

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, July 1, 2015 –4:30 p.m.

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

PRESENT: Chairperson Lee Beveridge, Alderperson Garrett Ryan, Commissioner Tim Siebert, Commissioner Sarah Scripps, and Commissioner Bob Woehr.

ABSENT: Commissioner Tom Baldischwiler and Commissioner Joe Debauche

ALSO PRESENT: Director Ostrowski, Associate Planner Kyle Kearns, Alderperson Kneebone, Lori Buchkowski, Tim Buchkowski and Scott Gulan.

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Discussion and possible action on the following:

1. Approval of the report from the May 5, 2015 HP/DRC meeting.
2. Request from Tim and Lori Buchkowski, representing TLB Properties LLC., for design review approval of an awning and painting scheme at Arbuckles Eatery & Pub located at **1320 Strongs Avenue (Parcel ID 2408-32-2026-45)**.
3. Request from Scott Gulan, representing Guu Inc., for an amendment to the façade improvement grant contract for additional funds in the amount of \$1,293.02, relating to exterior building work at **1140 Main Street (Parcel ID 2408-32-2029-31)**.
4. Adjourn.

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

Motion by Commissioner Siebert to approve the report of the May 5, 2015 HP/DRC meeting; seconded by Commissioner Scripps. Motion carried 5-0.

2. Request from Tim and Lori Buchkowski, representing TLB Properties LLC., for design review approval of an awning and painting scheme at Arbuckles Eatery & Pub located at **1320 Strongs Avenue (Parcel ID 2408-32-2026-45)**.

Associate Planner Kyle Kearns explained the request is for replacing the bubble awning with a more triangular awning spanning across the front façade in a black sunbrella fabric, and painting of the façade with a grey and black color scheme. Staff has reviewed the request and feels the awning meets the design guidelines, but would like to see the paint colors in more earth tones such as a lighter gray with a darker gray or pewter accent, which more so mimics a stone appearance.

Tim Buchkowski of TLB Properties stated that the paint request is to have the building be mostly grey and the black would be used just for accents.

Motion by Commissioner Woehr to split the request into two separate action items; seconded by Commissioner Siebert. Motion carried 5-0.

Mr. Kearns explained the renderings do not fully represent the request as the shadow of the building did not allow for the new proposed coloring to show through. Commissioner Siebert asked if the design guidelines specified awning width, to which Mr. Kearns stated no.

Commissioner Woehr asked if the color shown was the same in the request, and if there would be a logo on the awning. Mr. Buchkowski stated yes the same logo would be on the awning as well as a smaller version on the sides.

Commissioner Scripps pointed out that the triangular awning is more in conformance with the design guidelines.

Motion by Commissioner Siebert to approve the request for a design review of a new awning at Arbuckles Eatery & Pub located at 1320 Strongs Avenue (Parcel ID 2408-32-2026-45) with the following conditions:

- 1. The awning shall meet the following ordinance requirements:**
 - a. Canopies (awnings) must maintain a minimum clearance between the bottom of the canopy and the finished grade of 8.5 feet.**
 - b. Canopies (awnings) shall project a minimum of 3.5 feet to provide pedestrian protection from the elements.**
 - c. Canopies (awnings) may extend to a point not more than 2 feet in from the face of the curb, or 7 feet from the building, whichever is less.**
 - d. Canopies must be constructed of fire resistant materials.**
- 2. The color of the awning shall match or complement the color scheme of the main façade.**
- 3. The chairperson and designated agent shall have the authority to approve minor changes to the awning and paint scheme.**

seconded by Commissioner Ryan. Motion carried 5-0.

Commissioner Woehr asked for a fellow commissioner to read a portion of the design guidelines and questioned if the Commission has any authority over the paint colors. Mr. Kearns stated under the section regarding the painting of masonry surfaces, the Commission has authority in guiding the applicant with a paint color closely matching natural masonry.

