



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: February 6, 2024
5:00 PM

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

OR

Zoom Teleconferencing

Meeting ID: 850 8258 0316

Passcode: 551780

By

Computer: <https://us02web.zoom.us/j/85082580316?pwd=bUJNNXRtNm9mZVR6RXlqdHA3SHFtUT09>

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

Opening Section:

1. Roll Call

Discussion and Possible Action on:

2. Selection of a temporary chairperson for the February 6, 2024 meeting of the Historic Preservation / Design Review Commission.
3. Report of the September 25, 2023 meeting of the Historic Preservation / Design Review Commission.
4. Report of the October 9, 2023 meeting of the Historic Preservation / Design Review Commission.
5. Report of the December 6, 2023 meeting of the Historic Preservation / Design Review Commission.

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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.

6. A request from Makayla Teague, representing Ryan Davis, to amend an approved design review to perform storefront restoration improvements at 1008 Main Street (Parcel ID 281240832202920), consistent with Ch. 22.05(2).
7. Staff update:
 - Community Preservation Plan

Closing Section:

8. 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

September 25, 2023 – 5:00 PM
933 Michigan Ave, Stevens Point, WI 54481

PRESENT: Chairperson Siebert, Vice Chairperson Munck, Alderperson Christianson, Commissioner McFarland, and Commissioner Molepske.

ALSO PRESENT: Associate Planner/Zoning Administrator Kuhn, Alderperson Keymer, Jeff Rice, and unidentified audience members via Virtual Zoom Meeting.

INDEX:

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

2. Report of the August 1, 2023 meeting of the Historic Preservation / Design Review Commission.
3. A request from BJ Welling, representing Welling Properties LLC, for a design review to perform roof and exterior wall improvements to the building located at 1028 Main Street (Parcel ID 281240832202922), consistent with Ch. 22.05(2).
4. 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).
5. Discussion on the Historic Preservation / Design Review Commission's Design Guidelines:
 - Section 3.2.2: Masonry Exterior Walls

Closing Section:

6. Adjourn

Opening Section:

1. Roll Call

Present: Siebert, Munck, Christianson, McFarland, Molepske

Excused: Calnan, Cutler

Discussion and Possible Action on the Following:

2. Report of the August 1, 2023 meeting of the Historic Preservation / Design Review Commission.

Motion by Alderperson Christianson to approve the report of the August 1, 2023 meeting of the Historic Preservation / Design Review Commission; seconded by Commissioner Molepske.

Motion carried 5-0.

3. A request from BJ Welling, representing Welling Properties LLC, for a design review to perform roof and exterior wall improvements to the building located at 1028 Main Street (Parcel ID 281240832202922), consistent with Ch. 22.05(2).

Associate Planner/Zoning Administrator Kuhn provided a summary of the design review request to perform improvements on the subject property's roof. Improvements would include removing an abandoned hallway on the upper level of the building, which would then lead to extending the existing parapet wall from the west half of the building towards the east half of the building. After review, staff held no further concerns and recommended approval with conditions outlined in the staff report.

Commissioners had the following comments:

- Clarification requested on the existing material and the proposed material to be used for the alteration, to which staff provided.
- Note that the hallway was already gone prior to the meeting.
- Back-and-forth discussion on the original request by the applicant to utilize metal.
- Comment that the scope was in-line with improving the rear façade.

Motion by Vice Chairperson Munck to approve the request from BJ Welling, representing Welling Properties LLC, for a design review to perform roof and exterior wall improvements to the building located at 1028 Main Street (Parcel ID 281240832202922), consistent with Ch. 22.05(2) with the following:

1. A building permit shall be issued prior to the start of construction.
2. The applicant shall submit the specific red paint color that is proposed to confirm consistency with the Commission's approved color palette, subject to the review and approval of the Designated Agent.
3. Staff shall have the ability to approve minor amendments to the approved project plan.

seconded by Commissioner Molepske

Motion carried 5-0.

4. 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).

Associate Planner/Zoning Administrator Kuhn provided a summary of the demolition review request to raze a detached garage at the subject property. He provided a background of the Local Landmark Designation Program and building history for 2017 Main Street. Staff's recommendation was to deny the request.

