



AGENDA
**HISTORIC PRESERVATION/
DESIGN REVIEW COMMISSION**

Members

- Chair Tim Siebert
- Vice Chair Mary McComb
- Joe Debauche
- Sarah Scripps
- Carol Molepske (Alternate 1)
- Peter Munck (Alternate 2)

Date and Time: September 3, 2021
2:00 PM

Location: Community Room
933 Michigan Avenue, Stevens
Point, WI

OR

Zoom Teleconferencing

Meeting ID: 892 9925 9042
| Passcode: 459007

By

Computer: <https://us02web.zoom.us/j/89299259042?pwd=NIV5dWI5emVLb3NwMG9FRE1BcXBGZz09>

By Phone: +1-312-626-6799 (US
Chicago)

Opening Section

1. Roll Call

Discussion and Possible Action on the Following:

2. Report of the July 28, 2021 meeting of the Historic Preservation / Design Review Commission.
3. Request from Joe Stuczynski, representing North Side Yard LLC, for a demolition review to raze the principal structure on the property at 1000 Union Street (Parcel ID 281240832200201).

Closing Section:

4. Adjourn

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

July 28, 2021 – 2:00 PM
Zoom Conference Call Meeting

PRESENT: Chairperson Siebert, Alderperson Jennings, Commissioner McComb, Commissioner Debauche, Commissioner Munck.

ALSO PRESENT: Associate Planner/Zoning Administrator Kuhn, Phil DiSalvo, Mike Beacom, and unidentified audience members via Virtual Zoom Meeting.

INDEX:

1. Roll Call

Discussion and Possible Action on the Following:

2. Report of the June 16, 2021 meeting of the Historic Preservation / Design Review Commission.
3. Request from Phil DiSalvo, representing Grunwaldt & Halverson, LLC, for a design review to reconfigure main entrance locations at 1408 Strongs Avenue (Parcel ID 281240832202503).
4. Request from Mike Beacom for a deadline extension of an issued design review certificate and facade grant to perform exterior improvements at 1221 Second Street (Parcel ID 281240832201509).
5. Discussion only: Developing historic tours
6. Staff updates
7. Adjourn

1. Roll Call

Present: Siebert, Jennings, Debauche, Munck

Excused: Molepske

Absent: McComb, Scripps

2. Report of the June 16, 2021 meeting of the Historic Preservation / Design Review Commission.

Motion by Alderperson Jennings to approve the report of the June 16, 2021 meeting of the Historic Preservation / Design Review Commission; seconded by Commissioner Munck.

Motion carried 4-0.

3. Request from Phil DiSalvo, representing Grunwaldt & Halverson, LLC, for a design review to reconfigure main entrance locations at 1408 Strongs Avenue (Parcel ID 281240832202503).

Commissioner McComb arrived at 2:03 PM

Phil DiSalvo, representing Grunwaldt & Halverson, LLC, provided a summary of their proposed plans to reconfigure main entrance locations at 1408 Strongs Avenue.

Commissioners made the following comments:

1. Commended the applicant's efforts and investment on the project.
2. Inquiry as to whether the awnings and rigid canopy were to remain, to which the applicant stated that the awnings would remain along Strongs Avenue for the shops, and minor improvements would be made along Clark Street with the canopy. No intention to remove.

Motion by Commissioner McComb to approve the request from Phil DiSalvo, representing Grunwaldt & Halverson, LLC, for a design review to reconfigure main entrance locations at 1408 Strongs Avenue (Parcel ID 281240832202503) with the following:

1. If federal or state funding or assistance is requested as part of this project, the applicant shall obtain necessary approvals from the State Historic Preservation Office and/or the National Parks Service.
2. The applicant shall maintain caulking and weather stripping to ensure the building is weather tight and to improve thermal efficiency.
3. The applicant shall submit final details on the intensity of lighting proposed at both building entrances, subject to the review and approval of staff.
4. Lighting improvements shall not adversely affect or spill over into neighboring properties.
5. Window panes at both entrances shall be compatible in size, configuration and reflective qualities.
6. All work shall be completed within one year of the design review certificate being issued.
7. Staff shall have the ability to approve minor amendments to the approved plan.

seconded by Commissioner Munck.

