



AGENDA
**HISTORIC PRESERVATION/
DESIGN REVIEW COMMISSION**

Members

- Chair Tim Siebert
- Vice Chair Peter Munck
- Alderperson Marc Christianson
- Barry Calnan
- Carol Molepske
- Dan Kryst (Alternate 1)
- Janet Jurgella Finn (Alternate 2)

Date and Time:	May 27, 2026 5:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u> <u>Zoom Teleconferencing</u> Meeting ID: 870 0315 5879 Passcode: 113801 <u>Computer:</u> https://us02web.zoom.us/j/87003155879?pwd=YscawyLq6ZRQeJF4N <u>Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on:

2. A request from Tyler Ignatowski, representing Little Captain LLC, for a design review to install air conditioning units on the building located at 1020 First Street (Parcel ID 281240832200602), 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 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? <input type="checkbox"/>)	
Applicant Name	LITTLE CAPTAIN LLC	Contact Name	Tyler Ignatowski
Address	PO BOX 51	Address	
City, State, Zip	Plover, WI 54467	City, State, Zip	
Telephone	801-584-9834	Telephone	
Fax		Fax	
Email		Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? <input type="checkbox"/>)		PROPERTY OWNER OF RECORD 2 INFORMATION (if Needed)	
Owner's Name		Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
281240832200602	1020 First St Stevens Point, WI 54481	
Legal Description of Subject Property		
LOT 1 CSM #5142-18-167 BNG LTS 35,36,37&W1/2 LT38;S7' OF E 1/2 LT38;S7'LTS 39&40 ALL LTS53-59BLK18 STRONGS ELLIS & OTHERS ADD & PT RIVER ST VAC BNG PRT GL1 S32T24R8 915561		
Area of Subject Property (Acres/Sq Ft)		Area of Building or Structure (Sq Ft)
1.88		38,976

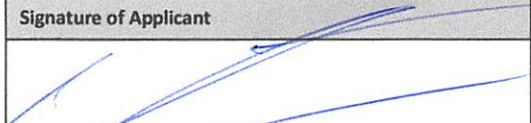
Current Zoning District(s)		Current Historic District(s) - Local, State, National	
Multi Family		Local, State	
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property	
Same	Multi Family	Same	
Briefly describe the proposed building, structure construction, reconstruction or 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)			
<p>The proposed project involves the installation of new through-the-wall air conditioning units to serve individual residential units within the building. The existing air conditioning system has largely failed, and the original installation did not include constructed chases for the line sets. As a result, replacing or upgrading the existing system would require extensive removal of interior finishes, including cutting into drywall and other areas, followed by significant repairs. This approach would be both cost-prohibitive and unnecessarily disruptive to the building's integrity. As an alternative, we are proposing the installation of through-the-wall air conditioning units. These units will be installed in a consistent and uniform manner across the building to maintain a cohesive exterior appearance. The exterior portions of the units will minimally project from the facade and will be color-matched to blend with the existing building materials.</p>			
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.			
<p>No, the proposed work will not detrimentally affect the building's exterior architectural features. The through-the-wall units will be installed in a uniform and consistent manner, with minimal projection from the facade and color-matched to blend with existing materials. Installation will avoid character-defining features, and no significant exterior elements will be removed or altered.</p>			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.			
<p>Yes, the proposed work is designed to match and harmonize with the external appearance of adjacent neighboring improvements. The through-the-wall air conditioning units will be installed in a uniform and orderly pattern and will be color-matched to blend with the existing building materials. Their minimal projection from the facade and consistent placement will help maintain a cohesive appearance that is compatible with surrounding properties.</p>			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer.			
<p>Yes, the proposed work conforms to the objectives of the historic preservation plan for the district. The project has been designed to minimize impact to the building's historic character by avoiding alterations to significant architectural features and limiting disruption to original materials. The installation of through-the-wall units provides a necessary modern mechanical upgrade while maintaining a uniform and unobtrusive exterior appearance.</p>			
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.			
<p>Yes, the proposed work conforms with the architectural design guidelines. The through-the-wall air conditioning units are small in scale and will have minimal visual impact on the building's overall form and proportions. Their placement will be consistent and uniform, maintaining the existing rhythm of the façade. The units will be color-matched to blend with surrounding exterior materials, helping them remain visually unobtrusive. Overall, the design is intended to be compatible with the existing materials, detailing, and historic character of the building while addressing necessary functional improvements.</p>			

