

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, April 1, 2015 –4:30 p.m.

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

PRESENT: Chairperson Lee Beveridge, Alderperson Mary Stroik, Commissioner Tim Siebert, Commissioner Garrett Ryan, Commissioner Tom Baldischwiler, Commissioner Karl Halsey, and Commissioner Robert Woehr.

ALSO PRESENT: Director Ostrowski, Associate Planner Kyle Kearns, and Joel Berens, representing the applicant.

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Discussion and possible action on the following:

1. Approval of the report from the March 5, 2015 HP/DRC meeting.
2. Request from Scott Gulan, representing Guu Inc., for an amendment to the façade improvement grant contract for an additional \$11,027.53 worth of funds, relating to exterior building work at **1140 Main Street (Parcel ID 2408-32-2029-31)**.
3. Request from Golden Sands Resource Conservation & Development Council, for design review of the greenspace currently north of the Fox Theater and Children’s Museum.
4. Adjourn.

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1. Approval of the report from the March 5, 2015 HP/DRC meeting.

Motion by Alderperson Mary Stroik to approve the report from the March 5, 2015 HP/DRC meeting, seconded by Commissioner Siebert. Motion carried 5-0.

2. Request from Scott Gulan, representing Guu Inc., for an amendment to the façade improvement grant contract for an additional \$11,027.53 worth of funds, relating to exterior building work at **1140 Main Street (Parcel ID 2408-32-2029-31)**.

Associate Planner Kyle Kearns explained this façade grant was reviewed and approved last year, but the facade contract has not been signed, as there have been increased costs for project activities. Increased costs are primarily due to the pursuit of wooden windows, recommended by the commission, masonry activities, and stairwell construction at the rear of the building due to State requirements. Mr. Gulan, property owner, is requesting an amendment to the original façade grant approval on July 9, 2014 to increase the grant amount \$11,027.53 or a total façade grant of \$28,706.98.

Commissioner Siebert asked if there were any changes in conditions of approval, to which Mr. Kearns stated no, but two conditions have been added, regarding screening of refuse storage and providing updated proof of insurance.

Commissioner Woehr asked if the refuse screening was something new to this project, and asked for clarification on minor amendments that staff and the chairperson can approve. Lastly Commissioner Woehr asked if permission has been granted from the Redevelopment Authority to place the end of the stairwell on their property. Mr. Kearns stated previously the refuse was to be placed in shared dumpsters currently in the area, but if additional privately held dumpsters develop, they would need to be screened. Director Ostrowski explained minor amendments are things that may come up during the project. Furthermore Director Ostrowski clarified that the Redevelopment Authority has approved the agreement.

Commissioner Ryan asked if lighting on the front of the building was included in the façade plans, to which Mr. Kearns stated it has not been listed in the grant request. Joel Berens, representing the property owner, added the plan is to fix the existing lighting back to its working condition. Commissioner Ryan then asked about the masonry work on the backside of the structure, to which Mr. Berens clarified masonry work is needed around window openings and to create the new second story door. Director Ostrowski provided Mr. Ryan with a copy of the original façade grant plan and rendering that was approved on July 9, 2014.

Mr. Kearns asked for further details regarding the materials used for the rear stairwell, to which Mr. Berens stated the stairwell is a black metal. He went on to describe the increased cost for the stairwell was due to State requirements for footings. Commissioner Stroik asked if the covered roof area would be used year-round, to which Mr. Berens stated it could be.

Motion by Commissioner Ryan to approve the request from Scott Gulan, representing Guu Inc., for an amendment to the façade improvement grant contract for an additional \$11,027.53 worth of funds, relating to exterior building work at 1140 Main Street (Parcel ID 2408-32-2029-31) with the following conditions:

- **Lighting above the existing awning on the south façade shall be repaired and restored to its original functioning state.**
- **Refuse and garbage containers shall be screened using vegetation or fencing, with materials and design to be submitted for review and/or approval by the HP/DRC chairperson and designated agent.**
- **Updated proof of insurance shall be submitted.**
- **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.**
- **Windows shall consist of wood and shall be permitted to be wrapped in aluminum cladding.**

- 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 and be approved by the HP/DRC chairperson and designated agent.
- 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 designs, materials, color, and etcetera to be approved by the HP/DRC chairperson and designated agent.
- All window shall match that exactly of the window opening, except that on the north façade renovations activities may incorporate creating new window and 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 \$28,706.98 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:

Improvement Activity	Proposed Matching Grant Assistance
First Floor Storefront Windows - 3 (South Façade)	\$4,177.11
Storefront Doors - 2 (South Façade)	\$2,628.39
Second Story Windows - 3 (South Façade)	\$3,733.68
Second Floor Windows - 2 (North Façade)	\$1,422.67
Entrance Door - 1 (North Façade)	\$339.23
Side Windows - 4 (East Façade)	\$1,628.39
Exterior Stairwell (North Façade)	\$8,750.00
Staining Mahogany Wood Doors & Windows	\$1,727.50
New Exterior Trim	\$1,050.03
Masonry Work	\$3,250.00
TOTAL	\$28,706.98

seconded by Commissioner Siebert. Motion carried 5-0.

3. Request from Golden Sands Resource Conservation & Development Council, for design review of the greenspace currently north of the Fox Theater and Children’s Museum.

Director Ostrowski explained that there is vacant area, approximately 50 feet by 100 feet, exposed after the razing of the mall, north of the Fox Theater. A preliminary plan has received approval from the Redevelopment Authority. This is now the final plan for the area. The plantings and structures plan to be donated.

Commissioner Ryan asked if the structure would be moveable if and when the Fox Theater expands. Director Ostrowski pointed out the structure could be moved.

Commissioner Baldischwiler asked if the project was mainly landscaping and what was the time frame for installation, to which Director Ostrowski stated it is mainly landscaping, and the timeline for construction is early May. Lastly, a non-profit organization has been set up to continue to maintain the property.

Motion by Commissioner Siebert to approve the request from Golden Sands Resource Conservation & Development Council, for design review of the greenspace currently north of the Fox Theater and Children's Museum with the following conditions:

- **Staff and the chairperson shall have the ability to approve minor changes to the design.**
- **Staff and the chairperson shall have the ability to approve materials and design of benches, tables, chairs, lights, and the pavilion/pergola.**

seconded by Commissioner Baldischiler. Motion carried 5-0.

4. Adjourn.

Meeting adjourned at 5:02 p.m.