



AGENDA
**HISTORIC PRESERVATION/
DESIGN REVIEW COMMISSION**

Members

- Chairperson Tim Siebert
- Vice Chair Peter Munck
- Alderperson Marc Christianson
- Erik McFarland
- Sarah Scripps
- Carol Molepske (Alternate 1)
- Jordan Hornung (Alternate 2)

Date and Time: June 1, 2022
4:00 PM

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

OR

Zoom Teleconferencing

Meeting ID: 827 3154 6680
| Passcode: 888001

By Computer:

<https://us02web.zoom.us/j/82731546680?pwd=Z5V1-ChKWt3hIJCcUDJSDsey3R3WEZ.1>

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

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

2. Minutes of the May 4, 2022 meeting of the Historic Preservation / Design Review Commission.
3. A request from CREATE Portage County for a design review to paint a mural on the north facing wall of the building located at 1224 Strongs Avenue (Parcel ID 281240832202932).
4. A request from the City of Stevens Point for a demolition review to raze the principal structure and associated parking areas on the property located at 1450 Water Street (Parcel ID 281240832201933 & 281240832201935).

Closing Section:

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.

5. 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 Strong's Avenue, Stevens Point, WI 54481.

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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

May 4, 2022 – 4:00 PM

933 Michigan Ave, Stevens Point, WI 54481

PRESENT: Commissioner Siebert, Alderperson Christianson, Commissioner McFarland, Commissioner Munck, and Commissioner Hornung.

EXCUSED: Commissioner Scripps & Commissioner Molepske.

ALSO PRESENT: Director Kernosky & Associate Planner/Zoning Administrator Kuhn.

INDEX:

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

2. Selection of Chairperson for the Historic Preservation / Design Review Commission.
3. Selection of Vice Chairperson for the Historic Preservation / Design Review Commission.
4. Report of the April 6, 2022 meeting of the Historic Preservation / Design Review Commission.
5. A request from Bill Schierl for a facade improvement grant in the amount of \$43,912.00 to restore the front facade of the building located at 1040 Main Street (Parcel ID 281240832202923).

Closing Section:

6. Adjourn

Opening Section:

1. Roll Call

Present: Siebert, Christianson, McFarland, Munck & Hornung

Excused: Scripps & Molepske

Discussion and Possible Action on the Following:

2. Selection of Chairperson for the Historic Preservation / Design Review Commission.

Commissioner Siebert nominated Commissioner Siebert to be Chairperson for the Historic Preservation / Design Review Commission. No additional nominations were submitted.

Vote to nominate Commissioner Siebert as Chairperson of the Historic Preservation / Design Review Commission:

Ayes: All

Nays: None

3. Selection of Vice Chairperson for the Historic Preservation / Design Review Commission.

Commissioner Hornung nominated Commissioner Munck to be Vice Chairperson for the Historic Preservation / Design Review Commission. No additional nominations were submitted.

Vote to nominate Commissioner Munck as Vice Chairperson of the Historic Preservation / Design Review Commission:

Ayes: All

Nays: None

4. Report of the April 6, 2022 meeting of the Historic Preservation / Design Review Commission.

Commissioner Munck moved to approve the report of the April 6, 2022 meeting of the Historic Preservation / Design Review Commission; seconded by Alderperson Christianson. No discussion ensued.

Motion carried 5-0.

5. A request from Bill Schierl for a facade improvement grant in the amount of \$43,912.00 to restore the front facade of the building located at 1040 Main Street (Parcel ID 281240832202923).

Associate Planner / Zoning Administrator Kuhn provided an overview of the request, noting the following:

- Prior design review that was approved by the Historic Preservation / Design Review Commission on December 2, 2021;
- Intent of the storefront improvements being replicate the original design of the building's south facing wall;
- Series of events that led to a full restoration of the building's south façade; and
- The requested matching grant assistance and how the request meets the standards of the City's Façade Improvement Grant Program.

Director Kernosky added that the applicant noted City staff of the challenges that arose with rehabbing the storefront façade and that both parties worked together to prioritize next steps. Associate Planner / Zoning Administrator Kuhn directed the Commission to page ten of the agenda packet, which outlined the steps that must be taken when there are emergency conditions dangerous to the life, health or property affecting a historic structure. It was noted that all steps were followed.

