

REPORT OF THE SPECIAL HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

May 2, 2018 – 4:00 PM

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

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

ALSO PRESENT: Director Ostrowski, Casey Barton, Ben Barton, Dan Barton, Brody Rice, Greg Wright, and Mike Beacom.

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1. Roll Call

Discussion and possible action on the following:

2. Report of the January 3, 2018 Historic Preservation / Design Review Commission meeting.
 3. Request from Michelle & Brody Rice for design review to install a commercial door at 1525 Main Street (Parcel ID 281240832100601).
 4. Request from Create Portage County for design review to install pieces of artwork along the west façade of the first floor of 1052 Main Street (Parcel ID 281240832202938).
 5. Request from Penguin Properties, LLC. for design review to restore the storefront and expose the rear façade at 1136 Main Street (Parcel ID 281240832202930).
 6. Historic District Signage.
 7. Staff update.
 8. Adjourn.
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1. Roll Call.

Present: Beveridge, Jennings, Siebert, Woehr

Excused: Scripps, Baldischwiler, Debauche

Discussion and possible action on the following:

2. Report of the January 3, 2018 Historic Preservation / Design Review Commission meeting.

Motion by Commissioner Woehr to approve the report of the January 3, 2018 Historic Preservation / Design Review Commission meeting; seconded by Commissioner Siebert.

3. Request from Michelle & Brody Rice for design review to install a commercial door at 1525 Main Street (Parcel ID 281240832100601).

Director Ostrowski briefly explained that the applicants were looking to replace the existing front solid steel entry door with a glass door surrounded by metal cladding similar to other storefront doors. He noted that the glass element would complement the building more as opposed to the solid security type door that was currently there.

Chairperson Beveridge noted that the property had come before the commission for a request to change all the soffit.

Alderperson Jennings asked if the door would be white, to which Mr. Brody Rice stated that it would be bronze.

Commissioner Woehr and Chairperson Beveridge noted inaccuracies in the staff report pertaining to the history and material of the building.

Commissioner Woehr recommended that the building inspector confirm that the building be ADA accessible now that it was going through a change of use.

Chairperson Beveridge asked if there was another entrance, to which Mr. Rice confirmed that the rear entrance was ADA accessible.

Motion by Alderperson Jennings to approve the request from Michelle & Brody Rice for design review to install a commercial door at 1525 Main Street (Parcel ID 281240832100601) with the following conditions:

- 1. The doors frame shall be dark bronze or black to match other features on the building and property.**

seconded by Commissioner Siebert.

Motion Carried 4-0.

4. Request from Create Portage County for design review to install pieces of artwork along the west façade of the first floor of 1052 Main Street (Parcel ID 281240832202938).

Director Ostrowski explained that the artwork installation was proposed to be on the west façade of the first floor of 1052 Main Street, or through the alley that connected Main Street to the parking lot to the north. He added that the owner had been working with CREATE Portage County to place interactive art along the west side of the alley across from the glass windowed storefronts on the east side. The western wall was currently empty.

Greg Wright, Executive Director at CREATE Portage County, briefly reviewed the project, explaining that the interactive mural on the west façade would incorporate local materials, bead mazes, and sport a theme to reflect the history of the City. The installation would be permanent, and would be used as a draw for pedestrians into the alley for the commercial businesses.

Chairperson Beveridge asked whether they considered wear and tear of the moving parts on the mural, to which Mr. Wright explained that their findings showed that damage was very minimal, and they often found that buildings with no artwork tended to be damaged instead. He noted the local sculpture park as an example of interactive art within the public.

Commissioner Siebert, while not opposed to the project, expressed concern for vandalism.

Director Ostrowski noted that the mural would act as an area of intrigue and would draw more people through the alley, which in turn could reduce the possibility of vandalism.

Commissioner Siebert asked how CREATE would tell the story of the moral and explain the theme.

Greg Wright stated that CREATE, in conjunction with the GIS department at UW-SP, was working on a digital map of all the murals downtown. The map site would then detail the background of each art piece.

