

AGENDA  
HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, January 2, 2013 – 4:30 PM

City Conference Room – County-City Building  
1515 Strongs Avenue – Stevens Point, WI 54481

(A Quorum of the City Council May Attend This Meeting)

Discussion and possible action on the following:

1. A physical inspection of **920 Clark Street** pertaining to agenda item 3 will take place at **4:30 PM**. Commission members are advised to meet at the site.

Following the site inspections referenced above, the Commission will convene its formal meeting at **5:15 PM** in the City Conference Room, 1515 Strongs Avenue for discussion and possible action on the following:

2. Approval of the report from the August 1, 2012 HPDRC meeting.
3. Request from JD Manville, representing the property owner, to raze the building located at **920 Clark Street** (former Bumper to Bumper). **Parcel ID's 2408-32-2018-15 and 2408-32-2018-16**.
4. Request from Troy Hojnacki, representing Bars None Inc. for façade improvement grant funds in the amount of \$6,393.00 and design review for exterior building work, including painting, wood work, and window re-glazing at **920 Main Street (Parcel ID 2408-32-2015-12)**.
5. Façade Improvement Grant update.
6. Design Guideline Update
7. Adjourn.

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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, TDD# 346-1556, or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

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REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday August 1, 2012 – 4:30 p.m.

City Conference Room – County-City Building  
1515 Strongs Avenue, Stevens Point, WI 54481

PRESENT: Alderperson Mary Stroik, Commissioner Tim Siebert, Commissioner George Hanson, and Commissioner Kathy Kruthoff.

ALSO PRESENT: Economic Development Specialist Kyle Kearns and Steve Smith.

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INDEX:

Discussion and possible action on the following:

1. Approval of the report from the July 5, 2012 HPDRC meeting.
2. Request from Mid-State Technical College, for an exterior building review of a portion of **1201 Third Court (soon to be Third Street), Parcel ID 2408-32-2029-51**, for the purposes of constructing an eastern wall, along with reconstructing entryways, installing windows, integrating stone and brick work into the façade, and other exterior improvements.
3. Rewriting of the Historic Preservation / Design Review Guidelines.
4. Façade Improvement Grant update.
5. Adjourn.

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Economic Development Specialist Kyle Kearns pointed out at the start of the meeting that there is no Chairperson in attendance, so the commission would need to nominate someone to run today's meeting.

**Commissioner Hanson nominated Commissioner Siebert to be Chairperson for the meeting; seconded by Alderperson Stroik. Nomination carried 4-0.**

1. Approval of the report from the July 5, 2012 HPDRC meeting.

**Motion by Commissioner Hanson to approve the report from the July 5, 2012 HPDRC meeting; seconded by Commissioner Kruthoff.**

Steve Smith from Mid-State Technical College pointed out at typographical error on page 1 of 3 in the report of the July 5, 2012 Historic Preservation Design Review Commission, which would be corrected and the report updated in the records.

**Motion carried 4-0.**

2. Request from Mid-State Technical College, for an exterior building review of a portion of **1201 Third Court (soon to be Third Street), Parcel ID 2408-32-2029-51**, for the purposes of constructing an eastern wall, along with reconstructing entryways, installing windows, integrating stone and brick work into the façade, and other exterior improvements.

Steve Smith from Mid-State Technical College stated that the initial plan is that the city is going to begin the demolishing of the mall in the third or fourth week of August and work eastward. MSTC has contracted with the city to also dig the east footing so that they can lay the footings and foundation for the east wall so as to be enclosed prior to the snow fall. The eastern wall will be constructed of similar materials that complement the existing. New brick along the eastern wall will not match the existing brick, as it is almost impossible to match exactly and would look unprofessional. MSTC is also trying to take advantage of the natural lighting that already exists from the skylights by adding numerous large windows along the eastern wall. The main entrance will be the north entrance which currently is the one between former J C Penny's and the mall. There will be numerous windows along every facade, with the North entrance standing out significantly from the rest of the façade. The west end would be the place that they would, if appropriate in time, put in an addition, but at this point in time as far as the appearance, it would not be addressed like the other sides. The South side, the current catalog entrance was going to be left as is, but since the Downtown Square has been redone, it too will need to be in harmony with the rest of the building, only on a smaller scale compared to the other entrances.

Commissioner Hanson asked what would be done with the loading dock area on the west end, to which Mr. Smith answered the intent is to retain the southernmost dock area, and close the second. Any future additions to that side would render the dock useless. Commissioner Hanson asked if it would stay the same as it is now, with redoing some of the area, to which Mr. Smith confirmed yes, and that there would be windows placed on the west and south sides as well. He stated that all of the exterior classrooms will have windows and make use of the natural light.

Commissioner Siebert asked what the numbers represent on the layout, to which Steve Smith stated that they are the pillars and posts that exist on the interior of the building. Economic Development Specialist Kyle Kearns added that they represent load bearing supports and indicate what walls that must remain during the renovation. Mr. Smith pointed out on the layout where the interior rooms are placed and that they would be load bearing walls. He also pointed out that Larry LePage from Somerville has stated that the exterior classroom walls can be more easily renovated, but the middle pillars and posts must remain.

Commissioner Siebert asked where on the drawing the curved roof was, to which Steve Smith pointed out facing Centerpoint Drive on the north side of the building. Mr. Smith stated that they will also have a setback from Third Street. He also stated that they tried to provide details along the facade in a way that would not make it look as long, by putting in buttresses, accents, and columns. Commissioner Siebert asked that in reading the staff report; does the staff see any issues with compatibility with the rest of downtown. Economic Development Specialist Kyle Kearns stated that it is very compatible with the rest of downtown. He pointed out currently it is a very long building with no windows, and the proposed design has lots of windows with stone trim instead of the usual aluminum clad trim. Furthermore, the possibility of exterior lighting exists with the stone accents proposed, which helps to break up the monotony.

Commissioner Hanson asked if the columns come out from the building at all, to which Steven Smith answered yes three to four feet. Mr. Kearns stated that the architects and designers have done an adequate job, and the entrance to the north is very fitting.

Steven Smith from MSTC pointed out that because the building is coming out a ways, the parking lot will need to be redone. Furthermore adding that MSTC will be allowed one curb cut and that the area will be really part of the driveway which is currently in the redesign phase. Mr. Kearns did point out that the curb cut would be off of Third Street not Centerpoint Drive. Mr. Smith clarified that there will be a second entrance on Crosby by the lights on the south side.

Kyle Kearns pointed out that along Third Street, the building will primarily be an entrance with an interior lobby. No classrooms will be in that area, and the difference from the Third Street and the Centerpoint Drive facades is that there are no accents separating the windows.

Steven Smith from MSTC stated that in an art sculpture has been proposed to exist in the in a landscaped area on the corner of the lot bordering Third Street and Centerpoint Drive.

Kyle Kearns pointed out that the existing skylights are going to be utilized and are currently there. Steve Smith added that it is letting in the southern exposure. Mr. Smith also added that they are having conversations in regards to the redoing the roof by the J C Penny area and putting skylights on the north side and solar panels on the south. MSTC has a great deal of interest in making the building as energy efficient as possible. Commissioner Kruthoff asked if there was a south side rendering, to which Mr. Smith stated they are still working on it and are cognoscente of the view of Saint Peter's Church steeple while standing at the square and looking north. Furthermore stating he does not want to diminish the view with an elaborate entrance. He added that it would be similar to the north side but scaled down. Mr. Kearns also pointed out that this is one of the conditions recommended by staff, to have those additional drawings approved by the chairperson and staff when they are completed.

Commissioner Hanson asked if there would be a walking ramp over to the city lot for parking, to which Mr. Smith answered that those conversations have not happened yet with the city, but there is some concern for overflow parking in the Crosby Lot and they could go to Crosby from cross at the light. Mr. Kearns added that the city is aware of that concern and has incorporated that concern in traffic studies. Mr. Smith stated that for the short term the parking is adequate, however problems will occur when there are State College meetings that may bring in 50 additional cars for a day.

