

AGENDA
HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION
(SPECIAL MEETING)

Wednesday, April 10, 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. Request from Peter Spencer for façade improvement grant funds in the amount of \$14,357.17 and design review for exterior building work, including tuckpointing, brick veneer, striping and painting, new commercial and residential windows, entry doors, signage, and awnings at **920 Clark Street (Parcel ID 2408-32-2018-15 & 2408-32-2018-16)**.
2. 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.

Administrative Staff Report

Peter Spencer
Façade Grant and Design Review
920 Clark Street
April 10, 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">• Peter Spencer <p>Staff:</p> <ul style="list-style-type: none">• Michael Ostrowski, Director mostrowski@stevenspoint.com• Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">• 2408-32-2018-15 & 2408-32-2018-16 <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> <p>2408-32-2018-15</p> <ul style="list-style-type: none">• Actual Frontage: 50 feet• Effective Frontage: 50 feet• Effective Depth: 108 feet• Square Footage: 5,400• Acreage: 0.124 <p>2408-32-2018-16</p> <ul style="list-style-type: none">• Actual Frontage: 22 feet• Effective Frontage: 22 feet• Effective Depth: 124 feet• Square Footage: 2,728• Acreage: 0.063	<p>Request</p> <p>Request from Peter Spencer for façade improvement grant funds in the amount of \$14,357.17 and design review for exterior building work, including tuckpointing, brick veneer, striping and painting, new commercial and residential windows, entry doors, signage, and awnings at 920 Clark Street (Parcel ID 2408-32-2018-15 & 2408-32-2018-16).</p> <p>Attachment(s)</p> <ul style="list-style-type: none">• Parcel Data Sheet• Application• Rendering• Contractor Bids <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 and door framing shall match in color.• Prepping and cleaning of brick for paint shall be performed via hand washing methods using organic compounds (no volatile soaps). Pressure washing of brick shall be prohibited.• Caulk shall not be used as a fill in the place of brick mortar.• The applicant shall work with the HP/DRC chairperson and designated agent to finalize the paint color scheme for the second floor brick, cornice, and ornate detailing.• 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.• The HP/DRC chairperson and designated agent shall review/and or approve the renovation and rehabilitation activities behind the solar panels once they have been removed, which includes the approval of additional grant funds.• The HP/DRC chairperson and designated agent shall review and or
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Structure Information:

- Year Built: 1928 (85 years)
- Number of Stories: 2

Current Use:

- Vacant

Applicable Regulations:

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

approve signage at a later date, which is ineligible for façade grant improvement funds.

- Gooseneck lights shall be spaced equally between windows and below the second story window sill line but above the awning.
- A second bid for lighting shall be submitted from a qualified contractor to be approved by the HP/DRC chairperson and designated agent.
- The building name plate and date shall be preserved and restored.
- All work shall be completed within one year.
- The project must adhere to Façade Improvement Grant Program Guidelines.
- Applicant must submit proof of insurance.
- The property must be current on all real estate and personal property taxes.
- No funds shall be disbursed until project is fully completed.
- The maximum City participation shall not exceed \$14,357.17 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
Windows	Commercial & residential windows, and doors	\$7,925.00
Masonry	Tuckpointing and brick veneer installation	\$2,000.00
Painting	Prime and paint brick (brown 2-color scheme)	\$1,150.00
Awning	Large first floor commercial awning and four(4) small second floor window awnings	\$2,070.50
Lighting	Four (4) gooseneck lights and two (2) surface mounted exterior lights	\$1,211.67
TOTAL (Lowest Bid)		\$14,357.17

Vicinity Map



Scope of Work

Peter Spencer is requesting Façade Improvement Grant Program funds for an exterior renovation to the building at 920 Clark Street. Mr. Spencer is in the process of purchasing the building. The building was formerly used as an auto parts store, but now sits vacant. Mr. Spencer would rehabilitate the first floor into two retail spaces and the second floor into an apartment unit. Furthermore, he has stated that his intent is to renovate and rehabilitate the façade to its historic character with second floor windows and no solar panels.