Jeff Rice, owner and contractor representing Rain Dog LLC, provided the following:

- Garage was already in a state of disrepair when the property was purchased.
- Specific damage relating to the older broken door mechanism, ceiling beams, and roof. Summarizing, the building was structurally unsound.

- Costs needed to repair the garage would not be reasonable.

There was a back-and-forth discussion on reviewing the demolition guidelines and review standards against the specific request. Commissioners had the following comments:

- Clarification requested on why staff chose to provide three potential recommendations, to which staff provided.
- Inquiry as to whether there had been any previous requests to turn the garage, to which staff noted that they had not found records to justify the existing orientation.
- Inquiry on whether there was ability to receive tax credits, to which staff confirmed accurate due to its designation.
- Comment referring to the orientation of the garage, noting that the streetscape showed the side of the garage, and not the one with architectural features.
- Inquiry as to the future plans of the site if razed, to which the applicant noted it would be left vacant.
- Comment that the age of the structure made it unique, and that the commission had seen buildings in worse disrepair that were saved.
- Agreement to delay the request to wait for the State Historical Society's decision.
- Comment that razing the detached structure would not diminish the principal structure and property, and additional comment to the opposite.
- Inquiry as to the state of the floor/foundation, to which the applicant noted that saving the foundation was unlikely due to its current state.

Aldersperson Keymer (District Three) provided testimony in support of the applicant and razing the garage, highlighting the lack of historical features on the garage. Asked that the commission delay action, if moving to deny the request, until the State Historical Society's decision was received.

Motion by Vice Chairperson Munck to deny the 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); seconded by Aldersperson Christianson.

Motion by Aldersperson Christianson to amend his motion to deny the request and have the request referred to the State Historical Society for their opinion; seconded by Commissioner Molepske.

Motion by Aldersperson Christianson to withdraw his amendment. Original motion stood to deny the request per staff recommendations.

Motion carried 4-1, with Commissioner McFarland voting in the negative.

Motion by Vice Chairperson Munck to have the request referred to the State Historical Society for their opinion; seconded by Commissioner McFarland

Motion carried 5-0.

There was a back-and-forth discussion on what could occur after receiving the State's opinion, and what type of timeline would be involved.

5. Discussion on the Historic Preservation / Design Review Commission's Design Guidelines:

- Section 3.2.2: Masonry Exterior Walls

Associate Planner/Zoning Administrator Kuhn introduced the discussion of reviewing the commission design guidelines. Following an introduction into Section 3.2.2, there were back-and-forth discussions on:

- Mortar types.
- Suggested mortar types for different exposures.
- Type of building materials and whether there should be a maximum number of exterior wall materials that would be permitted.
- Overall maintenance of existing (Section 7.4.3) and cleaning of masonry.

Commissioners highlighted sentiments of not wanting to make it too burdensome to own a Historic property within the City, but still needing to educate the public and have properties appropriately maintained.

No action was taken.

Closing Section:

6. Adjourn

Meeting adjourned at 6:20 PM.

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

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

October 9, 2023 – 5:00 PM
933 Michigan Ave, Stevens Point, WI 54481

PRESENT: Chairperson Siebert, Vice Chairperson Munck, Alderperson Christianson, Commissioner Calnan, and Commissioner Cutler.

ALSO PRESENT: Associate Planner/Zoning Administrator Kuhn, Alderperson Shuda, Jeff Rice, and unidentified audience members via Virtual Zoom Meeting.

INDEX:

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
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Opening Section:

1. Roll Call

Present: Siebert, Munck, Christianson, Calnan, Cutler

Excused: McFarland, Molepske

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).

Associate Planner/Zoning Administrator Kuhn provided a summary of the demolition review request to raze a detached garage at the subject property. He provided background of the previous meeting where the commission had moved to deny the initial raze request, and additionally moved to refer the request to the State Historical Society for their opinion prior to the applicant returning to the commission, if they so chose. Following the referral, the State had written that the demolition of the garage would not be a significant hit to the district, and the demolition of said structure would not cause the delisting of the property on the national registry, adding that the garage had not even been noted within the property's nomination forms in 2019.

