

REPORT OF THE SPECIAL HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Friday, December 15, 2017 – 3:00 PM

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

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

ALSO PRESENT: Associate Planner Kearns, Director Ostrowski, and Alderperson McComb.

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1. Roll Call

Discussion and possible action on the following:

2. Request from the City of Stevens Point for design review of exterior façade changes at Edgewater Manor, 1450 Water Street (Parcel ID 281240832201933).

3. Adjourn.

1. Roll Call.

Present: Beveridge, Jennings, Scripps, Debauche, Woehr

Excused: Siebert, Baldischwiler

Discussion and possible action on the following:

2. Request from the City of Stevens Point for design review of exterior façade changes at Edgewater Manor, 1450 Water Street (Parcel ID 281240832201933).

Director Ostrowski reminded the commission that they had previously approved the use of metal panels on the new exterior façade for Edgewater Manor during their last meeting, but the contractor had been able to provide additional product samples following that meeting. After reviewing the product, staff wanted to see if it was possible to use the fiber cement board as opposed to the metal panels. A benefit of the fiber cement board, he continued, was that the thickness was almost equal to that of the brick being used, which would allow for easier installation of insulation throughout, in addition to being a third of the cost of the metal panels. While cost was not a review criteria for the board, staff would be able to use the cost savings for the interior improvements. Several color options and texture finishes were also available for the fiber cement board.

Physical samples of the fiber cement board and metal panels were distributed to the commission for review.

Commissioner Debauche asked if there were projections for energy savings for the interior, to which Director Ostrowski stated that while they didn't have exact savings, it was projected to significantly increase the energy efficiency of the building. He added that the windows would be completely replaced, new PTEC units would be installed, and insulation would be added beneath the façade material.

Alderperson Jennings stated that if the current material had been presented at the last meeting, she would not have voted in favor of the metal panels.

Commissioner Woehr asked what finish would be used, as there was a speckled version and smooth version.

Director Ostrowski noted that he had no preference in finish, but the finish would determine the color options.

Commissioner Woehr noted that a smooth finish could cause reflection issues for neighbors.

Aldersperson McComb reviewed the two materials presented, adding that the metal panel seemed like a nicer option, to which Director Ostrowski stated that while durable, the metal panels had the potential to bend or be dented, especially along the third floor patio deck where chairs could be backed into the walls.

Commissioner Woehr asked whether staff or the Chairperson would be able to approve the final color, to which Associate Planner Kearns confirmed that they would, in addition to adding the three conditions from the previous meeting request.

Motion by Commissioner Scripps to approve the request from the City of Stevens Point for the fiber cement board in place of the insulated metal panels for the exterior façade improvements at Edgewater Manor, 1450 Water Street (Parcel ID 240832201933) subject to the following conditions:

- 1. Applicable building permits shall be obtained and building code and zoning code be met.**
- 2. A landscaping plan shall be submitted for review and approval by the Chairperson and designated agent.**
- 3. Minor changes to building design, materials, and site plan shall be approved by the chairperson and designated agent.**

seconded by Commissioner Woehr.

Motion Carried 5-0.

3. Adjourn.

Meeting adjourned at 3:11 PM.