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

Façade Improvements & Activities:

- Remove solar panels,
- remove brick and paneling on the first floor,
- install brick veneer, matching with original,
- grind out all open joints, and tuckpoint brick,
- clean and paint upper brick (two color brown scheme),
- install four (4) new residential windows,
- install new first floor commercial windows,
- install two (2) new doors
- install four (4) small awnings above residential windows,
- install large awning above commercial windows,
- install gooseneck accent lighting matching historical designs,
- and perform necessary rehabilitation work to the area covered by the solar panels.

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

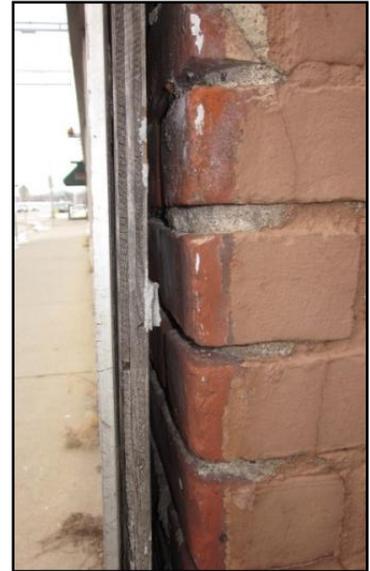
To the extent possible, original materials shall be retained in existing facades. They should be removed only where they are structurally unsound and are beyond restoration, and then only in accordance with an approved design scheme. Natural materials are preferred over simulated or synthetic materials. 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: The building has been painted several times, most recently in different shades of brown; therefore, the applicant is requesting to paint the building above the first floor commercial windows. Cleaning, prepping, and priming of the building are proposed prior to the application of paint. A two-tone color scheme with brown colors is proposed, accenting the cornice and detailing. Brick veneer is proposed to exist for the entire first floor, to be installed where the yellow brick currently exists below the windows. It is unknown as to what exists behind the solar panels, therefore restoration measures will be determined for that area upon removal of the panels.

Tuckpointing will occur to the original brick on the exposed columns once the yellow panels are removed. One bid for masonry related activities has been submitted by Don Dulak & Son Masonry, Inc. It is important to note that tuckpointing of the second floor façade has not been included within the masonry bid. Two bids for painting have been submitted, one by Bill Wanserski Painting & Wall Covering and the other by SDS Painting Co. Inc.

Findings: Unfortunately, the building may have several layers of paint, seen above in the photograph. Although painting is not preferred, it is recommended over stripping which can severely ruin the brick. Original brick, which exists underneath the column panels and possibly under the solar panels shall be rehabilitated. Yellow brick exists below the first floor windows which will not match the original red brick once exposed. In order to achieve a matching façade, the applicant has proposed to install brick veneer (face), replacing the existing yellow brick. Although brick veneer is not historic to the building it will enhance the aesthetics and more closely match the bricks found on the columns. As a definite color scheme for the second floor 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. Additionally, staff would recommend that the HP/DRC chair person and designated agent shall review/and or approve the renovation and rehabilitation activities behind the solar panels once they have been removed. As tuckpointing is a more specialized type of work and the contractor has a proven track record on other historic buildings within the City, staff feels that one masonry bid will suffice.



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, a single door exists on the front façade of the building. Two new doors are proposed to exist, both recessed, allowing for the first floor commercial space to be split. Four (4) second story windows are proposed, all 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 by Precision Glass & Door LLC and Esser Glass Inc.

Commercial Windows:

Glass and framing for the south building façade, as well as the recessed door areas; grey tint low-E insulated tempered glass with anodized dark bronze aluminum. Transoms are proposed only for the eastern half of the building.

Residential Windows:

Four (4) grey tint, low-e insulated tempered glass, single or double hung aluminum frame, anodized bronze finish with screens.

***Windows to be square not rounded.

Commercial Door:

Two (2) flush single pane low-e insulated tempered glass doors with dark bronze anodized aluminum frame.