Motion carried 5-0.

4. Request from Mike Beacom for a deadline extension of an issued design review certificate and facade grant to perform exterior improvements at 1221 Second Street (Parcel ID 281240832201509).

Zoning Administrator/Associate Planner Kuhn summarized the request, noting they were approaching the one-year deadline for exterior improvements at 1221 Second Street. While some items had been complete, several others remained pending. Staff was agreeable to the extension, noting the owner's challenges with supply chain disruptions and delays.

Chairperson Siebert asked for clarification whether the building had an existing jump platform, to which Mr. Kuhn confirmed accurate, however the building code required two points of ingress/egress.

Mike Beacom made himself available for questioning.

Aldersperson Jennings (District 1), Alder for the requesting property, was in support of the extension.

Motion by Aldersperson Jennings to approve to the request from Mike Beacom for a deadline extension of an issued design review certificate and facade grant to perform exterior improvements at 1221 Second Street (Parcel ID 281240832201509) to August 5, 2022; seconded by Commissioner McComb.

Motion carried 5-0.

5. Discussion only: Developing historic tours

Zoning Administrator/Associate Planner stated that staff was looking to lay the groundwork for 2022 Historic Tours per their Strategic Goals. Specifically, they were looking to discuss specific buildings and locations to include within the tour, as well as establish a volunteer to assist in flushing out which details to cover on the tour.

looking to include / Volunteer point person to flush out details for each building.

Commissioners made the following comments:

1. Tour Themes:

- a. Mural Tours
- b. Murder Tours
- c. Architectural Tour
 - i. Not just discussing building features but discussing what they mean and how they reflected a specific period.
 - ii. Connection to historic events.
- d. Ethnic/culturally based tours. Explore historic partnerships and divisions.
- e. Developer/Builder based tours, explore similar building styles of multiple homes.
- f. 'Back alley' or 'working people' tours, explore the historic homes of Stevens Point workers.
- g. Grand Buildings
- h. Bike Tours, Trishaw accessible tours
- i. Lumber based business tours & the impacts of the river.
- j. Indigenous-based tours.

2. Suggestion of potential partnership

- a. CREATE Portage County.
- b. Other non-profit entities.
- c. UW-Stevens Point (interns/students/museum majors).

3. Digital Tours

- a. Video tours, touring from home.
- b. Social Media outreach, featuring different tours online to reach a different audience.

4. Locations/Areas

- a. Mathias Mitchell Public Square, family tour during the Farmer's Market on the square.
- b. True Crime evening tours on the square for younger crowds over 21 years, involve local businesses or bars.
- c. Daytime architectural house tours down Clark Street.

5. Use GIS to create maps to coincide with these tours.
6. Several commissioners expressed interest in volunteering. The volunteer would be dependent on the specific idea or theme of the tour.
6. Staff updates

Zoning Administrator/Associate Planner provided the following updates:

 1. Façade grant distribution summary, noting roughly \$20,000 remaining. Residential properties were still not eligible.
 2. Staff continuing to develop Demolition by Neglect ordinance.
 3. Clark Street/Main Street district was added to the State Register.
7. Adjourn.

Meeting adjourned at 2:35 PM.