Commissioners had the following comments:

- Reiterated comment referring to the orientation of the garage, noting that the streetscape showed the side of the garage, and not the one with architectural features.

Motion by Vice Chairperson Munck to approve the 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) with the following:

seconded by Alderperson Christianson

Motion carried 4-1, with Chairperson Siebert voting in the negative.

Closing Section:

3. Adjourn

Meeting adjourned at 5:07 PM.

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

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

December 6, 2023 – 5:00 PM
933 Michigan Ave, Stevens Point, WI 54481

PRESENT: Chairperson Siebert, Vice Chairperson Munck, Alderperson Christianson, Commissioner McFarland, Commissioner Molepske, and Commissioner Cutler.

ALSO PRESENT: Associate Planner/Zoning Administrator Kuhn, unidentified audience members via Virtual Zoom Meeting.

INDEX:

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

2. Discussion on the Historic Preservation / Design Review Commission's Design Guidelines:

- Section 3.2.3: Exterior Metal Walls
- Section 3.3: Foundations
- Section 3.4: Windows and Doors
- Section 3.5: Roofs

3. Presentation and discussion on the creation of a citywide historic preservation plan:

- Components of a historic preservation plan
- Project timeline
- General themes to guide the public participation process

Closing Section:

4. Adjourn

Opening Section:

1. Roll Call

Present: Siebert, Munck, Christianson, McFarland, Molepske

Excused: Calnan

Commissioner Cutler arrived at 3:36PM via Zoom.

Discussion and Possible Action on the Following:

2. Discussion on the Historic Preservation / Design Review Commission's Design Guidelines:

- Section 3.2.3: Exterior Metal Walls
- Section 3.3: Foundations
- Section 3.4: Windows and Doors

- Section 3.5: Roofs

Associate Planner/Zoning Administrator Kuhn introduced the discussion of reviewing the commission guidelines. Following an introduction into Sections 3.2.3, 3.3, 3.4, and 3.5, there were discussions on:

- Section 3.2.3: Exterior Metal Walls (1-6)
 - Clarification requested for when metal would need to be fully replaced, but no other major comments made.
- Section 3.3: Foundations (5)
 - Foundation openings including vents or mechanical installations for full basement foundation, full crawl space foundation, and partial full basement.
 - Foundation building material using stone, brick, concrete block, and poured concrete.
 - General agreement to allow foundation vent openings with internal staff review.
- Section 3.4: Windows and Doors
 - Including sustainability topics as it relates to window tint, energy efficient windows.
 - Different types of window materials/units and how local weather affects them.
 - When would it be appropriate or not to replace windows with newer materials if they can mimic the original look.
- Section 3.5: Roofs
 - Including sustainability topics as it relates to renewable energy systems and green roofs/gardens.
 - Placement of renewable energy systems, highlighting current guidelines and limiting State laws for regulating it.
 - How solar roof shingles and ground-mount systems aligned with state statutes and local regulations. Additional comment that it was important to get ahead in education and best practices for the commission, as solar was only going to get increasingly more popular going forward.
 - Use of metal roofing, especially ones that could look like shingles, and what are the drawbacks and positives associated with that material.

No action was taken.

3. Presentation and discussion on the creation of a citywide historic preservation plan:

- Components of a historic preservation plan
- Project timeline
- General themes to guide the public participation process

Associate Planner/Zoning Administrator Kuhn Associate Planner/Zoning Administrator Kuhn introduced the discussion of creating a citywide historic preservation plan. Following an introduction, there were back-and-forth discussions on:

- Components of a historic preservation plan
 - What is a historic preservation plan.
 - Key issues when attempting to establish a preservation plan.
- General themes to guide the public participation process

- Evaluating historic resources.
- Conducting social/cultural analysis.
- Preserving historic resources not under municipality's historic preservation commission and identifying financial resources and/or incentives for property owners of historic properties.
- Outreach, education, and advocacy efforts.
- Connecting preservation planning with local tourism efforts.
- Increased collaboration between preservation communities and advocacy groups.
- Outlining responsibilities of a community's preservation commission and municipal staff.
- Coordinate preservation planning with zoning, land use, and growth management policies.
- Incorporating sustainability topics.
- Project timeline

No action was taken.

