

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, September 26, 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, and Commissioner Woehr.

ALSO PRESENT: Associate Planner Kearns, Alderperson Dugan, Mindy McCord, Shane Dulak, and Don Dulak.

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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 **1200 Third Street**;

Following the site inspection 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 September 13, 2017 meeting.
4. Request from Elodin Holdings for design review to install a covering above horizontal brick to prevent water penetration at 1200 Third Street (Parcel ID 281240832201522).
5. Request from Elodin Holdings for design review to install vertical steel supports beneath first floor windows at 1200 Third Street (Parcel ID 281240832201522).
6. 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 **1200 Third Street**;

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

The commission members present inspected the site.

Chairperson Beveridge recessed the meeting at 4:?? PM.

2. Roll Call.

Chairperson Beveridge reconvened the September 26, 2017 Historic Preservation / Design Review Commission at 4:30 PM.

Present: Beveridge, Jennings, Siebert, Scripps, Woehr

Absent: Baldischwiler, Debauche

Discussion and possible action on the following:

3. Report of the September 13, 2017 meeting.

Motion by Commissioner Woehr to approve the report of the September 13, 2017 HP/DRC meeting; seconded by Commissioner Siebert.

Motion carried 5-0.

4. Request from Elodin Holdings for design review to install a covering above horizontal brick to prevent water penetration at 1200 Third Street (Parcel ID 281240832201522).

Associate Planner Kearns briefly explained that there were two requests related to 1200 Third Street, the first being a request to install a covering over protruding brick to prevent water penetration down into the areas underneath it, and a second request to seal the brick. The applicants were present and available to provide additional details.

Don Dulak, with Don Dulak & Sons Masonry Inc, briefly stated that there plastic could be placed over the area, and then metal. Another material option was rubber, but plastic gave more options for color.

Shane Dulak, with Don Dulak & Sons Masonry Inc, explained that water was getting in through the mortar joints which was causing the hangar to rust on the front of the building. The snow during the winter would sit on the top of the area and go through a freeze-thaw cycle.

Chairperson Beveridge stated for clarification that moisture was getting into that space, running into the edge, and deteriorating the strap underneath.

Don Dulak confirmed that was correct and stated that poles had been proposed to be placed in front of the existing ones so it would look seamless, and as if they were originally there.

Chairperson Beveridge suggested that a sealant might be less obtrusive.

Shane Dulak stated that while an option, if there was any movement in that area and it opened up, the sealant would no longer cover up the hole. He stated that the pitch was too slight in that area that snow or water wouldn't run off. If they placed metal on top, or even a drip, the water wouldn't go down into the base or under the brick, noting that a 1-1.5 inch drip would allow water to fall in front of the brick instead.

Commissioner Woehr asked if there was a cap on the roof parapets, to which Shane Dulak noted that while they couldn't be sure, it could be metal.

Shane Dulak stated that another option to stop the water would be to place a limestone sill on the top of the 2 foot wing wall near the front door, to which Don Dulak noted that they hadn't previously discussed options regarding the wing wall.

Commissioner Woehr noted that he was just looking to find out what the parapet walls on the roof had on them, to which he added that they appeared to be iodized aluminum in gray.

Associate Kyle Kearns pointed to page 10 of the staff report for a reference photo of the area being discussed.

Commissioner Woehr reiterated that they were discussing the area being covered with some sort of a membrane. He suggested that a metal cap may be a better option to match the existing, to which Shane Dulak noted that matching the existing would not be an issue.

Commissioner Woehr stated that due to parallel perspective, the bands of the parapet and the band at the top of the main floor windows would appear to be the same width, to which Shane Dulak confirmed that they would match.

Associate Planner Kearns asked if the covering would then be done on both levels, to which Shane Dulak stated that only the bottom level would need it.

Alderson Jennings asked if a structural engineer had looked at the building, to which Shane Dulak stated that they were not aware that one had.