Findings: The proposed windows are somewhat historically relevant and match that of the surrounding buildings. Although the commercial first floor windows do not exactly match that of the original storefront, which utilized large access doors, they present an inviting and visually appealing design. Wood frame windows and doors are encouraged to more closely match that of the original; however, anodized aluminum matches that of surrounding buildings. Both doors are proposed to be recessed inward which matches the original design. Overtime, several original building elements have vanished, including the removal of the access doors, second shop entrance, awning, and residential windows. It is important to realize that although the applicant isn't fully restoring the façade to its all of its original characteristics, it is a large improvement in the right direction. Restoring the large double doors to their former use would present traffic issues within the vicinity and safety hazards, as a second ingress/egress would have to serve the site unless used for aesthetic purposes. Staff would recommend that all window and door frames match in color, such as the proposed dark bronze. Single hung second story windows have been proposed by the applicant however, double hung windows are an option.



Signs and Graphics - Sign Standards

Projecting Signs: Maximum sign area (ht. x wdth. Of sign face) shall be limited to 8 s. f. where adjacent to residential areas and 16 s. f. in commercial areas. Must maintain a minimum 8 foot and 6 inch clearance between the bottom of the sign and finished grade. May project to a point not more than 2' in from face of curb or 5' from face of building, whichever is less. Shall project at 90 degree angle from building wall unless located at a corner.

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 wdth. 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.

Awning Signs / Canopy: Maximum graphic coverage may not exceed allowable graphics area as described under section 5.b.1. Flush mounted signs, or 25% of the total awning area, whichever is less. Graphics displayed on awning end panels shall not exceed 8 s. f. where adjacent to residential areas and 16 s. f. in commercial areas. No part of end panel graphics may extend further than 5 feet from face of building. Use of logos is encouraged and shall be reviewed on a case specific basis. Internal illumination awning shall be opaque except area of allowable graphics. Lighting shall comply with Section 6.A. Sign Lighting. Awnings with triangular (straight) cross-sections are historically appropriate and recommended. Semi-Circular (barrel type) cross-sections shall be

considered on case specific bases. Must provide a minimum of 8 foot 6 inches vertical clearance between the bottom of the awning and finished grade. Shall project a minimum of 3' 6" to provide pedestrians protection from the elements. May extend to a point not more than 2' in from face of curb or 7' from building face, whichever is less. Must be constructed of fire resistant material. No vertical supports are allowed in the public right-of-way.

Analysis: The existing 4' x 5', approximately 20 square foot projecting sign on the front of the building is proposed to be removed. A second sign, existing on the west side of the building, visible from the right-of-way and similar in size to the projecting sign, is proposed to remain. Both signs are cabinet in character and do not currently exhibit any graphics.



Four (4) small awnings are proposed above each second floor window. Four (4) gooseneck lights are proposed as well, to be placed between or beneath the windows. The lights are to provide accent lighting for the building and first floor awning. Two bids have been submitted for the proposed awning by Wausau Canvas and Baraboo Tent and Awning. A single bid has been submitted for lighting by O'Neil Electric Inc.



Findings: One primary sign is allowed per storefront therefore the projecting and awning signage would be prohibited to exist concurrently. Additionally, the projecting sign is nonconforming as it is over the size requirement and above the second story window sill line. Due to the fact that the user(s) of the first floor commercial space are yet to be determined and no actual sign logo or expression has been determined, staff would recommend to allow the HP/DRC chairperson and designated agent to approve signs at a later date. It is important to note that at that time, as it would not be part of an overall building improvement project, signage is ineligible for façade improvement grant funds. In regards to the awning, a retractable awning existed for many years on the building, and will help to restore the historical integrity of the building. Furthermore, it may be necessary to hide un-restorable building elements that may exist behind the solar panels. Awnings proposed above each second story window may assist to break up the monotony of the bare second story façade, however, may visually create a superfluous and exaggerated aesthetic. Lastly, the proposed gooseneck lighting is preferred and historically relevant, as it can be seen on the older building photos. On the other hand, lighting is typically utilized to illuminate signage, like the example above and signage is proposed to exist on the awning or within the projecting sign which can be internally illuminated. If pursued, staff would recommend gooseneck lights spaced equally between windows and below the second story window sill line but above the awning or commercial windows. Furthermore, staff would recommend that a second bid for lighting be submitted from a qualified, 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: The building located at 920 Clark 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 south façade faces Clark Street.

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 southern façade and include new windows, doors, paint, tuckpointing, awnings, lighting, 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.

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 with the installation of solar panels. 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: A second bid for masonry work and lighting has not been submitted.