Alderperson Jennings commended the applicant in providing an interactive art experience, and hoped that they would target additional areas downtown, such as the library alleyway, to which Mr. Wright confirmed interest in doing similar additional projects.

Chairperson Beveridge asked what the beads would be made out of, to which it was confirmed that they would be made out of fired clay.

Commissioner Woehr asked how the installation would be secured to the wall, to which Mr. Wright explained that they would adhere the art in sections using metal tracks and rods.

Commissioner Woehr noted that the owner of the building did not sign the application, and asked whether there were any issues.

Mike Beacom, owner of 1052 Main Street, stated that he had no issues with the installation.

Chairperson Beveridge inquired on what was behind the stucco on the west façade where the installation was to be adhered.

Director Ostrowski stated that while they were not aware, a condition of approval was to have the applicant perform a test to identify the underlying façade material, upon which the chairperson and designated agent would have the ability to approve securing methods.

Motion by Commissioner Siebert to approve the request from Create Portage County for design review to install pieces of artwork along the west façade of the first floor of 1052 Main Street (Parcel ID 281240832202938) with the following conditions:

- 1. The applicant shall perform a test to identify the underlying façade material, upon which the chairperson and designated agent shall have the ability to approve methods for securing the artwork.**

seconded by Alderperson Jennings.

Motion Carried 4-0.

5. Request from Penguin Properties, LLC. for design review to restore the storefront and expose the rear façade at 1136 Main Street (Parcel ID 281240832202930).

Director Ostrowski stated that Book World, which was previously located at 1136 Main Street, had been purchased after its closure. The applicant, Penguin Properties, LLC, was looking to restore the storefront and expose the rear façade per their plan submitted. This would include alterations to the awning, doors, windows, trim, beams, and stone of the façade.

Chairperson Beveridge stated that the ceramic tile beneath the windows could be fastened to an old cement backer board. He also noted that the historical door shown on page 38 of the staff report appeared to be recessed, to which Alderperson Jennings stated that while it was not, the light due to the glass could be making it appear to be so.

There was a brief discussion regarding the use of the original door and whether it had gone into the store directly, or acted as a separate entrance into another area. Based on the interior layout and available photographs, they found the original left entrance into the store to be accurate. The applicants had found no evidence of their being an original center entrance, noting that the front façade had consisted of all glass.

Dan Barton also stated that they were looking to remove the tile and replace it with a lookalike limestone to match the existing façade.

Alderperson Jennings noted her appreciation to the applicants for reaching out to her as an Alderperson and for them moving to make the proposed improvements to the building.

Chairperson Beveridge asked whether the black awning would match the proposed window trim, to which Dan Barton stated that the trims would remain dark and be based on the exposed dark bronze ones found on the second floor.

Director Ostrowski confirmed that the awning would be black.

Commissioner Siebert asked if the awning would have a crank, to which the applicant confirmed that the awning would be permanent.

Alderperson Jennings stated that the awning would assist in conserving energy, with Mr. Barton adding that the new awning would also reveal the window beam and architecture.

Chairperson Beveridge asked that the original stone behind the tile be preserved if possible, to which Mr. Barton confirmed that they would save it if possible.

Commissioner Seibert asked what their plans were for the rear or west façade of the building, to which Mr. Barton explained that the rear windows were currently closed off, but would be revealed with the façade remodel, adding that the openings were existing and visible from the interior.

Alderson Jennings asked if the second floor consisted of apartments, to which Mr. Barton explained that there were 12 rooms upstairs which could potentially be turned into additional office space in the future.

The applicant noted that there were several historic items on site, such as signs and flyers that the commission might be interested in. Commissioner Siebert directed them to contact the Portage County Historical Society.

