

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, August 2, 2017 – 4:00 PM

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

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

ALSO PRESENT: Associate Planner Kearns, Director Ostrowski, and Steve Henske.

INDEX:

1. A physical inspection of the site described below by the Commission will take place at **4:00 PM**:

- The site to be inspected will be **831 Main Street**;

Following the site inspections referenced above, the Commission will convene its formal meeting at 4:30 PM in the County-City Building, City Conference Room, 1515 Strongs Avenue for discussion and possible action on the following:

2. Roll Call

Discussion and possible action on the following:

3. Report of the July 12, 2017 meeting.
4. Request from Concrete Technology CTI, representing the property owner, for design review to apply a finish material to the brick façade at 831 Main Street (Parcel ID 281240832201709).
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 **831 Main Street**;

Chairperson Beveridge called the meeting to order at 4:00 PM.

The commission members present inspected the brick façade.

Chairperson Beveridge recessed the meeting at 4:12 PM.

2. Roll Call.

Chairperson Beveridge reconvened the August 2, 2017 Historic Preservation / Design Review Commission at 4:30 PM.

Present: Beveridge, Jennings, Siebert, Scripps, Woehr

Absent: Baldischwiler

Excused: Debauche

Discussion and possible action on the following:

3. Report of the July 12, 2017 meeting.

Motion by Commissioner Siebert to approve the report of the July 12, 2017 HP/DRC meeting; seconded by Commissioner Woehr.

Motion carried 5-0.

4. Request from Concrete Technology CTI, representing the property owner, for design review to apply a finish material to the brick façade at 831 Main Street (Parcel ID 281240832201709).

Associate Planner Kearns briefly explained that staff had initially gone to 831 Main Street to find work started on the brick façade. At that time, the contractors had been notified that the building was in a historic district and they needed to stop work. The staff report had then been put together quickly in order to get it into the August meeting. When reviewing the request, staff had looked at and outlined the masonry guidelines. The guidelines recommend that deteriorated brick should be repaired or replaced with a like material if necessary. If the brick was beyond repair or maintenance, it should be replaced with brick and not covered. Due to the plaster not meeting the design guidelines, staff recommended to deny the request and also recommended that the applicant seek a professional mason for an expert opinion on the state of the brick and whether or not the deteriorated portions could be repaired, and if, or how, they could fix the water penetration issues.

Commissioner Woehr expressed concern about the application process and whether the requirements were being followed properly, noting that they were not certain if Alderperson Oberstadt had been notified of the request.

Associate Planner Kearns confirmed that Alderperson Oberstadt had been notified of the request when packets were sent out, adding that he sent packets to all Alders, members of the historic committee, and Plan Commission members.

Commissioner Baldischwiler arrived.

Alderperson Jennings (First District) agreed with staff recommendations.

Steve Henske, with Concrete Technology, asked for clarification on the motion regarding getting a recommendation from a mason. He noted concerns regarding the timeline in which they would be able to find a mason as they were generally booked for the season, in which time the wall could deteriorate further. Mr. Henske added that the cost of work was lower due to the personal relationship between the owner and himself, but from a masonry standpoint, it would be very costly to do any further work. He asked whether there were funds available to aid small business owners in maintaining the Main Street buildings.

Chairperson Beveridge stated that the funds that had been available were now depleted, with Director Ostrowski adding that there would soon be a new request for additional funds.

Steve Henske stated that he had seen deteriorated areas that likely needed attention from the commission, to which Chairperson Beveridge agreed that many of the other buildings needed work. However, he added, there were guidelines they needed to follow while also trying to be reasonable with the building owners.

Steve Henske reiterated that costs may be an issue for the smaller business owner when the costs of repair were high, to which Chairperson Beveridge understood the circumstance of financial difficulty that their recommendations sometimes presented.

Commissioner Siebert, for clarification, asked if there was not the \$2,000 available in funds and if the initial \$300,000 was part of a different fund.

Director Ostrowski explained that the \$2,000 was remaining from the \$300,000, and that it was being saved for signage. There were no separate accounts for funds.

Commissioner Scripps, for clarification, asked what the contractor meant in terms of issues with the timeline and having to wait until the following year for repairs, to which Mr. Henske explained that most masons were already booked for the season.

Commissioner Scripps asked whether he felt it would be a major issue if they postponed the repairs for the following season, to which Mr. Henske stated that the situation would not improve.

Chairperson Beveridge asked if there had been water infiltration and if it was from a single or multiple source.

Steve Henske confirmed that there had been water infiltration, resulting in mortar issues and flaking bricks, adding that while he couldn't pinpoint the cause, the overall issue seemed cumulative.

Commissioner Scripps asked if there was a way to have the owners make an effort to contact a mason as part of the motion.

Steve Henske stated that Don Dulak from Don Dulak & Sons Masonry Inc were most likely the best tuck pointers in the area, and that someone like him would most likely be available next spring at the earliest.

Chairperson Beveridge noted that not only were contractors mostly booked for the season, many of them were behind on projects due to the weather. He asked if there were any contacts in mind, to which Mr. Henske stated that he would look into it.

Commissioner Siebert asked for clarification if getting a professional mason's opinion was implicit in the motion.

Associate Planner Kearns added that it was entirely up to the property owner if he wanted to contact a mason or do nothing.

Steve Henske, with a question from the owner, asked what the outcome would be if he just went ahead and had the work performed that he initially wanted.

Director Ostrowski recognized that maintaining brick was expensive, but doing nothing or commencing work that was not consistent with the recommendation could lead to maintenance issue violations or daily citations.

Steve Henske asked what next steps would be, to which Associate Planner Kearns explained that the mason's professional opinion would most likely drive next steps in whether brick removal and replacement was necessary, or if tuckpointing could solve the issues. He added that the mason would have to come to the commission or staff and make those recommendations to ensure that the mason's opinion followed design guidelines.

Steve Henske asked if paint would be allowed on the wall, to which Associate Planner Kearns stated that the commission had allowed brick to be repainted in certain circumstances.

Steve Henske noted concerns with a nearby building containing a mural of loggers.

Associate Planner Kearns stated that he would contact the owner and update him on the determination.

Motion by Commissioner Siebert to deny the request from Concrete Technology CTI, representing the property owner, for design review to apply a finish material to the brick façade at 831 Main Street (Parcel ID 281240832201709); seconded by Commissioner Scripps.

Motion Carried 5-0.

5. Adjourn.

Meeting adjourned at 4:40 PM.