

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, December 4, 2013 –4:00 p.m.

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

PRESENT: Lee Beveridge, Tim Siebert, George Hanson, and Tom Baldischwiler.

ABSENT: Alderperson Mary Stroik - excused

ALSO PRESENT: Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Karl Halsey (applicant – nonvoting alternate).

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Discussion and possible action on the following:

1. Approval of the report from the November 6, 2013 HP/DRC meeting.
2. Request from Karl Halsey for design review to replace the existing transom windows above the commercial storefront windows at **1137 Main Street (2408-32-2026-37)**.
3. Adjourn.

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1. Approval of the report from the November 6, 2013 HP/DRC meeting.

**Motion by Commissioner Hanson to approve the report from the November, 2013 HP/DRC meeting; seconded by Commissioner Siebert. Motion carried 4-0.**

2. Request from Karl Halsey for design review to replace the existing transom windows above the commercial storefront windows at **1137 Main Street (2408-32-2026-37)**.

Commissioner Hanson confirmed that this request came before the commission in recent years and was denied previously, however discussion occurred during that time to place single pane windows over the existing window, or cover it entirely with a wooden board, allowing for signage.

Commissioner Beveridge responded by confirming that the original transom window exists which is slightly deteriorated and cracked. Commissioner Siebert commented that it may be one of very few original signs in the downtown historic district.

Economic development specialist Kearns summarized the staff report stating that staff are recommending approval for the following reasons: replacement of windows will restore an architectural building element that is currently lost due to the existing wooden board; the building will become more energy efficient; and according to the guidelines, the applicant can replace broken or deteriorated materials with like materials of which in this case, is completely broken glass that cannot be fixed without looking substantially different. Mr. Kearns also added that the building's tenant has pursued different signage that projects from the building. The historic existing sign may contradict with the advertisement for the business within.

Karl Halsey, applicant, confirmed the request being made and reiterated that the new 1st floor tenant has experienced heat loss due to the broken transoms. Furthermore, the tenant has expressed interest restoring the transoms to gain additional natural light. Commissioner Hanson

inquired about storing the glass at the Potage County Historical society if removed, to which Commissioner Siebert responded by stating there is no valid reason for removal. Discussion then ensued regarding the potential to install clear glass behind and in front of the existing glass for protection, energy efficiency and aesthetics. Mr. Halsey stated that costs are likely to increase if the discussed option is pursued. Furthermore he explained that a corner of the existing glass transom is completely broken and original paint may be severely faded, therefore, sign restoration would need to also occur.

Commission Chairperson Beveridge commented at the few number of original signs existing in the downtown, using the library's "Shafton's" sign as an example of a transom sign. Mr. Halsey responded citing that if the sign is removed, it can be displayed elsewhere, to which Commissioner Siebert stated a part of the building's ambiance would be lost.

Commissioner Hanson asked if façade grant funds could be utilized, to which Mr. Kearns stated yes. Typically façade grant funds should be used for an overall building improvement project with multiple activities, but the Commission solely has review authority. Mr. Kearns warned the Commission that the approval of a single building improvement activity may open the door to other similar request. Commissioner Hanson added that work related to the transom windows should include the currently visible transom window above the western building entrance. Karl Halsey stated the far western transom window is not accessible from the inside, as the second floor bathroom piping occupies the space.

Mr. Kearns reiterated the request which would provide the opportunity to restore an original building element that is currently covered by the existing wooden sign. Furthermore, he stated that window replacement with similar frost, single pane glass, and graphics would be almost impossible as advances in technology have phased out older designs.

Commissioners were in agreement to preserve the sign whether it would be viewable to the public behind newly installed clear glass or remain behind the existing wooden board. Further discussion occurred amongst the Commission to potentially assist with 50% of costs to preserve the sign through the façade grant improvement program. A recommendation to obtain bids for complete transom glass replacement and original transom preservation set between two panes of glass were encouraged by the Commission, along with the application of façade improvement grant funds by the applicant.

Mr. Halsey explained his willingness to research methods to maintain, restore, or fix the transom windows. Furthermore, he questioned the requirements regarding signage currently on the property and asked for the approval to potentially paint the wooden sign to conform to the sign ordinance. Mr. Kearns responded by informing the Commission and applicant that a tenant is allowed one primary sign, therefore, the temporary banner must be removed and/or the projecting sign or K-Bueno sign.

**Motion by Commissioner Hanson to deny the request from Karl Halsey for design review to replace the existing transom windows above the commercial storefront windows at 1137 Main Street (2408-32-2026-37), however within the motion is included the approval to paint the existing wooden board covering the transom windows with a color to be approved by the Commission Chairperson and designated agent; seconded by Commissioner Baldischwiler. Motion carried 4-0.**

3. Adjourn.

**Meeting adjourned at 4:40 p.m.**