

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, July 9, 2014 –4:30 p.m.

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

PRESENT: Chairperson Lee Beveridge, Alderperson Mary Stroik, Commissioner Tim Siebert, and Commissioner Tom Baldischwiler.

ABSENT: George Hanson

ALSO PRESENT: Economic Development Specialist Kyle Kearns, Scott Gulan, and Joel Berens.

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Discussion and possible action on the following:

1. Approval of the report from the June 5, 2014 HP/DRC meeting.
2. Request from Scott Gulan, representing Guu Inc., for façade improvement grant funds in the amount of \$17,679.455 and design review for exterior building work, including the installation of windows, doors, and covered stairs at **1140 Main Street (Parcel ID 2408-32-2029-31)**.
3. Adjourn.

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1. Approval of the report from the June 5, 2014 HP/DRC meeting.

**Motion by Commissioner Siebert to approve the report from the June 5, 2014 HP/DRC meeting; seconded by Alderperson Stroik. Motion carried 4-0.**

2. Request from Scott Gulan, representing Guu Inc., for façade improvement grant funds in the amount of \$17,679.455 and design review for exterior building work, including the installation of windows, doors, and covered stairs at **1140 Main Street (Parcel ID 2408-32-2029-31)**.

Economic Development Specialist Kearns introduced and described the grant project request, stating it involves the replacement of 12 windows and 3 doors, along with the construction of a covered stairwell. Mr. Kearns continued, stating that a second façade grant will likely be requested in the future for additional renovation and rehabilitation activities on the recently exposed north façade. Lastly, Mr. Kearns informed the commission of the recent approval given to the applicant to construct two apartment units on the second floor and extend the premise for the bar/tavern.

Scot Gulan, applicant, confirmed that the project has two parts, one that will begin later and involve renovations to the rear (north) façade with the creation of an overhang, patio, and outdoor seating area.

Chairperson Beveridge asked if a second exit exists on the second floor, to which Mr. Gulan replied two exits will exist, one on Main Street and the other on the north façade using the proposed covered stairwell.

The commission conversed about former occupants and businesses operating within the building. Mr. Gulan added that he purchased the building in 1996, after the previous owners performed several repairs.

Chairperson Beveridge asked the applicant why doors and windows are proposed to be changed to aluminum clad, as the existing wood doors offer an inviting feel. Mr. Gulan replied, the existing doors and storefront windows are 20 years old, and as the second floor proposed windows are aluminum clad the proposed first floor trim would match. Joel Berens, contractor, added that the building has a double entrance for the bar, however not for the apartment entrance.

Mr. Kearns asked which two doors are proposed to be replaced on the main (south) façade, to which Mr. Gulan stated both exterior doors. The interior or second door to the bar will remain.

Mr. Berens described that aluminum clad doors are more efficient, less maintenance, and less expensive; however, wooden doors can be installed if preferred by the commission. Mr. Berens went on further describing the vinyl insert windows on the second floor, and stated the proposed windows involve replacing window framing. Lastly, he described the windows on the western façade that need to be modified in order to meet building code for the apartments on the second floor.

Commissioner Siebert asked what window type is proposed. Mr. Berens responded slider or glider aluminum clad windows are proposed for four windows along the west façade. He also clarified that poured concrete exists above the windows that will be removed when the openings are enlarged, and replaced with matching brick around the new windows. Commissioner Baldischwiler questioned the existence of the poured concrete. Mr. Berens replied that it may be patch work performed to fix degrading masonry.

Mr. Kearns asked whether masonry costs, specifically for work around the windows, are requested for the façade grant, as the submitted bids do not include masonry work. Mr. Gulan said that any associated costs for masonry around windows would be minor and likely not included in the façade grant.

Commissioner Siebert asked for clarification regarding enlarging the western façade windows openings, to which Mr. Berens added that the window lines of all four windows currently do not match. In order to create flush window lines, two windows must be enlarged on the top and two on the bottom.

Mr. Kearns asked what color is proposed for the aluminum clad trim, to which Mr. Gulan replied that a dark bronze / charcoal color is proposed, which can be found on several recently renovated storefronts downtown.

Commissioner Siebert described the historic character of the wooden storefront doors, windows, and grids. The commission discussed at length the nature of the existing wood framing and potential for other window and door options, specifically, wooden frames, window panes, and grids on the storefront commercial doors and windows. Both the applicant and contractor, displayed their willingness and options to install wood windows and doors, matching the existing. Mr. Kearns stated that a condition can be added to the grant approval regarding wooden windows and doors, allowing staff and the chairperson to approve updated bids and additional costs. Mr. Berens added that masonry work may be included if wooden doors and windows are pursued, as the window anchors are attached to the brick. Removal will likely damage window and door jams. Furthermore, he described three solid window panes would be installed upon which framing and/or grids would be applied to represent window lites.