**Motion by Commissioner Hanson to approve the exterior building review of a portion of 1201 Third Court for the purposes of construction an eastern wall, along with reconstructing entryways, installing windows, integrating stone and brick to work into the façade, and other exterior improvements with the following conditions:**

- **Design elements and materials for the remaining facades that have not been submitted shall match or complement those approved in the submitted plans for the north and east facades. The Chairperson of the HP/DRC and the designated agent are authorized to approve such plans.**
- **Changes or amendments to the proposed plans may be approved by the Chairperson of the HP/DRC and the designated agent.**

Kyle Kearns Economic Development Specialist suggested an additional condition which included any proposed signage may be approved by the Chairperson of the HP/DRC and the designated staff agent, to which Commissioner Hanson agreed and added the condition to his motion.

- **Any proposed signage on the property may be approved by the Chairperson of the HP/DRC and the designated agent.**

**Seconded by Commissioner Kruthoff.**

Commissioner Kruthoff added that she feels MSTC has been doing their research and the best approach of not trying to match the current materials is the right thing to do. Being able to compliment the east side without trying to match it is key. Commissioner Hanson added that with the exterior walls that come off the building helps to break up the long wall. Commissioner Siebert confirmed that the material will be stone, to which Steve Smith stated yes.

**Motion Carried 4-0.**

3. Rewriting of the Historic Preservation / Design Review Guidelines.

Economic Development Specialist Kyle Kearns reviewed the previous meeting where the Commission examined Chapter 22: Historic Preservation / Design Review, specifically Chapters 1-4, stating that Chapters 5 and 6 remain.

The Commission discussed Chapters 5 and 6 using the template provided at previous meetings. Economic Development Specialist Kearns gave an overview of each Chapter and section, asking for any comments or questions from the Commission after each. The Commission finished reviewing Chapter 5 and 6, which concluded review of the Historic Preservation / Design Review Guidelines template. Mr. Kearns stated that the next step is to format the entire document, provide photos and necessary drawings, make the suggested changes, additions or edits and bring it back to the Commission for final review. The process will happen over the next few months.

4. Façade Improvement Grant update.

No discussion occurred regarding the Façade Improvement Grant Program.

5. Adjourn.

**Motion by Commissioner Siebert to adjourn; seconded by Commissioner Hanson. Motion carried 4-0. Meeting adjourned at 6:07 PM.**

# Administrative Staff Report

**Raze/Demo Request - JD Manville**  
**920 Clark Street**  
**(Former Bumper to Bumper)**  
**January 2, 2012**



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

<p><b>Applicant(s):</b></p> <ul style="list-style-type: none"><li>• JD Manville</li></ul> <p><b>Staff:</b></p> <ul style="list-style-type: none"><li>• Michael Ostrowski, Director <a href="mailto:mostrowski@stevenspoint.com">mostrowski@stevenspoint.com</a></li><li>• Kyle Kearns, Associate Planner <a href="mailto:kkearns@stevenspoint.com">kkearns@stevenspoint.com</a></li></ul> <p><b>Parcel Number(s):</b></p> <ul style="list-style-type: none"><li>• 2408-32-2018-15 &amp; 2408-32-2018-16</li></ul> <p><b>Zone(s):</b></p> <ul style="list-style-type: none"><li>• "B-3" Central Business District</li></ul> <p><b>Master Plan:</b></p> <ul style="list-style-type: none"><li>• Downtown District</li></ul> <p><b>Council District:</b></p> <ul style="list-style-type: none"><li>• District 4 – Wiza</li></ul> <p><b>Lot Information:</b></p> <p><b>2408-32-2018-15</b></p> <ul style="list-style-type: none"><li>• Actual Frontage: 50 feet</li><li>• Effective Frontage: 50 feet</li><li>• Effective Depth: 108 feet</li><li>• Square Footage: 5,400</li><li>• Acreage: 0.124</li></ul> <p><b>2408-32-2018-16</b></p> <ul style="list-style-type: none"><li>• Actual Frontage: 22 feet</li><li>• Effective Frontage: 22 feet</li><li>• Effective Depth: 124 feet</li><li>• Square Footage: 2,728</li><li>• Acreage: 0.063</li></ul>	<p><b>Request</b></p> <p>Request from JD Manville, representing the property owner, to raze the building located at <b>920 Clark Street</b> (former Bumper to Bumper). <b>Parcel ID's 2408-32-2018-15 and 2408-32-2018-16.</b></p> <p><b>Attachment(s)</b></p> <ul style="list-style-type: none"><li>• Parcel data sheets</li><li>• Demolition Request Letter</li><li>• Images of the building</li></ul> <p><b>Findings of Fact</b></p> <ul style="list-style-type: none"><li>• The building is currently vacant and for sale.</li><li>• The buildings former occupant was Bumper to Bumper whom departed from the site within the past few months.</li><li>• A demolition request within a Historic District must be approved by the Historic Preservation – Design Review Commission.</li><li>• The request is to raze the building for the purpose of extending adjacent parking, combining refuse storage areas, and potentially splitting parcels with the intent to develop along Clark Street.</li></ul> <p><b>City Official Design Review / Historic District</b></p> <ul style="list-style-type: none"><li>• Design Review District</li></ul> <p><b>Staff Recommendation</b></p> <p>When taking into consideration the building's age, location, size, condition, as well as, the proposed property use and resources available for historic structure rehabilitation and renovation, staff recommends denying the request to raze/demolish 920 Clark Street.</p>
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<p><b>Structure Information:</b></p> <ul style="list-style-type: none"> <li>• Year Built: 1985 (27 years)</li> <li>• Number of Stories: 1</li> </ul> <p><b>Current Use:</b></p> <ul style="list-style-type: none"> <li>• Vacant</li> </ul> <p><b>Applicable Regulations:</b></p> <ul style="list-style-type: none"> <li>• Chapter 22</li> <li>• Design Guidelines</li> </ul>	
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## Background

JD Manville, representing a potential purchaser for the property, is requesting to raze 920 Clark Street, former Bumper to Bumper. Mr. Manville's client would like to purchase the property to adjoin it to property to the North.

The adjoining of properties would allow the existing parking lot to the northeast to be expanded. Currently, the existing adjacent parking lot is a mix of asphalt and gravel, allowing water and contamination to percolate and flood the lot. Expansion of the lot would create a properly surfaced and drained parking lot. Additionally, refuse containers could be combine and moved to an area less visible from the street, further screening could be provided as well. Odor and insect problems caused by the refuse would be lessened. Perimeter landscaping would be installed to enhance the whole area. Lastly, space would be created between the existing structures that could accommodate a public use. Agreements would most likely be created with surrounding property owners that share refuse containers and parking.



Furthermore, Mr. Manville states the southern part of the existing structure is in major disrepair. The rear (northern addition) is essentially a concrete block warehouse. If demolition occurs, a newer, smaller, more appealing historical replicated building can be constructed with adequate on-site parking accommodations.

Details have been provided below discussing the property and proposed request, as well as the historic preservation / design review guidelines for razing and demolition requests.