Motion by Alderperson Christianson, seconded by Vice Chairperson Munck, to approve a request from Bill Schierl for a facade improvement grant in the amount of \$43,912.00 to restore the front facade of the building located at 1040 Main Street (Parcel ID 281240832202923). No discussion ensued.

Motion carried 5-0.

Closing Section:

6. Adjourn.

Meeting adjourned at 4:09 PM.

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



MEMORANDUM

To: Historic Preservation / Design Review Commission

From: Adam Kuhn, Associate Planner / Zoning Administrator

Date: June 1, 2022

RE: Mural Review for 1152 Main Street

Background: CREATE Portage County is requesting a design review to paint a mural on the north-facing wall at 1152 Main Street. According to the applicant, the intent of the 'savage beast' mural is to "create a high energy piece that is vibrant and thought provoking" that draws people downtown. If approved, the painting of the mural is expected to take roughly five weeks to complete and should be finished later this year.

Consistent with other mural requests, the Historic Preservation / Design Review must review the proposal for consistency with the Commission's Design Guidelines. An overview of applicable design review requirements is highlighted below.

Exterior Walls (Sec. 3.1)

4. Paint should not be applied to unpainted wall surfaces.

Analysis: The northern façade is painted with a white finish. There are no door or window openings on this wall.

Findings: The request to paint the northern façade would conform with this guideline.

Masonry (Sec. 3.2.2)

5. Paint should not be applied to masonry surfaces that were historically not painted.

www.stevenspoint.com

Open Records Rider: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.

Analysis: Historical photos indicate that the white paint has existed for several years.

Findings: This standard is met.

6. Removal of paint from a masonry structure is encouraged when the underlying masonry units are character-defining and are in good condition, and only if safe and proper paint removal procedures are used resulting in no damage to the masonry.

Analysis: Historical photos indicate that the white paint has existed for several decades.

Findings: Given the longevity of the painted wall, it may be difficult to remove it without damaging the masonry. If the paint layer were removed, it would require extensive brushing or sandblasting which could damage the façade.

Paint (Sec. 6.2)

9. Masonry surfaces were historically unpainted and should not be painted. Paint previously painted masonry materials in colors that reflect the original underlying material.

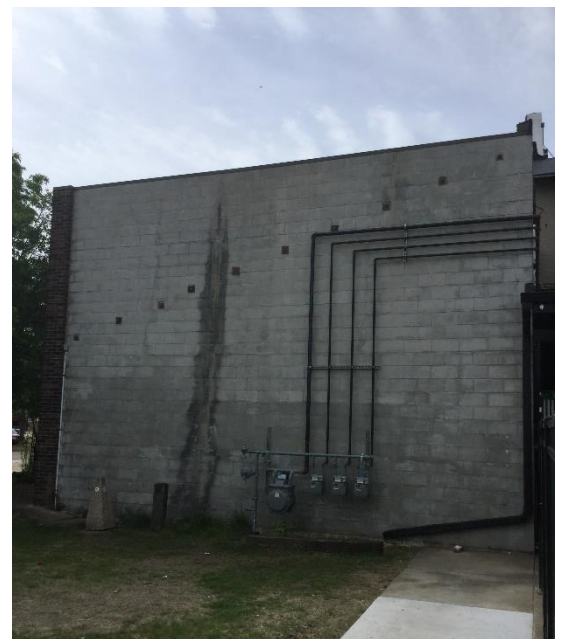
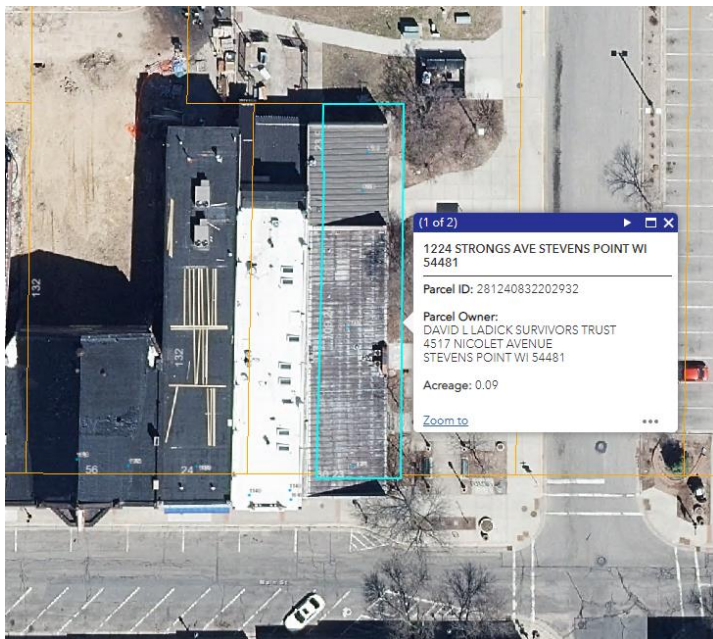
Analysis: Given the pursuit of painted murals in downtown Stevens Point and their significance and relation to the City's history, a mural over a previously painted masonry surface may be warranted. The standard of using colors that reflect the underlying material does not really apply to murals, but rather the actual painting of the brick. Furthermore, the painted area is quite visible on the façade and appears as a white slate that creates an unappealing aesthetic to the building.