Commissioner Siebert asked if the rendering in the packet was the building in question, to which Lori Buchkowski stated yes, but the computer did not allow for details to be highlighted in the proposed color. She would like to highlight the detailing on the top of the building with an accent color of black to match the awning. Mr. Buchkowski added if the Commission preferred the Pewter color they would be agreeable to that as well.

Motion by Commissioner Woehr to approve the request for a design review of paint scheme at Arbuckles Eatery & Pub at 1320 Strong Avenue (Parcel ID 2408-32-2026-45) with the following conditions:

- 1. A color scheme that more closely matches the original brick color which is visible on the side of the building side shall be used, or a more natural/earth town scheme, such as a light gray with dark gray (pewter) accents. The color scheme should be for the entire front façade.**
- 2. The brick façade and all materials proposed to be painted shall be cleaned appropriately using the gentlest means possible, such as hand washing with natural chemicals.**
- 3. Sandblasting, ice blasting, corncob blasting or another method or high pressure water blasting shall not be used to clean the brick.**
- 4. Where mortar joint repair is needed due to cracks, missing and crumbling mortar, and loose bricks, type N mortar shall be used, matching in color, texture, width, strength, and profile to the original.**
- 5. Caulk shall be prohibited for use in brick mortar joints.**

seconded by Commissioner Siebert.

Commissioner Ryan asked if there was any rotten wood on the façade and if it would be addressed, to which Mr. and Mrs. Buchkowski answered yes. Furthermore, they stated the aged boards are included in the repair and maintenance, and they are in agreeance that the conditions listed by staff were agreeable to them.

Commissioner Ryan suggested an amendment to include addressing the rotted wood on the building facade.

Motion amended by Commissioner Woehr to approve the request for a design review of paint scheme at Arbuckles Eatery & Pub at 1320 Strong Avenue (Parcel ID 2408-32-2026-45) with the following conditions:

- 1. A color scheme that more closely matches the original brick color which is visible on the side of the building side shall be used, or a more natural/earth town scheme, such as a light gray with dark gray (pewter) accents. The color scheme should be for the entire front façade.**
- 2. The brick façade and all materials proposed to be painted shall be cleaned appropriately using the gentlest means possible, such as hand washing with natural chemicals.**
- 3. Sandblasting, ice blasting, corncob blasting or another method or high pressure water blasting shall not be used to clean the brick.**
- 4. Where mortar joint repair is needed due to cracks, missing and crumbling mortar, and loose bricks, type N mortar shall be used, matching in color, texture, width, strength, and profile to the original.**
- 5. Caulk shall be prohibited for use in brick mortar joints.**
- 6. Rotten wooden boards on the front façade shall be repaired or replaced prior to the application of paint.**

seconded by Commissioner Siebert. Motion carried 5-0.

3. Request from Scott Gulan, representing Guu Inc., for an amendment to the façade improvement grant contract for additional funds in the amount of \$1,293.02, relating to exterior building work at **1140 Main Street (Parcel ID 2408-32-2029-31)**.

Associate Planner Kyle Kearns explained the front of the facade of Guu's is almost completed and work has begun on the north side. This final design review is for the patio area, roof overhang, and two types of fencing along with an amendment to the façade grant to include these projects. Staff recommends that the overhang be attached to the existing hardware on the building, or the hardware placed in mortar joints so that it will not affect the integrity of the exterior if it were ever removed and the historical integrity can still be maintained.

Commissioner Siebert asked for clarification as to where the corrugated fence is going, to which Mr. Gulan explained it would go on the east side and south sides of the patio area to screen the view of the mechanicals that are attached to the building. He continued to explain that the black metal fencing would match the dumpster corrals in the area and would be on the northern most portion of the patio. Commissioner Ryan asked if the plastic panels will be installed like the dumpster corrals, to which Mr. Gulan stated no.

Commissioner Scripps asked what the rationale of two fencing types was, to which Mr. Gulan stated the interior fence would tie into the bar area similar to others throughout Stevens Point.

A completion date is scheduled for August 1, 2015.

