

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday November 2, 2016 – 4:00 PM

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

PRESENT: Chairperson Beveridge, Alderperson Ryan, Commissioner Scripps, Commissioner DeBauche, and Commissioner Woehr.

ABSENT: Commissioner Siebert and Commissioner Baldischwiler.

ALSO PRESENT: Associate Planner Kearns, Nicholas Ritter, Don Dulak, Gene Numsen, Tom Cahill, Patti Cahill, Eric Skrenes, Alicia Skrenes, and Todd Neuenfeldt.

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1. Approval of the report of the October 5, 2016 HP/DRC meeting.
2. Request from Portage County for design review to install exterior mechanical equipment at the Aging and Disability Resource Center (Lincoln Center), 1519 Water Street (Parcel ID 2408-32-2021-15), which is a City owned property.
3. Request from Eric and Alicia Skrenes for design review to install a side entry door at 1408 Clark Street (Parcel ID 2408-32-1006-16).
4. Request from Gene Numsen for design review to remove a brick chimney above the roof at 1700 Clark Street (Parcel ID 2408-32-1036-09).
5. Request from Cahill Properties LLC for design review to raze the detached garage at 1117 Smith Street (Parcel ID 2408-32-1004-05).
6. Adjourn.

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1. Approval of the report of the October 5, 2016 HP/DRC meeting.

**Motion by Commissioner Woehr to approve the report of the October 5, 2016 HP/DRC meeting; seconded by Alderperson Ryan.**

**Motion carried 5-0.**

2. Request from Portage County for design review to install exterior mechanical equipment at the Aging and Disability Resource Center (Lincoln Center), 1519 Water Street (Parcel ID 2408-32-2021-15), which is a City owned property.

Associate Planner Kearns summarized the request from Portage County to install a natural gas generator on an existing slab on the northeast side of the Aging and Disability Resource Center (Lincoln Center). He briefly explained that streets surrounded the building on all sides, but that there was existing evergreen screening that was effective and efficient for the unit. He recommended approval with conditions outlined in the staff report.

Commissioner Woehr, in regards to the generator spec sheet, recommended that the exhaust be directed towards Elk Street rather than up against the building in order to reduce a potential echo effect, noting the residences across the street and south of the property.

Chairperson Beveridge asked if the chimney direction was changeable.

Todd Neuenfeldt, applicant, stated that it would be pointed away from the building due to potential residue, noise, and carbon monoxide issues.

Chairperson Beveridge inquired about maintenance and warranties.

Todd Neuenfeldt stated that the generator would be added to an existing contract with a vendor that serviced their generators, and that they would be tested weekly.

**Motion by Commissioner Woehr to approve the installation of exterior mechanical equipment at the Aging and Disability Resource Center (Lincoln Center), 1519 Water Street (Parcel ID 2408-32-2021-15) subject to the following conditions:**

1. **Applicable building permits shall be obtained.**
2. **One hole shall be cut into the façade for all wiring and electrical.**
3. **If the existing screening is ever removed or reduced, new screening in the form of landscaping or fencing shall be installed in its place to entirely screen the unit during all times of the year.**
4. **Holes in the façade shall be no higher than four feet up the façade from grade.**

**seconded by Alderperson Ryan**

**Motion Carried 5-0.**

3. Request from Eric and Alicia Skrenes for design review to install a side entry door at 1408 Clark Street (Parcel ID 2408-32-1006-16).

Associate Planner Kearns summarized the request and staff report by the applicant to install a side entry door at 1408 Clark Street. He briefly noted that the request had come forth in November of last year, and upon review the Historic Preservation Commission had denied the request. At the present time, the applicant was requesting to replace the door with a fiberglass door citing that they were efficient, durable, and more maintenance free. Mr. Kearns went on to explain what would have been considered character defining characters of the home, noting that the existing door was not one and that it was severely deteriorated. Therefore, he recommend approval with the conditions outlined in the staff report.