Findings: This standard is met.

A map and additional photographs of the northern façade at 1152 Main Street have been provided below. If you have any further questions, please do not hesitate to contact me.

Staff Recommendation: Staff recommends **APPROVAL** subject to the following conditions:

1. The paintable mural area shall not encroach into the unpainted brick and shall be confined to the northern façade of the building.
2. The designated agent shall have the ability to review and approve minor amendments to the request.





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	
Decision		Date Reviewed		Staff Signature	
Notes:					

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name	CREATE Portage County	Contact Name	Dana Sonnenberg
Address	PO Box 565	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715.254.0460	Telephone	
Fax		Fax	
Email	danas@createportagecounty.org	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	Dave Ladick	Owner's Name	
Address	1152 Main Street	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715.498.7340	Telephone	
Fax		Fax	
Email	davidladick@hotmail.com	Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
Legal Description of Subject Property		
North-facing wall (and some west-facing) of the building next to Guu ' s at 1152 Main St.		
Area of Subject Property (Acres/Sq Ft)		Area of Building or Structure (Sq Ft)

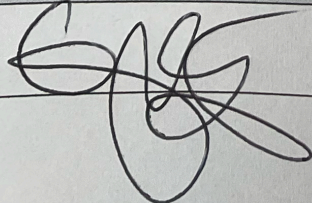
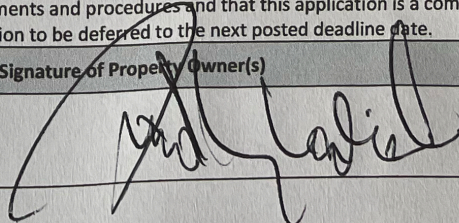
Current Zoning District(s)		Current Historic District(s) - Local, State, National	
		Historic Downtown	
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property	
	Retail	No Change	
Briefly describe the proposed building, structure construction, reconstruction or exterior alteration. Please also provide rationale for the design review request, along with the time schedule (if any) for the project. (Use additional pages if necessary)			
CREATE is continuing its investment in downtown murals with a project on the back and Guu's-facing side of the building at 1152 Main Street. We hope to get started early summer.			
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.			
No. This surface is not historic brick but cinder block.			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.			
Yes. The historic downtown has a sizeable mural collection that works in harmony with the historic architectural features. This collection continues to draw both residents and tourists, improving business traffic. We see this vibrant mural as a great complement to the local plantlife mural at the other end of this stretch, continuing to clean up the backside of these buildings exposed by the mall demolition.			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer.			
Yes. We are finding that these murals are a strong draw to the downtown and help attract people to the buildings and stories that make the historic district an asset to the community.			
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.			
Yes.			

