

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday April 6, 2016 – 4:30 PM

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

PRESENT: Chairperson Lee Beveridge, Commissioner Tim Siebert, Commissioner Sarah Scripps, Commissioner Joe Debauche, and Commissioner Bob Woehr.

ABSENT: Alderperson Garrett Ryan, and Commissioner Tom Baldischwiler

ALSO PRESENT: Associate Planner Kearns, Rod Cox, Todd Anderson, Schott Dimler

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Discussion and possible action on the following:

1. Approval of the report of the March 2, 2016 HP/DRC meeting.
2. Request from Todd Anderson, agent for Cellcom, and representing the property owner, for design review approval to remove existing and install new antenna equipment, along with coax cable and tray on the roof and façade at **1408 Strongs Avenue (Parcel ID 2408-32-2025-03)**.
3. Request from Rod Cox, representing the property owner, for design review approval to construct a rear addition on the building at **1009 Clark Street (Parcel ID 2408-32-2025-03)**.
4. Adjourn.

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1. Approval of the report of the March 2, 2016 HP/DRC meeting.

**Motion by Commissioner Siebert to approve the report of the March 2, 2016 HP / DRC meeting; seconded by Commissioner Woehr.**

**Motion carried 5-0.**

Associate Planner Kyle Kearns quickly explained that the parcel numbers for both items 2 & 3 were the same on the agenda which is an error. Agenda item 3 should have a parcel number of 2408-32-2020-04. He continued, the agenda did not have to be amended considering the two addresses were correct, which are the primary means in identifying the property. That correction should also be noted in the staff report.

2. Request from Todd Anderson, agent for Cellcom, and representing the property owner, for design review approval to remove existing and install new antenna equipment, along with coax cable and tray on the roof and façade at **1408 Strongs Avenue (Parcel ID 2408-32-2025-03)**.

Associate Planner Kyle Kearns explained Mr. Todd Anderson is here representing the property owner for the installation of new antennas and equipment at the Whiting Hotel, which is 1408 Strongs Avenue. It has been identified that the four antennas on the southwest penthouse and two

antennas on the middle penthouse are to be replaced as well as all the lower equipment. The request includes replacing all six antennas. The proposed antennas will be lower and match the height of the roof line in both locations and will be painted to match the brick. There will be a cable run along the west side within a tray spanning to equipment in the parking garage, which is also proposed to be painted to match the brick. He noted that the property itself is located on the National Register of Historic Places as an individually listed property, and is also within our local design review district. Along with the application there was an architectural survey that was submitted, which cited there would be no adverse impacts resulting to surrounding historic properties. Lastly Mr. Kearns noted there is state legislation 66.0404 that prohibits a political subdivision from disapproving an application for a tower, antenna, or equipment solely based on aesthetics. Staff recommends approval with conditions listed in the staff report which includes, if functionally possible, to move the tray closer to the existing chimney allowing for better concealment.

Commissioner Beveridge asked the applicant if the location of the tray really means a lot, to which Mr. Anderson stated for the way it is laid out yes. He went on to say they did try to locate the cables in the elevator shaft and other interior locations, however could not do so. Commissioner Beveridge asked if the chimney is being used, to which Mr. Anderson stated he did not know.

Mr. Anderson stated the cables will go along the roof deck then down the building. The engineers tried to get them internal, but there just was not the space or access to get them inside and to the underground garage where equipment exists.

Commissioner Woehr clarified that the antennas were proposed to be moved down and asked if they were going to stick out the same amount, and if the request included painting the cable tray, to which Mr. Anderson confirmed both are correct.

Commissioner Siebert stated in the staff recommendation location of the cable tray, it would look like part of the chimney, to which Mr. Anderson stated yes, in the past, they have used wraps, but those fade and he feels that painting would be the best.

Commissioner Woehr asked where the current antenna cable is located, to which Mr. Anderson stated it is run into the building to an area where the equipment is in the stairwell. Unfortunately the equipment will not work in the stairwell anymore and it will be placed in the underground garage.

Commissioner Debauche asked what are the benefits of changing out the antennas, to which Mr. Anderson stated they are upgrading to the next generation of communication equipment and the upgrade equipment is too large for the stairwell area. We looked at going into the elevator room, with our equipment, and the engineers just did not feel confident with what they had for drawings based on the equipment and the room.

Commissioner Scripps asked what the dimensions of the cable tray are, to which Mr. Anderson stated about 18 inches wide.

**Motion by Commissioner Woehr to approve the request from Todd Anderson, agent for Cellcom and representing the property owner, for design review approval to remove existing and install**

**new antenna equipment, along with coax cable and tray on the roof and façade at 1408 Strongs Avenue (Parcel ID 2408-32-2025-03) with the following conditions:**

- **The applicant shall pursue positioning the tray position at the location closer to the chimney. Should mechanics and other elements prevent the tray from being installed at this location, the applicant has the authority to install the tray as originally proposed.**
- **Building codes and zoning ordinance requirements shall be met.**
- **All applicable building permits shall be obtained.**
- **The antennas and cable tray shall be painted a brown color closely matching the existing brick façade.**
- **All fasteners for equipment (antennas and cable tray) shall be installed within the brick mortar and not within the brick.**

**Seconded by Commissioner Scripps.**

Commissioner Siebert asked in the event that the tray does not work in the staff proposed location, or the applicant proposed location, would they have to come back to staff and chairperson with another path. Associate Planner Kearns stated we understand there are limitations and they have identified the limitations, so that leaves the only option that has been presented. It is certainly up to the commission if you want to require it one way or the other. He continued stating they have identified the western façade on the bump out and the elevator shaft pent house area as an option for the cable tray, however the application has identified difficulty with that location. Commissioner Siebert explained his concern about the project and the possibility that it would just be slapped on the building somewhere if proposed location don't work. Mr. Anderson confirmed that the location that was proposed in the drawings is where they would place the cable tray. Commissioner Beveridge stated we are approving what they have asked for.