A recording of this meeting can be viewed/heard at: <https://stevenspoint.com/365/AgendasMinutesVideos>

Administrative Staff Report

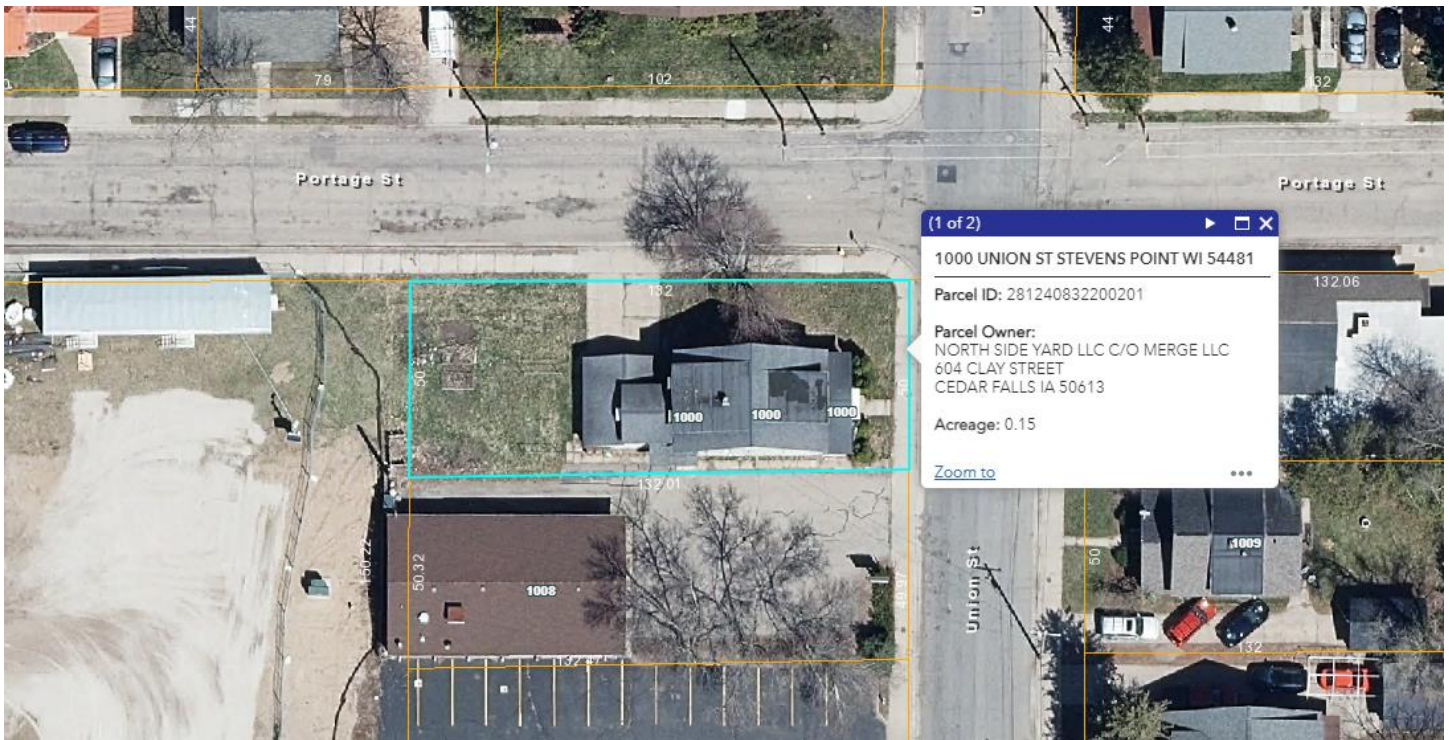


Demolition Review 1000 Union Street September 3, 2021

Department of Community Development
1515 Strongs Avenue, Stevens Point, WI
54481
Ph: (715) 346-1568 - Fax: (715) 346-1498