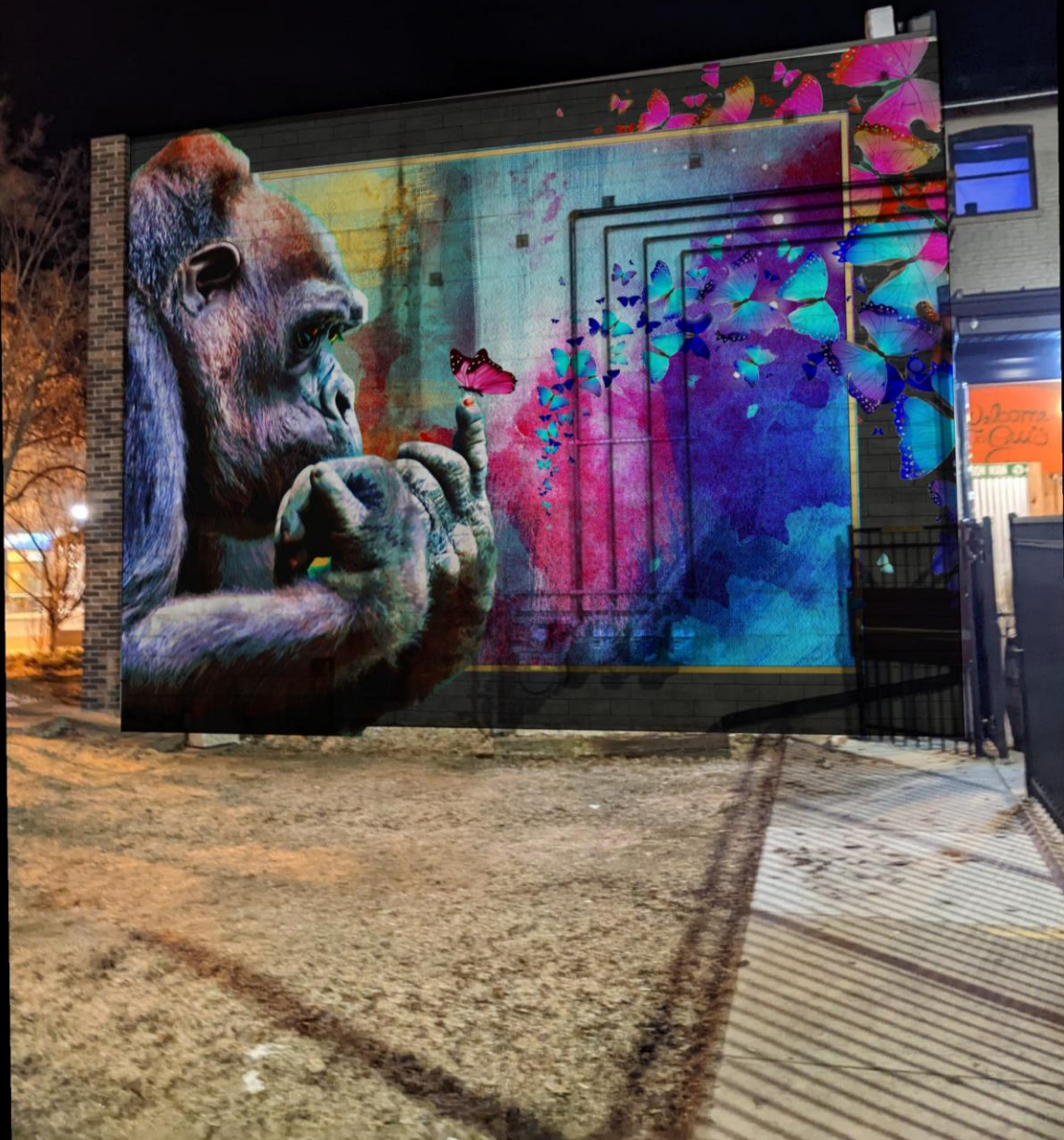
EXHIBITS

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
	5/11/22		5-11-22



Savage Beast

2 4-star votes; 1 3-star vote

My goals for this piece are to create a high energy piece that is vibrant and thought provoking. I feel the imagery I chose in my composition will allow me to create a beautiful piece for the community and give me an opportunity to leave my artistic mark on the city while remaining genuine to myself and my pursuits as an artist. I would begin by gathering more information about the space, including specs on accessibility and whether the wall is paint ready. After the initial site visit I would order materials and begin framing out the piece. grid the wall and renting any necessary items. then I would plan on finishing the piece in up to 5 weeks. depending on situational events weather and starting time.