Closing Section:

4. Adjourn

Meeting adjourned at 6:22 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, AICP
Associate Planner / Zoning Administrator

Date: February 6, 2024

RE: **Amendment to Approved Design Review – 1008 Main Street**

Background: On June 26, 2023, the Historic Preservation / Design Review Commission reviewed and approved a design review for storefront improvements at 1008 Main Street. Such improvements include the removal of rotten wood, replacing the rotten wood with new wood material, and addressing gaps in exterior wall material below the sill line of the second story and above the storefront transoms. Please see the attached staff report from June 26, 2023 that provides more detail as to the original project scope.

For any significant work done on a historic building, there is a degree of discovery that occurs when, in this instance, the outermost layer of exterior wall is removed. As shown in the images below, the removal of the rotten wooden exterior wall (above the storefront windows) revealed a wooden arch that all accounts appear original to the building. Upon this discovery, the applicant has been in discussions with me to determine ways incorporate this wooden arch as part of a refined project scope. While there may have been ways to keep this wooden arch exposed, it did not meet several requirements related to fire suppression.

Based on the need to create a firewall for this portion of the storefront, a revised project plan that is proposed before you all is to frame, sheet and insulate (using flame retardant wood) to create an exterior firewall just below the sill line of the building. The former storefront sign is proposed to be split in half – the lower half will continue to be a wall sign, while the upper half will be used to create a frieze that extends across the wall. Lastly, a horizontal course will be extended across this wall, at a similar height to Mangled Mane (1016 Main Street). During this project design, an undated photo of this

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building's storefront was found that is similar to what the applicant is proposing. While it would have been intriguing to incorporate this wooden arch into the project design, one purpose of historic preservation is to preserve the historic appearance of building storefronts along Main Street. The proposed project scope, in my opinion, meets that.

As shown within the attached design review certificate, one condition was placed stating that 'the Designated Agent shall have the ability to approve minor amendments to the project plan.' It is my belief that this revised project scope is not considered 'minor,' and would therefore require the Commission's approval. My recommendation to you is to approve this proposed amendment.

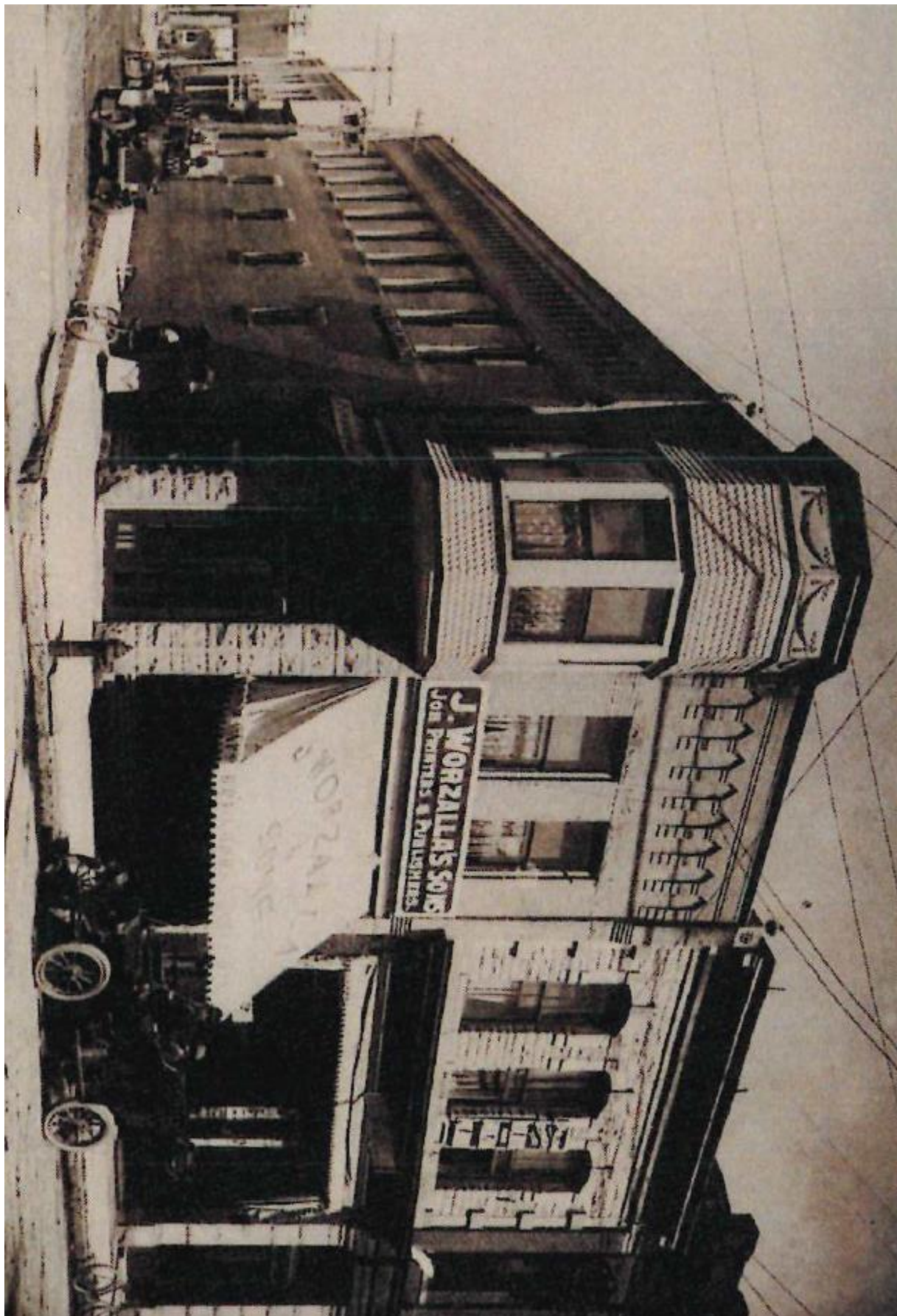
If you have any questions, please do not hesitate to contact me.