## Vicinity Map



## Standards of Review

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Chapter 22 of the Municipal Code outlines the regulation of demolition of buildings:

- c) Regulation of Demolition. No permit to demolish all or part of an improvement in a historic district or a landmark, shall be granted by the building inspector except as follows:
1. At such time as such person applies for a permit to demolish such property, the commission may refuse to grant such written approval, or suspend action for a period of up to four (4) months from the time of such application. During such period, the applicant and the city shall cooperate in attempting to avoid demolition of the property. During this time, the owner shall take whatever steps are necessary to prevent further deterioration of the building. At the end of this four (4) month period, the commission shall act on the application by either granting or refusing to grant permission to demolish such property. The applicant may appeal any decision of the historic preservation/design review commission made under this paragraph to the common council.
  2. Standards. In determining whether to grant or deny the demolition request, the commission shall consider and may give decisive weight to the following:
    - a. **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 structure lies within the Downtown Historic/Design Review District however, is not on the National or State Historical Register, but it is considered a contributing structure within the district. The

building is 84 years old, and has been most recently used as an auto parts sales store. Past uses include, a service station. The building's exterior has been significantly altered, with the installation of large commercial windows, black solar panels, and boards over second story windows. Ornate brick details are evident and in good shape along the building's cornice. Roughly a third of the building, the southwestern third has a second story. At one time the property encompassed two buildings, which were combined several years ago and are connected by several openings on the first floor and by a single walkway in the basement.

**Findings:** Original brick exists behind the solar panels, as well as original windows behind the boards. Although several alterations to the façade have been made, the building still exhibits designs from its era of construction. Furthermore, it is not impractical to renovate and rehabilitate the first floor facade to match that of the original second floor façade and architecture.

The building is one of few constructed in the 1920's that exist along Clark Street, immediately across the river. Several buildings have been demolished along Clark Street over the last few decades such as those for the library parking lot, and on the northeast corner of Clark Street and Centerpoint Drive. Aerial photographs already show holes and gaps where buildings used to stand along Clark Street. If demolition continues along Clark Street it will become a desolate thoroughfare riddled with parking lots and vacant properties.

- b. Whether the building or structure, although not itself a landmark building, 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 building is 5,600 square feet; on two properties that combined, encompass slightly over 8,000 square feet. Like others, 920 Clark is narrow, but very deep and nearly abuts buildings to the east and north. The commercial store front is very evident, with large first floor windows like many other buildings. The windows do not match those of historical relevance, nor does the framing and fascia. The building is the only building for a stretch of over 3 blocks that face south along Clark Street.

**Findings:** Although it displays less uniqueness and architectural style than buildings of the same era found in other areas of downtown, it nonetheless contributes to the district. Renovations can be made to restore the building more closely to its original design. Directly across the street exists a gravel parking lot, as well as, to the northeast. The absence of 920 Clark Street will not only add another vacant property along the street, but destroy what little historical integrity is left along the north side of Clark Street from Centerpoint Drive to Ellis Street.

- c. Whether demolition of the subject property would be contrary to the purpose and intent of this chapter and to the objectives of the historic preservation plan for the applicable district as duly adopted.**

**Analysis:** The intent of this chapter has been provided below.

- 1) Effect and accomplish the protection, enhancement, and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political, and architectural history.
- 2) Safeguard the city's historic and cultural heritage, as embodied and reflected in such landmarks and historic districts.
- 3) Enhance the quality of the city's visual environment.
- 4) Stabilize and improve property values.
- 5) Foster civic pride in the beauty and heritage of the past.

- 6) Protect and enhance the city's attractions to residents, tourists and visitors, and serve as a support and stimulus to business and industry.
- 7) Assure the highest quality of design for all public and private projects in the city.
- 8) Protect and to improve the general appearance of all buildings, structures, landscaping and open areas in the city; to encourage the protection of economic values and proper use of properties.
- 9) Encourage and promote a high quality in the design of new buildings, developments, remodeling and additions so as to maintain and improve the established standards of property values within the city.
- 10) Foster civic pride in the beauty and nobler assets of the city and in all other ways possible assure a functionally efficient and visually attractive city in the future.

**Findings:** Maintaining and preserving 920 Clark Street will enhance the City's visual environment, especially as it is lacking in that area. When traveling east along Clark Street, motorists are visually greeted with several open, unoccupied parcels to the north. When continuing past Second Street, the demolition of 920 Clark Street would provide more unaesthetically appealing views of parking, which continues through the next block, through Ellis Street. Furthermore, the City's Façade Improvement Grant program could be accessed by the owner/applicant to assist with renovation and rehabilitation of the buildings storefront. The Grant program was created as incentive for business and property owners to renovate and rehabilitate their storefronts, following historical design guidelines. Historical tax credits are also available through the States historical preservation office for contributing structures within historic districts.

**d. 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 building is made of very common building materials, such as brick, wood, stone, cement, and glass. Structurally the building is very sound, displaying little deterioration to the foundation, beams, trusses, and floor (see photos below). Building design is simple, with a very open concept layout on all floors.



**Findings:** The building could be reproduced or replicated fairly easily, however it would be difficult to replicate some building components. For example the stone foundation, unique to the building, would be difficult to replicate, as well as oversized concrete beams and columns. The structural techniques and design within the building is not used in modern construction.

**e. 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 building holds little historical significance related to American history, architecture and design, or American culture and heritage.

**Findings:** Preserving 920 Clark Street would promote little to no study of American history, architecture, and design, nor American culture and heritage.

- f. **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:** Several components of the building are deteriorated, however none related to the structural integrity of the building. Both first floor commercial and second floor windows are deteriorated to the point where they no longer are efficient in retaining heat and blocking out moisture. Furthermore, vinyl tile, and wood floors are in rough shape as well. Drop down ceilings are rotted, torn, and unappealing. Exterior and interior brick are in adequate shape with only a few areas in need of major attention. Electrical, plumbing and heating are adequate and although are in need of an upgrade pose no danger. Carpet, wood paneling and ceilings within offices on the first floor are deteriorated.

**Findings:** Most of the deterioration described above pertains to building's interior accents and not to structural components. The previous use, as an auto parts store may have prevented adequate maintenance of the building, as the front showroom was the only part of the building open to the public. Other parts of the building, such as the second floor and basement were used as parts and equipment storage. Shelving still exist within the building. Costs to renovate and rehabilitate the interior may be high however, the building has great potential to accommodate several uses.



- g. **Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the buildings and environment of the district in which the subject property is located.**

**Analysis:** The future use proposed by the applicant for the property is a parking lot. The expansion of a neighboring parking lot would occur, combining multiple parcels. Furthermore, the applicant has stated that a parcel fronting Clark Street may remain, to be sold and eventually developed at a later date. The combination of refuse containers and screening of those containers would also occur from the surrounding properties.

**Findings:** There are several parking lots within the vicinity of the property in question. Additionally, the expansion and use of the property for parking would lead to the resurfacing of an existing parking lot and assist in lessening the deficiency of parking within the downtown. Surrounding business/property owners would be served with needed parking. Aesthetically however, additional parking along Clark

Street will not increase the aesthetics. Clark Street is the main thoroughfare into downtown from the west and should promote an appealing and enticing view to those traveling along it. Instead, the thoroughfare has been increasingly stricken with more parking and asphalt. The City of Stevens Point is working towards following sustainability principals in development, regulation and operation. Sustainability principals include promoting adaptive reuse, as well as, increased density. The demolition of 920 Clark Street does not match these principals.

**h. Whether demolition of the building or structure would promote conformance with other criteria as designated in the architectural design guidelines.**

**Analysis:** Standards exist within the Historic Preservation and Design Review Guidelines that address architectural designs, materials, entrances, windows, and signage. Those found below have not been met and can be addressed through demolition:

**Materials**

- Materials to be avoided may include, but not be limited to, concrete block, plastic, fiberglass, simulated brick, simulated stone, hardboards, or metal siding panels and wood siding panels.

The solar panels on the front façade are not historic or made of preferred materials.

**Windows**

- The original shape, proportion and scale of window openings shall be maintained. Blocking up or otherwise closing off of an original window shall not be permitted unless deemed necessary for energy efficiency.

Four second story windows are currently covered with boards.

**Findings:** The demolition of the building may potentially allow new construction to eventually occur that may better conform to the architectural design guidelines, meeting those above. The HP/DRC has the power to designate types and style of materials, and design. Again however, the Façade Improvement Grant program can be accessed to assist in renovating the building to more closely match the design guidelines, without a complete demolition to occur. Replacement of windows and removal of solar panels can be performed without major renovation to the building.