Commissioner Woehr, in referencing an email within the staff report, stated that GNS Woodwork could not repair the door to their standards, but could recreate one for \$275.00.

Chairperson Beveridge asked the price of the fiberglass door, to which Alderperson Ryan confirmed the price was \$319.74 and indicated on page 44 of the staff report.

Commissioner Woehr commented that fiberglass doors were longer lasting and weather resistant when compared to a wooden one. He also noted a design standard in which wood windows could be metal clad and stated that he saw very little difference between windows and doors.

Chairperson Beveridge agreed, and stated that the existing door should kept on the premise.

**Motion by Commissioner Scripps to approve the installation of a side entry door at 1408 Clark Street (Parcel ID 2408-32-1006-16) subject to the following conditions:**

- 1. The original door should be kept on the premise and maintained.**

**seconded by Alderperson Ryan**

**Motion Carried 5-0.**

4. Request from Gene Numsen for design review to remove a brick chimney above the roof at 1700 Clark Street (Parcel ID 2408-32-1036-09).

Associate Planner Kearns summarized the request from the applicant to remove a portion of the painted chimney that exceeded the roof line at 1700 Clark Street and cap the area below the roof line. He stated that the chimney was approximately 16 feet, severely deteriorated, not in use, and leaning inwards towards the structure, potentially creating a safety issue. He recommended denying the request due to the chimney being a character defining feature of the home, but recommended approval of a request to reconstruct the chimney with conditions outlined in the staff report.

Chairperson Beveridge stated that there had been a recent request to rebuild a chimney on Church Street, noting that it had also been considered a defining feature of the age and style of the building. He asked the applicant if there had been any movement of the chimney recently.

Gene Numsen, applicant, stated that there had been minimal movement within the last year, and also cited peeling paint above the roof line only.

Chairperson Beveridge asked if the fireplace was in use and whether it was safe other than the exterior lean.

Gene Numsen stated that they did not use it, and that he was told that the fireplace was only suitable for coal by the realtor in 1972.

Chairperson Beveridge asked if it still had its metal firebox, to which Mr. Numsen confirmed it did, adding that they had never pursued the issue as there was no interest in use.

Chairperson Beveridge stated that shallow and all metal grates and doors were typical, to which Numsen added that it was much smaller than his other wood burning fireplace.

Commissioner DeBauche asked whether wood could be used in a coal fireplace, to which Chairperson Beveridge commented that they probably could, adding that coal burned hotter.

Commissioner Woehr asked if there was a second fire place in the home, to which Mr. Numsen confirmed there was.

Commissioner Woehr wondered about the original construction of the home, stating that the chimney appeared to have been stuck on the end. Chairperson Beveridge added that it was not unusual to have that done.

Commissioner Woehr stated that it was not an integral portion of the construction, potentially indicating that the chimney and coal fireplace may not have been there when the home was originally constructed.

Chairperson Beveridge asked when the house was constructed, to which there was general discussion on the date.

Associate Planner Kearns explained that while it may not have been the building date, 1911 was the effective date for the assessment.

Chairperson Beveridge stated the coal fireplaces were normal in the 1870s, to which Mr. Numsen stated that things had been added to the home numerous times.

Chairperson Beveridge stated that there were several external chimneys around, thus assuming it was original.

Commissioner Woehr agreed that it could be original, but that it was just a masonry fireplace stuck on the west end of the home, to which Chairperson Beveridge stated that having the original coal burning firebox was an attribute to the house.

Commissioner Scripps stated for clarification that removing the top of the chimney would mean it would no longer be a functional chimney, to which was confirmed by the commission.

Chairperson Beveridge and Don Dulak from Dulak Masonry briefly discussed requirements regarding chimney heights in order to avoid back drafts and other issues.

Associate Planner Kearns explained that should the commission deny the request, Mr. Numsen could still receive approval and a Design Review Certificate explaining the conditions for reconstructing the western chimney. Steps for reconstruction and potential timelines were then discussed.