Alderson Jennings asked if the committee or Associate Planner had a high degree of confidence that the cracking was due to water runoff and not structural issues. If there was another cause other than water, they wouldn't be addressing the real problem and just covering brick. She asked whether they had considered options for water diversion, to which Don Dulak stated that the water naturally run off due to the pitch of the brick.

Chairperson Beveridge asked if they would add a drip edge above the basement windows, to which Shane Dulak stated that there would be a covering than a drip edge for the top of the lower windows.

Don Dulak and Chairperson Beveridge discussed the potential cause of deterioration, as well as existing reinforcements and how they could be affecting that area, coming to the conclusion that the deterioration was most likely caused by a revolving freeze-thaw cycle.

Associate Planner Kearns stated that if the commission didn't approve the request, a valid motion could be to deny the request and recommend a structural engineer to thoroughly review the issue. If it was then determined that it was not structurally deficient, the applicant could come back with the same request, adding that he could not advise to the reasoning of deterioration as he was not a mason or structural engineer. He reminded the commission that there would be a significant financial cost to the applicant in order to pursue an engineer.

Commissioner Siebert, referencing to the left most picture on page 10 of the staff report, asked if the angle iron would have to be replaced, noting it had pulled away and split, to which Don Dulak stated that the anchor in the angle iron was fine, adding that the front edge was the area deteriorating.

Commissioner Siebert asked if the northeast corner was bowing out.

Don Dulak confirmed that the northeast corner was not bowing out, but water was still penetrating that area. Additionally, it would need to be supported and tucked on the corners where the bricks were to prevent further deterioration.

Chairperson Beveridge asked if there were any concerns with the footings, to which Mr. Dulak confirmed that there were no cracks in the bottom bricks.

Chairperson Beveridge asked whether they felt it was possible that the steel had rusted so badly that it had expanded and was placing a lot of pressure on the very outside edge of those pillars, to which it seemed unlikely.

Commissioner Siebert asked what the age of the building was, to which 1968 was confirmed.

Alderson Jennings stated for clarification that they had not been presented with the final material to be used to cover the brick, asking if it would be presented in the future.

Chairperson Beveridge stated that was correct, adding that they would have to come forward with a final material before moving forward. They were currently deciding whether to allow any covering on the brick.

Alderson Jennings asked whether the masons felt the issues were being caused almost entirely by snow buildup, to which they confirmed that they did.

Alderson Jennings asked why the area hadn't been shoveled or maintained as it was not a large area, to which Shane Dulak stated it was harder to shovel at the top.

Mindy McCord confirmed that the issue was above, not below, as the lower area was being maintained.

Commissioner Siebert noted that he would have no issue with a clear membrane as opposed to covering it with metal or colored plastic.

Commissioner Scripps, for clarification, asked how large the area was that was being proposed to be covered, to which Ms. McCord stated it would be three ledge sections.

Aldersperson Jennings asked if the applicant would be willing to move forward with the surface project without knowing if it was purely snow or something more structural, as there could be additional costs for an engineer and corrections in the future.

Mindy McCord stated that they would want to move forward as the current request was what they could budget for currently. Hiring a structural engineer would not be financially feasible, adding that they could look to something more extensive in the future.

Shane Dulak stated that they could instead grind out the joints and repair them, however any new hairline crack would cause similar issues. If they were to cover them, it would prevent water from getting in there in the first place.

Commissioner Woehr asked what the initial material was being proposed, to which Shane Dulak stated that due to cost, they were looking at a rubber roof membrane.

Commissioner Woehr asked if that only came in black and white, to which Shane Dulak confirmed that it did, as a clear membrane would fade and turn yellow over time.

Commissioner Woehr suggested an epoxy sealant.

Commissioner Woehr and Commissioner Siebert expressed concern with altering the look of the building.

Chairperson Beveridge stated that they would prefer more information on what was really going on with the building, but understood they were doing the best they could at that point.

