

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, September 16, 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, Commissioner Tom Baldischwiler, Commissioner Joe Debauche and Commissioner Bob Woehr.

ALSO PRESENT: Director Ostrowski and Luke Hilgers.

INDEX:

Discussion and possible action on the following:

1. Request from Luke Hilgers for design review to reconstruct a weakened portion of the façade at **1141-57 Main Street (Parcel IDs 2408-32-2026-01)**.
2. Adjourn.

Discussion and possible action on the following:

1. Request from Luke Hilgers for design review to reconstruct a weakened portion of the façade at **1141-57 Main Street (Parcel IDs 2408-32-2026-01)**.

Director Ostrowski explained this was approved back in June of 2014 relating to the eastern façade. At that point it was anticipated that it would be replaced with similar type brick. Upon further review of the façade it was discovered there are significant issues which need to be repaired and addressed. The request is to install stone masonry, full length windows on the eastern elevation, and a synthetic boarder above windows to match that on the rest of the building. He continued stating that after speaking with Jackson Case, it was discovered that the brick is not tied to the structural portion of the building and that it is causing the façade to pull away from the building. The reason for incorporating stone is to avoid adding another brick layer of a different type/color. The stone would add a masonry element, but it would not add a different color of brick on the eastern façade.

Commissioner Siebert asked if the pillars could not be done in brick, to which Mr. Hilgers answered the architect suggested that the stone would add a more historic feel to it.

Commissioner Woehr clarified that there are two colors of brick on the building currently, and the stone would be a third color.

Director Ostrowski explained there would be three pillars on the east side, and staff recommends the brick would remain above the windows as opposed to carrying the board all the way around. Furthermore, there is no intention to re-install the awnings as they may have increased the decline of the façade.

Commissioner Beveridge asked if anyone else had similar issues with the brick pulling away. Director Ostrowski stated he has not seen it, but in speaking with Mr. Case, because the building doesn't have ties to support the brick to the structure it pulls away.

Commissioner Woehr asked if the staff recommendations were to continue the brick above the new window to which Director Ostrowski stated yes the face brick would remain on the portion above the windows.

Commissioner Siebert asked what is behind the face brick to which Director Ostrowski answered the original brick, which is full of mortar and glue. He continued identifying the design plan is to remove the face brick and apply the stone for the pillars. That would leave the remaining area which would be filled in by the glazing of the windows and if chosen, the commission can have the boarder wrap all the way around to the edge of the last pillar or it can remain brick.

Commissioner Woehr asked if the transom windows would be placed above the current panes now, to which Director Ostrowski stated correct. Commissioner Woehr stated originally the building had no windows at the lower level, but transoms on the east side and that would bring back some historical appearance to the building. He then asked if there was a desire to remove the north façade sign board, to which Mr. Hilgers stated no. Commissioner Woehr then asked if the boarder continues to the east façade would that tie the corner together.

Commissioner Beveridge asked if there was a reason why the transoms are only going to go on the south end of the east side, to which Director Ostrowski stated that is the only portion where the repair is needed. The extent of the repair is between the two outer columns.

Commissioner Scripps asked what the rational was for having the decorative sheathing to begin with. Director Ostrowski that was existing prior to Mr. Hilgers purchasing the building, but possibly for decorative purposes or for sign area. Commissioner Scripps asked if option B would be to extend that, to which Director Ostrowski stated correct.

Commissioner Siebert asked if the brick above was going to stay to which Mr. Hilgers stated yes.

Director Ostrowski stated staff's recommendation of the brick verses stone is not a strong recommendation, but has valid points and the boarder sign area can tie the building together.

Commissioner Woehr asked about staff recommendation on the pillers, to which Director Ostrowski stated it works and adds a different masonry element to it, there is similar stone across the street. It does not add another brick component and is contrasting as opposed to mixed appearance.

Motion by Commissioner Siebert to approve the request from Luke Hilgers for design review to reconstruct a weakened portion of the façade at 1141-57 Main Street (Parcel IDs 2408-32-2026-01) with the following conditions:

- **Window panes, and window framing shall match closely in texture, size, color, and material with the previous and/or existing glazing features.**

- **Type N mortar be used and applied matching the existing mortar texture, color, width, strength.**
- **The chairperson and designated agent shall have the authority to approve amendments to minor project activities.**
- **Design option B shall be pursued as identified on the submitted renderings which includes the installation of stone masonry and decorative/synthetic board above transom windows.**

Seconded by Alderperson Ryan. Motion carried 5-0.

2. Adjourn.

Adjourn 4:47 pm.