

REPORT OF THE SPECIAL HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

August 1, 2018 – 3:00 PM

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

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

ALSO PRESENT: Director Ostrowski, Associate Planner Kearns, Eric Yonke, and Jim Laabs.

INDEX:

1. Roll Call.
2. Persons who wish to address the committee for up to three (3) minutes on a non-agenda item*
Discussion and Possible Action on the Following:
3. Approval of the report from the June 19, 2018 HP/DRC meeting.
4. Request from Eric Yonke, representing the property owner, for design review to install landscaping features and construct a shed at **1408-10 College Avenue (Parcel ID 2408-32-1004-06)**.
5. Request from Jim Laabs for an amendment to the façade improvement grant contract to extend the deadline to complete the project at **1205 Second Street (Parcel ID 2408-32-2015-06) and 1209 Second Street (Parcel ID 2408-32-2015-07)**.
6. Discuss Belke Lumber Building & Home.
7. Staff Update.
8. Adjourn.

-
1. Roll Call.

Present: Beveridge, Jennings, Siebert, Woehr

Absent: Scripps, Debauche, McFarland

2. Persons who wish to address the committee for up to three (3) minutes on a non-agenda item*
No one moved to speak.

Discussion and Possible Action on the Following:

3. Approval of the report from the June 19, 2018 HP/DRC meeting.

Motion by Commissioner Woehr to approve the report of the June 19, 2018 HP/DRC meeting; seconded by Commissioner Siebert.

Motion carried 4-0.

Commissioner Woehr asked for an update regarding the awning request by Ada Sanders that occurred during the June 19 meeting, to which Associate Planner Kearns stated that it was still in progress.

4. Request from Eric Yonke, representing the property owner, for design review to install landscaping features and construct a shed at **1408-10 College Avenue (Parcel ID 2408-32-1004-06)**

Associate Planner Kearns briefly reviewed his findings for Mr. Yonke's request, as well as summarized previous project requests brought before the HP/DRC and their outcomes.

Commissioner Scripps arrived at 4:02 PM.

Commissioner DeBauche arrived at 4:03 PM.

Commissioners had several comments regarding the request as described below:

1. Concerns over amount of requests for the property, as well as amount of staff time used.
2. Lack of correspondence from the owner to staff or the commission.
3. Questions regarding Mr. Yonke's legal authority over the property.
4. Brief discussion regarding the site plan and shed characteristics, of which it was noted that the accessory structure would not match the main residence in style or material.
5. Purpose of the shed, of which it was noted that it would be used for storage of lawn care items and bicycles.

Eric Yonke, applicant, explained that he served as the informal manager of 1408-10 College Avenue while the owner resided in Sweden.

Associate Planner Kearns distributed an email received by Alderperson Dugan which detailed her reasons for opposition to Mr. Yonke's request.

Eric Yonke further noted difficulty in finding a contractor, as well as finding a garage size appropriate for the lot's available space, reasons which led to the extended timeline and multiple requests.

Alderperson Jennings and Commissioner Scripps recused themselves due to having a professional relationship with the applicant.

Associate Planner Kearns explained that additional conditions could be added to an approval to address concerns over the design and timeline.

There was a brief discussion regarding the timeline of previous requests and permits issued, including the razing of the original accessory structure.

Commissioner Siebert asked if the accessory structure was prefabricated, noting that while the need for storage was understood, the design was not fitting.

Eric Yonke confirmed that the structure was prefabricated.

Director Ostrowski clarified the process for when the razing permit was issued.

Alderperson Jennings requested clarification for the procedure of looking into historic district request, to which Associate Planner Kearns summarized.

Commissioner Scripps asked for clarification on staff recommendations.

Eric Yonke responded to Alderperson Dugan's letter to the commission, specifically pertaining to the design of the structure.

Motion by Commissioner Siebert to approve the request from Eric Yonke, representing the property owner, for design review to install landscaping features and construct a shed at 1408-10 College Avenue (Parcel ID 2408-32-1004-06) with the following conditions:

1. All pertinent ordinance requirements shall be met, including setbacks for the detached accessory structure.
2. A building permit shall be obtained for the detached accessory structure.
3. If the shed is not constructed, the area around the parking lot shall be manicured lawn.
4. Vegetation on the north side of the parking lot shall remain to screen the parking lot.
5. The shed shall have a wood siding, the material and design shall be reviewed and approved by the Chairperson and designated agent.

6. **The roof design for the shed shall match the design of the primary structure, to be reviewed and approved by the Chairperson and designated agent.**
7. **Staff shall have the ability to approve minor modifications.**

seconded by Chairperson Beveridge

Roll Call:

Yeas: Beveridge, Siebert, Debauche

Nays: Woehr

Abstained: Jennings, Scripps

Motion carried 3-0.

5. Request from Jim Laabs for an amendment to the façade improvement grant contract to extend the deadline to complete the project at **1205 Second Street (Parcel ID 2408-32-2015-06) and 1209 Second Street (Parcel ID 2408-32-2015-07).**

Associate Planner Kearns summarized Mr. Laabs request, as well as reviewed additional alterations to staff recommendations and minor amendments that had been approved by staff for the façade improvement project.

There was a brief discussion by commissioners on the importance of installing awnings for the façade for historical integrity purposes, noting that they had been present in some of the historical images provided.

Jim Laabs noted that he was just looking for clarification on the requirements as they differed from state requirements. He explained that since the state did not recognize the awnings as being historic, it could change the outcome of how his tax credits were distributed, especially since the HP/DRC had the installation of awnings as a requirement. He expressed concern over the costs of the overall project.