A photograph of the exterior of the Process Book Shop. The storefront is composed of large glass windows and a central glass door. A green, pleated awning extends over the entrance. To the left of the door, a sign in the window reads "A LOW WASTE SHOP". To the right, a large white sign in the window says "AN INDIE BOOKSTORE". A colorful "open" sign is also visible. A chalkboard sign on the sidewalk to the left lists "NEW & USED BOOKS" and "CDs & LPs". The building is a multi-story brick structure with trees and other buildings visible in the background.

Photograph during construction:



Historic photograph:



CITY OF STEVENS POINT

Design Review Certificate

The Historic Preservation / Design Review Commission of the City of Stevens Point in conformance with Chapter 22 and the City 's adopted Design Guidelines hereby grants permission for work to be performed on the premises listed below in accordance with the approved plans and conditions:

OWNER: Ryan Davis

PREMISE: 1008 Main Street (Parcel ID 281240832202920)

APPLICANT: Makayla Teague

HP/DRC APPROVAL DATE: June 26, 2023

WORK APPROVED: Design review to perform storefront restoration improvements CONDITIONS OF APPROVAL:

1. The applicant shall submit to the Designated Agent the proposed paint color that will be applied to new and existing wood materials on the building's storefront. Such paint color shall be reviewed and approved by the Designated Agent prior to application.
2. For exterior wood material that will not be removed, any existing paint that is proposed to be removed shall adhere to Section 3.2.1.5 of the Commission's Design Guidelines.
3. Joints between wooden elements must be sealed with caulk and/or other sealants to prevent moisture from penetrating the wood.
4. The Designated Agent shall have the ability to approve minor amendments to the proposed project plan.



Any Additional Work Will Require Separate Design Review

This certificate does not suffice as a building permit. All applicable building permits shall be obtained meeting City ordinance.

The City of Stevens Point Community Development Department hereby issue this design review certificate to the above applicant for activities described above. Changes to the above project or conditions specified shall receive approval prior to commencement from the City of Stevens Point Community Development Department and/or the Historic Preservation Design / Review Commission.