**Motion by Chairperson Beveridge to deny the request from Gene Numsen to remove a brick chimney above the roof at 1700 Clark Street (Parcel ID 2408-32-1036-09), but to allow for the reconstruction of the western chimney on the home above the roofline subject to the following conditions:**

- 1. Chimney reconstruction should match the existing chimney in size, design, and materials.**
- 2. Type N mortar shall be used as defined by the American Society for Testing and Materials (ASTM).**
- 3. If reconstruction occurs, the entire chimney shall be repainted white to ensure a uniform color throughout.**
- 4. Building codes and zoning ordinance requirements shall be met.**
- 5. All applicable building permits shall be obtained.**

**seconded by Commissioner DeBauche**

**Motion Carried 4-1, with Commissioner Woehr voting in the negative.**

5. Request from Cahill Properties LLC for design review to raze the detached garage at 1117 Smith Street (Parcel ID 2408-32-1004-05).

Associate Planner Kearns summarized the request from the applicant to raze the detached garage at 1117 Smith Street, noting that the owners did not reside on the property and that the neighboring home at 1408 Smith Street had had a recent request before the commission. He explained that both

garages from both properties had been leaning against each other, but now that the garage at 1408 Smith Street was gone, the state of the garage at 1117 Smith Street had worsened, citing cracks, peeling shingles, separated brick, and other deteriorated elements. Mr. Kearns noted that while the home and garage had similar characteristics, the garage had not been constructed to the same standards as the home. He also noted that there was evidence to support the attempted maintenance and repairs of the garage, but that it had become a safety concern for the property and surrounding neighbors. He recommend to approve the razing of the structure with conditions outlined in the staff report, adding that the applicants had also identified wanting to construct a new detached accessory structure the following year.

Commissioner Woehr asked how many tenants the applicant had, to which Tom and Patti Cahill stated nine tenants reside on the property.

Commissioner Woehr asked if it was licensed for nine tenants.

Patti Cahill explained they could have 9 unrelated individuals as it was a recovery home under the Fair Housing Act.

Associate Planner Kearns explained that there was no license for the property, and as a recovery home it could be exempt under state or federal statutes.

Commissioner Woehr stated that the Assessors file carried it as a two family.

Patti Cahill stated that she had the requirements if needed.

Commissioner Woehr stated since the home was not a single family residence, it could not qualify for a detached garage using the Traditional Overlay District (TND) standards, and that a new garage could not be constructed a foot from the property line.

Associate Planner Kearns confirmed that it could be considered commercial, thus requiring three feet on all sides.

Aldersperson Ryan asked if it could be reduced to one foot with council approval.

Associate Planner Kearns further explained that the TND did not allow commercial multi-family property to use reduced setback requirements, but given the use he would have to review statutes to confirm.

Commissioner Woehr explained that it would not meet driveway requirements due to the size of the lot and structure.

Chairperson Beveridge asked if the garage will be replaced, to which Commissioner Woehr stated it was a condition to construct a garage in the following spring.

Patti Cahill stated that they were not opposed to not replacing it as they didn't use it.

Commissioner Woehr expressed the importance of replacing the garage in order to avoid a situation where there would be another multi-family dwelling with a parking lot. He also briefly summarized the cracking and settling on the garage that he observed in person, noting that while the footings may have failed on the east end, the remaining structure appeared to be level. Mr. Woehr asked that the commission consider requiring the repair of the structure rather than razing it.

Commissioner DeBauche asked if contractors had looked at it, to which Mr. Cahill stated no.

Tom Cahill also noted that they had attempted to repair the crack on the west side of the structure, and asked whether they would need to replace the cracked floor as well as put in new footings.

Commissioner Woehr gave brief examples in how to go about bracing the structure in order to put in adequate footings, rebuild the wall, and patch the floor.

Commissioner Scripps stated that they needed more information to see if the garage was salvageable, and recommend that the applicant get an estimate for repairs.

