

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Tuesday, May 10, 2011 – 4:30 p.m.

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

PRESENT: Chairman Lee Beveridge, Alderperson Mary Stroik, Tim Siebert, Jack Curtis, Norm Myers Sr., Hans Walther, and Karl Halsey.

ALSO PRESENT: Community Development Director Michael Ostrowski and Jim DePaul .

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1. Discussion and possible action on a request from Shopko Stores, for an exterior building review of **1200 Main Street (Parcel ID 2408-32-2029-50)**, for the purposes of painting the exterior of their building.
  2. Adjourn.
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1. Discussion and possible action on a request from Shopko Stores, for an exterior building review of **1200 Main Street (Parcel ID 2408-32-2029-50)**, for the purposes of painting the exterior of their building.

Chairman Lee Beveridge called the meeting to order with the discussion of the possible illegal painting project that was started on the Shopko building and had been ordered to stop.

Jim DePaul Vice President of Stores did not realize that the Shopko store was in a review district and was surprised to hear that the stop order was not followed through.

Director Ostrowski stated that on Friday afternoon he noticed that the painting had started on the building and he stopped to speak with the staff at the service desk. On Monday, the contractor came in and spoke with Director Ostrowski and the contractor was notified that the painting of the store needed to be reviewed by the HP/DRC. Director Ostrowski said that he would need paint samples as well as the plan for the building so a meeting could be scheduled for the review of the painting plan. On Tuesday, the painting was started again, and again Shopko was notified that they needed to get approval from the HP/DRC to paint the building.

Commissioner Beveridge stated that the block is a split face block construction of a mortar and aggregate with a brown mortar surface. Under the current standards, if this was new construction it would not be an approved material in this district. The current standards indicate that existing masonry material, unless already painted, should not be painted. Chairperson Beveridge wanted to discuss how to remove the paint from the already painted surfaces.

Director Ostrowski stated that current design standards indicate that masonry materials shall not be painted, unless already painted. However, he said that the Commission should look at the true intent of this design standard. He believes that the intent is to not allow the painting of brick or stone material, but it may not apply to the painting of concrete block, which is a material that would

not be allowed in the review district today. He also indicated that the colors that Shopko has chosen are natural tones, which are appropriate for the area.

Commissioner Walther pointed out that Shopko is in a historic area, but is not a historic building. He understands that we want it to fit into the area, but what has been done is an improvement to downtown. If this were a building constructed in the 1940's -1960's then it would have to be looked at in a historical nature, but this is a newer building.

Commissioner Curtis asked if we could change the law or do we have to go to the Common Council. Chairperson Beveridge stated that any changes made to the conditions or standards for the commission would have to go to the Common Council for approval.

Aldersperson Stroik asked Mr. DePaul why these colors and why now. Mr. DePaul responded that this is to finish off the corporate color scheme and that there were about 67 stores left that needed to be finished. An example of what the store would look like would be similar to the Plover Shopko.

Commissioner Siebert asked about the white color. Mr. DePaul indicated that this was the primer.

Commissioner Halsey stated that the new sign looks very good and if put on the dark building, it would be hidden.

Mr. DePaul stated that there are stores that are natural brick and those are left natural with no paint.

Commissioner Siebert asked if the paint and primer were removable. Mr. DePaul responded that yes the paint is removable. The surface may not look exact, but it can be removed.

Aldersperson Stroik asked if the building is painted, then how often would it be repainted and maintained. Mr. DePaul stated that the paint lasts about 15-20 years but with certain weather conditions there may be a need to paint it sooner. The intent is that the paint will help the blocks last longer.

Commissioner Beveridge stated that there are clear products on the market that do the same thing.

Commissioner Myers expressed that he liked the colors and that it matches other buildings in the downtown, including the one discussed at the last meeting.

Aldersperson Stroik asked if there were exceptions to our rules, not that we are looking to change the rules, but are there exceptions.

Commissioner Lee Beveridge stated that there are always exceptions, but the rules are:

- To the extent possible, original materials shall be retained in existing facades. They should be removed only where they are structurally unsound and are beyond restoration, and then only in accordance with an approved design scheme.
- Natural materials are preferred over simulated or synthetic materials. The types of material preferred, but not limited to, may include: brick, stone, wood, stucco, clay, tile, ceramic tile, quarry tile, terra cotta, and cut stone. Materials to be avoided may include,

but not be limited to, concrete block, plastic, fiberglass, simulated brick, simulated stone, hardboard or metal siding panels and wood siding panels.

- Painting of existing masonry or stone surfaces, unless already painted, shall not be permitted. Clear sealants shall be allowed.

Commissioner Beveridge also emphasized that painting of masonry is not accepted unless it is already painted. Is the building historic, well it is pre 1981 and does show the times. He is very discouraged that Shopko did not have any contact with the city over this project.

Mr. DePaul stated that the process is for the contractors to get all necessary permits and approvals; for whatever reason this did not happen.

Director Ostrowski stated that there was contact and approval for the permitting of the new signage, but not the paint.

Commissioner Myers pointed out that normally contractors will get the required permits for projects, to which Mr. DePaul stated that in the past they did have the permits for the HVAC and the remodel that was done.

**Motion by Siebert to deny the painting of the exterior of the building, excluding the canopy areas.**

**Motion failed for lack of a second.**

**Motion by Myers to approve the painting plan as presented, with the condition that the paint be maintained, and that any peeling paint be immediately corrected; seconded by Walther. Motion carried 5-2.**

2. Adjourn.

**Motion by Ald. Stroik to adjourn; seconded by Beveridge. Motion carried 7-0. Meeting adjourned at 4:55 PM.**