Chairperson Beveridge asked for clarification on the rear (north) façade. Mr. Gulan stated that this request involves installing two windows, a single door, and covered staircase. Mr. Kearns asked if

the rear windows will be enlarged and if the door will be moved the west. Mr. Gulan confirmed that the center door will be moved to the west where a window exists, allowing the former doorway to be transformed into a floor-to-ceiling window, along with the eastern existing window. All windows and doors on the rear (north) façade will be a dark bronze aluminum clad. Chairperson Beveridge asked for the apartment composition, to which Mr. Gulan replied, two apartment units consisting of a two-bedroom unit and a four-bedroom unit.

Mr. Kearns asked for the applicant to provide details for the covered staircase. Mr. Berens replied that the architect is still working on specifics for the staircase, however, it will likely be constructed of metal, both stairs and railings, along with the roof. The materials for the staircase would match that of the aluminum window and door cladding. Furthermore, state and city code may require certain design elements for safety that have not been finalized as the plan is being reviewed at the state level.

Commissioner Siebert questioned the plan for the existing utilities, to which Mr. Berens responded, informing that the utilities will remain, but will be hidden by a separate corridor under the anticipated overhang that will be proposed in the future.

**Motion by Commissioner Siebert to approve the request by Scott Gulan for façade improvement grant funds in the amount of \$18,030.15 and design review for exterior building work, including the installation of windows, doors, and covered stairs at 1140 Main Street (Parcel ID 2408-32-2029-31) with the following conditions:**

- The chairperson and designated agent shall have the authority to review and/or approve minor amendments to the project.
- Double hung second floor windows shall be installed where possible.
- The applicant shall install wood windows and doors including exterior wood finish for the first floor south façade and submit updated bids to be reviewed and/or approved by the chairperson and designated agent.
- Windows shall consist of wood and shall be permitted to be wrapped in aluminum cladding unless described in other conditions.
- All windows shall be clear and transparent except that on the south façade they shall be permitted to have a tint.
- All windows and doors, commercial and/or residential, including window trim shall match in color to be approved by the HP/DRC chairperson and designated agent unless described in other conditions.
- Gliding/sliding windows shall be installed along the east building façade.
- Windows and doors shall match that of the original window design.
- The applicant shall supply additional details regarding the stairwell, including design, materials, color, etcetera to be approved by the HP/DRC chairperson and designated agent.
- All windows shall match that exactly of the window opening, except that on the north and east façade renovation activities may incorporate creating new windows and/or door openings to be approved by the HP/DRC chairperson and designated agent.
- All work shall be completed within one year.
- Project must adhere to Façade Improvement Grant Program Guidelines.
- No funds shall be disbursed until project is fully completed.

- The maximum City participation shall not exceed \$18,030.15 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	Cost	Proposed Matching Grant Assistance
Storefront Windows (1st Floor–South Façade)	a. BET Bio Emergency Techs \$6,354.22	\$3,177.11
	b. C.R. Construction - \$7,853.85	\$3,926.925
Storefront Doors (South Façade)	a. BET Bio Emergency Techs \$3,256.78	\$1,628.39
	b. C.R. Construction - \$2,805.40	\$1,402.70
2nd Story South Façade Windows	a. BET Bio Emergency Techs \$7,467.35	\$3,733.675
	b. C.R. Construction - \$6,602.22	\$3,301.11
North Façade Windows	a. BET Bio Emergency Techs \$2,845.33	\$1,422.665
	b. C.R. Construction - \$4,401.48	\$2,200.74
North Façade Door	a. BET Bio Emergency Techs \$678.45	\$339.225
	b. C.R. Construction - \$966.15	\$483.075
Side Windows (East Façade)	a. BET Bio Emergency Techs \$2,256.78	\$1,128.39
	b. C.R. Construction - \$3,955.40	\$1,977.70
Exterior Stairwell (North Façade)	a. BET Bio Emergency Techs \$12,500.00	\$6,250.00
	b. C.R. Construction - \$9,475.80	\$4,737.90
<b>TOTALS</b>	a. BET Bio Emergency Techs - \$35,358.91	\$17,679.455
	b. C.R. Construction - \$36,060.30	\$18,030.15

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

3. Adjourn.

**Meeting adjourned at 5:19 p.m.**