Patti Cahill expressed concern that the garage had appeared to have significantly sunk since the removal of the neighboring garage, thus creating a safety hazard.

Chairperson Beveridge explained that in addition to step cracks along the mortar, there were cracks going through the blocks themselves, indicating a much greater force for the split. He asked if the applicant could get a mason's opinion.

Patti Cahill inquired about the December Historic Preservation Commission meeting, to which Associate Planner Kearns stated they could do a special meeting before then as long as there was adequate notice.

Commissioner Woehr asked if anyone used the garage, to which Ms. Cahill confirmed they did not, noting also its use for storing bicycles.

Chairperson Beveridge asked what the construction of the garage was, to which Ms. Cahill stated brick, shake shingle, and cedar shake siding.

Patti Cahill asked if they would consider razing the garage if they put in a single car garage instead, to which Commissioner Woehr stated that the depth of the garage would still be an issue due to driveway requirements.

Patti Cahill also inquired on potentially putting up a type of storage facility that would be in line with the historic structure of the house, again noting the nonuse of the garage, to which Commissioner Woehr stated that while it would meet their needs presently, it may not for the next owner.

Commissioner DeBauche asked where tenants parked, to which Ms. Cahill explained that two individuals were able to park in the driveway and that the city allowed them to park in front of the Hi-Rise Manor, also noting that most of their tenants didn't own cars.

Chairperson Beveridge proposed potentially getting a variance to move both walls closer to the lot line while still keeping space on either side to maintain the area. He reiterated the need for a mason's opinion, noting that it would help in order to come to a decision.

Commissioner Woehr stated that he would like to see the brick saved.

Associate Planner Kearns explained that there would be a new set of design standards that would have to be met if constructing a new garage, and that those details would have to be provided by the applicant on an updated site plan which would then be reviewed.

Associate Planner Kearns further explained if detached structures were razed, they should be reconstructed to the same size and dimensions and materials as the home. He also noted that the commission had granted leniency in construction materials depending on the situation.

Commissioner Woehr added that the structure couldn't be moved to far due to the retaining wall at the beginning of the driveway, to which Associate Planner Kearns added that they also had a couple feet to play with on the north side.

Patti Cahill stated for clarity that the commission was asking them to come back with an estimate from a mason for repair, to which Mr. Kearns confirmed and added if they could provide any recommendation in repairs, cost, and deterioration with regards to the entire structure.

Patti Cahill expressed concern for safety of the structure in the meantime.

Commissioner Woehr suggested bracing the structure for the winter, to which Mr. Cahill expressed concern over it not making it through the winter.

Commissioner DeBauche stated that the mason could provide information on whether it could be braced.

Tom Cahill asked if anyone knew the cost of brick and whether it was worth saving, to which Chairperson Beveridge stated that it was not easy to save brick.

Tom Cahill expressed concern over further cracking in the brick if steps were taken to repair the structure, to which Chairperson Beveridge stated a mason can provide a recommendation.

Patti Cahill hoped to get an estimate soon as they were facing a tight timeline, to which there was general discussion in how many masons should they collect estimates from prior to Alderperson Ryan and Commissioner Scripps agreeing that one mason was sufficient.

Patti Cahill inquired on submittal dates for a next meeting.

Associate Planner Kearns reviewed requirements and potential timelines for scheduling a special meeting prior to the December Historic Preservation meeting date.

Chairperson Beveridge and Mrs. Cahill has a brief discussion regarding the standards for historic preservation in replacing brick that was deteriorated.

**Motion by Commissioner Woehr to postpone action for the request from Cahill Properties LLC to raze the detached garage at 1117 Smith Street (Parcel ID 2408-32-1004-05) to allow for a reputable mason to perform an inspection and provide a professional opinion regarding the state of the structure, ability for repair, and costs associated.**

**seconded by Alderperson Ryan**

**Motion Carried 5-0.**

6. Adjourn.

**Meeting adjourned at 5:01 PM.**