

AGENDA
HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, April 3, 2013 – 4:00 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. Approval of the report from the March 6, 2013 HPDRC meeting.
2. Request from Troy Hojnacki, representing Bars None Inc., for façade improvement grant funds in the amount of \$21,670.00 and design review for exterior building work at **1225 Second Street (Parcel ID 2408-32-2015-10)**.
3. Request from the Community Development Authority of the City of Stevens Point for review of a parking lot design for Municipal Lot 16, and the extension of Strongs Avenue (**portions of Parcel IDs: 2408-32-2029-62, 2408-32-2029-65, and 2408-32-2029-66**).
4. Adjourn.

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.

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday March 6, 2013 – 4:30 p.m.

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

PRESENT: Lee Beveridge, Alderperson Mary Stroik, and George Hanson (Tim Siebert excused, Kathy Kruthoff absent).

ALSO PRESENT: Economic Development Specialist Kyle Kearns and Michael White.

INDEX:

Discussion and possible action on the following:

1. Approval of the report from the February 6, 2013 HPDRC meeting.
2. Request from Central Rivers Farmshed for an exterior building review for the installation of windows at **1220 Briggs Court (Parcel ID 2408-32-2001-37)**.
3. Adjourn.

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1. Approval of the report from the February 6, 2013 HPDRC meeting.

Motion by Commissioner Hanson to approve the report from the February 6, 2013 HPDRC meeting; seconded by Alderperson M. Stroik. Motion carried 3-0.

2. Request from Central Rivers Farmshed for an exterior building review for the installation of windows at **1220 Briggs Court (Parcel ID 2408-32-2001-37)**.

Economic Development Specialist Kyle Kearns stated that the installation of four windows is proposed. Furthermore, he stated that the staff recommendation found in the staff report regarding equal spacing of the windows cannot be performed due to the structural supports of the building. Therefore that condition shall be removed.

Commissioner Beveridge asked if the headers were in the wall and if there had been a plan for putting windows in originally, to which Michael White answered he isn't sure since the building was constructed back in 1956. Mr. White further stated he would not be able to move the structural supports without any structural compromise.

Economic Development Specialist Kyle Kearns pointed out on the photos that it is relatively dark in that area and for offices or future use, the establishment of natural light is what they are trying to accomplish. He added that the windows don't specifically meet the historic guidelines for windows, however, the commission should take into consideration that windows are currently non-existent. Staff also recommends that they match the current windows that are on the southeast side of the building with a dark bronze finish. Michael White added that once the weather gets nice, they would paint them to match to the bronze finish. Mr. White continued to clarify that the windows are donated, do not open, but are ideal in size to provide natural light.

Commissioner Hanson asked if the existing frame around the windows is metal, and then are to be painted bronze, to which Mr. White stated correct.

Commissioner Beveridge asked how the structural supports were identified, to which Mr. White stated Tom Brown and some of his students worked on that and sorted out where they were. Commissioner Beveridge showed concern for the paint matching and holding up to the weather, to which Mr. White stated that they can do a paint match and were looking into an automotive type paint that would withstand weathering better.

Motion by Commissioner Hanson to approve the exterior building review for the installation of windows at 1220 Briggs Court (Parcel ID 2408-32-2001-37) with the conditions as follows:

- **Window trim shall match that of the existing bronze anodized windows found on the southeast façade of the main building**
- **The Chairperson of HP/DRC and the designated agent can approve minor restoration and renovation modifications to the façade**
- **Stucco around the windows shall be maintained to prevent damage during window installation**

Seconded by Alderperson M. Stroik. Motion carried 3-0.

3. Adjourn.

Meeting adjourned at 4:48 p.m.

Administrative Staff Report

**Bars None Inc.
Façade Grant and Design Review
1225 Second Street
April 3, 2013**



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

<p>Applicant(s):</p> <ul style="list-style-type: none">Troy Hojnacki <p>Staff:</p> <ul style="list-style-type: none">Michael Ostrowski, Director mostrowski@stevenspoint.comKyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">2408-32-2015-10 <p>Zone(s):</p> <ul style="list-style-type: none">"B-3" Central Business District <p>Master Plan:</p> <ul style="list-style-type: none">Downtown District <p>Council District:</p> <ul style="list-style-type: none">District 4 – Wiza <p>Lot Information:</p> <ul style="list-style-type: none">Actual Frontage: 25 feetEffective Frontage: 25 feetEffective Depth: 50 feetSquare Footage: 1,250Acreage: 0.029 <p>Structure Information:</p> <ul style="list-style-type: none">Year Built: addition 1889 (123 years)Number of Stories: 2 <p>Current Use:</p> <ul style="list-style-type: none">Vacant	<p>Request</p> <p>Request from Troy Hojnacki, representing Bars None Inc., for façade improvement grant funds in the amount of \$21,670.00 and design review for exterior building work at 1225 Second Street (Parcel ID 2408-32-2015-10).</p> <p>Attachment(s)</p> <ul style="list-style-type: none">Parcel Data SheetApplicationRenderingContractor BidsCorn Cob Blasting Article <p>City Official Design Review / Historic District</p> <ul style="list-style-type: none">Design Review District <p>Register of Historic Places</p> <ul style="list-style-type: none">Mathias Mitchell Public Square – Main Street Historic District <p>Staff Recommendation</p> <p>Approve, subject to the following condition(s):</p> <ul style="list-style-type: none">First floor and second floor window/door framing shall match in color.A second bid for signage shall be submitted from a qualified contractor to be approved by the HP/DRC chairperson and designated agent.Final signage/logo renderings shall be submitted and reviewed by the HP/DRC chairperson and designated agent.The applicant shall work with the HP/DRC chairperson and designated agent to finalize the color scheme for the metal beam, cornice, and window accents.Tuckpointing shall match to the greatest extent possible the original mortar and spacing on the building.Brick veneer shall match to the greatest extent possible the original mortar, color, and spacing of the exposed brick after paint removal.Given the high potential of damaging the brick, other methods to remove the paint shall be done as opposed to the corn cob blasting. The applicant shall work with the HP/DRC chairperson and the designated agent to approve proper methods and costs.
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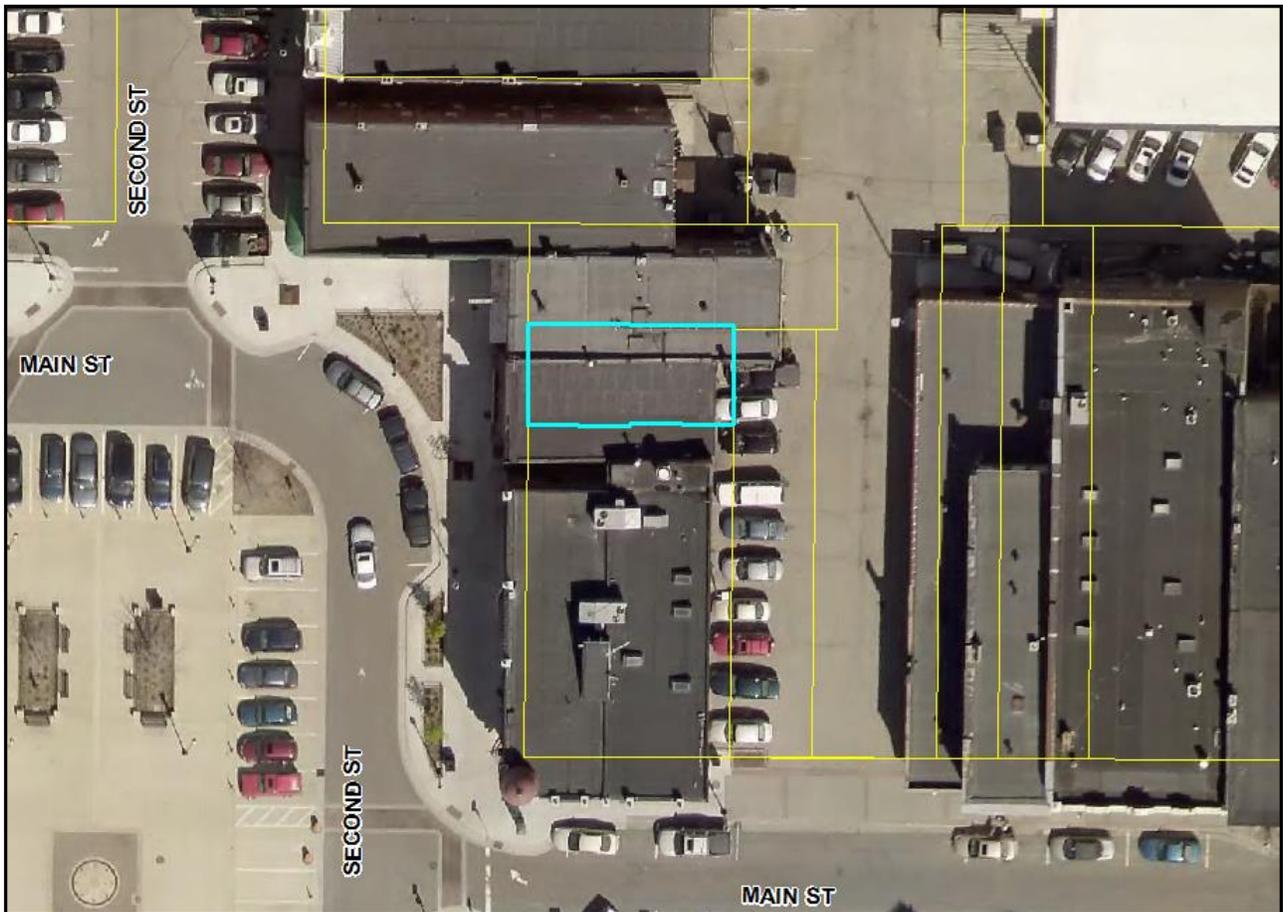
Applicable Regulations:

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

- Residential windows shall match that of the window opening, having a rounded head.
- The building name plate and date shall be preserved and restored.
- All work shall be completed within one year.
- Project must adhere to Façade Improvement Grant Program Guidelines.
- No funds shall be disbursed until project is fully completed.
- The maximum City participation shall not exceed \$21,670 and no individual cost shall exceed the following, unless approval has been given to the HP/DRC chairperson and designated agent in reviewing additional bids or building improvements:

Improvements	Details	Proposed Matching Grant Assistance
Construction	Remove windows & doors, corn cob blasting and metal roof panel	\$5,760.00
Masonry	Tuckpointing and brick veneer installation	\$6,600.00
Painting	I-Beam below second floor windows, metal cornice on top of building and window accents	\$675.00
Windows	Commercial & residential windows, and door	\$6,314.00
Signage	Individual letters	\$2,321.00
TOTAL (Lowest Bid)		\$21,670

Vicinity Map



Scope of Work



Troy Hojnacki of Bars None LLC is requesting Façade Improvement Grant Program funds for an exterior renovation of his building at 1225 Second Street. The applicant recently purchased the property, whom also owns the nearby property, 912 Main Street (Graffiti's). The primary reason for the purchase was to expand the kitchen at Graffiti's and operate a café/deli out of 1225 Second Street. Additionally, the second floor will be utilized as apartments, which will be accessed through a shared building street entrance. The building was most recently utilized as a hair salon.

Major renovation and rehabilitation has been proposed to occur to the front of the façade, outlined below:

Façade Improvements & Activities:

- Install new first floor commercial windows and trim,
- install new second story residential windows and trim,
- install new door and trim,
- corn cob grit blast the façade,
- strip paint on existing brick,
- strip and paint top metal moldings,
- grind out all open joints, and tuckpoint brick,
- install brick face veneer, matching with original to the ground floor façade,
- paint steel beams,
- install new cornice and fascia,
- install new standing seam metal roof panel, in place of cedar shakes, and
- install new illuminated individual letter sign panel.

*** Cedar Shakes have been removed and would not be covered under façade improvement funds.

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

Standards of Review

Design Guidelines

The following standards would apply to this request:

Masonry

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: Paint stripping via corn cob blasting method and tuckpointing is proposed for the front façade of the building facing Second Street, however, it will only be performed to the brick above the first floor. Brick veneer is proposed to exist for the entire first floor, also installed on the adjacent stone entrance south of the building. A new architectural design has been created for the first floor, which includes removing an existing door and installing new glass. It is important to note that the lower level is projected out 10 inches from the second level. A standing seam metal roof is proposed to protrude slightly above the first floor in order to imitate a flush façade. Additionally, a metal cornice atop the building is proposed to be painted, along with decorative accents along the windows and the exposed metal beam below the windows. A two-tone color scheme yet to be

finalized is proposed with one of the colors proposed to be red. Two bids for masonry related activities have been submitted, one from Don Dulak & Son Masonry, Inc. and the second from Firkus Masonry Inc.

Findings: Exposing the brick will more closely match the original historic design. Although brick veneer is not historic to the building, it will enhance the aesthetics and more closely match the bricks on the second floor. Furthermore, full reconstruction, including structural elements, would need to be performed in order to vertically level the façade with the second story and install whole bricks. Staff has researched the corn cob blasting method of brick cleaning and has provided informational materials, along with correspondence from the Wisconsin Historical Society. Given the high potential of damaging the brick, staff would recommend other methods to remove the paint shall be done as opposed to the corn cob blasting. The applicant shall work with the HP/DRC chairperson and the designated agent to approve proper methods and costs. As a definite color scheme for the metal cornice, metal beam and window accents has yet to be finalized, staff would recommend that the applicant work with the HP/DRC chairperson and designated agent to make the final approval.

Windows & Entryways

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.

New storefront doors should match or closely resemble a traditional storefront door (i.e. contain large glass panels). Wooden replacement doors and frames are encouraged. Colonial, cross-buck or other such stylized doors are usually inappropriate in older commercial districts and shall not be permitted. Metal doors and frames (permanent or storm) should be painted or anodized with a dark finish rather than left in a natural metal finish.

Analysis: Commercial windows are proposed on the first floor, similar in size to the existing windows, however, with different framing and configuration. Currently, two doors exist on the front façade of the building. Windows are proposed to take the place of the northern door. The southern door will be replaced with a new door, proposed to remain recessed. Three second story windows are proposed, some of which will open boarded up windows. Details for the windows and doors are below. Two bids for the proposed window and door activities have been submitted, one by Esser Glass Inc. and the second by Precision Glass & Door LLC.



Commercial Windows:

5 lites wide x 2 lites high plus corner recessed windows in entrance; grey tint low-E insulated tempered glass with aluminum frame to be painted bronze.

Residential Windows:

Three (3) grey tint, low-e insulated, double hung aluminum frame, anodized bronze finish with screens. ***Windows to be square not rounded.

Commercial Door:

One (1) flush steel door and frame in grey primed finish with grey tint low-e insulated windows. Transom above door to exist similar to commercial windows above.



Findings: The proposed windows are somewhat historically relevant and match that of the surrounding buildings. Original window openings were rounded at the top, yet the proposed windows are square. Although the commercial first floor windows do not match that of the original storefront which utilized large single pane windows, they present an inviting and visually appealing design. The proposed door does match the original recessed design and will assist in increasing the historical integrity which was lost during the previous restoration. Removing the northern most door also assists in restoring the façade. Wood frame windows and doors are encouraged to more closely match that of the original; however, anodized aluminum matches that of surrounding buildings. Staff would recommend that all window and door frames match in color, such as the proposed dark bronze. Staff would also recommend that windows provided in the example above have a curved head to match the original window opening.



Signs and Graphics - Sign Standards

Flush Mounted Signs

Shall be located in the “signable” wall area of a façade. The “signable” area is defined as the continuous portion of a building faced unbroken by doors or windows, below the sill line of the second story and above the storefront transoms (See Appendix A.) Signable areas shall not exceed 10% of the total façade area (ht.x wdt. Graphics within the signable area shall be limited to 40% of the total signable area where that façade faces commercial land uses and 30% of the total signable area where the façade faces residential land uses. In buildings that contain two or more businesses, the signage area may be divided to accommodate the additional businesses. All signage should be coordinated in terms of color and materials. Business directories for upper story tenants shall not exceed 8 sq. ft. in total area. Exceptions may be made based on overall design concept. Signs and graphics shall not be allowed to physically harm the architectural character of the building they are attached to.