Findings: Staff would recommend that a second bid for lighting be submitted from a qualified contractor, to be reviewed and approved by the HP/DRC chairperson and designated agent. As tuckpointing is a more specialized type of work and the contractor has a proven track record on other historic buildings within the City, staff feels that one masonry bid will suffice.

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 (bids)	Proposed Matching Grant Assistance
Windows	Commercial & residential windows, and doors	<ul style="list-style-type: none"> Precision Glass & Door, LLC - \$15,850.00 Esser Glass Inc. - \$16,265.00 	<ul style="list-style-type: none"> \$7,925.00 \$8,132.50
Masonry	Tuckpointing and brick veneer installation	<ul style="list-style-type: none"> Don Dulak & Son Masonry - \$4,000.00 	<ul style="list-style-type: none"> \$2,000.00
Painting	Prime and paint brick (brown 2-color scheme)	<ul style="list-style-type: none"> Bill Wanserski Painting - \$2,470.00 SDS Painting Co, Inc. - \$2,300.00 	<ul style="list-style-type: none"> \$1,235.00 \$1,150.00
Awning	Large first floor commercial awning and four(4) small second floor window awnings	<ul style="list-style-type: none"> Wausau Canvas - \$4,390.00 Baraboo Tent & Awning - \$4,141.00 	<ul style="list-style-type: none"> \$2,195.00 \$2,070.50
Lighting	Four (4) gooseneck lights and two (2) surface mounted exterior lights	<ul style="list-style-type: none"> O'Neil Electric Inc. - \$2,423.34 	<ul style="list-style-type: none"> \$1,211.67
TOTAL (Lowest Bid)			
		\$28,714.34	\$14,357.17

Findings: The requested assistance is \$14,357.17. 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 not been provided because the applicant does not own the building. Any property taxes or outstanding amounts owed to the City will be paid through the sale of the property.

Findings: The applicant must submit proof of insurance and the property must be current on all real estate and personal property taxes before the signing of the development agreement.

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/awnings, lighting and masonry/materials are somewhat met.

Findings: The applicant requests to use brick veneer, and aluminum trim which do not meet the design guidelines; however, it is important to note that the proposed rehabilitation work will significantly increase the historical integrity of the building. It is one of many buildings along Clark Street that has not undergone major renovation in recent decades and has been significantly altered by boarding up windows and installing solar panels. The restoration of the façade will open up boarded windows and remove solar panels to further restore the buildings historical integrity. 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. Prior to establishing an apartment on the second floor, a conditional use permit is needed.

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 along a prominent street within the downtown that is increasingly deteriorating as businesses have moved and interest has shifted to Main Street. Furthermore, the building has been vacant for months and has received little attention. Much of the building's integrity was lost through previous renovation activities, with the addition of solar panels and column panels. Its location on the edge of downtown and near the Wisconsin River makes it a potentially prominent and valuable location. Lastly, the renovation and rehabilitation of 920 Clark Street may spark interest to other properties within the vicinity.

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

Findings: The windows along the first floor are deteriorating and offer little insulation. Furthermore, the solar heating system is inefficient and prevents windows from existing on the second floor. The proposed windows will significantly increase the insulation and aesthetics of the building. 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 will be exposed as panels along the first floor columns will be removed. Brick veneer will be installed below the commercial windows, matching that of the exposed bricks. Four boarded up windows will be opened as well. Lastly, an awning which once existed for decades on the building façade is proposed. 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 ornate brick work near the building crown. Original design elements on the first floor are absent, as original brick has been covered by paneling. 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 is proposed to entertain one or two commercial tenants on the first floor and a residential apartment on the second floor. Previously, the second floor was used as storage for the first floor business. Several interior renovations will also be made to the building to accommodate the proposed uses.

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 businesses within.

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

Findings: No businesses have committed to the commercial space at this point. The creation of jobs is anticipated, however will be dependent on the business.

8. Projects that incorporate mixed uses or multiple tenants.

Findings: The building offers space for one or two commercial tenants on the first floor with residential tenants above.