- **Timeline:** 5 weeks start to finish
- **Project Stipend:** \$6,000
- **Budget Narrative:** The project had a generally allocated budget of \$5,000. i am asking for \$6,000, for this project due to the level of detail needed to make it truly spectacular. I am estimating my overhead project base cost to be roughly \$1,600. All the below information is based on a 20 x 30 area or 600 sq feet. the project was specified as 27 x 20 but i am budgeting for it to wrap around the side of the building. 1 gallon of exterior paint or primer. =\$50 which covers approx 400 square feet. \$100 - 2 gal - primer base coat \$500 - 10 colors gallon or less each \$150 - spray paint 10 color 2 each Spray Paint fine tune detail work \$7 each covers approx 25 sq feet \$500 - Misc equipment and consumables including but not limited to: Safety goggles, respirators, paint protection gear, Lighting, Brushes, Tape, Plastic for masking, paint Spray machine (brick masonry untreated) assistance. etc. Stencil equipment, paint rollers, extenders etc. \$? - Lift rental fees? \$250 - Misc unseen cost \$150 - Travel \$50 - liability insurance (approx \$7 per square foot (x 600) artist fees) i hope this makes sense. i did my best a more detailed and itemized list can be provided if chosen for the project.

Administrative Staff Report

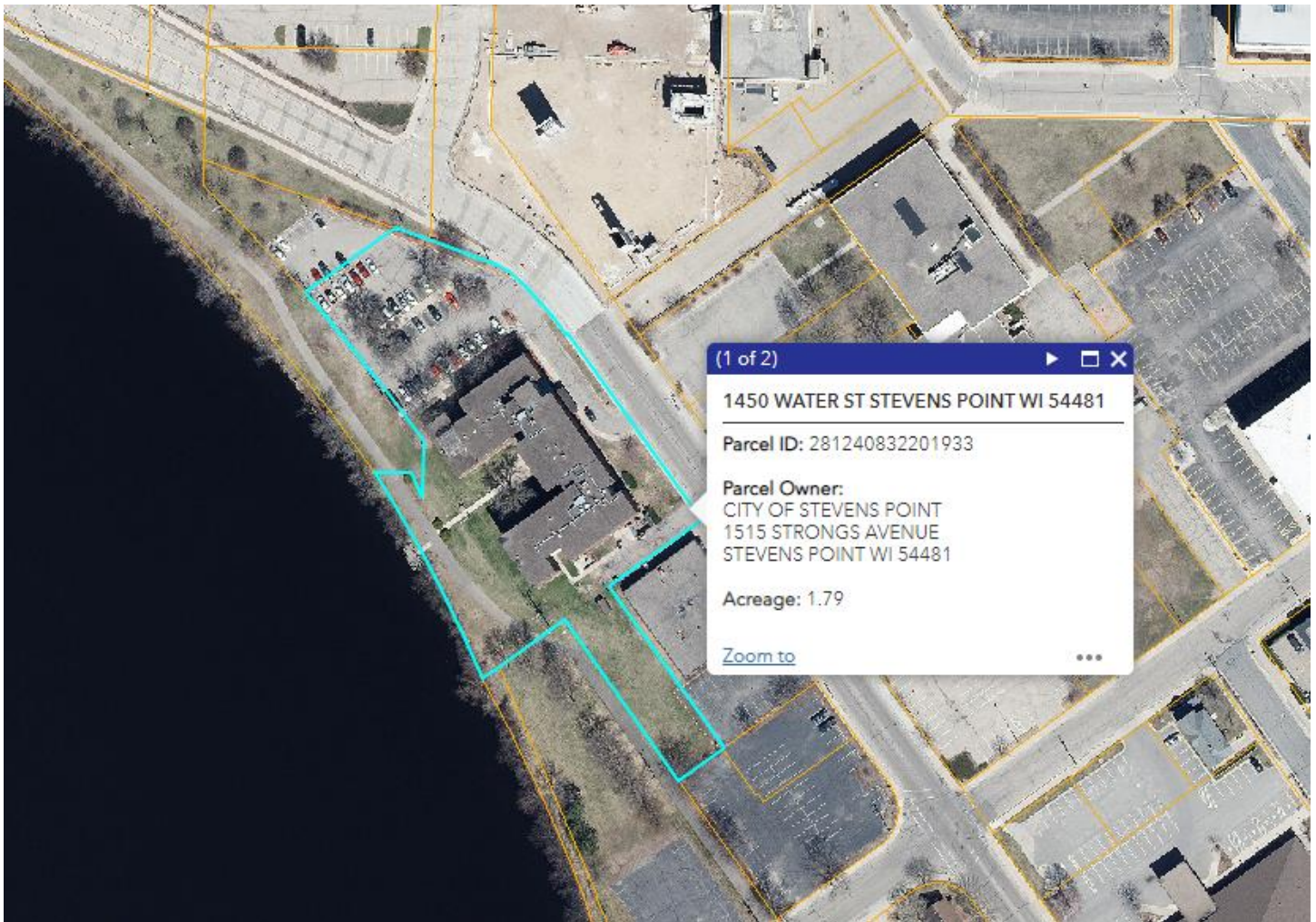


Demolition Review 1450 Water Street June 1, 2022

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

Applicant(s): - City of Stevens Point Staff: - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240832201933 Zone(s): "B-3" Central Business District Council District: - District 9 – Ald. Dalton Lot Information: - Actual Frontage: feet - Effective Depth: 132 feet - Square Footage: 6,600 - Acreage: 0.152 Structure Information: - Year Built: 1978 (44 years) - Number of Stories: 5 Current Use: - Vacant (former residential) Applicable Regulations: - Chapter 22 - Downtown Design Guidelines	Request A request from the City of Stevens Point for a demolition review to raze the principal structure and associated parking areas on the property located at 1450 Water Street (Parcel ID 281240832201933 & 281240832201935). City Official