Issuer: Adam Schmitt

Date: 06/26/2023

Administrative Staff Report

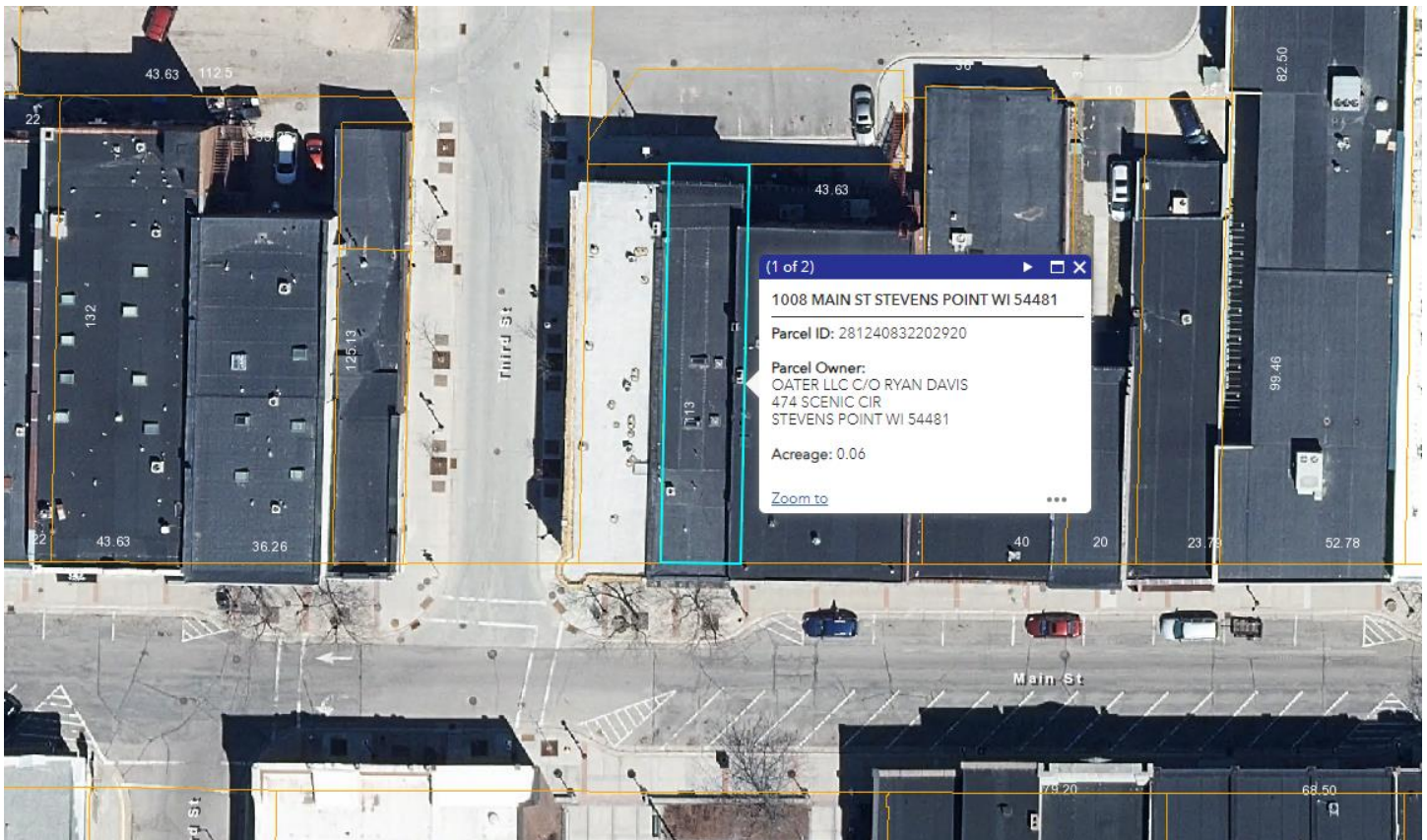


**Design Review
1008 Main Street
June 26, 2023**

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

Applicant(s): - Makayla Teague, representing Ryan Davis Staff: - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240832202920 Zone(s): "B-3" Commercial Council District: - District 1 – Ald. Christianson Lot Information: - Actual Frontage: 23 feet - Effective Depth: 113 feet - Square Footage: 2,599 - Acreage: 0.060 Structure Information: - Year Built: 1875 - Number of Stories: 2 Current Use: - First-floor commercial and one apartment unit on the second floor. Applicable Regulations: - Chapter 22 - Downtown Design Guidelines	Request A request from Makayla Teague, representing Ryan Davis, for a design review to perform restoration improvements to the storefront facade on the property located at 1008 Main Street (Parcel ID 281240832202920), consistent with Ch. 22.05(2). City Official Design Review / Historic District - Mathias Mitchell Public Square Historic District Staff Recommendation Approve the request to perform restoration improvements to the storefront facade on the property located at 1008 Main Street (Parcel ID 281240832202920), subject to the following conditions: - The applicant shall submit to the Designated Agent the proposed paint color that will be applied to new and existing wood materials on the building's storefront. Such paint color shall be reviewed and approved by the Designated Agent prior to application. - For exterior wood material that will not be removed, any existing paint that is proposed to be removed shall adhere to Section 3.2.1.5 of the Commission's Design Guidelines. - Joints between wooden elements must be sealed with caulk and/or other sealants to prevent moisture from penetrating the wood. - The Designated Agent shall have the ability to approve minor amendments to the proposed project plan.
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Vicinity Map



Scope of Work

Overview: The applicant is requesting a design review to exterior improvements to the south facing wall on the building located at 1008 Main Street. Such improvements include the removal of rotten wood, replacing the rotten wood with new wood material, and addressing gaps in exterior wall material below the sill line of the second story and above the storefront transoms. As found within the site photos below, the purpose of this request is to restore the storefront façade by addressing areas where water damage has occurred. According to the applicant, any removed wood material would be replaced like-for-like with respect to material, thickness and color.

According to Section 7.4 of the Historic Preservation / Design Review Commission’s Design Guidelines, the proposed restoration work 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)

p. Alteration of Exterior Surfaces

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. 3.2.1: WOOD MATERIALS

