

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, October 7, 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 Debauche and Commissioner Bob Woehr.

ABSENT: Commissioner Tom Baldischwiler

ALSO PRESENT: Director Ostrowski, Associate Planner Kyle Kearns, City Attorney Beveridge, Alderperson Kneebone and Scott Gulan.

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Discussion and possible action on the following:

1. Request from Scott Gulan, representing Guu Inc. for project review and release of façade improvement grant funds at **1140 Main Street (Parcel ID 2408-32-2029-31)**.
2. Request from the City of Stevens Point for a design review of a Cultural Commons at Pffifner Pioneer Park, 1200 Crosby Avenue (Parcel ID 2408-32-2008-05).
3. Regulation of paint color by the Historic Preservation / Design Review Commission.
4. Adjourn.

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1. Request from Scott Gulan, representing Guu Inc. for project review and release of façade improvement grant funds at **1140 Main Street (Parcel ID 2408-32-2029-31)**.

Associate Planner Kyle Kearns explained that we have received some invoices and receipts for project related work, but they do not include the itemized labor and/or other details due to the contractor defaulting. There are submittals from the lumber company as well as from Point Title Company for payment draws for all work approved by the Historic Preservation / Design Review Commission. Staff has been on site several times and has confirmed that all activities have been completed. After confirming with the Comptroller/Treasurer we can reimburse based off of what was provided to us, if the commission approves. From a staff prospective Mr. Gulan has gone above and beyond to invest money and make sure this project is a success.

Scott Gulan stated he did the best he could to get detailed invoices for as much as possible, but the contractor has gone bankrupt and he is unable to get a hold of him, so he did his best to get documentation of materials list and cost.

Alderperson Ryan asked if all the work has been completed, to which Mr. Gulan stated yes.

Motion by Alderperson Ryan to approve the request from Scott Gulan, representing Guu Inc. for project review and release of façade improvement grant funds at 1140 Main Street (Parcel ID 2408-32-2029-31) in the amount of \$30,000; seconded by Commissioner Siebert.

Commissioner Woehr asked if the reimbursement is contrary to the Common Council approval, if the commission would want to add that the comptroller approve prior to the money being released, to which Director Ostrowski stated he does prior to payments from the façade grant anyway.

Mr. Kearns explained that the meeting with the comptroller/treasurer included a request to provide receipts and documentation of payments, a memo from staff that identified the problem at hand, and a motion from the Historic Preservation Commission.

Motion carried 5-0.

2. Request from the City of Stevens Point for a design review of a Cultural Commons at Pfiffner Pioneer Park, 1200 Crosby Avenue (Parcel ID 2408-32-2008-05).

Director Ostrowski explained that the Plan Commission and Park Board have approved the concept regarding this pocket park just north of the pond. There may be some deviation as to what sculptures, plantings, and kiosks would go within the Cultural Commons. Essentially the project is a cooperative between the Stevens Point Rotary Club and the three Sister Cities. The reason this is before you is that the park is within the Historic Preservation District. Essentially the three Sister Cities will have a section of the proposed Rotary Gear layout, there will also be an educational area to the north, and a labyrinth. The projected plan meets the design review guidelines.

Commissioner Siebert asked about the size of the project and if the walkway would go through the middle of the area, to which Director Ostrowski stated approximately the size of the nearby pond and the walk would be moved, but it would be intertwined with the park.

Commissioner Beveridge asked about funding, to which Director Ostrowski stated it will be funded by privately raised funds, and a fund set up for maintenance.

Commissioner Scripps asked if there are any historical landscapes in the park, and if they would be removed or disturbed. Director Ostrowski stated that the memorial trees that have been planted but will not be removed. Commissioner Siebert asked if the Robert Fisher memorial stone in that area would be disturbed, to which Director Ostrowski stated he is not sure, but that the memorial trees will remain.

Commissioner Beveridge asked during the process of construction what would be done with any historical foundations that may exist. Director Ostrowski stated there would not be much digging and they would find out at that time to address them.

Commissioner Woehr asked if there were other private organizations that had set up anything like this in the past and stated his concern about setting a precedent. Director Ostrowski stated that this project can be considered very similar to the KASH playground project in mead park.

Commissioner Scripps asked given the location of the project, has there been any consideration to pedestrian access, to which Director Ostrowski explained that is why this location was picked as well the proximity to the river and downtown.

Commissioner Woehr asked if the Main Street pedestrian mall had been vacated, to which Director Ostrowski answered it is a pedestrian corridor not a street, so no vacation would be necessary. Alderperson Ryan added that the sidewalks were all lined up a couple of months ago.

Director Ostrowski explained that the position of the commission is to approve or deny the design and concept, but the specific details will be left to the Park Board to confirm.

