

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, March 1, 2017 – 4:00 PM

City Conference Room
1515 Strongs Avenue, Stevens Point, WI 54481

PRESENT: Chairperson Beveridge, Commissioner Scripps, and Commissioner Baldischwiler.

ALSO PRESENT: Associate Planner Kearns, Mindy McCord, Kevin Koziczowski, Gregg Gokey, and Tyler Feirtag.

INDEX:

1. Approval of the report of February 1, 2017 HP/DRC meeting.
2. Request from Kevin Koziczowski, representing the property owner, for design review to install new exterior doors on the building located at 1200 Third Street (Parcel ID 2408-32-2015-22).
3. Request from Penguin Properties for design review for the installation of an attached overhang to the building at 1324 Centerpoint Drive (Parcel ID 2408-32-2031-37).
4. Adjourn

-
1. Approval of the report of the February 1, 2017 HP/DRC meeting.

Motion by Commissioner Scripps to approve the report of the February 1, 2017 HP/DRC meeting; seconded by Commissioner Baldischwiler.

Motion carried 3-0.

2. Request from Kevin Koziczowski, representing the property owner, for design review to install new exterior doors on the building located at 1200 Third Street (Parcel ID 2408-32-2015-22).

Associate Planner Kearns summarized the applicant's request to install new doors at 1200 Third Street where there existed three single steel doors and wooden main entrance doors. The three doors were proposed to be replaced with aluminum clad doors with glass windows, whereas the wooden main entrance doors were proposed to be replaced with a single aluminum clad or glass door. Since the proposed design somewhat matched the existing doors he recommended approval of the request to replace the three single steel doors as they showed signs of being beyond repair. However, since the proposed design and material for the main entrance doors did not fully meet the design guidelines, he recommended denying the request to replace the main entrance doors and instead recommended that the wooden doors be refurbished if possible.

Commissioner Scripps asked if the existing transoms were original, to which it was confirmed that they were, but that they would be replaced with aluminum ones matching in design and color.

Kevin Koziczowski, contractor representing the owner, stated that the front doors could not be refurbished as they had shrunk too much over time. He described the deteriorated condition of the doors, notably adding that there was a half inch gap between the doors, and that snow blew through them in the winter.

Chairperson Beveridge asked if the gap was more wide or narrow in certain areas, to which Mr. Koziczowski stated the gap was steady, but that the doors had shrunk overall.

Kevin Koziczowski explained that he had proposed a single door because it was no longer used as a double door due to its decrease in use.

Chairperson Beveridge noted the importance of preserving the doors as it was original to the structure.

Kevin Koziczowski expressed concern in having weatherproofed doors, to which Chairperson Beveridge noted.

Mindy McCord, employee of the business operating on the property, also expressed her concern over the entrance doors, stating that they were not secure enough for their purpose and for what they were storing.

Chairperson Beveridge suggested ways in which the doors could be repaired, adding that they could not just let them disappear as they had been original to the building.

Commissioner Scripps asked whether changing the hardware could help resolve some of the security issues, to which Mindy McCord stated that she was not sure. Miss McCord further explained that they had spoken with H&S Protection Systems, Inc. about placing new security on the doors, but they would not be able to do so with the existing wooden doors, adding that they would have to reimagine their entire security system for that area of the building.

Chairperson Beveridge added that they were willing to work with them on allowing modifications to the hardware to secure the doors. He asked if they knew woodworker Greg Krutza, adding that he had a large scale sander that could assist in refinishing the doors.

Kevin Koziczowski confirmed that he knew of Mr. Krutza, but that refinishing the doors was not the issue, it was getting them to be more efficient.

Chairperson Beveridge asked whether it was possible to have one of the doors fixed to allow for weather stripping so the other door could close against it.

Kevin Koziczowski stated that there was no way to get the doors to seal in the center, stating that trying to modify it would not look good. He explained that there should be an astragal in the middle of the doors, but an astragal still wouldn't work because it would stick out past the doors and the jam. That's the only way you're going to get weather stripping between the two doors. He asked when the structure was built, to which Miss McCord stated it was built in 1962.

Kevin Koziczowski didn't understand how a 1962 building was considered historic.

Chairperson Beveridge stated that it was in a Historic District. In addition, the type, size, and style of the building was an example of 1960s architecture, and those items contributed to the character of the structure.