Commissioner Woehr asked whether the Chairperson was referring to overall structural information, to which it was confirmed he preferred more information for the structural aspect.

Associate Planner Kearns interjected that the action item was currently just for the covering of brick, not the material, and while they had discussed both items interchangeably, the motion should refer to the covering only. Additionally, if the commission didn't feel strongly for the information provided with fixing the problem, they could certainly deny the request and recommend that they pursue a structural engineer.

Chairperson Beveridge asked if they could combine action items 4 and 5.

Associate Planner Kearns confirmed that they could, but recommend not doing so as they were both distinctively different.

Don Dulak asked what their options were for the winter if the covering was denied, and whether they could use a temporary covering to prevent further deterioration during the winter months.

Associate Planner Kearns stated that any additional material or covering, even if temporary, would not be permitted. However, they would be allowed to tuck point the brick if they matched the mortar as it was considered regular maintenance. They could also potentially put a clear coat sealant on it, noting that these items could be approved internally.

Don Dulak asked for confirmation that they could tuck point and seal the top where needed, to which it was confirmed that was an option so long as the mortar matched the existing mortar in color.

Motion by Commissioner Woehr to deny the request from Elodin Holdings for design review to install a covering above horizontal brick to prevent water penetration at 1200 Third Street (Parcel ID 281240832201522); seconded by Commissioner Siebert

Motion Carried 5-0.

5. Request from Elodin Holdings for design review to install vertical steel supports beneath first floor windows at 1200 Third Street (Parcel ID 281240832201522).

Tori Jennings asked whether staff supported the request.

Associate Planner Kearns confirmed that staff recommended approval of installing vertical steel supports beneath the first floor windows. While they never recommended injecting any sort of material that was not original on a building, it had been seen in previous façade grant projects. Staff felt it was worth it in order to prevent further deterioration to the structure and façade. Additionally, the bracing could always be removed in the future and would not necessarily detract from the historic characteristic of the building.

Commissioner Siebert, for clarification, asked whether they would be putting in a jack, to which Don Dulak confirmed that it would be measured out instead. Once the poles were in, he explained, they would be grinded down to remove rust from underneath, then be tuck pointed.

Don Dulak stated that they could make a Type M mud to match the pigment coloring, to which Associate Planner Kearns stated that Type N would be needed.

Commissioner Siebert asked if the pillars would be black as opposed to steel, to which Don Dulak noted it would be primed and then colored to match existing features.

Chairperson Beveridge asked whether the posts, tubes, and tuck pointing would act as a permanent fix, to which Don Dulak explained in detail how they would fix the corner of that area for the time being.

Commissioner Woehr asked whether they would be removing and replacing the brick, to which Shane Dulak stated that they would have to find and order the brick first, at which point they would be getting close to the winter months.

Chairperson Beveridge asked for confirmation that the commission was making a decision based on no information from a structural engineer, to which it was noted that the mason saw no concerns with the structure itself.

Aldersperson Jennings asked what the cost of a structural engineer would be, to which Ms. McCord noted that they did not have that information.

Shane Dulak asked whether the City had access to a structural engineer, to which Associate Planner Kearns noted that he they could not provide any recommendations for structural engineers, but noted it could be costly.

Motion by Aldersperson Jennings to approve the request from Elodin Holdings for design review to install vertical steel supports beneath first floor windows at 1200 Third Street (Parcel ID 281240832201522) with the following conditions:

1. Anchors for the steel plate and tubing shall be installed within the brick mortar.
2. The metal bars shall match the existing color of the window frames.

seconded by Commissioner Siebert.

Motion Carried 4-1, with Chairperson Beveridge voting in the negative.

6. Adjourn.

Mr. Kearns noted that regular meetings would resume on the first Tuesday of the month at 4:30 PM. If there were any objections or requests in regards to time, feedback should be provided to Mr. Kearns.

Meeting adjourned at 5:04 PM.