Applicant(s): - Joe Stuczynski, representing North Side Yard LLC Staff: - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240832200201 Zone(s): "B-2" Central Business Transition District Council District: - District 1 – Vacant Lot Information: - Actual Frontage: 182 feet - Effective Depth: 132 feet - Square Footage: 6,600 - Acreage: 0.152 Structure Information: - Year Built: 1900 (121 years) - Number of Stories: 1.5 Current Use: - Residential Applicable Regulations: - Chapter 22 - Downtown Design Guidelines	Request Request from Joe Stuczynski, representing North Side Yard LLC, for a demolition review to raze the principal structure on the property at 1000 Union Street (Parcel ID 281240832200201). Attachment(s) - Application - Renderings / Photo's City Official Design Review / Historic District - Downtown Historic Design Review District Staff Recommendation Approve the request to raze the primary structure at 1000 Union Street (Parcel ID 281240832200201), subject to the following conditions: - All applicable Building and Zoning Code requirements shall be met prior to demolition. - A razing permit shall be obtained prior to demolishing the structure.
--	---

Vicinity Map



Scope of Work

The applicant is requesting a demolition review to raze the two-family residence and attached garage located at 1000 Union Street. Built in 1900, the house consists of a residence old style appearance with an asphalt and slate exterior wall. According to the applicant, the intent of this parcel is to complement the North Side Yard project located on the adjacent parcel to the west. As the Commission may recall, a design review took place in February 2019 to construct five buildings as part of larger mixed-use development. While the details for how the subject property will be used are not finalized at this time, any improvements would be subject to a historic review and potentially require approval by the Historic Preservation / Design Review Commission.

According to Section 7.4 of the Historic Preservation / Design Review Commission's Design Guidelines, the demolition of any structure is considered a 'major work' and requires the review and approval of the Commission. Said requirement is outlined below.

Sec. 7.4: Major and Minor Works

Sec. 7.4.1 Major Works (HPDRC Approval)

c. Demolition of any structure

The demolition of structures within a locally-recognized historic or design review district is further discussed within Chapter 22 of the Revised Municipal Code of the City of Stevens Point. The process for obtaining a design review from the Commission is identified below.

CHAPTER 22: HISTORIC PRESERVATION

No owner or person in charge of a historic structure or historic site, or property located within a historic district shall reconstruct, alter, or demolish all or any part of the exterior of such property or construct any improvement upon such designated property or properties or cause or permit any such work to be performed upon such property or demolish such property unless approval has been granted by the commission.

Upon the filing of any request for a design review certificate with the commission, the commission shall review the request in accordance with the design guidelines. If the commission determines that the application for a design review certificate and the proposed changes are consistent with the design guidelines, it shall issue the design review certificate. Upon the issuance of such certificate, any other required permits shall be obtained.

Guidelines of Review (numbers below pertain to the pertinent guideline standards)

*****Other standards within the design guidelines not specifically mentioned below have been reviewed and are met or not applicable pertaining to the proposed building improvement activities.**

SEC. 6.1: DEMOLITION

- 1. Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city or state.**

Analysis: The applicant has indicated the residence's state of disrepair. Several photographs are provided throughout this report showing deteriorating siding, broken window trim, cracks in the foundation, window openings temporarily closed with wood, and other deteriorating features.

Findings: Upon review, it appears that deterioration of the structure has been occurring prior to the City's Fire Department utilize the structure for training purposes (approximately Spring 2021). The cracks on the northwest and southeast foundation likely indicates that it is shifting or sinking. A proper repair of the structure would likely require significant investment and does not seem appropriate given its age and deteriorated state.

- 2. Whether the building or structure, although not itself a historic structure, contributes to the distinctive architectural or historic character of the historic district as a whole, and therefore, should be preserved for the benefit of the people of the city or the state.**

Analysis: The structure was constructed with several building materials including stone, block and wood. Documents indicate that most residences near the subject property were built between 1920 and 1930.

Findings: Given that the house was constructed roughly twenty years prior to neighboring housing stock, it likely contributes to the historic character of the region. Although the structure has historic character, it does not align with the historic character of the surrounding neighborhood. While a decorative stone located along the front porch adds characteristics to the house, it is not necessarily defining features.