5. Proper preparation should be done prior to painting wood surfaces including:

- a. Remove damaged paint down to the next sound paint layer using gentle techniques such as hand scraping and sanding. Sandblasting and high-pressure water treatments can damage historic wooden materials and should be avoided.
- b. Heat guns and plates can be used if additional paint removal is necessary.
- c. Clean the surface thoroughly with soap and water to remove all dirt and grime.
- d. Prime any bare wood surfaces prior to painting.
- e. Apply a sound paint film using high quality paint.

Analysis: The applicant has stated in the application that paint will be applied to any new wood material that is introduced onto the building.

Findings: As a condition of approval, the conditions shall apply if any additional paint will need to be applied to wood surfaces that will not be removed as part of this project.

6. Repair deteriorated wood by patching and splicing with a material of similar size, shape, and texture.

Materials such as aluminum, vinyl, and veneer are not recommended on historic wooden structures.

Analysis: The applicant is requesting to rotten wood material on the south facing wall of the building. While the exterior appearance of this south facing wall proves that significant water damage exists, a review of the inner layers of building material will need to be inspected to better understand the full scope of water damage that exists.

Findings: Any rotten wood that is removed will be replaced like-for-like with wood. The applicant will, to the greatest extent possible, patch or splice wood depending on the full scope of water damage that exists.

SEC. 3.7: STOREFRONTS

1. Retain and preserve historic materials including wood, stone, architectural metal, and cast iron.

Analysis: Upon review of the rotten wood material, it appears that minimal architectural features will be

impacted. The top trim of the storefront is either hanging off the building or partially missing altogether. Any new wood introduced for this top trim will be identical in material, size and thickness.

Findings: Given the scope of water damage that exists, staff believes that wood façade materials, to the greatest extent possible, will be retained as part of this project scope.

4. **If replacement of a deteriorated storefront or storefront feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.**

Analysis: See Sec. 3.2.1.6 above pertaining to the repair of exterior wood materials.

Findings: Staff believes that this standard would be met provided that the above conditions of approval are fulfilled.

SEC. 3.11: PAINT

5. **Select paint schemes that are most appropriate to the architectural style and period of the historic structure.**

Analysis: New paint will be applied to the project area, however a specific color has not been proposed.

Findings: As a condition of approval, the applicant shall provide the Designated Agent with a proposed paint color to apply onto the exterior wood material.

Historic Photographs



Site Photographs