Analysis: A signage panel totaling approximately 12 square feet is proposed above the standing seam metal room panel and below the residential windows. Plastic formed, individually lit with LED lighting letters are proposed to exist within the signage panel. The exact wording is yet to be determined but may read something similar to "G's Deli." A single bid has been submitted for the signage by Bushman Electric Crane and Sign.

Findings: Typically signage is not covered under the façade grant improvement program; however as it is part a larger, overall building improvement project it is warranted for grant funds. Staff would recommend that a second bid for signage be submitted from a qualified contractor to be approved by the HP/DRC chair person and designated agent.

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 located at 1225 Second Street falls 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 west façade faces Second Street (the square).

Findings: This standard is met.

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

Analysis: Façade improvement activities are proposed for the entire westward facing façade and include new windows, doors, paint stripping, tuckpointing, and more.

Findings: This standard is met.

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: The majority of the work will match that of the original building, in color, style, and design. Some materials, such as brick veneer, are not compatible with the original materials. Furthermore, the proposed windows do not match that of the existing window openings.

Findings: The applicant is significantly changing the façade of this building to more closely match elements of its construction era. Over the last several decades, the building has been altered severally and has lost a great deal of integrity, especially on the ground floor. The applicant's proposed façade improvements will help to restore lost integrity to the building and maintain many historical elements that exist. Although not every improvement activity matches the original materials and design of the building, staff feels that this standard is met, as meeting every original building characteristic would increase costs significantly.

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

Analysis: The applicant has submitted two bids for every building improvement activity except for signage.

Findings: Staff would recommend that a second bid for signage from a qualified contractor be submitted to be approved by the HP/DRC chairperson and designated agent.

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

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

Improvements	Details	Cost	Proposed Matching Grant Assistance
Construction	Remove windows & doors, corn cob blasting and metal roof panel	<ul style="list-style-type: none"> HOJO Construction Co. - \$11,520.00 Point Construction LLC - \$12,237.50 	<ul style="list-style-type: none"> \$5,760.00 \$6,118.75
Masonry	Tuckpointing and brick veneer installation	<ul style="list-style-type: none"> Don Dulak & Son Masonry - \$13,600.00 Firkus Masonry Inc. - \$13,200.00 	<ul style="list-style-type: none"> \$6,800.00 \$6,600.00
Painting	I-Beam below second floor windows, metal cornice on top of building and window accents	<ul style="list-style-type: none"> Rice's Paint Company - \$1,350.00 Bill Wanserski Paint - \$1,970.00 	<ul style="list-style-type: none"> \$675.00 \$985.00
Windows	Commercial & residential windows, and door	<ul style="list-style-type: none"> Precision Glass & Door - \$16,248.00 Esser Glass Inc. - \$12,628.00 	<ul style="list-style-type: none"> \$8,124.00 \$6,314.00
Signage	Individual letters	Bushman Electric Crane & Sign - \$4,642.00	\$2,321.00
TOTAL (Lowest Bid)		\$43,340	\$21,670

Findings: The requested assistance is \$21,670. 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, doors, signage and masonry/materials are somewhat met.

Findings: The applicant requests to use brick veneer, and aluminum trim which do not meet the design guidelines. Furthermore, the proposed windows do not fit within the original window openings. It is important to note that the proposed rehabilitation work will significantly increase the historical integrity of the building. It is one of the few remaining buildings on the square that has not yet gone through a major renovation process this decade. The restoration of the façade will help to fulfill the aesthetical beauty of the downtown square. Although design and materials may not match the design guidelines, 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

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 was recently purchased by the applicant. It has been vacant for months and has received little attention. Much of the buildings integrity was lost through previous renovation activities, with the addition of cedar shakes and dissimilar bricks. Its location next to a large, recently rehabilitated building makes it stand out as an eyesore within the district. Lastly, the building is one the last on the downtown square in need of major rehabilitation.

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

Findings: The windows along the first and second floor are deteriorating and offer little insulation. The proposed windows will significantly increase the insulation. Additionally, paint is deteriorating from the brick and offers very unappealing color tones.

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

Findings: Brick work will improve the architectural integrity through the filling of mortar and tuckpointing corners. Additionally original brick color will be exposed as the stripping of paint will occur. Two boarded up windows will be opened as well. The cedar shakes above the first floor have been removed and a more historical feature is proposed in their place. Overall, much historical integrity will be restored with the proposed rehabilitation to the building.

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 second floor retains a greater amount of original detail, including corbelling and a metal cornice complete with brackets. Original design elements on the first floor are absent. All design elements on the second story will be preserved. Proposed architectural design elements on the first floor will match more closely to the original design.

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

Findings: The property has tenants in the second floor renting apartments. The first floor is unoccupied. Several interior renovations will also be made to the building to accommodate a new business and expand the second floor apartments.

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

Findings: It is anticipated that the renovation will attract customers to the building and new business within.

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

Findings: A business is proposed to exist on the first floor of the building, potentially creating 5-10 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.

Building Images



Façade - 2008



Façade - Presently



Entry Way & Commercial Windows



Storefront



Exposed Brick



Second Floor



Old Photo - 1982

12/17/2012 3:04:00 PM

GVS Property Data Card

Stevens Point

Name and Address		Parcel #	Alt Parcel #	Land Use
Bars None Inc PO Box 586 Stevens Point, WI 54481		240832201510	240832201510	Store, Retail / Apt(s)
		Property Address		Neighborhood
		1225 Second 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
Bars None Inc James R & Susan K Walczak	10/2/2012	\$100,000	Warranty Deed	776490		Land & Build.
	1/6/2003	\$65,000	Warranty Deed	623492		Land & Build.

SITE DATA

PERMITS

Actual Frontage	25.0	Date	Number	Amount	Purpose	Note
Effective Frontage	25.0	10/10/1995	25421	\$400	066 Plumbing	hwh
Effective Depth	50.0					
Square Footage	1,250.0					
Acreage	0.029					

2012 ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	\$9,500	\$53,200	\$62,700
Total	\$9,500	\$53,200	\$62,700

LEGAL DESCRIPTION

PRT LOT 7 BLK 4 S E & O ADD DES: COM 82' N OF SW COR LOT 7; TH E 25'; TH N 6 INCHES; TH E 25'; TH N 24 1/2'; TH W50'; TH S 25' TO POB S32 T24 R8 776490

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Bars None Inc PO Box 586 Stevens Point, WI 54481		240832201510	240832201510	Store, Retail / Apt(s)
		Property Address		Neighborhood
		1225 Second 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)	1889	1,250	Masonry - Avg	13
1	2	Apts (C avg)	1889	1,250	Masonry - Avg	13

Total Area	2,500
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BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Store, Retail - Unfin Bsmnt	550				
1	1	Store, Retail - Finished Bsmnt	700				

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

Site Improvement	Units	Age	55
		Year Built	1889
		Eff. Year	1957
		One Bedroom	1
		Two Bedroom	
		Three Bedroom	
		Total Units	1
		Stories	2.00
		Business Name	Beauty Shop/apt above



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	Bans Nonc FRC	Contact Name	Troy Hojnacki
Address	1225 Second St.	Address	1225 Second St.
City, State, Zip	Stevens Point WI 54481	City, State, Zip	Stevens Point WI 54481
Telephone	715 344 4450	Telephone	715 344-4450
Cell	715 346-8013	Cell	715 346-8013
Fax	715 344-4450	Fax	715 344-4450
Email	troyhojnacki@yahoo.com	Email	troy.Hojnacki@yahoo.com