When reviewing the standards of review for demolition, many are met, reinforcing the importance to retain the building. The biggest factor in reviewing this request may be the proposed future use, slated as parking. Parking surrounding the building is adequate with several public and private lots available to accommodate customers and residents within the downtown. Although there may be an identified deficiency of parking within the downtown, it is not a viable reason to demolish a vacant contributing historic building. Parking is available along the street and on the side of the building for tenants or patrons. Additionally, trends are shifting towards a more walkable environment, especially within downtowns.

When also taking into consideration the building's age, location, size, condition, as well as, the resources available for historic structure rehabilitation and renovation, staff recommends denying the request to raze/demolish 920 Clark Street.

# Exterior Building Images

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**South Façade (Facing Clark Street)**



**Second Story (Facing Clark Street)**



**1st Floor Windows and Solar**



**West Façade**



**West Façade**



**East Façade**

# Interior Building Images



1st Floor - Entrance



1st Floor - Front Office



1st Floor - Work Room



2nd Floor - South Windows



Basement



Basement

12/13/2012 3:47:40 PM

**GVS Property Data Card**

**Stevens Point**

Name and Address		Parcel #	Alt Parcel #	Land Use
George J Mattlin Jr 920 Clark Street Stevens Point, WI 54481		240832201815	240832201815	Warehouse, Storage/Retail Stor
		Property Address		Neighborhood
		920 Clark St		Cntrl Bus & 2nd St area(Comm)
Subdivision		Zoning		
Display Note		S E & Other Plat		B3-CENTRAL BUSINESS

**OWNERSHIP HISTORY**

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
George J Mattlin Jr	3/12/2001	\$86,400	Warranty Deed	58	4951	Land & Build.

**SITE DATA**

**PERMITS**

Actual Frontage	50.0	Date	Number	Amount	Purpose	Note
Effective Frontage	50.0					
Effective Depth	108.0					
Square Footage	5,400.0					
Acreage	0.124					

**2012 ASSESSED VALUE**

Class	Land	Improvements	Total
(2) - B-Commercial	\$35,600	\$48,700	\$84,300
<b>Total</b>	<b>\$35,600</b>	<b>\$48,700</b>	<b>\$84,300</b>

**LEGAL DESCRIPTION**

S 100' OF LOT 7 & E 18" OF N 24' LOT 7 BLK 5 S E & O ADD (211/431 & 212/348) 162/43 211/431 212/348 403/892-93 584950 584951 596519

**PROPERTY IMAGE**

**PROPERTY SKETCH**

Parcel # 240832201815  
West 1/2 of Building



Name and Address		Parcel #	Alt Parcel #	Land Use
George J Mattlin Jr 920 Clark Street Stevens Point, WI 54481		240832201815	240832201815	Warehouse, Storage/Retail Stor
		Property Address		Neighborhood
		920 Clark St		Cntrl Bus & 2nd St area(Comm)
Subdivision		Zoning		
Display Note	S E & Other Plat		B3-CENTRAL BUSINESS	

**BUILDING SUPERSTRUCTURE DATA**

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Store, Retail (C avg)	1928	650	Masonry - Avg	12
1	2	Warehse, Storage (C avg)	1928	2,900	Masonry - Avg	12

Total Area

3,550

**BASEMENT DATA****COMPONENTS**

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Store, Retail - Finished Bsmnt	1,500				

**DETACHED IMPROVEMENTS**

Structure	Year Built	Square Feet	Grade	Condition

**SITE IMPROVEMENTS****STRUCTURE DATA**

Site Improvement	Units	Age	50
		Year Built	1928
		Eff. Year	1962
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	2.00
		Business Name	Mattlin Auto Parts w/warehouse

12/13/2012 3:26:05 PM

## GVS Property Data Card

Stevens Point

Name and Address		Parcel #	Alt Parcel #	Land Use
George J Mattlin Jr 920 Clark Street Stevens Point, WI 54481		240832201816	240832201816	Warehouse, Storage/Retail Stor
		Property Address		Neighborhood
		920 Clark St		Cntrl Bus & 2nd St area(Comm)
Subdivision		Zoning		
Display Note		S E & Other Plat		B3-CENTRAL BUSINESS

## OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
George J Mattlin Jr	3/12/2001	\$62,400	Warranty Deed	58	4951	Land & Build.

## SITE DATA

## PERMITS

Actual Frontage	22.0	Date	Number	Amount	Purpose	Note
Effective Frontage	22.0					
Effective Depth	124.0					
Square Footage	2,728.0					
Acreage	0.063					

## 2012 ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	\$18,000	\$46,700	\$64,700
<b>Total</b>	<b>\$18,000</b>	<b>\$46,700</b>	<b>\$64,700</b>

## LEGAL DESCRIPTION

W 1/2 LOT 6 BLK 5 S E &amp; O ADD 403/892-93 584950 584951

## PROPERTY IMAGE

## PROPERTY SKETCH

Parcel # 240832201816  
East 1/2 of Building

06.06.2006

Name and Address		Parcel #	Alt Parcel #	Land Use
George J Mattlin Jr 920 Clark Street Stevens Point, WI 54481		240832201816	240832201816	Warehouse, Storage/Retail Stor
		Property Address		Neighborhood
		920 Clark St		Cntrl Bus & 2nd St area(Comm)
Subdivision		Zoning		
Display Note	S E & Other Plat		B3-CENTRAL BUSINESS	

**BUILDING SUPERSTRUCTURE DATA**

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Warehse, Storage (C avg)	1928	1,400	Masonry - Avg	12
1	2	Store, Retail (C avg)	1928	650	Masonry - Avg	12

<b>Total Area</b>	<b>2,050</b>
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**BASEMENT DATA**

**COMPONENTS**

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Store, Retail - Unfin Bsmnt	1,500	1	2	Masonry Garage	1,000

**DETACHED IMPROVEMENTS**

Structure	Year Built	Square Feet	Grade	Condition

**SITE IMPROVEMENTS**

**STRUCTURE DATA**

Site Improvement	Units	Age	46
		Year Built	1928
		Eff. Year	1966
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	1.00
		Business Name	Store w/ warehouse behind

December 11, 2012

Mike Ostrowski

Community Development Director

1515 Strongs Avenue

Stevens Point, WI 54481

RE: 920 Clark Street

Dear Mike,

I have a potential Buyer for this property. He would like to demolish the current structure and add this parcel to his adjoining property to the north. (Please see attached aerials). I also believe the existing structure is encroaching on an adjacent property to the nw of the subject. This defect could be cured at the time of the transfer of ownership.

A portion of the new enhanced parking lot could be used for adjacent business's dumpster sites. The current high visibility sites could be removed and consolidated to a central screened area with very low visibility. The odor and insect problems caused by the existing site on the sw quadrant of the square would be solved. Additional space would also be feed up for public use.

Combining the three existing parcels (1822, 1821 & 1820) owned by the potential Buyer with the Mattlin site would create a properly surfaced and drained parking lot. Perimeter landscaping would enhance the whole area.

The southern part of the existing structure is in major disrepair. The newer northern part of the structure is essentially a concrete block warehouse. After complete demolition of the existing building, a smaller retail structure might be built on Clark Street. It should have a more appealing historical façade and would have enhanced on site parking. This should attract a quality tenant. Build to suit could add some flexibility to the footprint of that area.

Please advise me as to the feasibility of this concept from the City's perspective.

