



AGENDA
**HISTORIC PRESERVATION/
DESIGN REVIEW COMMISSION**

Members

- Chairperson Tim Siebert
- Vice Chair Peter Munck
- Alderperson Marc Christianson
- Barry Calnan
- Erik McFarland
- Carol Molepske (Alternate 1)
- Hana Cutler (Alternate 2)

Date and Time: October 9, 2023
5:00 PM

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

OR

Zoom Teleconferencing

Meeting ID: 848 3943 6844

Passcode: 367746

By

Computer: <https://us02web.zoom.us/j/84839436844?pwd=RXNMD1RyMzd2RzBsdEdRKzZJRHR0d>

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

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

2. A request from Jeff Rice, representing Rain Dog LLC, for a demolition review to raze the detached garage on the property located at 2017 Main Street (Parcel ID 281240832103502), consistent with Ch. 22.05(2).

Closing Section:

3. 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.



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 DEMOLITION

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Assigned Case Manager	
Associated Applications (if any)				Pre-Application Conference Date	
Decision		Date Reviewed		Staff Signature	
Notes: This is an application for the demolition of an existing detached garage that is in poor condition. The residential structure on site is not to be altered.					

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☒)	
Applicant Name	Jeff Rice	Contact Name	
Address	117 Edgewood Rd. N	Address	
City, State, Zip	Custer, WI 54423	City, State, Zip	
Telephone	651-728-3118	Telephone	
Fax	NA	Fax	
Email	jrice410@gmail.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	Rain Dog LLC	Owner's Name	
Address	117 Edgewood Rd. N	Address	
City, State, Zip	Custer, WI 54423	City, State, Zip	
Telephone	651-728-3118	Telephone	
Fax		Fax	
Email	jrice410@gmail.com	Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
2017 Main St. Stevens Point		
Legal Description of Subject Property		
W27' LOT 2 & ALL LOT 3 BLK 22 SMITH BRIGGS & PHILLIPS ADD S32 T24 R8 877674		
Area of Subject Property (Acres/Sq Ft)		Area of Building or Structure (Sq Ft)
0.22		400

Current Zoning District(s)		Current Historic District(s) - Local, State, National	
R3			
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property	
	4-plex rental	4-plex rental	
Briefly describe the property and building(s) Please also provide reasoning for the demolition request, along with the time schedule (if any) for demolition. (Use additional pages if necessary)			
Demolition of detached garage. Demo to occur approximately 1st week of October			
Please describe the building or structures architectural or historical significance (if any).			
None - it's a falling-down detached garage.			
Does the building or structure contribute to the architectural or historic character of the historic district as a whole?			
No.			
Does the building or structure display old, unusual or uncommon design, texture, and/or materials?			
No. It's falling down.			
Does the building or structure promote or encourage the study of American history, architecture and design or assist in developing an understanding of American culture and heritage?			
No.			
Describe the building or structures current condition and provide rationale and cause (if any) for its current state. Photographs are encouraged.			
Yes. There's structural damage from insects, and roofing materials are falling off. There's a hole in one wall			
What is the anticipated land use or proposed development (if any) for the property?			
No change, except garage will no longer exist on the property. No anticipated change to the existing residences.			

Please describe any non-conformities that exist on the property or structure (if any), regarding building and zoning regulations, as well as architectural design guidelines.

None known.

EXHIBITS

Letter to District Alderperson (www.stevenspoint.com/directory)	☐	Additional Exhibits If Any (List):
Photographs of Building or Structure	☐	
Site Plan (for any future improvements)	☐	
Historic Photos, Renderings or Maps	☐	

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

ARTICLE 6.0 DEMOLITION AND RELOCATION



Sec. 6.1 Demolition

Demolishing a historic structure within a district has the potential to irreversibly change the character of the district and can compromise the quality and sense of place of the entire district. Historic structures represent a tangible link to a community's past. They are physical expressions of architectural style, building technology, and personal taste. Demolition of a historic structure is strongly discouraged, and any time a demolition is proposed, alternatives should be carefully explored. Design Review guidelines and procedures are further described in Chapter 22 of the City of Stevens Point revised municipal code.

6.1.1 Review for Demolition

The HP/DRC will review demolition requests, taking into consideration the property's significance, and guidelines below. A delay period of 365 days exists, allowing for alternatives to be explored prior to the demolition. If the Commission determines that the building in question has no historic significance or value, the demolition request can be approved without delay.

6.1.2 Demolition Guidelines

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.
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.
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.
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.
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.
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. Any hardship or difficulty claimed by the owner may not come as a result of any failure to maintain the property in good repair by the current property owner or previous property owners.
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.
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.

9. If the HP/DRC determines that the structure is historically significant, it should delay the demolition for an appropriate time in order for staff and the Commission to work with the property owner to seek viable alternatives to demolition. Alternatives to demolition include, among other things:
 - a. If a building is in disrepair, working with the property owner to develop a rehabilitation plan and identify funding assistance such as rehabilitation tax credits that would allow the building to be rehabilitated.
 - b. If a building does not fit the owner's required needs, determining if the structure could be adaptively reused.
 - c. Working with the -property owner to locate a buyer who will use the property without demolishing the structure.
 - d. As a last resort, finding a suitable location within the district for the historic building to be moved and working with the property owner to develop a plan for relocation.
10. If all alternatives for preservation have been exhausted, the HP/DRC should work with the owner to make a permanent record of the historic resource including photography, an architectural description of the building, chain of title, floor and site plans, or collection of other historic documentation that is available. Since Stevens Point is a Certified Local Government, it must fill out an annual survey to the State's Historical Preservation Office that includes a list of all demolitions and provide historic data on the demolished properties.
11. When a demolition is proposed, the applicant should submit a landscaping plan illustrating proposed landscaping and other site development to be completed within six (6) months after demolition.

Sec. 6.2 Relocation

Removing a contributing structure from its historic setting can compromise the integrity of the building and the district as a whole. Often, however, relocation is the only method to preserve a structure that is faced with demolition. Relocation should be considered only when all other preservation alternatives have been eliminated. Occasionally, a structure may be moved into historic districts.

In planning the move of a structure, consideration should be given for how the relocated building will impact surrounding structures and fit into its new setting. Often, architectural features are compromised when moving a structure. Only an experienced house mover should be used so that damage to the historic building itself, significant vegetation, or buildings along the route is minimized. Prior to moving a structure, the property owner is advised to contact the State Historic Preservation Office to determine what measures need to be taken to ensure that the contributing status of the building is not jeopardized.

Relocation can be looked at in much the same way as new construction in that the building being introduced into a new environment should complement the character of its surroundings in architectural style, size, scale, orientation, and landscaping.

Much like new construction, the applicant should submit a plan for relocation including a site plan and drawings of the building in its new environment.

Relocation Guidelines

1. Relocation of a building within a historic district should only be considered as an alternative to demolition when all other preservation options have been exhausted.
2. Prior to the act of relocation, the HP/DRC should work with the owner to document through photography, drawings, and other means the existing location and environment of the historic structure. Measured drawings should be made particularly if there is to be