked if windows were required, Commissioner Hanson stated if no windows were installed that would not be a problem, but if they are added they should match the house.

**Motion by Commissioner Hanson to approve the design review to construct a detached accessory structure within the Clark Street Historic District at 1708 Clark Street (Parcel ID 2408-32-1036-10) with the following conditions:**

- All applicable building and zoning codes shall be met prior to construction.
- All required permits shall be obtained prior to construction.

- **Painting of trim, doors, and windows shall match the color scheme and design found on the home.**
- **Shingles should match exactly to those found on the existing home.**
- **Wooden double hung windows shall be installed if pursued by applicant and shall match in color of those found on the existing home.**

Commissioner Siebert asked about costs of the fabricated siding to which Mr. Ryan answered he does not have the actual cost but was informed of the price difference by the builder, and he added the maintenance of painting is less with this product as it will hold up much better.

Director Ostrowski asked what the warranties were, to which Mr. Ryan confirmed the painting is 30 years and the siding 50 years.

**Seconded by Commissioner Siebert.**

Commissioner Hanson added the pitch of the roof is going to match the pitch of the house, it will look like it has been there before and the integrity of the yard is still going to be protected.

**Motion carried 4-0.**

2. Dumpster corral design within the downtown design review district, specifically relating to the area north of Main Street, between Third Street and Strongs Avenue.

Director Ostrowski explained we had approved the layout design for the parking area behind Dunham's and between the Main Street buildings, and we are looking at a couple of options for the dumpster corals and had indicated we would bring this back to the commission. He stated there will be two corals in this area, one being in service court number 1 which will be larger and hold up to six dumpsters, whereas, coral number 2 will be very close to the current service court off of Strongs Avenue by the bus drop off area. Commissioner Siebert asked for clarification of the location of the first dumpster, to which Director Ostrowski stated it will exist one or two stores to the east of the former Andrew's behind the service court area.

Commissioner Hanson asked if this will service the stores there, and will it handle the apartments as well, to which Director Ostrowski stated Schertz uses a dumpster that he has across Third Street for apartments, so this will primarily serve businesses within the area.

Agreements with business owners are still being put together. Director Ostrowski continued stating that with the design there are a couple of options; the first being brick pillar similar to the coral on the square with a brick veneer side with the dumpster going completely down to the ground; the second option is doing something with murals having the brick pillars with cinderblock sides and have mural boards fixed on them. He stated the city is looking at bidding out this project, and is looking for the direction of the committee in how to proceed. Director Ostrowski stated the brick veneer is more expensive, but the murals may match the area better, and when the mural committee had met, there was discussion regarding more historic themed murals, or maybe adding a different type of mural keeping with the historic feel to the area.

Commissioner Siebert stated the other types discussed at the mural meeting were still historically themed with either railroad history, or nationality history similar with the style of painting on the murals inside the Whiting Hotel.

Commissioner Siebert added the committee wanted to do a railroad type mural since railroads had save the city at one point back in the 1870's. Commissioner Hanson liked the idea of a railroad mural on coral number one due to the extensive size of the coral, but asked if the brick is extended all the way to the ground how would it be cleaned out. Commissioner Siebert asked if the opening would be facing Strongs Avenue. Director Ostrowski confirmed the opening would face Strongs Avenue, and explained that we will have to work with the contractor to see what options are available for that as well as possibly having a mural on the doors, or having decorative doors. Commissioner Hanson also expressed a concern for the strength of the doors due to possible vandalism at bar time, but stated he did like idea of murals on the dumpster corals. Director Ostrowski stated it will be nice to continue the murals in the downtown, but for these to be a little different, Commissioner Beveridge added the Diego Garcia style is the person who did several murals in larger cities. Commissioner Siebert added there is money and funds available to cover this in the mural fund.

**Motion by Commissioner Siebert to approve the dumpster corral construction within the downtown design review district, specifically relating to the area north of Main Street, between Third Street and Strongs Avenue to be constructed with brick pillars and concrete block walls, and to give staff the authority to make minor changes regarding the exterior materials.**

Commissioner Hanson asked if there were any ideas as to how cleaning of the corals would occur, to which Director Ostrowski answered the dumpsters will roll out and may have to be shoveled out and cleaned out. There will be a hole for drainages as well.

**Seconded by Commissioner Hanson.**

Aldersperson Mary Stroik asked if there was access for water for cleaning as well, to which Director Ostrowski stated yes there is connection to the buildings. Commissioner Hanson asked if this will be tied in to MSTC and if there will be smaller refuse containers that service the pedestrian needs, to which Director Ostrowski explained MSTC has a dumpster area around there building. Furthermore, after the pedestrian patterns are observed smaller refuse containers will be added to the area.

**Motion carried 4-0.**

3. Adjourn.

**Meeting adjourned at 4:33 p.m.**