Sincerely,

J.D. Manville



# Administrative Staff Report

**Bars None Inc.  
Façade Grant and Design Review  
912 Main Street  
January 2, 2013**



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

<p><b>Applicant(s):</b></p> <ul style="list-style-type: none"><li>• Troy Hojnacki</li></ul> <p><b>Staff:</b></p> <ul style="list-style-type: none"><li>• Michael Ostrowski, Director <a href="mailto:mostrowski@stevenspoint.com">mostrowski@stevenspoint.com</a></li><li>• Kyle Kearns, Associate Planner <a href="mailto:kkearns@stevenspoint.com">kkearns@stevenspoint.com</a></li></ul> <p><b>Parcel Number(s):</b></p> <ul style="list-style-type: none"><li>• 2408-32-2015-29</li></ul> <p><b>Zone(s):</b></p> <ul style="list-style-type: none"><li>• "B-3" Central Business District</li></ul> <p><b>Master Plan:</b></p> <ul style="list-style-type: none"><li>• Downtown District</li></ul> <p><b>Council District:</b></p> <ul style="list-style-type: none"><li>• District 4 – Wiza</li></ul> <p><b>Lot Information:</b></p> <ul style="list-style-type: none"><li>• Actual Frontage: 50 feet</li><li>• Effective Frontage: 50 feet</li><li>• Effective Depth: 82 feet</li><li>• Square Footage: 4,100</li><li>• Acreage: 0.094</li></ul> <p><b>Structure Information:</b></p> <ul style="list-style-type: none"><li>• Year Built: addition 1890 (122 years)</li><li>• Number of Stories: 2</li></ul> <p><b>Current Use:</b></p> <ul style="list-style-type: none"><li>• 1st Floor = Bar &amp; Grill</li><li>• 2nd Floor = Residential</li></ul>	<p><b>Request</b></p> <p>Request from Troy Hojnacki, representing Bars None Inc. for façade improvement grant funds in the amount of \$6,393.00 and design review for exterior building work, including painting, wood work, and window re-glazing at <b>920 Main Street (Parcel ID 2408-32-2015-12)</b>.</p> <p><b>Attachment(s)</b></p> <ul style="list-style-type: none"><li>• Parcel Data Sheet</li><li>• Application</li><li>• Contractor Bids</li><li>• Photos</li></ul> <p><b>City Official Design Review / Historic District</b></p> <ul style="list-style-type: none"><li>• Design Review District</li></ul> <p><b>Register of Historic Places</b></p> <ul style="list-style-type: none"><li>• Mathias Mitchell Public Square – Main Street Historic District</li></ul> <p><b>Staff Recommendation</b></p> <p>Approve, subject to the following condition(s):</p> <ul style="list-style-type: none"><li>• If possible, the stained-glass windows shall be made of wood and permitted to have an aluminum exterior.</li><li>• Pressure washing and sandblasting to prep brick for paint shall not be permitted.</li><li>• Cleaning agents used to prep brick shall not be volatile and corrosive.</li><li>• Painting of brick shall match that of the existing style, color and scheme, i.e. window trim &amp; sills, ornate brick, etc. and shall not occur in new areas.</li><li>• One additional bid for the following shall be submitted:<ol style="list-style-type: none"><li>1. Window work (re-glazing)</li><li>2. Prep, prime and painting</li><li>3. Restoration activities, including window and fiberglass installation, and decorative cornice and cap work.</li></ol></li><li>• The HP/DRC Chair and Designated Agent shall review and approve second bids.</li><li>• All work shall be completed within one year.</li><li>• Project must adhere to Façade Improvement Grant Program</li></ul>
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**Applicable Regulations:**

- Chapter 22
- Downtown Design Guidelines
- Façade Improvement Grant Program Guidelines

**Guidelines.**

- No funds shall be disbursed until project is fully completed.
- The maximum City participation shall not exceed 50% of the lowest bid:

Improvements	Details	Cost	Proposed Matching Grant Assistance
Masonry	Painting	Bill Wanserski Painting & Wall Covering - \$7,455.00	\$3,727.5
Restoration	Cornice, Sanding, Priming, Window Removal	HOJO Construction Company - \$2,530.00	\$1,265.00
Windows	Stained-Glass re-glazing/restoration and aluminum storm panel	Precision Glass & Door - \$2,800.00	\$1,400.00
<b>TOTAL (Lowest Bid)</b>		\$12,785.00	<b>\$6,393.00</b>

**Vicinity Map**



**Scope of Work**

Troy Hojnacki is requesting Façade Improvement Grant Program funds for exterior renovation of his building at 912 Main Street. Mr. Hojnacki operates his bar/grill (Graffiti's) within the first floor commercial space and rents the second floor apartments above. This request for façade funds and design review is primarily for the bartizan (turret), above the

second floor corner window, but also includes repainting of the green and gray brick along the building, as well as, restoration of decorative building elements.

The turret has been part of the building since its construction in 1890. Although the turret serves only a decorative purpose it is the most unique aspect of the Queen Anne style. It was repaired and painted in 2005 however has degraded faster than any other building element as it is exposed to the elements more than others. It is exposed to wind 24/7 and the sun during all hours of the day. Wood is warped and rotting, stained glass within the turret has faded, and paint is chipping. For this reason, the owner is proposing to perform major work to rehabilitate the turret. Among the proposed work includes refurbishing stained glass windows and replacing wood with fiberglass that will last much longer and requires little maintenance. Paint along the entire façade is chipping in many places as well; therefore, the applicant is requesting to repaint the painted brick using the same color scheme. Mr. Hojnacki has stated that the proposed improvements listed below will increase the aesthetics of downtown, help to maintain a unique building, and better his business.

#### Façade Improvements & Activities:

- Repaint gray and green brick on the façade,
- Repair 8 decorative sandstone caps along the cornice,
- Replace wooden turret boards with fiber glass.
- Refurbish/re-glaze stained-glass windows,
- Restore wood trim around turret windows and
- Paint wood, trim and fiberglass on the turret to match existing design.

All proposed improvement or renovation must obtain Historic Preservation / Design Review approval.

## Standards of Review

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### Design Guidelines

The following standards would apply to this request:

#### **Masonry/Materials**

To the extent possible, original materials shall be retained in existing facades. They should be removed only where they are structurally unsound and are beyond restoration, and then only in accordance with an approved design scheme. Natural materials are preferred over simulated or synthetic materials. The types of material preferred, but not limited to, may include: brick, stone, wood, stucco, clay, tile, ceramic tile, quarry tile, terra cotta, and cut stone. Materials to be avoided may include, but not be limited to, concrete block, plastic, fiberglass, simulated brick, simulated stone, hardboard or metal siding panels and wood siding panels.

**Analysis:** The applicant is requesting to replace and rehabilitate elements of the existing turret, as well as, repaint brick. Paint is chipping and wood is rotted on the turret, therefore the applicant is requesting to replace the wood with fiberglass. Stained-glass, window trim and other elements on the turret will remain, however may be repainted or rehabilitated. Paint will match that of the existing. Bids from Bill Wanserski Painting & Wall Covering, along with HOJO Construction Company have been obtained for the proposed work. HOJO Construction Company is owned and operated by the applicant.

**Findings:** Repainting of the brick façade and cornice will help to maintain the buildings appeal. Fiberglass is being proposed as it is more weather resistant than wood. The turret was fully renovated and repaired in 2005, but has since received a tremendous amount of deterioration from the weather. Staff would recommend a second bid be submitted for painting and a second bid for restoration activities, as well as, sample materials of the fiberglass.



**Windows**

The original shape, proportion, and scale of window openings shall be maintained. Blocking up or otherwise closing off of an original window shall not be permitted unless deemed necessary for energy efficiency. Exceptions may be made based on overall design concept. Wooden replacement windows are encouraged, however, new metal window frames (permanent or storm) should be either painted or anodized with a finish in character with the building being renovated.

**Analysis:** The existing stained-glass and commercial windows will remain. The stained-glass windows will be re-glazed and touched up to more closely match their original condition. Additionally, window trim may be painted or replaced where it has deteriorated. The applicant is also requesting to install an aluminum clear storm panel over the stained-glass to provide extra protection. One bid has been received from Precision Glass & Door, LLC, a local business whom have performed work on other historic buildings within the downtown.