Motion by Commissioner Siebert to approve the fencing at 1140 Main Street (Parcel ID 2408-32-2029-31) with the following conditions:

1. **Fencing proposed east of the patio, including the gate for deliveries and staff use, shall be the proposed black metal fencing.**
2. **Cedar wood identified on the corrugated fence shall be stained or finished with a weather resistant finish.**
3. **A second bid shall be submitted from the applicant for fencing to be reviewed and approved by the chairperson and designated agent.**
4. **The chairperson and designated agent shall have the authority to review and/or approve minor amendments to the project.**

seconded by Commissioner Scripps

Commissioner Ryan asked if the Façade Grant funds would be dispersed after completion of the project to which Mr. Kearns stated yes.

Motion carried 5-0.

Mr. Gulan continued to explain the project in that the overhang roof would be equal distance between the neighboring buildings and would be constructed of a standing seam black metal roof.

Motion by Commissioner Ryan to approve the roof structure / overhang with the following conditions:

- **The roof/overhang shall be attached to existing mounting hardware or attached to hardware placed in the mortar joints and not in the brick.**

seconded by Commissioner Siebert.

Commissioner Ryan asked what Mr. Gulan was going to do with the treated wooden poles and stairs, to which he responded by indicating they could be painted.

Commissioner Siebert suggested with the roof being so dark, would a lighter color be acceptable to the applicant. Mr. Gulan stated yes that would be acceptable.

Amendment to the motion by Commissioner Ryan to approve the request from Scott Gulan, representing Guu Inc., for an amendment to the façade improvement grant contract for additional funds in the amount of \$1,293.02, relating to exterior building work at 1140 Main Street (Parcel ID 2408-32-2029-31) with the following conditions:

1. **Exposed wood on exterior stairs shall be painted to match accent colors on the building of roof/overhang. Colors shall be reviewed and or approved by the Chairperson & designated agent.**
2. **The applicant shall submit paint colors for painting of the north façade to be reviewed and or approved by the Chairperson & designated agent.**
3. **The roof/overhang shall be attached to existing mounting hardware or attached to hardware placed in the mortar joints and not in the brick.**
4. **Fencing proposed east of the patio, including the gate for deliveries and staff use, shall be the proposed black metal fencing.**
5. **Cedar wood identified on the corrugated fence shall be stained or finished with a weather resistant finish.**
6. **A second bid shall be submitted from the applicant for fencing to be reviewed and approved by the chairperson and designated agent.**
7. **The applicant shall submit a paint sample to be reviewed and approved by the Chairperson and designated agent.**
8. **Brick façade and all materials proposed to be painted shall be cleaned appropriately using the gentlest means possible, such as hand washing, with natural chemicals.**
9. **Sandblasting, iceblasting, corncob blasting, or another method or high pressure water blasting shall not be used to clean the brick.**
10. **Where mortar joint repair is needed due to cracks, missing and crumbling mortar, and loose bricks, type N mortar shall be used, matching in color, texture, width, strength, and profile to the original.**
11. **Caulk shall be prohibited for use in brick mortar joints.**
12. **Lighting above the existing awning on the south façade shall be repaired and restored to its original functioning state.**

13. 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.
14. Updated proof of insurance shall be submitted.
15. The chairperson and designated agent shall have the authority to review and/or approve minor amendments to the project.
16. Double hung second floor windows shall be installed where possible.
17. Windows shall consist of wood and shall be permitted to be wrapped in aluminum cladding.
18. All windows shall be clear and transparent except that on the south façade they shall be permitted to have a tint.
19. 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.
20. Gliding/sliding windows shall be installed along the east building façade.
21. Windows and doors shall match that of the original window design.
22. 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.
23. 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.
24. All work shall be completed within one year.
25. Project must adhere to Façade Improvement Grant Program Guidelines.
26. No funds shall be disbursed until project is fully completed. The maximum City participation shall not exceed \$30,000.00 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:

seconded by Commissioner Siebert. Motion carried 5-0.

4. Adjourn.

Meeting adjourned at 5:15 p.m.