Motion by Alderson Jennings to approve the request from Penguin Properties, LLC. for design review to restore the storefront and expose the rear façade at 1136 Main Street (Parcel ID 281240832202930) with the following conditions:

1. **Doors, windows and trim materials shall match with the existing character and elements found on the building. The chairperson and designated agent shall have the authority to review and approve materials for the commercial storefront.**
2. **A transom window shall be installed above the relocated first floor door to match with the original design.**
3. **All window and door trim or window accents shall match.**
4. **Windows shall be prohibited from having tint except for those on the southern facade where the chairperson and designated agent shall have the authority to approve minor tint.**
5. **The applicant shall expose the lintel/beam above the storefront if possible during the storefront improvements, and restoring the details along the beam.**
6. **The existing stone underneath the windows and along the existing door shall be preserved and incorporated into the new storefront design to create columns matching the existing design. The chairperson and designated agent shall have the authority to approve other masonry material to existing beneath the windows and between the stone columns.**
7. **Type N mortar as defined by the American Society for Testing and Materials (ASTM) shall be used, matching in color and texture to the original mortar found on the existing stonework.**
8. **Sandblasting and power washing shall be prohibited on any building feature.**
9. **The chairperson and designated agent shall have the authority to review and/or approve minor amendments to the approved improvements including the door location, which meet the design guidelines.**

seconded by Commissioner Woehr.

Motion Carried 4-0.

6. Historic District Signage

Director Ostrowski noted that they had briefly discussed historic signage at previous meetings. While they didn't have a separate budget line item to produce signage in 2018, he recommended that they move forward with a line item for historic signage in the 2019 budget as they continued to pursue historic district nominations. He further added that there had been recent changes to state law that had drastically affected historic preservation. He continued that having the ability to call out the districts and creating signage as a feature within the community was still important. The Clark Street District local designation could be one area they could really focus on, he noted, adding that the signage could act as a trigger for new owners in letting them know of being within a historic district. Director Ostrowski also explained that next steps included gathering visual examples of

what they would like to see for the signage, whether that meant plaque signage, different colors for different districts, or even possible changes to street signs themselves.

Commissioner Siebert referenced historic districts in Chicago, adding that they had included a map of the district on light posts.

Aldersperson Jennings noted that the frame of the signage could itself be elaborate, or they could look at altering the street sign. She had also spoken to the Director of Public Works regarding decluttering existing signage, noting that there seemed to be more and more signage for destinations. She asked that metal work be performed locally.

Director Ostrowski stated that the signs were often used for wayfinding or destination type places, but agreed that they needed to look at decluttering signage. They could potentially do this through establishing a policy.

Commissioner Woehr stated that regardless of having sign requirements, the Plan Commission and Common Council continued to grant waivers and variances, even if the Historic Preservation / Design Review Commission initially denied it.

Commissioner Siebert asked what the process would look like in establishing signage.

Director Ostrowski explained that they would mainly look at public right-of-way signage and their potential designs, and look at decluttering signage in the historic districts.

Chairperson Beveridge referenced the informational standing mounts throughout several parks that contained the history of a location, adding that they seemed to withstand the elements.

Director Ostrowski asked commissioners to provide examples of signage they preferred so they could be included in next month's staff report.

7. Staff Update.

Director Ostrowski explained that they were continuing to work through the historic district designation and had recently touched base with the consultant, adding that additional work needed to be performed on some properties, but that the process continued to move forward. Additionally, they had seen a lot of interest regarding the façade improvement grant program. The deadline for applications had been set for the following month, at which time all projects would be reviewed and ranked appropriately. While staff would include their recommendations for each proposed project, the commission would ultimately have the authority to decide which projects to approve and pursue based on what they felt would have the biggest impact in the district.

Chairperson Beveridge noted that a new chair would need to be appointed, to which Director Ostrowski confirmed that it would be an item for the following meeting.

Commissioner Siebert inquired about the Church of Intercession, to which Director Ostrowski stated that it was under new ownership, but so far they had not been made aware of any plans for its future use.

8. Adjourn.

Meeting adjourned at 4:48 PM.