PROJECT SUMMARY

Scope of Work to be Undertaken (attach contractor estimates, if available)	
To fully restore 1225 second st. Façade. To include paint removal of brick. New windows, doors, match brick to recover non-matching brick. New cornice fascia, new sign panel, stripping & painting of top metal moldings, Tuck pointing	
Describe the Positive Impact Your Project will Bring to Stevens Point	
This building is in very bad repair. It is an eyesore to our beautifully restored market square as well as the remodeled buildings that are in this historic area of Stevens Point. We feel this project will add to the city's investment in downtown.	
Total Cost of Project Improvements	Amount of Matching Grant Assistance Requested
\$ Will be more than \$60,000 ⁰⁰	\$ 30,000 ⁰⁰
Estimated Start Date	Estimated Completion Date
First than of early spring 2013	April 30, 2013
Number of Commercial Tenant Spaces Within the Building	Number of Residential Tenant Spaces Within the Building
1 Tenant	single family now / trying for multiple family dwelling of 3 people

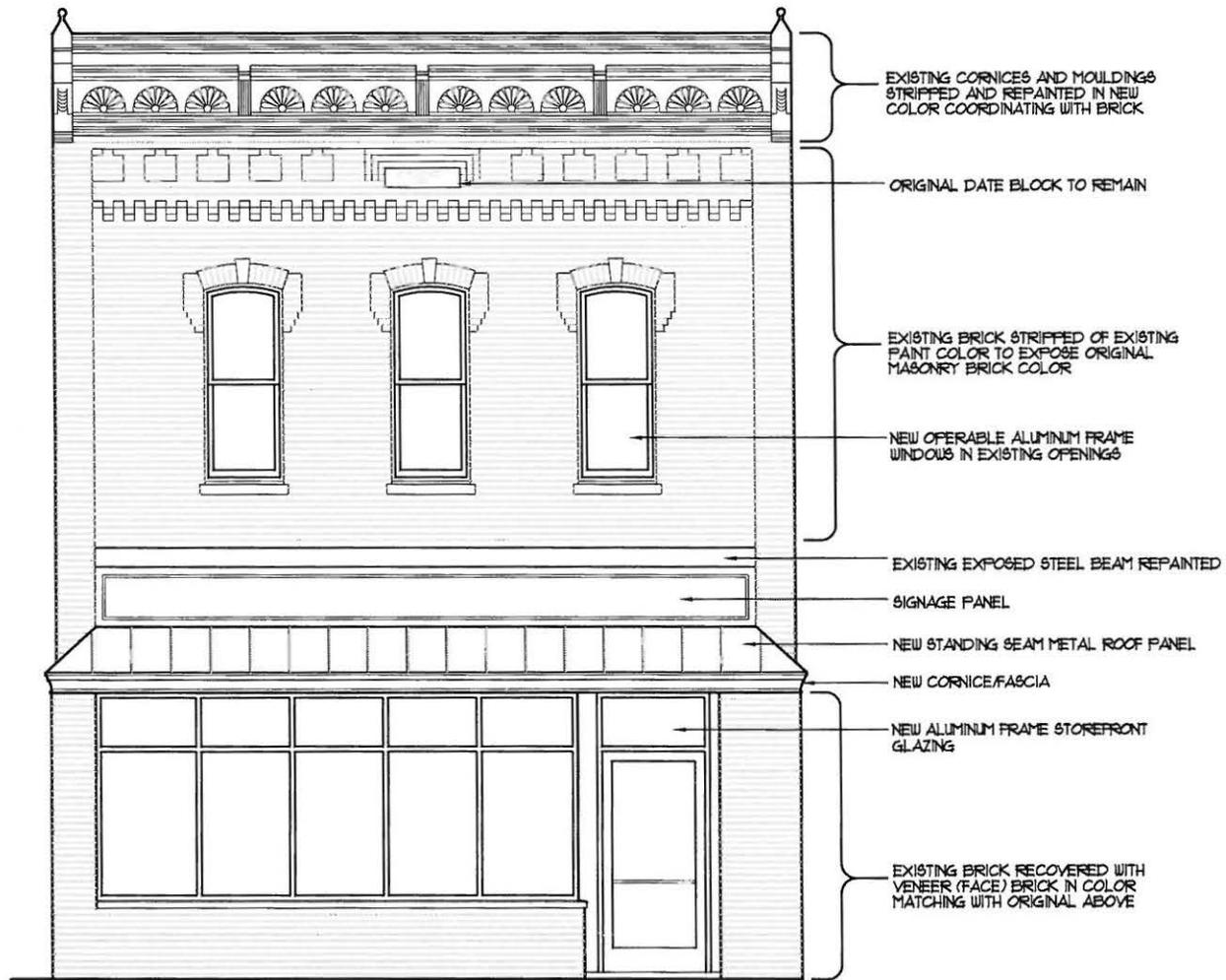
EXHIBITS (The following materials must accompany your application in order to be considered for matching grant assistance funding)

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"/>	

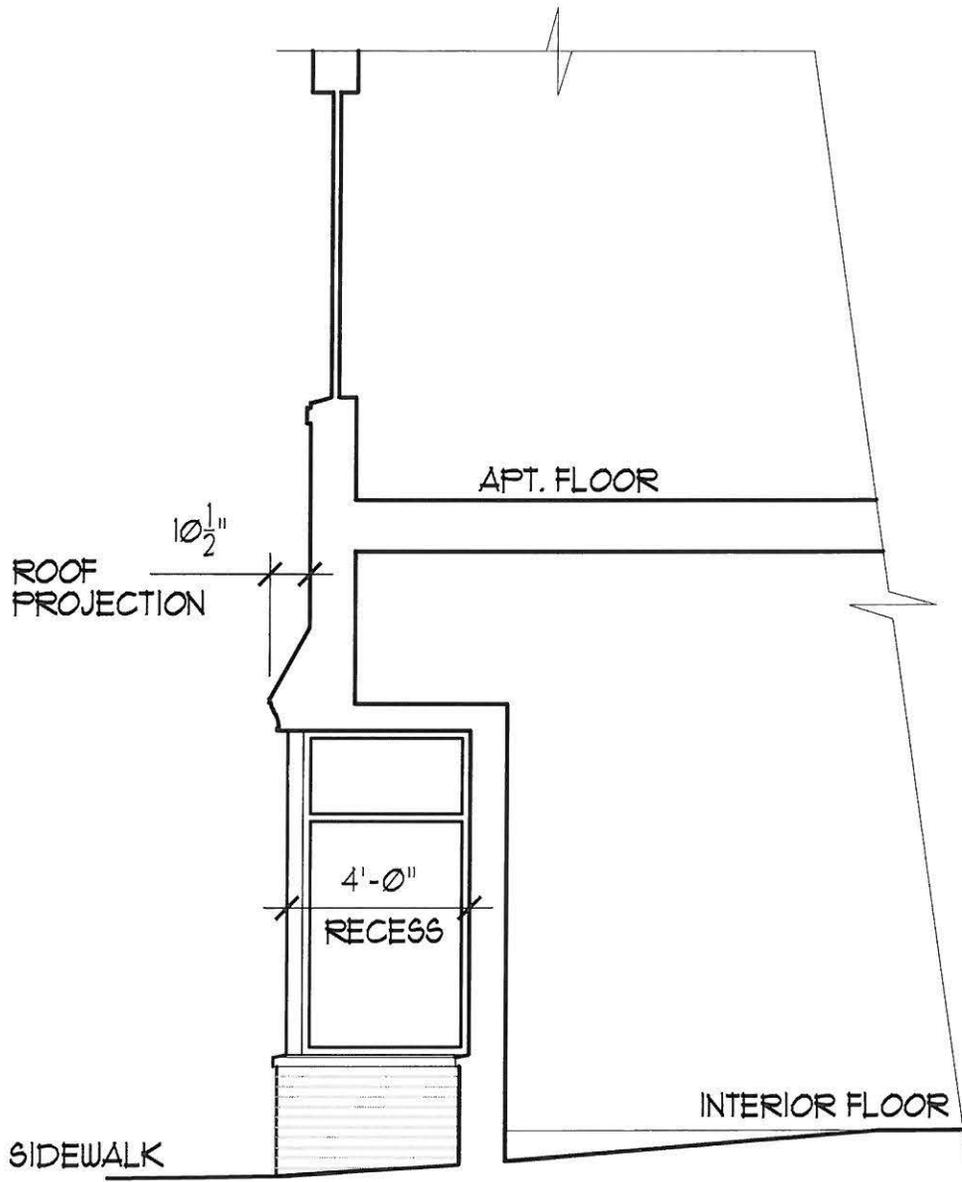
CERTIFICATION AND SIGNATURE

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



1
A1 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 SECTION AT ENTRY DOOR
 A1 SCALE: $\frac{1}{4}" = 1'-0"$

PLASTIC FORMED LETTERS W/ LED BACKLIGHTING MOUNTED TO POLYMETAL PANEL
OVERALL SIZE 7"H X APPROX 20"W
INSTALLED/WIRED ... \$ 4,400.00 + TAX



ILLUMINATION EFFECT

ABCABC DEFGH'S PIZZERIA & DELI

HOJO Construction Co.