Design Review / Historic District - Downtown Historic Design Review District Staff Recommendation Approve the request to raze the principal structure and associated parking areas on the property located at 1450 Water Street (Parcel ID 281240832201933 & 281240832201935), subject to the following condition: - A razing permit shall be obtained prior to demolishing the structure.
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Vicinity Map



Scope of Work

Overview: The City of Stevens Point is requesting a demolition review to raze Edgewater Manor, located at 1450 Water Street. As Commissioners may have observed, discussions as to the long-term strategy for Edgewater Manor have been ongoing for several years. Built in 1978, the building over time has shown signs of needed interior and exterior improvements to address life and safety items, energy and maintenance, and cosmetic concerns. For the purposes of this request, discussion will center solely on exterior items that are relevant to this Commission's purview.

In 2015, an architectural review and energy audit of the building was conducted to determine the condition of items that were reviewed, any deficiencies that existed, and recommendations to correct deficiencies. The following provides a brief overview of the exterior items that were deemed deficient. Note that project costs were provided for these deficiencies, however these costs are not indicative of the true cost to replace these items in 2022 and beyond.

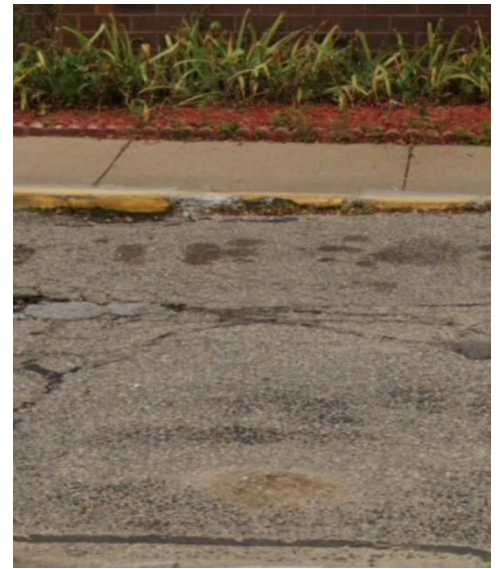
- Pavement, parking, driveways and sidewalks: All parking and driveway surfaces were beyond their useful life and would need to be replaced with a new asphalt/concrete overlay. Estimated cost to repair is \$85,140.
- Roof: The roof membrane was last installed in 2003 and was projected to reach its end of useful life in 2020. Expansion joints on the roof were beginning to not adhere and would likely need to be replaced. On most corners of the roof, stone has been removed from the ballast. With missing stone on roof corners, it greatly

exposes the roof for possible moisture retention into the building and façade. Estimated cost to repair is \$60,000.