**Findings:** The proposed windows are historically relevant and match that of the surrounding buildings. As you can see from the photos above, the restoration from 2005, approved by the HP/DRC, approved the establishment of stained-glass windows. It is important to note that performing work on stained-glass is a delicate task that should be performed with care. Staff has a concern that the coverings proposed over the stained-glass may cause condensation to occur as well as reduce the appeal of the stained-glass. Staff would recommend the applicant submit a second bid for proposed window rehabilitation activities.

**Façade Improvement Grant Standards**

- 1. The project is being proposed on an existing building within the Downtown Design Review District.**

**Analysis:** Troy Hojnacki's building, Graffiti's, is located at 912 Main Street, falling well within the Downtown Design Review District.

**Findings:** This standard is met.

- 2. Restoration and rehabilitation of building exterior walls are viewable from a public street.**

**Analysis:** The south façade faces Main Street and the west façade faces Second Street (the square). The turret is located on the southwest corner of the building and is visible from both streets.

**Findings:** This standard is met.

**3. Activities proposed are part of an overall building improvement project.**

**Analysis:** Façade improvement activities are primarily proposed for the buildings turret, but also include repainting of brick and the restoration of decorative building elements. The turret has deteriorated much faster than other components of the building which received full restoration in 2005.

**Findings:** The applicant has committed time, effort and capitol into the 2005 restoration of the building, which included exterior and interior renovations. His request now is to maintain the most visible and unique characteristic of his building which has received accelerated deterioration due the weathering. The renovation of the turret will increase the life the structure, withstand weathering, and reduce maintenance costs. Additionally, the repainting of the painted brick will increase the building aesthetics and appeal, as it is beginning to chip off.

**4. Structural or decorative elements should be repaired or replaced to match or be compatible with the original materials and design of the building to the greatest extent possible.**

**Analysis:** All proposed work will match that of the existing, in color, style, and design. Materials are proposed to change from wood to fiberglass.

**Findings:** The proposed change in materials is to ensure longevity and minimize maintenance, with little to no design or architectural change.

**5. Applicant has obtained more than one bid from contractors.**

**Analysis:** One bid for each of the proposed restoration activities has been submitted.

**Findings:** Staff recommends two bids outlining cost of material and labor for every façade improvement activity pertaining to the request be submitted prior to HP/DRC review and approval. Some work, such as the re-glazing of stained glass windows is unique and may be difficult to obtain a second bid.

**6. Matching grant assistance shall not exceed \$30,000 dollars unless approved by Common Council.**

**Analysis:** The total project cost estimates for bid proposal are below, along with matching grant assistance.

Improvements	Details	Cost	Proposed Matching Grant Assistance
Masonry	Painting	Bill Wanserski Painting & Wall Covering - \$7,455.00	\$3,727.5
Restoration	Cornice, Sanding, Priming, Window Removal	HOJO Construction Company - \$2,530.00	\$1,265.00

Windows	Stained-Glass re-glazing/restoration and aluminum storm panel	Precision Glass & Door - \$2,800.00	\$1,400.00
<b>TOTAL (Lowest Bid)</b>		\$12,785.00	<b>\$6,393.00</b>

**Findings:** The requested assistance is \$6,393.00. This standard is met.

- 7. The applicant is current on all real estate and personal property taxes, has provided proof of insurance, and has no outstanding amounts owed to the City of Stevens Point.**

**Analysis:** Proof of insurance has been provided. Property taxes are current there are no outstanding amounts owed to the City.

**Findings:** This standard is met.

- 8. The project meets all components outlined within the Downtown Design Guidelines.**

**Analysis:** The design standards that apply to this request, regarding windows, and masonry/materials are somewhat met.

**Findings:** The applicant requests the use of fiberglass, a synthetic material, to replace wood. Although this synthetic material is not ideal, the Commission can approve them on a case by case basis.

- 9. The project conforms to all zoning regulations within Chapter 23 of the Revised Municipal Code.**

**Analysis:** Only exterior work to the façade is being proposed. Proper building permits will be obtained.

**Findings:** This standard is met.

## Ranking of Projects for Grant Funds

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Generally, projects having the greatest aesthetic impact will be given first priority. Priority will also be given to the following:

- 1. Projects that will encourage other restoration or redevelopment within the downtown TIF District area.**

**Findings:** This building is located in the center of downtown and has been owned and operated by the applicant for many years. It is a very unique building in that it is one of the best examples of a Queen Anne commercial building in the downtown. Additionally, its grand entrance that faces the square sets it apart from other downtown buildings.

- 2. Buildings where an immediate renovation will stop serious deterioration of the building's façade.**

**Findings:** As winter approaches, deterioration may increase due to freezing and thawing. Exposed wood on the turret is more susceptible to the elements. Immediate renovation of the turret will stop further deterioration and aesthetically enhance the appeal of the buildings.

**3. Projects that improve the architectural integrity of the building and restore the historic architecture.**

**Findings:** Proposed façade work will aesthetically improve the architectural integrity of the building, however will not maintain or utilize all original building materials.

**4. Buildings where historic or architecturally significant features contributing to the building's character are in danger of being lost due to disrepair.**

**Findings:** Like many, this building is a contributing building within the historic district. The unique turret sets the building apart from all others in the downtown. Prior to 2005 the building was deteriorating and losing much of its architectural elements. The applicant invested time and money to renovate and rehabilitate the building, which again is in need of rehabilitation. The applicant's concern is that if the turret needs repairs every 5-8 years, thousands of dollars will be invested during the next several decades. To avoid that, the applicant has suggested replacing the rotted and deteriorated wood with fiberglass.

**5. Vacant properties where façade improvements would help to improve the overall appearance.**

**Findings:** The property is occupied by a business and residential tenants and has been for several years.

**6. Projects that demonstrate collaboration and will help to attract people.**

**Findings:** It is anticipated that the renovation will attract additional customers to the building. If deterioration of the building continues, customers may be deterred from patronizing the business.

**7. Projects that will result in significant new investment and creation of jobs.**

**Findings:** The existing business and building is a staple within the downtown. Maintaining an aesthetically appealing building is key for the success of the business. Furthermore it accentuates the downtown historic feel. Although no immediate jobs will be created, their renovation and rehabilitation to the building in 2005 created several jobs.

**8. Projects that incorporate mixed uses or multiple tenants.**

**Findings:** The building offers space for one commercial tenant on the first floor with residential tenants above, which are currently all filled.

## Building Images

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Graffiti's Entrance



Turret

Name and Address		Parcel #	Alt Parcel #	Land Use
Troy Hojnacki & Daniel Retzki P.O. Box 586 Stevens Point, WI 54481		240832201529	240832201529	Store, Retail / Apt(s)
		Property Address		Neighborhood
		912-20 Main St		Cntrl Bus & 2nd St area(Comm)
		Subdivision		Zoning
Display Note	New Parcel for 2008 rolls	S E & Other Plat		B3-CENTRAL BUSINESS

**OWNERSHIP HISTORY**

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

**SITE DATA**

**PERMITS**

Actual Frontage	50.0	Date	Number	Amount	Purpose	Note
Effective Frontage	50.0	2/14/2005	32982	\$102,000	042 Interior Renov/Re	Sports Bar & Restaura apartments (upper)
Effective Depth	82.0	5/20/2004	32362	\$40,000	042 Interior Renov/Re	
Square Footage	4,100.0	4/7/2000	29035	\$20,200	042 Interior Renov/Re	
Acreage	0.094					

**2012 ASSESSED VALUE**

Class	Land	Improvements	Total
(2) - B-Commercial	\$32,500	\$388,400	\$420,900
<b>Total</b>	<b>\$32,500</b>	<b>\$388,400</b>	<b>\$420,900</b>