- 3. Whether demolition of the subject property would be contrary to the objectives of the historic preservation plan for the applicable district as duly adopted.**

Analysis: One objective of the Commission's Design Review District is that "all new structures shall be constructed to a height visually compatible with the building and environment with which they are visually related."

Findings: As part of the North Side Yard development located west of the subject property, apartment, mixed-use and townhome buildings are planned at a max height of four stories. By continuing the 1.5 story single-

family residence to be located directly adjacent to North Side Yard, it would be provide significant height variation within the same city block.

4. **Whether the building or structure is of such old, unusual or uncommon design, texture, and/or material, that it could be reproduced only with great difficulty and/or expense.**

Analysis: See standard two regarding building design and material.

Findings: Asbestos is a material heavily used for the exterior walls. Given environmental and health regulations regarding the use of asbestos in building materials, rehabilitating the structure would likely incur additional expenses and may deviate from the historic layout of the structure. Additionally, having cracks in the foundation would pose difficulty to correct given the age of the structure.

5. **Whether retention of the building or structure would promote the general welfare of the people of the city or the state, by encouraging study of American history, architecture and design, or by developing an understanding of American culture and heritage.**

Analysis: The residence was built of a simple design and would have limited features to showcase as part of encouraging the study of architecture and design.



Findings: This standard is met.

6. **Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship-or difficulty claimed by the owner which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of an approval to demolish.**

Analysis: The repairs needed to seal cracks in the foundation, close window openings, repair siding and other structural elements due to continued moisture retention, intermittent shingle repair and repairs to the porch overhang would incur significant financial expense that would likely cause a hardship.

Findings: This standard is met.

7. **Whether demolition of the building or structure would promote conformance with other criteria as designated in the City of Stevens Point Historic Design guidelines.**

Analysis: The residence does not meet the street setback requirement of 25 feet off of Union Street and the side yard setback requirement off of the southern lot line. Given the close proximity of the structure to Union Street, Portage Street and the property to the south, a building collapse would likely impact several parties.

Findings: Demolition of the house would improve safety for the area and would improve the overall aesthetics of the city block.

8. Prior to undertaking demolition work, the property owner should approach the HP/DRC to determine the

historic significance of the structure and its relationship to the district.

Analysis: The property owner has requested a demolition review and have had discussions with City staff regarding the significance of the structure and its relationship to the Downtown Design Review District.

Findings: See standards one and two above. As the subject property is located on the fringe of the Downtown Design Review Historic, staff believes that razing the structure would not detract from the historical significance of the region due to the characteristics of the structure.

Conclusion

Based on the findings above, staff believes that the aforementioned request meets applicable provisions within the Historic Preservation / Design Review Commission's Design Guidelines.

Building Images



Cracks in Foundation



Moisture Retention Near Vent



Deteriorating Window Trim



Temporary Coverings Over Window
Openings





HISTORIC PRESERVATION/ DESIGN REVIEW COMMISSION

City of Stevens Point
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481

P: (715) 346-1567 F: (715) 346-1498

communitydevelopment@stevenspoint.com

<http://stevenspoint.com>

APPLICATION FOR DESIGN REVIEW

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Assigned Case Manager	
Associated Permits or Applications (if any)				Pre-Application Conference Date	8/26/21
Decision		Date Reviewed		Staff Signature	
Notes:					

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☒)	
Applicant Name	Joe Stuczynski	Contact Name	
Address	2408 Wayne St.	Address	
City, State, Zip	Stevens Point, WI, 54481	City, State, Zip	
Telephone	715-344-8098	Telephone	
Fax	715-344-8095	Fax	
Email	joe@stutrucking.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	North Side Yard LLC	Owner's Name	
Address	604 Clay St	Address	
City, State, Zip	Cedar Falls, IA, 50613	City, State, Zip	
Telephone	715-450-6181	Telephone	
Fax	N/A	Fax	
Email	joy@mergeurbandevlopment.com	Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
1000 Union St. Stevens Point, WI 54481		
Legal Description of Subject Property		
Property location for this residential home is described as follows: 1000 Union Street; Stevens Point, WI located in Portage County in the city of Stevens Point. The residential two story structure with garage is scheduled for demolition.		
Area of Subject Property (Acres/Sq Ft)	Area of Building or Structure (Sq Ft)	
	1500 Sq Ft	