P.O. Box 586

Stevens Point, Wi 54481

(715)340-8013

JOB: 1225 Second St, Stevens Point WI

Removal and disposal of facade doors, window, frames and wood

Materials. 16hrs

Corn Cob Blasting to all fasade painted area's To leave brick paint free. 112hrs

Build and install frame and headers for new rough openings for new

Store front per blueprint. To also include small roof projection to meet

Up with new windows and doors. To be a raised panel metel roof. 54hrs

Materials \$5,150.00

Labor \$6,370.00

Total \$11,520.00

PROPOSAL

POINT CONSTRUCTION LLC
 7362 RIDGELAND WAY
 CUSTER WI 54423
 (715) 252-9511

PROPOSAL NO. BAR NONE INC
SHEET NO.
DATE 3/10/2013

PROPOSAL SUBMITTED TO:

NAME BAR NONE INC
ADDRESS 1225 SECOND ST STEVENS POINT WI 54481
PHONE NO. 344-4450

WORK TO BE PERFORMED AT:

ADDRESS 1225 SECOND ST STEVENS POINT WI 54481
DATE OF PLANS
ARCHITECT

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

REMOVE EXISTING STONE FRONT INCLUDING FRAMING, DOORS, WINDOWS

INSTALL NEW STONE FRONT USING BLUE PRINT BY CUSTOMER
 INCLUDES FRAMING OUT FOR 10-11" ROOF KICK OUT, WINDOW
 FRAME AND HEADER SYSTEM AND DOOR/ENTRY AREA INSTALL MIXED
 MASON ROOF ON KICK OUT.

REMOVE PAINT FROM BRICK WALLS ON FRONT OF BUILDING USING
 CROW BAR BLASTING AS REQUIRED. LESS HARMFUL TO THE BRICK AND
 CLEANS UP ALOT BETTER

ALL WORK DONE PER BLUEPRINT, ALL WORK INSURED, AND INCLUDE
 CLEAN UP AND ALL DEMOLITION REMOVED FROM JOB SITE

MATERIAL COST \$5362.50 LABOR COST \$6875.00

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 ~~\$12,000~~ TWELVE THOUSAND
 TWO HUNDRED THIRTY SEVEN DOLLAR ^{50/100} Dollars (\$ 12237.50)
 with payments to be made as follows:

50% OF MATERIAL MONEY DOWN TO START

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 contin-
 gent upon strikes, accidents, or delays beyond our control.

Respectfully submitted:

Marta R. Glatz

Per

POINT CONSTRUCTION LLC

Note—this proposal may be withdrawn by us if not accepted within 30 days.

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 _____

Signature _____

Date _____

Firkus Masonry Inc
 554 Brilowski Road
 Stevens Point, WI 54482-9386

Estimate

Date	Estimate #
3/1/2013	149-208

Name / Address
Troy H remode

			Project
Description	Qty	Cost	Total
Tuck point and repair brick above storefront, lay thin cut veneer on lower storefront, cast new sill on left storefront. All labor and materials		12,950.00	12,950.00
alternate for installing corners around entry for apartments		250.00	250.00
		Total	\$13,200.00

Customer Signature _____



Don Dulak & Son Masonry, Inc.
 2185 Anna Ray Lane
 Rosholt, WI 54473

Phone: (715)-344-4705
 Fax: (715)-344-5933

FOR: GRAFITTI'S BARS-NONE INC. DATE: DEC. 21, 2012
 ATTN: TROY HOJNACKI

.....
 QUOTE: BUILDING RENOVATION

NEW THIN VENEER

- COLORED MORTAR TO MATCH AS CLOSE AS POSSIBLE
- ADDITIONAL WINDOW SILL (CONCRETE)

\$ 5,800.00

TUCKPOINT FRONT OF BUILDING

- TUCKPOINT AS NEEDED
- REPLACE BRICK AS NEEDED
- LIFT RENTAL

\$ 7,800.00

THANK YOU,
 SHANE D.

 \$13,600.00

No winter protection, heat or winter labor included in this price.

THIS QUOTE IS GOOD FOR 30 DAYS FROM DATE ABOVE

ESSER GLASS INC.

Glazing Contractors

3601 Patch Street,
Stevens Point, WI 54481

Phone 715-344-1961

Toll Free 800-300-1961

Fax 715-344-3655

www.esserglasssp.com

Glass and Glazing Estimate

March 1, 2013

Troy Hojnacki

RE: Deli/Pizza Parlor Downtown, Stevens Point

We propose to furnish and install aluminum storefront, glass and glazing as follows

2nd Level

3 block size 2' 6" x 6' 6", aluminum, thermally broken windows to be manufactured by Thermal Windows, Inc.

Double hung, in a dark bronze anodized finish with clear / LoE annealed insulating glass, standard hardware and half fiberglass screens

Top of windows to be square

* Includes brake metal covers at window head

Aluminum storefront as follows

West Elevation #1 - 16' 4" x 7' 5W 2H

South Elevation with 90 degree return 4' x 7' 1W 2H

West Elevation #2 with 90 degree return 4' 8" x 9' 6" 2W 1H

Storefront framing to be Kawneer "451 T"

4 1/2" x 2" Thermally broken flush glaze

Includes 2 - 4 1/2" x 4 1/2" 90 degree corners

Door to be Kawneer 350 medium stile with 10" bottom rail 3' 6" x 7' 6"

* 1 1/2 pair offset pivots

* CP - Co9 push / pull hardware

* MS Lock with 1 thumb turn / Everest - Primus C123 keyway

* DHP416AL Heavy duty door closer

* 1/2" x 4" ADA threshold with bottom rail weather strip

Immediate door frame to be Kawneer "451 T"

4 1/2" x 2" non thermal

Includes brake metal covers as needed

Aluminum finish to be Kawneer #22 standard color factory applied paint

Hardware to be #14 clear anodized and aluminum painted to match other hardware

Glazing as follows

Row 1 of windows and door lite

1" OA Grey tint / LoE #3 tempered insulating glass

ESSER GLASS INC.

Glazing Contractors

3601 Patch Street,

Stevens Point, WI 54481

Phone 715-344-1961

Toll Free 800-300-1961

Fax 715-344-3655

www.esserglasssp.com

Glass and Glazing Estimate

Row 2 of windows and transom

1" OA Grey tint / LoE #3 annealed insulating glass

1 - Flush insulated steel door and frame in a Grey primed finish

To fit opening 3' 4 1/2" x 7' 2 1/4" with Schlage Lever Lock and Everest - Primus C123 keyway, latch guard, 1 1/2" pair butt hinges, 1/2" x 4" ADA Threshold with sweep and weather stripping

FOR THE SUM OF \$ 12,480.00

For DH416AL door closer

PLEASE ADD \$ 148.00

Includes removal and disposal of existing storefront

All materials and labor shall be completed in a substantial workmanlike manner and is guaranteed per plans and specifications for a period of 1 year after substantial completion.

Any changes from the plans and specifications involving additional costs shall be executed only upon signed orders and will be an extra charge over this proposal.