**LEGAL DESCRIPTION**

LOT 7 BLK 4 S E & O ADD BNG PRT NWNW S32 T24 R8 666401

**PROPERTY IMAGE**

**PROPERTY SKETCH**



Name and Address		Parcel #	Alt Parcel #	Land Use
Troy Hojnacki & Daniel Retzki P.O. Box 586 Stevens Point, WI 54481		240832201529	240832201529	Store, Retail / Apt(s)
		Property Address		Neighborhood
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Subdivision		Zoning		
Display Note	New Parcel for 2008 rolls	S E & Other Plat		B3-CENTRAL BUSINESS

**BUILDING SUPERSTRUCTURE DATA**

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Bar/Tavern (C avg)	1890	4,019	Masonry - Avg	15
1	2	Apts (C avg)	1890	3,956	Masonry - Avg	15
Total Area				7,975		

**BASEMENT DATA**

**COMPONENTS**

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Store, Retail - Unfin Bsmnt	3,732	1	1	Shed(s) - Attached	63

**DETACHED IMPROVEMENTS**

Structure	Year Built	Square Feet	Grade	Condition

**SITE IMPROVEMENTS**

**STRUCTURE DATA**

Site Improvement	Units	Age	42
		Year Built	1890
		Eff. Year	1970
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	
		Business Name	Bar w/ 2 - 4 BR apartments abo



## Façade Improvement Grant Program Application

### ADMINISTRATIVE SUMMARY (Staff Use Only)

Date Submitted		Date Reviewed		Approved	Yes <input type="checkbox"/> (\$ _____) No <input type="checkbox"/>
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### APPLICANT/OWNER INFORMATION

APPLICANT INFORMATION		Owner Information (Same as Applicant? <input checked="" type="checkbox"/> )	
Applicant Name	Barrs Nove Inc	Contact Name	Troy Hojnacki
Address	912 Main St.	Address	912 Main St.
City, State, Zip	Stevens Point WI	City, State, Zip	Stevens Point WI 54481
Telephone	715 344-4450	Telephone	715 344 4450
Cell	715 340-8013	Cell	715 340-8013
Fax	715 344-4450	Fax	715 344 4450
Email	troyhojnacki@yahoo.com	Email	troyhojnacki@yahoo.com

### PROJECT SUMMARY

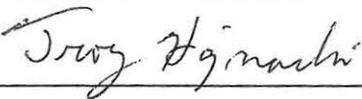
Scope of Work to be Undertaken (attach contractor estimates, if available)	
<p>To restore the building dome and Façade painting. To include wood repair work needed to bring the 1890 turit back to its new looking design as it was in 2005 when last <del>restored</del> restored. This time to restore in fiberglass to be better able to withstand the harsh heat and cold winters.</p>	
Describe the Positive Impact Your Project will Bring to Stevens Point	
<p>This building won the Best Restored building in Wisconsin for 2005. This restoration project will keep up the proud award for this 1890's Building + a very historic landmark in our downtown market square !!</p>	
Total Cost of Project Improvements	Amount of Matching Grant Assistance Requested
\$ 20,000 <sup>00</sup>	\$ 10,000 <sup>00</sup>
Estimated Start Date	Estimated Completion Date
First than of early spring 2013	<del>will</del> would like to be completed by April 30
Number of Commercial Tenant Spaces Within the Building	Number of Residential Tenant Spaces Within the Building
1 tenant = Graffiti Sports Pub	2 apartments = 8 indivinal people

**EXHIBITS (The following materials must accompany your application in order to be considered for matching grant assistance funding)**

Complete detailed list of project revenues and expenses.	<input type="checkbox"/>	Additional Exhibits If Any (List):
Two bids from qualified contractors detailing the cost of the work to be done.	<input type="checkbox"/>	
Drawings detailing all of the work to be completed as part of the project.	<input type="checkbox"/>	
A description/sample of project materials and colors.	<input type="checkbox"/>	
Proof of insurance.	<input type="checkbox"/>	
Must be current on all real estate and personal property taxes.	<input type="checkbox"/>	
No outstanding amounts owed to the City of Stevens Point.	<input 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 (If not the Applicant)	Date
	12/14		

# PROPOSAL

## Bill Wanserski Painting & Wall Covering

1719 Jefferson Street • Stevens Point, WI 54481

715-341-2138

PROPOSAL SUBMITTED TO:

NAME	Bars None Inc
ADDRESS	912 Main Street
PHONE NO.	715-341-2138

WORK TO BE PERFORMED AT:

ADDRESS	912 Main
DATE OF PLANS	
ARCHITECT	

We hereby propose to furnish the materials and perform the labor necessary for the completion of

Face of Building  
Prep Dome - Prime where necessary  
Paint 2 coats on all green & grey painted areas

Labor & Matl. \$5870.00  
Commercial Lift Cost - 1585.00

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of

Dollars (\$ 7455.00 )

with payments to be made as follows.

Sherwin Williams High quality Paints.

Respectfully submitted

Per

Bill Wanserski  
owner

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Note - This proposal may be withdrawn by us if not accepted within \_\_\_ days.

### ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

## Proposal

# PRECISION Glass & Door, LLC

2326 POST ROAD  
STEVENS POINT, WI 54481  
CL: 715.347.8040  
FX: 888.700.0516  
brandt@precisionglasswi.com

Date: 12/20/12

Project: Re glaze windows above Graffidi's

To: Troy H

Location: Stevens Point WI

Att:

Proposal #: Graffidi's re-glaze

**WE PROPOSE TO FURNISH** materials and/or labor as follows:

Re-glaze wood windows as per request (6) sashes total – each sash has multiple stained glass pieces.

- Windows to be brought into our shop for re-glazing

Replace broken insulated glass in aluminum framed window as per request.

- New insulated glass unit to be clear over low-e to match existing

Note: We recommend covering the wood sashes above Graffidi's with an aluminum storm panel to protect the sash/stained glass.

For the sum of \$2,800.00

This proposal offer is valid for 30 DAYS from the above date. If the proposal offer is not accepted within the specified period this offer becomes invalid unless extended in writing by parties. This proposal offer is subject to the following terms and conditions which are an integral part of this offer.