Current Zoning District(s)		Current Historic District(s) - Local, State, National	
Central Business Transition		Stevens Point Historical Society	
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property	
Office Space	Vacant	Demolition	
Briefly describe the proposed building, structure construction, reconstruction or exterior alteration. Please also provide rationale for the design review request, along with the time schedule (if any) for the project. (Use additional pages if necessary)			
Two story residential house, 70 years old, asbestos removed from outside and inside of house. The house is scheduled to be demolished in the month of September pending review of Stevens Point Board.			
Will the proposed work detrimentally change, destroy or adversely affect any exterior architectural features of the improvement upon which said work is to be done? Explain your answer.			
Yes, the work will destroy the entire house. All exterior architectural features will be detrimentally changed.			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.			
The proposed work will harmonize with the adjacent neighboring improvements. The house is scheduled to be demolished in early September. The removal of the house will dramatically change the city corner and improve overall neighborhood with the addition of the North Side Yard apartment complex.			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer.			
N/A			
Does the proposed work conform with the architectural design guidelines with emphasis on contextual issues including compatibility of size, volume proportions, rhythm, materials, detailing, colors, and expressiveness? (Historic Design Guidelines can be found at www.stevenspoint.com) Explain your answer.			
N/A			

EXHIBITS

Letter to District Alderperson (www.stevenspoint.com/Directory)	☐	Additional Exhibits If Any (List):
Photographs of Building or Structure	☐	
Renderings or Elevations	☐	
Site Plan (for additions, and new construction)	☐	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date

2021 Property Records for City of Stevens Point, Portage County

August 26, 2021

Tax key number: 281-24-0832200201

Property address: 1000 Union St

Owner: North Side Yard LLC
604 Clay St
Cedar Falls, IA 50613-2904

Zoning: B2 Central Business Transition, Downtown Design Review

Traffic / water / sanitary: Light / City water / Sewer

Legal description:

Summary of Assessment	
Land	\$13,200
Improvements	\$83,100
Total value	\$96,300

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Residential	50	132	6,600	0.152	None	Residential		\$13,200

Residential Building									
Year built:	1900	Full basement:	912 SF						
Year remodeled:		Crawl space:							
Stories:	1.5 story	Rec room (rating):							
Style:	Residence Old Style	Fin bsmt living area:							
Use:	2 Family	First floor:	912 SF						
Exterior wall:	Asbestos/Asphalt/Sla	Second floor:	684 SF						
Masonry adjust:		Third floor:							
Roof type:	Asphalt shingles	Finished attic:	196 SF						
Heating:	Gas, forced air	Unfinished attic:							
Cooling:	No A/C	Unfinished area:							
Bedrooms:	4	Enclosed porch	144 SF						
Family rooms:		Garage	496 SF						
Baths:	2 full, 0 half								
Other rooms:	5								
Whirl / hot tubs:									
Add'l plumb fixt:	3								
Masonry FPs:									
Metal FPs:									
Gas only FPs:									
Bsmt garage:									
Shed dormers:	26 LF	Energy adjustment:	No						
Gable/hip dorm:		Percent complete:	100%						

Total living area is 1,792 SF; building assessed value is \$83,100

Building Permits				
Issued	Permit #	Purpose	\$ Amount	Completed
4/10/2019	20190274	Electrical work, upper floor	\$300	6/19/2019
5/21/2018	20180454	Bathroom remodel	\$500	12/31/2018
12/3/2004	32896	100 amp	\$700	12/3/2005

Sales History		
Date	Price	Type
4/30/2012	\$72,000	Valid improved sale