Kevin Koziczowski commented that it was typical of double doors to have an astragal on them, and he wasn't sure why the existing wooden ones did not. He added that when the doors were closed, there was a half inch gap on the inside, and a quarter inch gap on the outside.

Chairperson Beveridge suggested they approve the metal doors and allow for additional research on the main entrance wooden doors.

Kevin Koziczkowski stated that while he could get metal double doors, they would not be utilized as such, to which Chairperson Beveridge added that the issue was not in them being double doors, but with having the existing doors remain.

Kevin Koziczkowski stated that he would have to research wooden doors, adding that custom wooden doors would be an astronomical in price and didn't seal well, adding that they shrunk and contracted across the seasons.

Commissioner Scripps also suggested a motion that would incorporate additional research for alternatives while they approved the single doors only. She asked if the double doors would come back to the committee.

Associate Planner Kearns explained that if they were to refurbish the doors, it could be approved internally by staff. Were the materials and design to change, it would trigger the committee review. He also added that they could choose for the item to be brought back to the committee whether it was for a refurbish or change. Lastly, they could specify which designs and materials to allow.

Mindy McCord asked for clarification if they could proceed with the single steel doors and come back for the main entrance doors, to which it was confirmed that the motion would allow for it.

Kevin Koziczkowski asked if they could use a single wooden door for the main entrance, to which Chairperson Beveridge confirmed that they could not, noting again that the existing doors had to remain unless they otherwise could not be refurbished.

Kevin Koziczkowski commented that anything could be refurbished, but that there would be no point in doing so if it looked bad.

Chairperson Beveridge explained that under the design guidelines, they had to have the doors from 1962 stay there if at all possible. He also suggested several contacts that might be useful for refurbishing the doors, to which Miss McCord also stated that she would inquire about potential options.

Kevin Koziczkowski shared his concern of having a secure and weatherproof entrance.

Associate Planner Kearns explained the next steps in getting the main entrance doors approved, adding the possibility of having a special meeting if time became an issue.

Chairperson Beveridge explained that modifications could be acceptable in the situation, as it was better to have the doors modified than not have the doors at all. In that way, he explained, they could also meet the guidelines while meeting their requirements.

Kevin Koziczkowski stated that the space was bigger than the doors, and that was their biggest issue.

Motion by Chairperson Beveridge to approve the request from Kevin Koziczkowski, representing the property owner, for design review to install new exterior doors on the building located at 1200 Third Street (Parcel ID 2408-32-2015-22) subject to the following conditions:

1. **The approval shall only include three existing single steel doors and/or transom to be replaced as proposed, with aluminum clad doors with glass window.**
2. **Staff shall have the ability to approve the refurbished wooden double doors.**

seconded by Commissioner Baldischwiler.

Motion Carried 3-0.

3. Request from Penguin Properties for design review for the installation of an attached overhang to the building at 1324 Centerpoint Drive (Parcel ID 2408-32-2031-37).

Associate Planner Kearns explained that the applicants were present and had also come before the committee in July 2016. During their last review they had received approval to perform work at 1324 Centerpoint Drive that encompassed several items such as window replacement, wrapping of window boxes, and door replacements. Keeping with the fact that they had constructed the overhang without approval, it had been put up to prevent water and snow collecting in the recessed area near the door, as the drain could become plugged during different seasons which could then result in water damage to the door and foundation. He further explained that historic characteristics should be retained, preserved, and remain unobscured, and changing any of those characteristics were not recommended. Given the structure of the roof and location of the overhang, he noted that while not ideal, it was on a less prominent southwest facing façade and was surrounded by landscaping which made it not as noticeable as if it would have been if constructed on the south facing façade. In addition, they had matched the existing materials that had been approved for installation on the building. He recommended approval of the request, citing that it would prevent further damage to the foundation and doors.

Chairperson Beveridge saw no issues in moving forward.

Commissioner Baldischwiler commented that had he not been told, he would not have known it had been put up because it blended into the building. Even though it had been constructed without approval, it had been done in order to save the lower level from deteriorating.

Motion by Commissioner Scripps to approve the request from Penguin Properties for design review for the installation of an attached overhang to the building at 1324 Centerpoint Drive (Parcel ID 2408-32-2031-37); seconded by Commissioner Baldischwiler.

Motion Carried 3-0.

4. Adjourn.

Meeting adjourned at 4:27 PM.