WE RESERVE THE RIGHT TO CORRECT CLERICAL ERRORS, NOT WITHSTANDING PRIOR ACCEPTANCE OF THE ERROR IS IN ONE OF SUBSTANCE RATHER THAN FORM, AND ACCEPTANCE OF THE PROPOSAL OCCURS BEFORE ITS CORRECTION. SUCH ACCEPTANCE MAY BE WITHDRAWN IF CORRECTION REQUIRES THE PROPOSAL TO BE RECALCULATED.  
WORK WILL BE COMPLETED AS PROMPTLY AS POSSIBLE AFTER CONTRACTOR NOTIFIES US THAT SUPPLIER AREAS ARE READY FOR GLAZING TO INSURE CONTINUAL WORKING CONDITIONS WITHOUT IMPOSING ON US UNNECESSARY TRIPS TO AND FROM THE JOB. WHEREAS EXTRA TRIPS ARE REQUIRED BY THE CONTRACTOR, THE COST THEREOF WILL BE WORKED AS PROMPTLY AS POSSIBLE. THIS OCCASIONED BY STRIKES, LOCKOUTS, FIRES, COLLAPSES AND OTHER CAUSES BEYOND OUR CONTROL. WE DO NOT REPLACE TRAILAGE OR DAMAGED MATERIALS UNLESS CAUSED DIRECTLY BY OUR EMPLOYEES.  
THIS PROPOSAL IS VALID FOR ALL WORK BEING PERFORMED DURING REGULAR WORKING HOURS. EXTRA CHARGES WILL BE IN EFFECT FOR ALL OVER TIME WORK.  
THIS PROPOSAL IF ACCEPTED, IS SUBJECT TO THE APPROVAL OF OUR CREW CHIEF.  
WE AGREE TO REMAIN OUR OWNERS. WE WILL NOT ASSUME ANY CHARGE FOR REWORK.  
SCAFFOLDING IS TO BE PROVIDED BY THE GENERAL CONTRACTOR WITHOUT CHARGE TO US, UNLESS OTHERWISE AGREED.  
THE GENERAL CONTRACTOR WILL PROVIDE ADEQUATE STORAGE SPACE FOR MATERIALS ON THE JOBSITE, WITHOUT CHARGE.  
OUR PROPOSAL DOES NOT INCLUDE ANY SPECIAL ENCLOSURE TO COMPLETE WORK IN ADDITION TO THIS.  
THIS PROPOSAL WILL BE INCORPORATED AS A PART OF ANY CONTRACT. THE TERMS AND CONDITIONS OF OUR PROPOSAL SHALL SUPERSEDE ANY CONFLICTING PROVISIONS IN OTHER CONTRACT DOCUMENTS.  
WE WILL NOT ACCEPT CHARGES OR DELAYS TO THE CONTRACT FROM WORKERS ALTHOUGH WE PROVIDE A SCHEDULED WORKING HOURS TO THE CONTRACT.  
WE ARE TO BE APPROPRIATE ADEQUATE USE OF THE MOST EFFICIENT REGULAR WORKING HOURS FOR TRANSPORTATION OF OUR MATERIALS. NO CHARGE IS TO BE MADE FOR OUR EMPLOYEES USE OF TEMPORARY ELEVATORS. IT IS UNDERSTOOD THAT WE ARE TO BE PROVIDED WITH SUITABLE SPACE ON THE PROJECT SITE FOR STORAGE OF MATERIALS WITHOUT CHARGE.  
ALL MATERIALS WILL BE FURNISHED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR COLOR, FINISH, WEIGHT, SIZE, DIMENSIONS, AND PERFORMANCE STANDARDS.  
WE DO NOT CLEAN ANY MATERIALS OR WEAR CONTROL FROM OUR MODEL. THIS PROPOSAL DOES NOT INCLUDE ANY CLEANING OR POLISHED MATERIALS.  
TERMS TO BE PAID IN FULL UPON PRESENTATION OF A CHECK FOR THE BALANCE IN FULL WITHIN 10 DAYS AFTER COMPLETION OF OUR WORK.

ACCEPTED: \_\_\_\_\_

PROPOSAL BY: \_\_\_\_\_

DATE: \_\_\_\_\_

Brandt Laughnan

# **HOJO Construction Co.**

**P.O. Box 586**

**Stevens Point, WI 54481**

**(715)340-8013**

**JOB: 912 Main St, Stevens Point WI**

**Wood repair to the Building Turit to restore to original look and shape. 32hrs**

**To be primed and painted by paint contractor not included in this bid.**

**Removel and reinstall 6 wood stained glass sash's after glass contractors 14hrs**

**Restores and re-glazes the original look and repair.**

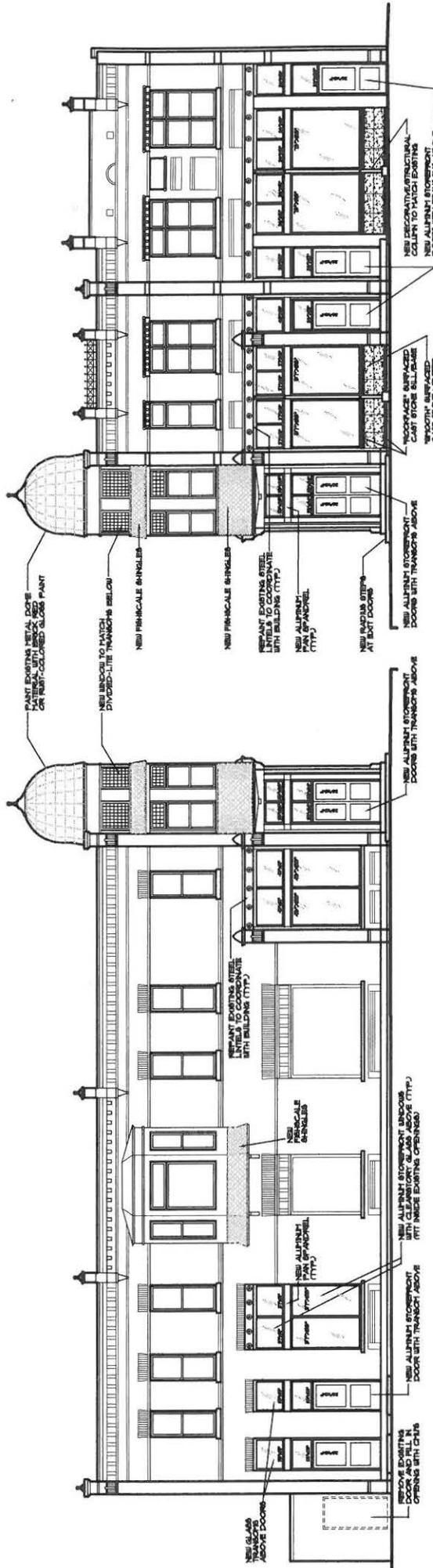
**Repair 8 Décor sandstone caps on top detail of building. To be primed and 16hrs**

**Painted by paint contractor.**

**Materials \$360.00**

**Labor \$2170.00**

**Total \$2530.00**



PART EXISTING METAL DOOR  
 AT REAR-COURT SIDE  
 OR REFINISHED AND PAINT

NEW WINDERS TO MATCH  
 DIVIDED-LITE TRANSOMS BELOW

NEW FINISH-CALF SHINGLES

NEW FINISH-CALF SHINGLES

REPAIR EXISTING STEEL  
 LINTELS TO COORDINATE  
 WITH BUILDING (TYP)

NEW ALUMINUM  
 WITH FRAMED  
 (TYP)

NEW RADIUM STEPS  
 AT EXIT DOORS

NEW ALUMINUM STOREFRONT  
 DOORS WITH TRANSOMS ABOVE

ROOFSPACE BRACKER  
 CAST STONE SILLBASE  
 "SMOOTH" SURFACED  
 CAST STONE VENEER

NEW RECONSTRUCTED STRUCTURAL  
 COLUMN TO MATCH EXISTING  
 NEW ALUMINUM STOREFRONT  
 DOORS WITH TRANSOMS ABOVE

2 WEST ELEVATION  
 SCALE: 3/8" = 1'-0"

3 SOUTH ELEVATION  
 SCALE: 3/8" = 1'-0"

NEW GLASS  
 ABOVE DOORS

REPAIR EXISTING  
 CORNER WITH CAST  
 (TYP)

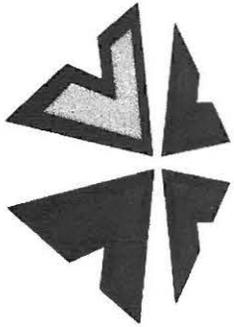
NEW ALUMINUM STOREFRONT  
 DOOR WITH TRANSOM ABOVE

NEW ALUMINUM STOREFRONT  
 WITH CASE EXISTING CORNER  
 (TYP)

NEW FINISH-CALF  
 SHINGLES

REPAIR EXISTING STEEL  
 LINTELS TO COORDINATE  
 WITH BUILDING (TYP)

NEW ALUMINUM STOREFRONT  
 DOORS WITH TRANSOMS ABOVE



# Main Street: Centered on Success

16th Annual Main Street Awards

Governor Jim Doyle and the Wisconsin Department of Commerce  
Hereby Recognize

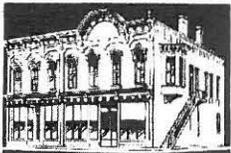
## Graffiti's Sports Pub & Eatery Stevens Point

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Best Facade Rehabilitation Project Over \$7,500

April 28, 2006

WISCONSIN



MAIN STREET

Jim Doyle  
Governor, State of Wisconsin

Mary P. Burke  
Secretary, Wisconsin Department of Commerce