EXHIBITS

Letter to District Alderperson (www.stevenspoint.com/Directory)	<input checked="" type="checkbox"/>	Additional Exhibits If Any (List): Notes: qty 34 (17 Ea side). Rendering to scale (dimensions - 25 1/2 W x 15 3/4 H x 2"- 4" D which is adjustable.
Photographs of Building or Structure	<input checked="" type="checkbox"/>	
Renderings or Elevations	<input checked="" type="checkbox"/>	
Site Plan (for additions, and new construction)	<input checked="" type="checkbox"/>	

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
	S-15-26		



BEFORE



WITH THRU-WALL A/C UNITS



BEFORE



WITH A/C UNITS

Sec. 3.8 Upper Facades

Upper façades on a historic commercial buildings are quite different in their function, and therefore design. Commercial buildings were originally designed to have a commercial function on the first level, and an office or residential function on the upper floors. While not often used that way today, a growing trend in downtown revitalization is to bring a residential function back into a city's historic core. This practice is more prevalent in downtown Stevens Point.

The detailing on upper façades can be quite elaborate with variations in materials, brick corbelling, ornate cornices, or parapet walls. There is also a wide variety of window types and configurations.

Upper Facade Guidelines

1. Retain and preserve historic façades and their architectural features such as brick corbelling, brick and stone string courses, quoins, stone and tile coping, cornices, and other façade elements.
2. Retain and preserve historic materials whenever possible including wood, stone, architectural metal, and cast iron.
3. It is not recommended to cover architectural details or entire façades with non-historic materials or treatments.
4. If replacement of an upper façade feature is necessary, replace the deteriorated element with a new element and design that matches the original in size, scale, design, proportion, detail, and material, if possible.
5. Using materials which detract from the historic or architectural character of the building, such as mirrored glass, are not recommended.



Siding installed over original material

6. Original windows should not be covered up or bricked-in.
7. Original windows on upper floors that are located on rear or noncharacter-defining elevations may be repaired or replaced with vinyl-clad windows that match the originals in design, size, proportions, and detail.



Covering or filling in original window or door openings is not recommended

Sec. 3.9 Rear Elevations

Rear elevations on historic commercial buildings are of simple design reflecting their utilitarian function. These elevations, with rear entrances to shops, offices, and residential spaces, still foster a great deal of activity.

Rear Elevation Guidelines

1. Retain and preserve historic side and rear elevations and their architectural features.
2. Historic structures that are adjacent to rear parking areas or public rights-of-way are encouraged to utilize rear entrances allowing public and private access. If the rear entrance is public, awnings and other exterior features should be more subdued than those of the primary elevation.
3. Whenever a rear elevation faces a public right-of-way or parking facility, particularly on the waterfront, unnecessary utility lines and equipment should be removed, whenever possible. New utility and mechanical equipment should be placed in inconspicuous locations such as the roof or screened from public view.



- Residential features such as window boxes, window air conditioning units, etc, should be located on rear or side elevations and should be appropriate to the style of the historic structure. Small satellite dishes or television antennas should be as inconspicuous as possible, preferably being located on rooftops.



Sec. 3.10 Architectural Details

Historic structures are often defined by their architectural detailing and ornamentation. On residential structures, eaves, brackets, columns, balusters, door and window casings, and other details such as molding, trim and clapboards all contribute significantly to the historic character of the building. Commercial buildings have cornices, friezes, columns, brick corbelling, string courses, quoins, columns, pilasters and other features that also enhance the architectural character of this building type.



Architectural Details Guidelines

- Original architectural components and details should be retained when ever possible.
- When architectural components and details must be replaced, the new components or details should match the historic elements as closely as possible in style, proportion, and material.
- Architectural components and details that are not appropriate to the historic character of the structure should not be added. New features should not be added unless there is a physical or other evidence that they historically existed.
- Historic architectural components should not be replaced with materials, such as plywood, vinyl, and aluminum that would not have been used in the original construction.
- Architectural details should not be covered or obscured by artificial siding.

Sec. 3.11 Paint

Painting of materials, such as metal and brick are discussed throughout the design guidelines. Please refer to the appropriate sections for specifics relating to the painting of different materials. The HP/DRC does review paint color. Therefore, a property owner within a historic district does need to obtain approval for color, and may also have to receive approval for the painting of certain materials in those cases where outlined previously. The HP/DRC or their designated agent should be contacted whenever painting is proposed to ensure necessary approvals are followed. The guidelines for paint presented in this document are included only as a guide to the proper methods to apply and maintain paint on a historic structure.

Paint serves two primary purposes on a historic structure: to provide character and detail to the building, and to preserve and protect wood and some metal surfaces. Masonry surfaces were historically left unpainted while some metal surfaces such as copper or bronze were left uncoated as well.