

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, July 12, 2017 – 4:00 PM

County-City Building, Conference Room D
1516 Church Street, Stevens Point, WI 54481

PRESENT: Chairperson Beveridge, Alderperson Jennings, Commissioner Siebert, Commissioner Baldischwiler, Commissioner Debauche, and Commissioner Woehr.

ALSO PRESENT: Associate Planner Kearns, Patricia Cahill, Thomas Cahill, and Austin Lamb.

INDEX:

1. A physical inspection of the site described below by the Commission will take place at **4:00 PM**:
 - a. The site to be inspected will be **1117 Smith Street**;
Following the site inspections referenced above, the Commission will convene its formal meeting at **4:30 PM** in the County-City Building, Conference Room D, 1516 Church Street for discussion and possible action on the following:
2. Roll Call
Discussion and possible action on the following:
Report of the June 7, 2017 meeting.
3. Request from Cahill Properties LLC for design review to raze the detached garage at 1117 Smith Street (Parcel ID 2408-32-1004-05).
4. Design Review request from Austin Lamb to construct an addition onto the front of the detached garage at 1532 Clark Street, Stevens Point WI (Parcel ID: 28124083210062)
5. Adjourn.

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1. A physical inspection of the site described below by the Commission will take place at **4:00 PM**:
 - a. The site to be inspected will be **1117 Smith Street**;

Chairperson Beveridge called the meeting to order at 4:02 PM.

The commission members present inspection the detached garage.

Chairperson Beveridge recessed the meeting at 4:18 PM.

2. Roll Call.

Chairperson Beveridge reconvened the July 12, 2017 Historic Preservation / Design Review Commission at 4:30 PM.

Present: Beveridge, Jennings, Siebert, Baldischwiler, Debauche, Woehr.

Excused: Scripps

Discussion and possible action on the following:

3. Report of the June 7, 2017 meeting.

Commissioner Woehr noted two corrections within the June 7, 2017 report. For agenda item 3, the condition for the motion should have stated 'building area', not 'south of the building'. In addition, the building referenced in the fourth paragraph on page four was in regards to the Dudley Tower in Wausau, not a building in Madison.

Motion by Commissioner Siebert to approve the report of the June 07, 2017 HP/DRC meeting with corrections; seconded by Chairperson Beveridge.

Motion carried 5-0.

4. 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 briefly explained that the applicant had invited the commission to inspect the site. During the inspection, it was noted that the structure seemed to have deteriorated since the last inspection in November 2016. In addition, the mason on the project had provided a letter of recommendation to demolish the garage. Staff held their original recommendation to raze the structure.

Chairperson Beveridge asked if they were requiring that a detached accessory structure be constructed within one year.

Associate Planner Kearns explained that the one year condition had carried over from the original November staff report when the applicant had noted interest in pursuing a new structure. Since that time, the applicants had indicated that they, or their tenants, did not need the structure, but that they were willing to preserve the pad where the structure existed. The condition was removable.

Aldersperson Jennings asked what the rationale was behind replacing the impervious surface rather than turning it into a green space. She asked if they were required to maintain the impervious surface.

Associate Planner Kearns stated that the guidelines didn't identify if an impervious surface needed to be replaced if a structure was removed. However, any major greenspace improvements would have to come before the commission whereas grass improvements and minor landscaping did not.

Chairperson Beveridge asked if there would be additional requirements to build if they razed the structure due to zoning or size requirements.

Associate Planner Kearns confirmed that if demolition occurred, the new structure would need to meet all current code and zoning requirements, as well as bringing their request before the commission. He noted that there was some room in determining certain specifications in regards to the Historic Districts depending on if a characteristic, structure, or size existed at the time of construction.

Chairperson Beveridge asked if they could regulate setbacks, to which Associate Planner Kearns stated that they could not as current setback requirements would need to be met.

Commissioner Siebert asked if the concrete pad would need to be removed, to which Associate Planner Kearns stated that it was up to the commission to have it removed or maintained.

Chairperson Beveridge noted that they needed to look at the condition requiring reconstruction within one year.

Commissioner Woehr cautioned the potential of ending up with another parking lot in the backyard of a residence, noting a similar issue on a neighboring property.

Commissioner Beveridge agreed and stated that the City had also been more active with regulating parking violations.

Commissioner Siebert reasoned for tearing out the pad, noting that it would not be aesthetically pleasing once the garage was razed, to which Associate Planner Kearns added that the pad would be considered a parking stall. He further explained that if the pad was replaced with gravel or grass, it would not meet parking requirements. If the applicant wanted to put down asphalt, concrete, or

brick pavers, they would have to come before the commission and meet all proper setback requirements.