Motion by Alderperson Ryan to approve the request from the City of Stevens Point for a design review of a Cultural Commons at Pfiffner Pioneer Park, 1200 Crosby Avenue (Parcel ID 2408-32-2008-05) with the following recommendations:

- **The chairperson and designated agent shall have the authority to approve minor project changes.**

Seconded by Commissioner Siebert.

Commissioner Beveridge asked when the project would start, to which Director Ostrowski stated construction is starting Spring / Summer of 2016 with the official opening in the Summer of 2017.

Motion carried 5-0.

3. Regulation of paint color by the Historic Preservation / Design Review Commission.

Associate Planner Kyle Kearns explained the commission previously instructed for more information regarding the regulation of paint colors. The American Planning Association service has done some research, providing sever example of other communities that regulate paint. Examples range from communities adopting their own paint palette or communities who have adopted paint palettes from the bigger name paint companies. Typically if that is pursued, the ordinance allows for the flexibility for an applicant to choose one of the paints, have the color replicated from that palette. The other options is to recommend colors from the buildings construction and architecture while avoiding bright colors as well as ensuring that it is compatible with the surrounding buildings.

Commissioner Woehr stated previously, prior to the current design guidelines, had the previously guidelines regulated paint, to which Mr. Kearns stated paint was mentioned to be regulated, but was not very specific. Commissioner Beveridge added paint has been regulated the whole time and only recently palettes were added but it had never been an issue. Commissioner Woehr asked why in the recent version the paint regulation had been removed. Mr. Kearns explained the email from the state historical society which identified that most communities don't regulate paint colors due to it being easy to change. Commissioner Beveridge added yes paint can very easily be changed, but

apparently everyone has agreed with our commission that when we discuss paint and colors they were in agreement.

Commissioner Woehr asked if the guidelines were changed to control paint colors and the owner of a property wanted to fight it would the city fight this in court, to which City Attorney Beveridge answered it is enforceable. There are other things that the city enforces that are much closer calls than paint color choices.

Commissioner Siebert suggested a statement in the guidelines that would be similar to the color a building is painted should be appropriate to the time the building was built. Mr. Kearns stated the difficulty with that is it would take an extreme amount of staff time to research the building, design, the architecture, and the builder as well as historic photos, many of which are black and white. It is difficult to identify the specific color of the home when it was built.

Director Ostrowski explained we are not going to officially take action on amending the guidelines at this meeting. This is for a strong recommendation of what you would like the guidelines to say and bring it back for approval and submit to council for their approval. For example, if the commission wants to regulate paint colors based off of historic palettes, adopt palettes as needed, or set parameters as to types of colors.

Aldersperson Ryan pointed out that Schaumburg, IL example stood out the most to him because they are using Pantone colors. Pantone colors are a specific color chip and if you look at paint company brands the color can differentiate from monitor to monitor and printer to printer, and brands change palettes frequently. Aldersperson Ryan suggested having a policy of having accepted pantone colors and the owner must match the pantone color to the closest brand color.

Commissioner Beveridge asked if the historic color palettes change often, to which Aldersperson Ryan stated they do not change drastically each year, but they do change the names even if it is the same color.

Mr. Kearns explained that the Victorian Sherwin Williams color palette is from the early 2000, and has changed. What they have now is colors via their website that you can only view on the monitor or in store. The paint palettes themselves are not easily attainable themselves separate from the websites. The best way to get a palette is to ask the companies directly to get a color palette to adopt to the guidelines and then maintain them on file in the Community Development office.

Commissioner Woehr pointed out that the Shaumburg, IL code only listed acceptable colors for signs but not for buildings. Aldersperson Ryan explained that he thought we could use the same policy for paint on the building.

Commissioner Scripps asked about getting the paint matching the period style of the building, but there is also the concern of keeping the buildings cohesive as a whole in the area and what will take precedent as to the decisions as to the color.

Commissioner Debauche asked who the property owner needs to obtain approval from, to which Director Ostrowski stated that he would recommend that it be chairperson and staff approval for paint color as long as it falls within the color palette.

Commissioner Beveridge questioned if we recommend the Sherwin Williams Victorian palette of 2015, does that give enough specific requirements for colors.

Aldersperson Ryan asked if they have paint colors that are approved by the National Historic Register, to which Mr. Kearns stated they do not specify a palette, but do have colors that are approved by the register to use. Commissioner Siebert asked about going with the National Trust recommendations and adopting their policy, to which Director Ostrowski clarified it would require adopting palette from companies who have accepted colors and designation. He stated that he will bring them back next month along with wording for approved paint palettes from one of these brands.

4. Adjourn.

Meeting adjourned at 5:16 p.m.