Terms: Net 30 days

Frank Shields
President
Esser Glass, Inc

To accept this proposal, please sign and return to our office.

*Accept as proposed _____.

Esser Glass is not responsible for the cleaning of glass or metal, nor the replacement of glass breakage other than that caused by our own men in setting.

We are unable to guarantee this pricing for longer than 30 days from it's date. Any quotation older than 30 days must be reviewed before acceptance.

Work by others: Adequate wood blocking and opening preparation.

Pricing is based on all window and door being field measured consecutively on one trim

ESSER GLASS INC.

Glazing Contractors

3601 Patch Street,

Stevens Point, WI 54481

Phone 715-344-1961

Toll Free 800-300-1961

Fax 715-344-3655

www.esserglasssp.com

Glass and Glazing Estimate

NOT INCLUDED:

Boarding up openings or temporary enclosures

Wiring, pulling wires or hook up of any electrified hardware that may be

Included in this proposal.

Pricing is based on General Contractor providing adequate lift to facilitate installation of 2nd story windows consecutively, without interruption.

Rice's Paint Co Professionals

3317 Teton Dr
Stevens Point, WI 54481

Estimate

Date	Estimate #
2/28/2013	1625

Name / Address
Graffiti's 1225 Second St. Stevens Point, WI 54481

Project

Description	Qty	Total
Attn: Troy Troy, Here is our bid for the following work on the property just north of Graffiti's. Please call if you have any questions. Our bid does not include any scraping or cleaning and would be ready for primer. It also does not include the a lift. Lift to be provided by owner. Includes: * Approximate top 5' of building as 1 - 24' beam just below windows * Corners, 3 interior decoratives as well as 12 sun bursts to be one color * Beam and remainder of area around decoratives at top of building will be a 2nd color. Primer to be used is Sherwin Williams Pro Cryl primer Paint to be used is SW Shercryl latex paint Products to be sprayed Total bid including materials and labor...\$1350 Sincerely, Todd Rice *		1,350.00
Todd's cell 715-498-8741	Total	\$1,350.00

PROPOSAL

Bill Wanserski Painting & Wall Covering

1719 Jefferson Street • Stevens Point, WI 54481
715-341-2138

PROPOSAL SUBMITTED TO:

NAME	Bars None
ADDRESS	1225 Main ^{Second} Street Haw Co.
PHONE NO.	

WORK TO BE PERFORMED AT:

ADDRESS	1225 Main ^{Second} Street
DATE OF PLANS	
ARCHITECT	

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

Prep Metal Beam & Upper Metal
Cap - Prime & Paint 2 coats
\$ 1970⁰⁰

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 (\$ 1970⁰⁰)

with payments to be made as follows.

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

Bushman Sign

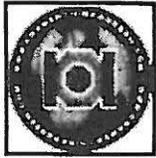
PLASTIC FORMED LETTERS W/ LED BACKLIGHTING MOUNTED TO POLYMETAL PANEL
OVERALL SIZE 7"H X APPROX 20"W
INSTALLED/WIRED ... \$ 4,400.00 + TAX = \$4,642.00



ILLUMINATION EFFECT



Corn Cob Grit Abrasive Blasting Media



Corn cob blasting grit is a safe blasting media for delicate parts in addition to use as the preferred blasting grit for log homes and other wood surfaces. Corn cob grit abrasive will remove surface contamination, debris and coatings with little to no impact on the substrate.

Benefits of Corn Cob Grit

Corn cob is a biodegradable, organic blasting media that is obtained from the hard woody ring of the cob. It is resistant to break down and can be re-used multiple times in the blasting process. Corn cob is available in a variety of grit sizes and presents no health or environmental hazards. Virtually dust-free blasting with no sparking leaves a clean and dry surface.

Proper selection of corn cob grit size is important in blasting operations to balance aggressiveness with desired results.

Grit Size

Standard Mesh Sizes

Description	Mesh
Extra Coarse	+8 Mesh (2.36 mm & larger)
Coarse	8-14 Mesh (2.36-1.40 mm)
	10-14 Mesh (2.00-1.40 mm)
Medium	14-20 Mesh (1.40-0.85 mm)
Fine	20-40 Mesh (0.85-0.42 mm)
Extra Fine	40-60 Mesh (0.42-0.25 mm)
Flour	-40 Mesh (0.42 mm & finer)
	-60 Mesh (0.25 mm & finer)

Corn cob blasting media is packaged in 50 lb, 25 lb, 10 lb and 5 lb packages.

In stock and ready to ship!

Corn Cob Blasting Media



Description:

Corn Cob is very effective for blasting wood, aluminum, fiberglass, buildings, boats, and excellent for log cabin restoration. Corn cob blasting is accomplished with the same equipment as used for sand blasting. Because corn cob blasting grit is considerably less aggressive than sand, it is often categorized as a “soft abrasive” and does not etch glass or foul bearings and is frequently used to clean electric motors and machinery with hydraulic cylinders.

Benefits:

- Non-toxic blast cleanin media causes no health or environmental hazards.
- Dust-free corn cob.
- Biodegradable.
- Preserves micro finishes.

Applications:

- Cleaning of motors, generators, and heavy equipment.
- Cleaning of insulators and transformers.
- Removal of manufacturing soils from the ceiling of industrial facilities.
- Cleaning of pipes and pumps in processing plants.
- Cleaning and paint preparation of buildings.
- Cleaning of timbers in log homes prior to sealing.
- Cleaning of boat hulls.

1 - Preservation Briefs

Technical Preservation Services, National Park Service, U.S. Department of the Interior
Robert C Mack, FAIA and Anne Grimmer

A NOTE TO OUR USERS: The web versions of the **Preservation Briefs** differ somewhat from the printed versions. Many illustrations are new, captions are simplified, illustrations are typically in color rather than black and white, and some complex charts have been omitted.

Abrasive and Mechanical Cleaning

Generally, abrasive cleaning methods are not appropriate for use on historic masonry buildings.

Abrasive cleaning methods are just that--abrasive. Grit blasters, grinders, and sanding discs all operate by abrading the dirt or paint off the surface of the masonry, rather than reacting with the dirt and the masonry which is how water and chemical methods work. Since the abrasives do not differentiate between the dirt and the masonry, they can also remove the outer surface of the masonry at the same time, and result in permanently damaging the masonry. Brick, architectural terra cotta, soft stone, detailed carvings, and polished surfaces, are especially susceptible to physical and aesthetic damage by abrasive methods. Brick and architectural terra cotta are fired products which have a smooth, glazed surface which can be removed by abrasive blasting or grinding. Abrasively-cleaned masonry is damaged aesthetically as well as physically, and it has a rough surface which tends to hold dirt and the roughness will make future cleaning more difficult. Abrasive cleaning processes can also increase the likelihood of subsurface cracking of the masonry. Abrasion of carved details causes a rounding of sharp corners and other loss of delicate features, while abrasion of polished surfaces removes the polished finish of stone.

Mortar joints, especially those with lime mortar, also can be eroded by abrasive or mechanical cleaning. In some cases, the damage may be visual, such as loss of joint detail or increased joint shadows. As mortar joints constitute a significant portion of the masonry surface (up to 20 per cent in a brick wall), this can result in the loss of a considerable amount of the historic fabric. Erosion of the mortar joints may also permit increased water penetration, which will likely necessitate repointing.

Abrasive Blasting. Blasting with abrasive grit or another abrasive material is the most frequently used abrasive method. Sandblasting is most commonly associated with abrasive cleaning. Finely ground silica or glass powder, glass beads, ground garnet, powdered walnut and other ground nut shells, grain hulls, aluminum oxide, plastic particles and even tiny pieces of sponge, are just a few of the other materials that have also been used for abrasive cleaning. Although abrasive blasting is not an appropriate method of cleaning historic masonry, it can be safely used to clean some materials. Finely-powdered walnut shells are commonly used for cleaning monumental bronze sculpture, and skilled conservators clean delicate museum objects and finely detailed, carved stone features with very small, micro-abrasive units using aluminum oxide.

