

REPORT OF HISTORIC PRESERVATION/DESIGN REVIEW COMMITTEE

Monday, December 1, 2010 – 4:30 p.m.

PRESENT: Chm. Lee Beveridge; Ald. Tom Mallison; Tim Siebert; Hans Walther and Jack Curtis (Excused, Kathy Kruthoff and George Hanson)

ALSO

PRESENT: Comm. Dev. Dir. Michael Ostrowski; Ald. M. Stroik and Suomi; Public Works Dir. Joel Lemke; Cathy Dugan; Reid Rocheleau; Rich Sommer; Tom Brown; Matthew Brown, Po. Co. Gazette; Brian Kowalski, St. Pt. Journal

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1. Approval of the minutes of the November 3, 2010 HP/DRC meeting

Tim Siebert moved, seconded by Tom Mallison, to approve the minutes of the November 3, 2010 meeting.
Ayes all; Nays none; Motion carried.

2. Discussion and possible action on a request from the Community Development Authority of the City of Stevens Point to raze the building located at **1000 Third Street** (former Eagle Plumbing building). **Parcel ID 2408-32-2004-01.**

Lee Beveridge noted that we have dealt with this property several times already and opened it up to questions and comments from the public.

Reid Rocheleau feels there is a conflict of interest between members on the CDA and members on the Historic Preservation commission and suggests that Mr. Walther and Mr. Hanson recuse themselves. Several of the commission members have already expressed opinions and voted on this matter at the council meeting. Now, you have a group that wants the opportunity to look at this building and have the same opportunities as previous developers have had. The CDA didn't ask them any questions and wouldn't allow them to present their plans. The city should be protecting the building during this process. Maybe the city should have an unbiased professional engineer look at this building and determine the condition.

Cathy Dugan read several articles regarding eminent domain. Why isn't there a law that prevents demolition before funding is secure. We need to find a way to rehab/renovate these older buildings. There are ways to fund these projects, possibly RFP's for people that want to do this kind of work.

Tom Brown asked the chairman to speak with the mayor about the make-up of this commission. The language in the ordinance is very clear about what the make-up of the commission should be and that is not representative of this commission. He was very concerned that the group that had a proposal for this building did not have the opportunity to speak at the CDA meeting. The role of this commission is to advocate for

and protect the historic integrity of this community. He requests the commission deny the request to demolish this building.

Joel Lemke shared information from the street department's perspective. They made two trips to the building this summer to pick up debris. The first trip took down the flashings from the roof of the building. The second trip we took out more debris and two loader buckets of bricks.

Tim Siebert asked if Tom Brown represents the group with the current proposal.

Tom Brown responded he has met with them, gave them his advice, offered his assistance, but does not represent them.

Tim Siebert moved to deny the request of the CDA to raze the building and allow four months, to April 1, 2011, to see if the current group can come up with funding for their project.

Tim Siebert feels this group should have the same consideration as past groups. He has been in buildings worse than this one, which have been restored.

Dir. Ostrowski noted in response to questions that if this request is denied, the CDA has authorized the appeal to go to the common council. It would then be up to the common council to vote on it and the common council would have to have a majority plus one to overturn the action of the historic preservation commission.

Jack Curtis noted we have a motion on the floor that hasn't been seconded. Shouldn't we take care of that first?

Lee Beveridge seconded the motion.

Lee Beveridge noted he has concerns about the condition of the building. He would like to hear more about what specifically is wrong with the building. Many times it can be worked on and something can be done with it. As a historic commission, we are charged to represent historic properties and maintain them the best we can and not try to find ways to tear them down.

**Ayes, Siebert and Beveridge; Nays, Mallison, Walther and Curtis.
Motion failed.**

Tom Mallison stated the former owner of the building, Ken Lepak, stated the building is a safety hazard. Ellis Stone, contractor for Christians Bistro, felt it was not a viable building. ARC Central was not able to come up with funds. The building inspectors and risk manager for the city say this building is not safe. This story has been covered numerous times by the Journal and Gazette. Everyone in central Wisconsin knows about the Eagle building and everyone has had a reasonable time to come forward. How many times do we continue to go down this road when we have been told the building is not salvageable. This is a liability for the city.

Dir. Ostrowski noted in response to questions that the ordinance states that any decision of the Historic Preservation/Design Review Commission can be appealed by the applicant to the Common Council.

Hans Walther noted what really convinced him that the building needs to be razed was Mr. Lepak's opinion of the building condition. He is concerned about the city's liability. The condition will continue to deteriorate as the weather gets colder. We have given it enough time.

Tom Mallison moved, seconded by Hans Walther, to grant the request of the CDA to raze the building at 1000 Third Street.

Ayes, Mallison, Walther, and Curtis; Nays, Siebert and Beveridge; Motion carried.

Meeting adjourned at 5:25 p.m.