- Windows: Windows on Edgewater Manor have existed since its construction in 1978. There horizontal sliding A-Therm windows are generally not a preferred window choice in historic districts due to the weather stripping and rollers showing faster wearing, which could increase the likelihood of water retention into the building. These windows have an average life expectancy of 35-40 years and was expended to reach its end of useful life between 2013 and 2018. Estimated cost to repair is \$451,000.
- Exterior walls: The exterior wall consists of brick veneer over gypsum sheathing and metal studs. Due to the issues with the roof and windows and discussed earlier, along with the improper installation and maintenance of mortar, there have been signs that water is penetrating the masonry. Due to the annual freeze and thaw cycles each Spring, it has caused the brick to move outward. In 2014, the City installed wall anchors to the metal studs to hold the brick in place and restrict it from moving forward. These wall anchors were only a temporary fix and expected to reach its end of useful life this year. The estimated cost to repair is \$900,000.



Wall Anchors



Parking lot and Sidewalk



Missing Stone on Roof Corners



Windows

In 2018, a project to address life and safety issues of the building went out for bid. While a bid was received, it was much higher than expected (\$4,181,000) and led to the City choosing to reject the bid and to make minor repairs to extend the life of the building as much as possible (i.e., façade enhancements). These repairs, while minor, were intended to be only temporary and not a permanent solution to the structural and safety issues that exist.

Two years later, the Common Council were presented with three options to address the long-term plans of Edgewater Manor:

1. Make the necessary permanent repairs to the building;
2. Transition toward closure of the building; or
3. Continue to operate under the temporary repairs that were made (useful life ending in 2022).

Ultimately, the second option was requested. A grant program was established and a transition plan was enacted to gradually reduce the occupancy of the building. Earlier this year, the remaining residents of Edgewater Manor found new living accommodations and the building is now vacant.

With the building now vacant and a policy in place to not accept new applicants for residents, City staff believes that it is the best decision for all parties to demolish the building. As Edgewater Manor is located within the City's Design Review District, a historic review of the requested demolition is needed. 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

Division 5.02 *Regulation of Construction, Reconstruction, Alteration, and Demolition*

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)

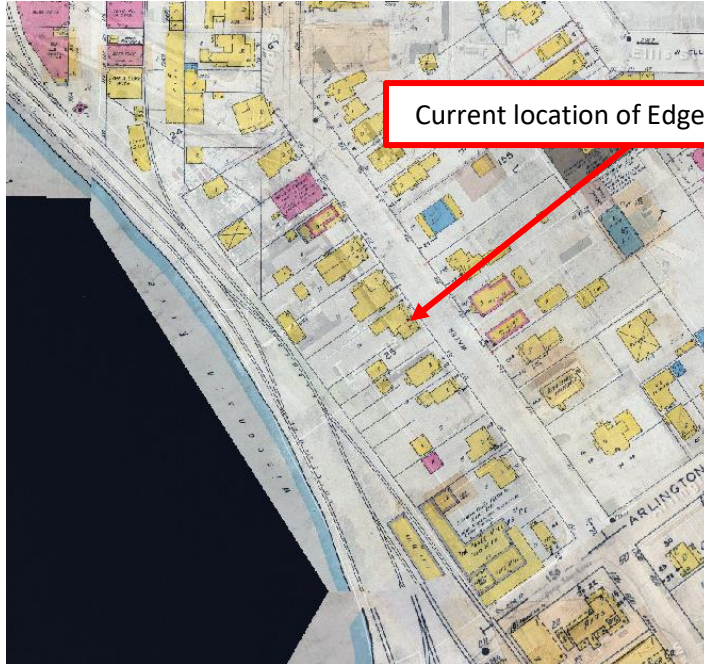
*****Other standards within the design guidelines not specifically mentioned below have been reviewed and are met or not applicable pertaining to the proposed building improvement activities.**

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: As stated above, there are several exterior items that are in need of significant repair. While temporary measures have been made (i.e., installing wall anchors to hold the building's façade in place), it is beyond their useful life.