A number of current approaches to abrasive blasting rely on materials that are not usually thought of as abrasive, and not as commonly associated with traditional abrasive grit cleaning. Some patented abrasive cleaning processes--one dry, one wet--use finely-ground glass powder intended to "erase" or remove dirt and surface soiling only, but not paint or stains. Cleaning with baking soda (sodium bicarbonate) is another patented process. Baking soda blasting is being used in some communities as a means of quick graffiti removal. However, it should not be used on historic masonry which it can easily abrade and can permanently "etch" the graffiti into the stone; it can also leave potentially damaging salts in the stone which cannot be removed. Most of these abrasive grits may be used either dry or wet, although dry grit tends to be used more frequently.

Ice particles, or pelletized dry ice (carbon dioxide or CO₂), are another medium used as an abrasive cleaner. This is also too abrasive to be used on most historic masonry, but it may have practical application for removing mastics or asphaltic coatings from some substrates.

Some of these processes are promoted as being more environmentally safe and not damaging to historic masonry buildings. However, it must be remembered that they are abrasive and that they "clean" by removing a small portion of the masonry surface, even though it may be only a minuscule portion. The fact that they are essentially abrasive treatments must always be taken into consideration when planning a masonry cleaning project. In general, abrasive methods should not be used to clean historic masonry buildings. In some, very limited instances,



Sandblasting has permanently damaged this brick wall. Photo: NPS files

highly-controlled, gentle abrasive cleaning may be appropriate on selected, hard-to-clean areas of a historic masonry building if carried out under the watchful supervision of a professional conservator. But, abrasive cleaning should never be used on an entire building.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Technical Preservation Services (TPS), Heritage Preservation Services Division, National Park Service prepares standards, guidelines, and other educational materials on responsible historic preservation treatments to a broad public.

Kyle Kearns

From: Davel, Jennifer N - WHS [Jennifer.Davel@wisconsinhistory.org]
Sent: Tuesday, March 26, 2013 1:28 PM
To: Kyle Kearns
Subject: RE: Corn Cob Blasting Method

Good Afternoon Kyle,

Thank you for your email. Corn Cob Blasting can be just as destructive as sand blasting a masonry building. Think of a brick as a piece of French bread. French bread has a hard crust and soft inside. Any type of blasting removes the outer "crust" of the brick. Even soft bricks have a harder exterior and so sandblasting and high pressure washing can remove the harder crust of the bricks. This exposes the brick to excessive erosion and failure. It is because of this potential irreversible damage that it is a violation of the State Statutes to abrasively clean historic buildings.

There are safer ways to remove paint from brick such as various chemical strippers. Keep in mind depending on how long the brick was had paint on it, it may not be possible to remove all of it. Often times the brick is simply repainted. (This is why we simply do not allow painting brick unless it was already painted.)

Please let me know if you have any other questions.

Best,

Jen Davel
Preservation Architect
Wisconsin Historical Society
816 State St, Rm 312, Madison WI 53706
Phone: 608-264-6490
FAX: 608-264-6504
Email: Jen.Davel@wisconsinhistory.org

Collecting, Preserving and Sharing Stories Since 1846

From: Kyle Kearns [<mailto:KKearns@stevenspoint.com>]
Sent: Monday, March 25, 2013 4:16 PM
To: Davel, Jennifer N - WHS
Cc: Kyle Kearns
Subject: Corn Cob Blasting Method

Jen,

Perhaps my question may be for another person within your department however I thought I would pose it to you, knowing you would make sure it's answered properly.

We have a submittal by a building owner to use Corn Cob Blasting method to remove dirt/paint from the building (see attached photo).

The building was constructed in 1889, and has been painted for many years. Cedar shakes previously covered the visible metal beam. As it lies within the downtown historic district, any alterations must receive approval from our historic

commission. Furthermore, the applicant is requesting Façade Improvement Grant Funds through the City as well. The building is proposed to receive new windows, brick veneer on the first floor, and possibly paint on the second, dependent upon the cleaning.

I have done some research on corn cob blasting and have found very little information, only that it is primarily used for wood homes. Do you have any advice, recommendations or additional information regarding the request above?

Your assistance is greatly appreciated.

Kyle Kearns

Economic Development Specialist / Associate Planner
City of Stevens Point

Stevens Point City Hall
1515 Strongs Ave
Stevens Point, WI 54481
Ph: (715)342-4158
Email: kkearns@stevenspoint.com



Memo

Michael Ostrowski, Director

Community Development

City of Stevens Point

1515 Strongs Avenue

Stevens Point, WI 54481

Ph: (715) 346-1567 • Fax: (715) 346-1498

mostrowski@stevenspoint.com

City of Stevens Point – Department of Community Development

To: Historic Preservation / Design Review Commission
From: Michael Ostrowski and Kyle Kearns
CC:
Date: 4/3/2013
Subject: Municipal Parking Lot 16 and the Extension of Strongs Avenue

With the demolition of the CenterPoint MarketPlace, it is anticipated that a new municipal parking lot will be constructed within the location of the former CenterPoint Mall. Enclosed you will find two plans (Plan 1 and Plan 2) that have been created.

On Thursday, January 24th, 2013 a meeting was held with surrounding property owners to get their opinions on a concept plan (Plan 1) for this area. During this meeting, City staff explained the details of the plan for which was then open for discussion. As surrounding property owners directly adjacent to the site, their input is valuable during the planning process. At the meeting, as well as after, there were additional comments made about possibly increasing the number of parking stalls on the site. With that said, staff put together another plan (Plan 2) that would include approximately 15 additional parking stalls.

Plan 1 has 142 parking stalls and Plan 2 has 157 parking spaces.

Both plans include the following:

- The extension of Strongs Avenue from Main Street to Centerpoint Drive.
- North-south and east-west pedestrian walkways.
- The relocation of the access of the service drive aisle away from the bus area to the parking lot, creating a safer situation.
- The ability to create two separate dumpster coral locations, one located in each of the service court areas, which will be more aesthetically pleasing than individual dumpsters that are not screened.
- It is anticipated that the lighting for the lots will be done with the same historic style lights that are on Main Street and the Downtown Square, along the street rights-of-way and along the pedestrian paths. However, the main portions of the lot may be lighted with 30 foot LED lights to get better coverage with not as many poles.
- A connection to the pedestrian walkway that will connect this area to Main Street.
- A drop-off area for the Children's Museum.
- A greenspace area to the north of the Children's Museum and the Fox Theater, which could be used for exhibits, or the potential expansion of the Fox Theater.

