

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, May 4, 2011 – 4:30 PM

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

PRESENT: Chairman Lee Beveridge, Alderperson Mary Stroik, Tim Siebert, Norm Myers Sr., and George Hanson.

ALSO PRESENT: Community Development Director Michael Ostrowski, Rand Erbach, and Todd Grunwaldt.

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1. Approval of the report from the March 3, 2011 meeting.
 2. Discussion and possible action on a request from Rand Erbach, for an exterior building review of **823 Main Street (Parcel Id 2408-32-2017-01)**, for the purpose of doing an exterior renovation with a canopy addition.
 3. Adjourn.
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1. Approval of the report of the March 3, 2011 HP/DRC meeting.

Motion by Siebert to approve the report; seconded by Myers. Motion carried 5-0.

2. Discussion and possible action on a request from Rand Erbach, for an exterior building review of **823 Main Street (Parcel ID 2408-32-2017-01)**, for the purpose of doing an exterior renovation with a canopy addition.

Rand Erbach discussed the history of his tenants and current vacancy in the former Blue Cross Blue Shield building at 823 Main Street. He is currently looking to occupy the building with an antique mall in the west side of the building, and a consignment retail shop in the side that faces the Public Square. Mr. Erbach also wishes to construct two, five-bedroom apartment units on the second floor of the building. Mr. Erbach stated that his intention is to take the original blocked-up windows and open some of them back up, as well as to dress up the back side of the building to give it a more pleasing view when entering the City from the Clark Street Bridge.

The City is currently using an easement to furnish power to the other businesses in the downtown square area and will be burying power lines for Mr. Erbach's and other businesses through the parking lot. With this happening, there is the availability to put an entry way and double entry doors on the back side of the building and a canopy that will serve as a loading/carport area for retailers to keep merchandise out of the weather.

Commissioner Beveridge stated he located six outlined windows on the drawing, and asked why there would just be three opened up. He also asked if the canopy would serve as a drive-thru. Mr. Erbach stated that the design of the rooms for the apartments only allows for three of the six windows to be opened, and they would be windows two, four and six. The canopy would serve as a drive up area that would be high enough for a box truck such as a U-haul to park under, but would also be dressed up with brick to make the back side of the building look better. Currently, there is a gas

line that is located on the back of the building that is unable to be buried, but will be covered by the canopy area and the remaining pipe will be repainted to hide the pipe.

Commissioner Siebert asked about a window on the east side. Mr. Erbach stated that the east side is the side that faces the square and there will be a window added that will match the other windows on that side.

Commissioner Beveridge asked what would be done with the dumpsters for the building, to which Mr. Erbach responded that they would stay in their current location, but be replaced with newer dumpsters. The canopy would also cover part of their location.

Commissioner Beveridge asked what the reason for the fencing was on the second story. Mr. Erbach stated it was to shield or screen the air conditioners and dehumidifiers that were previously installed.

Commissioner Hanson asked how many apartments would be in the building, and where would the residents park. Mr. Erbach responded that there are two, five-bedroom apartment units, one of which his wife and himself will likely occupy. The parking will be located in the adjacent lot.

Commissioner Beveridge asked for an explanation of materials used in the construction of the canopy and the improvements to the back side of the building. Mr. Erbach stated that the canopy would be EIFS and the corner of the building would also be EIFS. Todd Grunwaldt (Grunwaldt and Associates) clarified that the EIFS material on the west side of the building would only cover about half of the area shown. He also stated that the intent of the design and the darker color was to draw they eye away from the rest of the building and to hide the gas pipe that is there.

Mr. Erbach stated that he has the ability to have two main entrances, and when the square is done, the parking lot will be resealed and restriped.

Mr. Grunwaldt explained that the EIFS is a sheet of insulation that is mounted on the building and then a two coat system for finishing it. An example of the EIFS would be the Portage County Jail building.

Commissioner Beveridge stated that he does not see any issues with the standards outlined in the staff report listed as:

- Existing materials in facades should be maintained and/or restored to the highest level of quality practical.
- New or infill construction shall be similar in scale to that of surrounding structures.
- New or infill construction shall not adversely contrast with significant horizontal or vertical patterns or rhythms of surrounding structures.
- The setback of new or infill construction shall be compatible to that of adjacent structures.
- Significant existing views or vistas shall not be adversely affected by new or infill construction.

Commissioner Hanson stated he has a concern about painting and the upkeep/maintenance of the painted areas. Mr. Erbach responded that the painted area would be maintained the same as when

he painted the building, and with newer and better paints available, the painted area will hold paint better.

Director Ostrowski provided an update from the Plan Commission meeting held on Monday. He said the Commission placed the conditions of screening the dumpsters on the back of the building and installing landscaping along Water and Clark Street, or on the corner. Mr. Erbach stated that if the dumpsters were a concern, then he would have them removed. The landscaping along the street would be detrimental to his parking lot causing a limited or too narrow of a driving lane in the lot. Mr. Erbach stated that he was grandfathered in from when he gave up a driveway on Clark Street to give the City three more parallel parking spaces at the time the Clark Street Bridge was being reconstructed.

Commissioner Hanson suggested that if landscaping could be provided by planters placed on the building by the fence that may suffice. It was pointed out that the Plan Commission wanted landscaping along the sidewalk/street area to help screen the parking lot.

Motion by Siebert to approve the exterior renovation with a canopy addition, with the condition to paint the brick instead of using EIFS on the corner of the building; seconded by Hanson. Motion carried 5-0.

3. Adjourn.

Motion by Ald. Stroik to adjourn; seconded by Siebert. Motion carried 5-0. Meeting adjourned at 5:20 PM.