Chairperson Beveridge asked whether they would have required awnings if they had not been a part of the original request, to which staff clarified on the ability to require additional project items when using the façade grant funds, and when not using them.

Director Ostrowski expanded on the discussion, explaining that a design review was reviewed based solely off the request before them, whereas the façade improvement grant request allowed the commission to be more proactive in trying to get the building to a more historically accurate state.

Chairperson Beveridge stated that they didn't want to stand in the way of the applicant not receiving a reimbursement from the state.

Commissioner Siebert mirrored the Chairperson's comments and noted that working with the state to come to an agreement would be ideal, to which Associate Planner Kearns stated that he could reach out to the state.

Commissioner Scripps asked whether there has ever been a precedent set where the state and local requirements did not mesh and what the outcome had been, to which Associate Planner Kearns summarized a scenario with 1055 Main Street. While there weren't necessarily any disagreements, staff had requested that they remain informed to the state's requirements regarding specific project items, such as the rebuilding of the front façade columns.

Commissioner Scripps reiterated that she didn't want to penalize the applicant due to two entities not being in alignment.

Commissioner Woehr made a motion to approve the request from Jim Laabs for an amendment to the façade improvement grant contract to extend the deadline to complete the project at 1205 Second Street (Parcel ID 2408-32-2015-06) and 1209 Second Street (Parcel ID 2408-32-2015-07), in

addition to several recommended amendments to the façade improvement grant contract, to which Chairperson Beveridge clarified that they could only vote on the deadline extension.

Director Ostrowski reiterated that conditions for the façade improvement grant could not be amended due to the wording of the agenda item request.

Motion by Commissioner Woehr to approve the request from Jim Laabs for an amendment to the façade improvement grant contract to extend the deadline to complete the project at 1205 Second Street (Parcel ID 2408-32-2015-06) and 1209 Second Street (Parcel ID 2408-32-2015-07) to December 31, 2018 (condition 26); seconded by Commissioner Siebert.

Roll Call:

Yeas: Beveridge, Jennings, Siebert, Scripps, Woehr, Debauche

Nays: None

Motion carried 5-0.

6. Discuss Belke Lumber Building & Home

Chairperson Beveridge provided his initial comments and opposition regarding the complete redevelopment of the properties, noting that they were tasked with protecting and restoring existing Historic properties.

Director Ostrowski provided a brief history of the properties, as well as the current status of the Redevelopment Authority's Option to Purchase for the Belke site for the purpose of redevelopment. He suggested that a tour of the property with the commission may be of interest.

Aldersperson Jennings stated that the redevelopment of the properties was for the greater good of the City, noting the potential tax base it could create. She requested clarification of the properties that the City did not own adjacent to the Belke properties, to which the information was provided by staff.

7. Staff Update.

Staff noted that the Historic Grant process was moving forward, and that the bulk of the work had already been completed, with the drafting of the document to begin shortly.

Brief discussion regarding the September meeting, with a general consensus to meet on the second Wednesday, September 12. Associate Planner Kearns noted that he would send out further correspondence to confirm availability.

8. Adjourn.

Meeting adjourned at 5:49 PM.

Attachment pertaining to Item 4: Request by Eric Yonke

Kyle Kearns

From: Cathy Dugan <aldercathydugan@icloud.com>
Sent: Monday, July 30, 2018 11:11 AM
To: Kyle Kearns
Cc: tori.jennings1@gmail.com
Subject: Re: Historic Preservation Commission Agenda and Packet - August 1, 2018

Kyle,

The storage shed proposed for the College Ave. property is problematic for several reasons.

1. For architectural purposes, "mid-century" is defined as post-World War II (1945 - 1970), and the shed's architectural design appears to be just that. But the mid-century design does not "match or complement" the house.

The house and demolished garage were constructed in the 1930s. In my view, the storage shed should have an architectural design and a color similar to the design and color of the garage, which did complement the house.

2. My patience has run out. Over the years, the manager and owner of this property have pretty much done what they pleased, despite city requirements and staff recommendations:

As a result, the garage was razed (without permission), it was not reconstructed (as recommended), and impervious pavement covering most of the backyard was installed (not recommended).

Now, they want to build a storage shed, albeit small, with a design and color that do not complement the 1930s house. The plans for green amenities do not compensate for the damage they have done, the disrespect they have shown, and the current request for a non-complementary structure.

Enough is enough.

I ask the Historic Preservation Commission to deny this request.

Sincerely,

Cathy Dugan, District 8 Alder and long-time historic preservationist
Aldercathydugan@gmail.com
715-341-9850

P.S. Please share this email with other members of the HPC. Thank you.

Sent from my iPad

On Jul 26, 2018, at 12:22 PM, Kyle Kearns <KKearns@stevenspoint.com> wrote:

Hello,

Please find attached the Historic Preservation Commission Agenda and Packet for the upcoming meeting on August 1, 2018.

It will also be available shortly at the link below:

<http://stevenspoint.com/Archive.aspx?AMID=59>

Hard copies have been provided to Commissioners, and individuals who have requested them. Should you have any questions or concerns, don't hesitate to contact me.

Kyle Kearns
Associate Planner / Zoning Administrator
City of Stevens Point

Stevens Point City Hall
1515 Strongs Ave
Stevens Point, WI 54481
Ph: (715)342-4158
Email: kkearns@stevenspoint.com

<agendaPacketHistoric20180801.pdf>