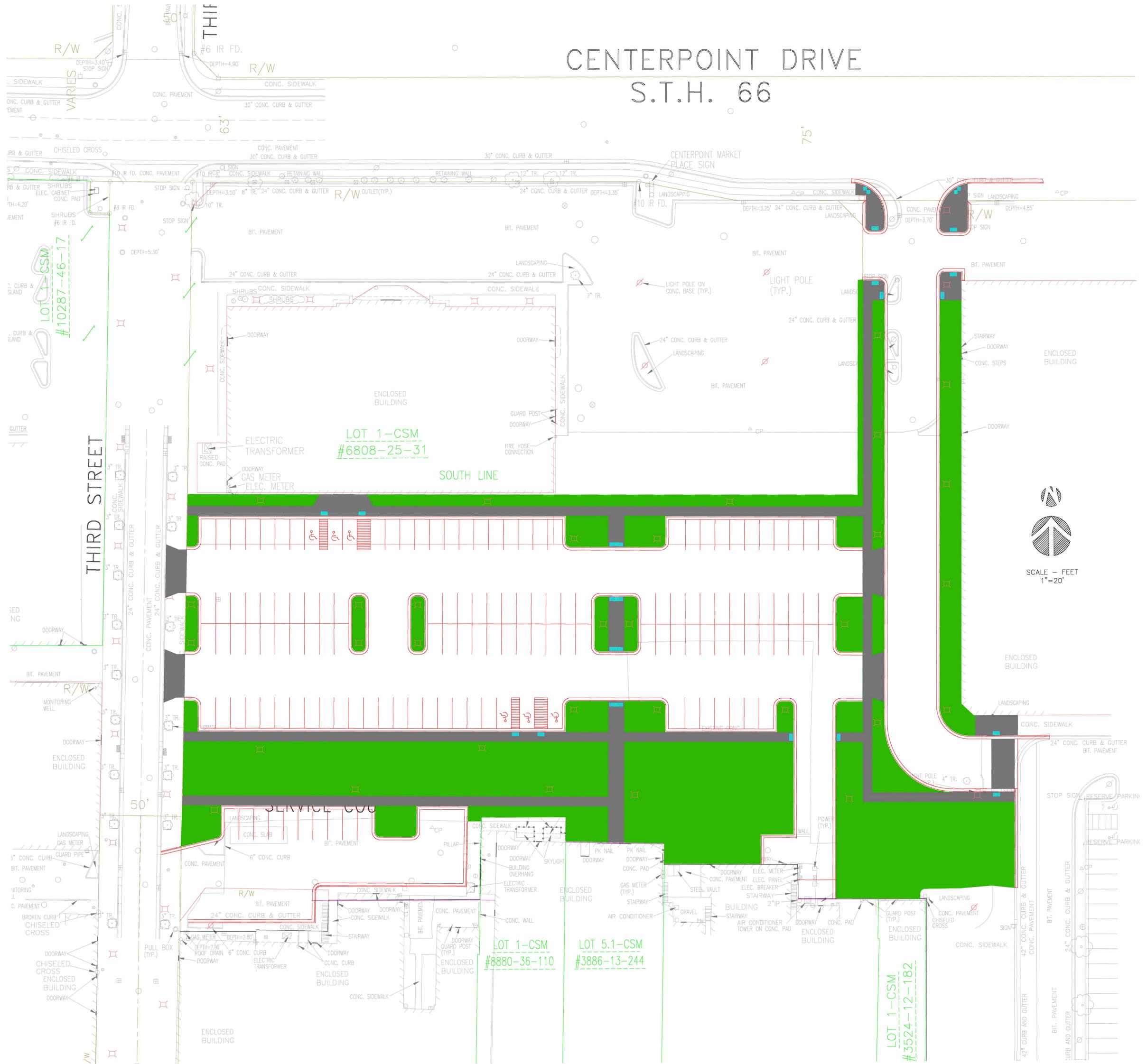
- Area for an outdoor patio north of Guu's.
- Landscaping will include a mixture of trees, ornamental grasses, and shrubs that do not impede the vision of pedestrians and motorists.

In comparing both plans, staff would recommend proceeding with plan 2 for the following reasons:

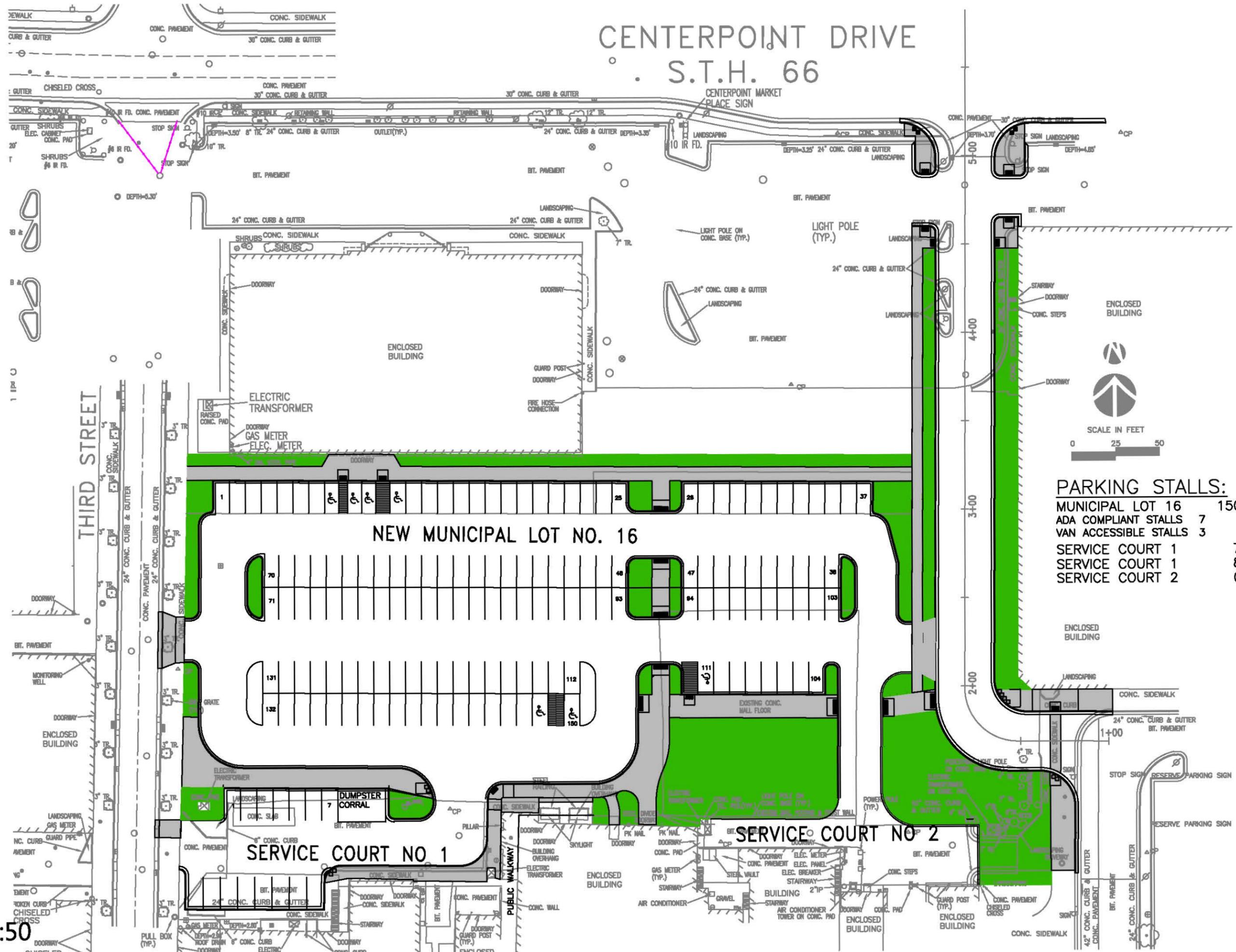
- Plan 2 offers 15 additional parking stalls for nearly the same construction cost. It is estimated that the cost of the parking lot and the extension of Strongs Avenue will be around \$800,000.
- Plan 2 includes a drop-off area for the Children's Museum that is not located in the main thoroughfare of the parking lot.
- Plan 2 offers better vehicular circulation, not only through the lot itself, but between service court 1 and the main lot.
- Plan 2 reduces the number of ingress/egress points, thus reducing vehicle and pedestrian conflict points. This could be done with an amendment to plan 1.
- While plan 1 includes a greenspace area in the southwestern portion of the lot, the functionality of this area comes into question. In addition, ongoing maintenance for this area creates additional concerns and costs.
- When business owners were asked which plan they preferred, a majority of the respondents indicated that they prefer plan 2.

Given that no official commitments have been made for the greenspace areas, or the area north of Guu's, staff would request the ability to make amendments to the plan as those areas may change with further conversations with property/business owners. Depending on the need for access to the rear of the buildings, the service drive aisle into service court two, may stay in its current location if warranted by further discussions. In addition, as plans for the Fox Theater are further discussed and refined, changes to the location of the service drive aisle may be warranted depending on the possibility of an expansion of the Fox Theater.

CENTERPOINT DRIVE S.T.H. 66



CENTERPOINT DRIVE S.T.H. 66



PARKING STALLS:

MUNICIPAL LOT 16	150 TOTAL
ADA COMPLIANT STALLS	7
VAN ACCESSIBLE STALLS	3
SERVICE COURT 1	7 PUBLIC
SERVICE COURT 1	8 PRIVATE
SERVICE COURT 2	0 DESIGNATED

1:50