**Motion carried 5-0.**

3. Request from Rod Cox, representing the property owner, for design review approval to construct a rear addition on the building at **1009 Clark Street (Parcel ID 2408-32-2025-03)**.

Associate Planner Kyle Kearns explained this building has sat vacant for several years, but was recently purchased by Divine Word Lutheran Church. One of the challenges with this building is that it is a split level. So the new owners are requesting an addition on the rear of the building in order to provide a handicap lift in that addition so that the building can be handicap accessible to serve its patrons. He stated the building falls very close to the property line, however, it does have space to construct the rear addition. The addition is proposed to be approximately 30 x 24 feet and not nearly as high as the main portion of the building. Furthermore, the applicants are proposing incorporating stone veneer, a stone cap, two different types of EIFS, standing seam metal roof, and a new metal staircase. Staff have concerns as to the white downspouts, and recommends dark brown. Also, EIFS is not typically recommended in the historic districts for new construction or to be placed on existing structures, therefore, staff is recommending a stone veneer or approved masonry to match the front of the building to be applied to the entire addition. The rooftop mechanical equipment has been moved, but we ask that it be screened appropriately. Lastly, the planter in the

front is also proposed to be removed and replaced with just a concrete slab, staff is recommending it remains and is restored as it is a defining character landscape element to the building.

Mr. Cox clarified there are two existing rooftop units on the top and they are being replaced with new one which you can't really see with the construction of the additions. The addition was designed to have a little bit of stone in the back to tie it into the front. Then the EIFS on top would be a dual purpose of cleaning up the look of the back and screen the mechanicals. Lastly, we will clean off the existing block above and paint it to a color that matches the rest of the façade.

Commissioner Scripps asked if the applicant had major concerns regarding the staff recommendations. Mr. Cox stated he is concerned budget-wise if we have to put stone over everything. The basic idea with doing this addition is that probably 80 % of the people will be entering the rear façade as opposed to the front due to the parking in the rear. It worked out best to put the handicap lift on the outside so we could access up and down and create a small lobby area before getting to the main area.

Commissioner Siebert asked if we wanted to set precedent with EIFS since we have said no to other projects.

Commissioner Woehr asked if the vestibule would be heated, to which Mr. Cox stated yes.

Commissioner Debauche asked if there would be signage placed on the back, to which Mr. Cox stated they are working on a design, and would be coming back before the commission for approval. Associate Planner Kyle Kearns added that the signage would have to come back before the commission unless it meets the sign guidelines, in which staff can approve, but this approval today would be not for any building signage.

Commissioner Woehr asked about the two existing signs that are there now at the west end and rear of the building, with the florescent tubes in them, and whether they are coming off, to which Mr. Cox answered the intent is to replace the one on the back and do something on the side and a little something on the front. Mr. Scott Dimler explained that the intent at this point is to have a small sign on the front of the new addition.

Mr. Cox stated that if we built up the back in all block, it really did not clean up the messiness of that bump-out.

Commissioner Debauche asked if the block is just for the area that is now being covered with EIFS material, to which Associate Planner Kyle Kearns stated that rather than EIFS the stone veneer is recommended to be carried through the entire façade of the addition and the existing addition where you see the metal staircase. The applicant could also identify a masonry material they would like to install, which could be approved by staff and the chairperson, rather than having to come back to the Commission. He is recommending something different from the EIFS, some sort of masonry material to match the existing on the front of the building.

Commissioner Woehr asked what about concrete block, to which Mr. Cox stated they can do that, but it does not clean up the back as much as they have intended to do. Commissioner Woehr then asked about the location and screening of the trash and dumpster containers, to which Mr. Dimler stated there would be small dumpsters placed on the west side of the building near the property

line. Commissioner Woehr reminded them of the need for screening of those. Commissioner Woehr then asked about the painting at the rear, and the guidelines of painting the block to look like the original material. Associate Planner Kyle Kearns stated the commission could approve a color today and Mr. Cox added that the intent is to paint with a matching color. Commissioner Scripps stated she would waive that requirement in this situation, to which Commissioner Siebert added waiving it to match the brick on the east and west side.

**Motion by Commissioner Siebert to approve the Request from Rod Cox, representing the property owner, for design review approval to construct a rear addition on the building at 1009 Clark Street (Parcel ID 2408-32-2020-04) with the following conditions:**

- Downspouts shall match the color of the existing spouts (dark brown), or blend into the façade colors.
- Stone veneer or other approved masonry by the chairperson and designated agent shall be installed on the entire addition façade, replacing the EIFS.
- Door and window trim and framing shall match the existing color found on the existing windows and doors.
- Rooftop or ground mechanical equipment shall be completely screened appropriately with fencing or other approved device by the chairperson and designated agent.
- The existing landscaping planter on the north façade shall be restored rather than removed.
- Building codes and zoning ordinance and sign ordinance requirements shall be met.
- All applicable building permits shall be obtained.
- Staff shall have the authority to approve minor amendments to the project.
- Signage for the property is not approved and shall be reviewed appropriately at a later date.
- Existing exposed block shall be painted a color matching the existing brick, to be reviewed and approved by the chairperson and designated agent.
- Trash receptacles and storage shall be screened with materials matching the materials on the primary structure.

**Seconded by Commissioner Debauche.**

**Motion carried 5-0.**

4. Adjourn.

**Meeting adjourned at 5:08 PM.**