

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, December 3, 2014 –4:00 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 George Hanson.

EXCUSED: Commissioner Tom Baldischwiler

ALSO PRESENT: Director Michael Ostrowski, Associate Planner Kyle Kearns, Noah Eschenbauch, and Cathy Dugan.

---

INDEX:

Discussion and possible action on the following:

1. Approval of the report from the November 5, 2014 HP/DRC meeting.
2. Request from Noah Eschenbauch for an amendment to the façade improvement grant contract to exclude masonry activities, allowing for partial reimbursement at **925-33 Clark Street (Parcel ID 2408-32-2019-02)**.
3. Adjourn.

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

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

2. Request from Noah Eschenbauch for an amendment to the façade improvement grant contract to exclude masonry activities, allowing for partial reimbursement at **925-33 Clark Street (Parcel ID 2408-32-2019-02)**.

Economic Development Specialist Kyle Kearns explained the project, which was initially approved in April and was completed around the end of September. All receipts were submitted and a physical inspection was done upon which a failed condition was identified. On the west side of the building the masonry work, specifically the mortar does not match the existing mortar in color. One of the conditions within the contract is for the masonry to match as close as possible. Since the condition has not been met reimbursement cannot occur. The applicant however is requesting a certain percentage of the reimbursement excluding the masonry activities, approximately \$10,000. Furthermore, once the weather permits, the applicant will come back and fix the masonry. Staff is recommending denying the request due to limited mechanisms to ensure proper brick work. Fines and service charges are the only mechanism used to enforce violations. With that, staff recommends the contract be upheld and no reimbursement occur until the masonry is fixed. Staff also recommends that the difference

in the approved amount and actual cost for masonry activities be permitted to be used in repairing the issue.

Noah Eschenbauch commented that his incentive to finish the work is for the final payment to be received, slightly over \$1,000.00. Furthermore he stated there has been over \$100,000 of improvements done to the building and his request for a partial reimbursement is to recover some of the costs paid out. The majority of the tuckpointing was done correctly on the front facade; however, the mason did not conduct work on the west facade similarly. The applicant proposed acid wash a couple of areas to get some of the white off the brick and then grind out and re-tuck-point them.

Commissioner Siebert asked if this was just sloppy work, to which Mr. Eschenbauch answered they just didn't color match the mortar. They color matched the front, but for some reason they did not do so on the side. The mason told him there were several different colors on the side and rather than picking one to match, nothing was done.

Commissioner Hanson asked if that was the same mason who would be coming back to repair the problem, to which Mr. Eschenbauch stated he will be hiring someone else, probably Mr. Dulak. Commissioner Hanson asked how much money is left in this grant fund. Mr. Kearns answered for this request the masonry was estimated at \$4,000 and the actual cost was just over \$2,000 with half of that being reimbursable. We can assist with just under \$1,000 for correcting the issue.

Commissioner Siebert asked if the mason did not accomplish what he was supposed to do, why isn't he responsible for the costs? Mr. Eschenbauch stated he would rather spend the extra money and have someone do it right then have him back to correct the issue.

Commissioner Hanson clarified there are no outstanding bills at this time and the only thing left to complete is to redo the brick section in question.

Director Ostrowski asked if there has been any other mason over to provide a quote of the repair work. Mr. Eschenbauch stated he had not pursued any quotes; however, he is committed to fixing it correctly.

Commissioner Beveridge asked what the recourse would be if it was not completed, to which Mr. Kearns stated service charges and/or fines. Director Ostrowski stated the point is just to get the area fixed not to provide penalties.

**Motion by Commissioner Hanson to amend the façade improvement grant contract to allow partial reimbursement at 925-33 Clark Street (Parcel ID 2408-32-2019-02) in the amount of \$5,000 prior to the completion of the project, with the remainder of the reimbursement provided after the masonry is corrected with a contract extension to complete the correction by June 9<sup>th</sup>, 2015; seconded by Commissioner Siebert. Motion carried 4-0.**

3. Adjourn.

**Meeting adjourned at 4:22 p.m.**