Findings: City staff believes that Edgewater Manor does not portray architectural and historical significance to the overall Design Review District. From an architectural standpoint, masonry walls are generally common within the Mathias Mitchell Public Square District, but outer ring buildings generally consist of varying façade materials (e.g., stucco, concrete, wood, etc.). Buildings within the Design Review District are intended to complement, but not detract from the older, more historically significant buildings within defined historic districts. A dominant brick and mortar building in the Design Review District arguable competes in architectural design with buildings along Main Street.



Historic Use of Subject Property (Circa 1939)

Regarding historical significance, Edgewater Manor is relatively young given its construction in 1978. Historical records indicate that the former use of the Edgewater Manor property was not a high-rise apartment, but rather individual single-family lots. Knowing the former use of the property and the age of the building, staff believes that Edgewater Manor is not historically significant to the broader Design Review District.

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 consists primarily of a masonry exterior with smaller, horizontal sliding windows and an overhang overlooking Water Street. Newer buildings within the Design Review District generally does not have brick as a predominate façade material, but rather stone, wood and stucco are more common façade materials.

Findings: Given that the surrounding uses are predominately institutional and mixed-use, a high-rise apartment building arguably provides a different character to this area of the Design Review District. Please note that The Berkshire contains first-floor retail space in addition to residential units on the above floors. Additionally, significant repairs to the building would likely result in significant changes to the exterior appearance of the building and may detract from the character of this region.

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 Design Review District is that “the materials used in the final facade should be visually compatible with the buildings and environment with which it is visually related.”

Findings: Although installing wall anchors are necessary to keep the brick wall in place temporarily, it does not complement the final façade of the building and not consistent with the façade pattern of other buildings within the Design Review District. With a 2015 estimated cost of \$900,000 to replace the brick façade, City staff believes that the cost to replace the façade would be exorbitant.

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 standards one and two above regarding building design and material. The structure was built in 1978.

Findings: Besides the above life and safety items that were mentioned, that are a significant number of interior items that are deficient. These items include installing smoke detectors within the building, upgrading the building’s fire alarm system, installing a fire sprinkler system and replace the existing emergency generator. In total, the estimated cost to address all life/safety items in 2015 was roughly \$1.5 million. Given the great expense to address life and safety issues, staff believes that any building improvements would come only with great difficulty and expense.

5. 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: The high-rise building was built of a simple design that is emblematic of 1970’s architecture. There is not variation in massing and scale, for example, that would provide a more unique building 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: While the 2015 building audit found that there were no visual disrepair of the building’s foundation, the significant cost to address all exterior items by itself would not make it economically feasible to preserve or restore it. As addressed in prior City meetings, the cost to repair all deficient items would have resulting in the cost to rent each unit to significantly increase and would not be cost-effective.

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 building meets the minimum performance standards of the “B-3” Central Business Zoning District.

Findings: Although the structure meets minimum Zoning Code standards, demolishing Edgewater Manor would promote the Commission’s Design Guidelines. For example, Section 3.13.3 of the Commission’s Design Guidelines state that “health and safety features that are visible from the public right-of-way should be constructed so that the scale, materials, and details are compatible with the historic structure.” Although the installation of wall anchors was effective in keeping the brick façade in place, it is clearly visible from the Water Street Right-of-Way and is not installed in appropriate scale (e.g., these wall anchors are installed in varying areas of each exterior wall).

8. **Prior to undertaking demolition work, the property owner should approach the Historic Preservation / Design Review Commission to determine the historical significance of the structure and its relationship to the district.**

Analysis: City staff have reviewed the findings of fact regarding Edgewater Manor and have concluded that there is little historical significance of the building and does not complement well to the broader Design Review District.

Findings: See standards one and two above. Staff believes that this standard is met.

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 and would recommend approval of the requested demolition review.

Building Images