Chairperson Beveridge asked if the driveway would stay and whether it could be used for parking, to which Associate Planner Kearns stated that parking was permitted as a legal parking pad.

Commissioner Siebert asked the applicants for their views on the pad.

Patricia Cahill stated that they would be fine limiting parking to two people as they rarely had more. A patio was also an idea for the pad.

Thomas Cahill stated that the construction of the slab warranted it to be removed, to which Ms. Cahill stated they could put down grass.

Chairperson Beveridge reiterated the one year condition to reconstruct the garage, to which Commissioner Debauche maintained that it was not necessary if the applicants had to come back before the commission either way.

Motion by Commissioner Siebert to approve the design review request from Cahill Properties LLC for design review to raze the detached garage at 1117 Smith Street (Parcel ID 2408-32-1004-05) with the following conditions:

- 1. All applicable building and zoning codes shall be met prior to demolition.**
- 2. All required permits shall be obtained prior to demolition, including a razing permit.**

seconded by Commissioner Baldischwiler

Motion Carried 5-0.

5. Design Review request from Austin Lamb to construct an addition onto the front of the detached garage at 1532 Clark Street, Stevens Point WI (Parcel ID: 28124083210062).

Associate Planner Kearns briefly explained that the request had been before them the month prior, but that it had been denied due to several cited conditions not being met for detached garages. Since then the applicant had conducted further research, provided another rendering and details for the proposed addition, and provided several examples of second floor porches around the area. He summarized the request for a six foot extension to the existing garage and reminded the commission that any second residence or second primary structure would require a conditional use permit if the applicant was wanting to create a second residence on the property. He also noted work performed without review under a previous administration. Staff held their original position of recommending approval of the request as the proposed addition maintained the characteristic of the home and detached garage as it was currently.

Aldersperson Jennings stated that she had met with the applicant, and with doing so, had come to a better understanding of the challenges he was faced with. She was comfortable with the design as it matched the existing structures.

Commissioner Woehr asked if the provided examples of second floor porches pertained to the surrounding neighborhood or City, and how they showed representation for the current request.

Austin Lamb confirmed that the representations were of other structures within the City and reviewed the reasoning for the selection of photos which included botched work and not fitting in with the surrounding area.

Commissioner Woehr noted that his previous concern was setting a precedent of having a detached accessory building with a balcony or deck on it when there were no others within the City, adding that the examples provided were of balconies or porches attached to the main structure, not a detached accessory building

Alderson Jennings reasoned that the owner seemed to want to stay on that street and contribute to the neighborhood, and that there should be some level of compromise when a house was renovated in a way that made them somewhat historically inaccurate.

Commissioner Debauche agreed with her statements, adding that he would have preferred to see the renovations done with the historical character in mind. One of his concerns was the request was being referred to as a deck, not a balcony. To him, a deck was done with treated lumber. The request was finished and consistent with how the house was currently. He was less concerned about whether the request was for a detached or attached structure, and more concerned about the style fitting with the rest of the building.

Chairperson Beveridge asked if the front window on the garage would be removed for a door, to which it was confirmed that it would be by the applicant who also provided additional details regarding the project.

Commissioner Debauche asked what the shaded area on the provided rendering represented, to which it was explained that it represented where the siding would go.

Commissioner Woehr asked where the windows would go.

Austin Lamb stated that there was a window on the north side of the building, and that he had no plans to finish the interior or rent it out.

Chairperson Beveridge asked what type of door would be used, to which Mr. Lamb stated the door would match the main house.

Commissioner Woehr explained additional requirements that may be needed to meet fire code.

Chairperson Beveridge stated that the example photos provided did not support his request, to which Mr. Lamb disputed that the examples shown were within three blocks from his residence and did not fit with the main structures, in addition to being poorly done. He further stated that his proposed addition would be well done and match the existing home.

Motion by Alderson Jennings to approve the design review request from Austin Lamb to construct an addition onto the front of the detached garage at 1532 Clark Street, Stevens Point WI (Parcel ID: 28124083210062) with the following conditions:

- 1. All applicable building permits shall be obtained.**
- 2. The construction materials shall match those found on the existing garage and primary structure.**

seconded by Commissioner Debauche

Motion Carried 5-0.

6. Adjourn.

Meeting adjourned at 5:04 PM.