Building Images



South Façade (Facing Clark Street)



Second Story (Facing Clark Street)



1st Floor Windows and Solar



Building Date Plate & Ornate Brick



Building Entrance



Top of Eastern Solar

Historic Images



920 Clark Street



920 Clark Street



920 Clark Street



920 Clark Street

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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
Total	\$35,600	\$48,700	\$84,300

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

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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
Total	\$18,000	\$46,700	\$64,700

LEGAL DESCRIPTION

W 1/2 LOT 6 BLK 5 S E & 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

Total Area

2,050

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

Department of Community Development
 City of Stevens Point
 1515 Strongs Avenue
 Stevens Point, WI 54481



Kyle Kearns
 Economic Development Specialist
 Ph: (715) 346-1567
 Fax: (715) 346-1498
kkearns@stevenspoint.com
stevenspoint.com

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 type="checkbox"/>)	
Applicant Name	Peter & Connie Spencer	Contact Name	Peter Spencer
Address	920 Clark Street	Address	5748 Regent Street
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	Stevens Point, WI 54482
Telephone	(715) 341-8260	Telephone	(715) 341-8260
Cell	(715) 321-1028	Cell	(715) 321-1028
Fax		Fax	
Email	peterconniespencer@gmail.com	Email	peterconniespencer@gmail.com

PROJECT SUMMARY

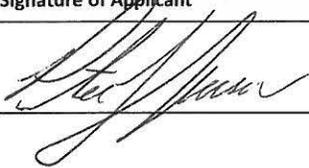
Scope of Work to be Undertaken (attach contractor estimates, if available)	
1) Replace all glass on the facade 2) Repair & replace brick on the facade 3) Painting upper portion of the building 4) Install awnings 5) Install historic lighting 6) Removal of the solar panels 7) 4 new windows on second floor	
Describe the Positive Impact Your Project will Bring to Stevens Point	
Restoring this building will greatly improve the area. It is one of the first you see after crossing the bridge. If this building goes through one more winter without restoration it may need to be taken down.	
Total Cost of Project Improvements	Amount of Matching Grant Assistance Requested
\$30,123.34 plus hidden repairs	\$15,061.67 + 1/2 hidden repairs
Estimated Start Date	Estimated Completion Date
April 29, 2013	August 5, 2013
Number of Commercial Tenant Spaces Within the Building	Number of Residential Tenant Spaces Within the Building
two (2)	one (1)

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
	3/23/13		

March 23, 2013

Kyle Kearns

Department of Community Development
1515 Strongs Avenue
Stevens Point, WI 54481

RE: 920 Clark Street

Dear Kyle,

I have an accepted offer for 920 Clark Street. One of the contingencies is receiving the façade grant. The other is an acceptable survey of the property. I have inspected the building and feel it is worth the time and effort to refurbish it.

The property will be divided into three units. It will have a two bedroom upper apartment and two separate first floor commercial units. There is a possibility of renting the two story side as one commercial unit.

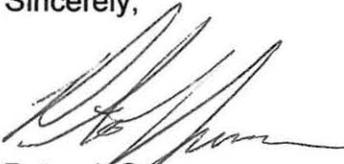
The façade will have the following work done.

- 1) Removal of the solar panels and present glass front
- 2) Removal of the yellow brick on the bottom replacing it with matching red brick
- 3) Tuck pointing and repair of the brick façade
- 4) Clean and paint the upper brick (accenting some of the brick work with two colors)
- 5) Installing a new glass front on the first floor with a door for each side
- 6) Install four new windows on the second floor
- 7) Install awnings on the upper four windows and one awning across the lower portion of the two story side
- 8) Install lighting to match what was on the building in the 1930's
- 9) Repair and rework what we cannot see under the solar panels(no estimate included)

I look forward to any suggestions you may have for this renovation. I would also like to have a meeting on sight after the solar panels are down. This would help in restoring the historical value of the building.

The closing is set for April 15, 2013. I can provide you with proof of insurance and current tax receipts at that time.

Sincerely,



Peter J. Spencer





Present building



proposed renovation of facade



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

Date: 3/18/13 Project: Downtown Stevens Point
To: Peter Location: Stevens Point WI
Att: Proposal #: 13-0031 REV1

WE PROPOSE TO FURNISH materials and/or labor as follows:
GLASS: 1" OA GREY LOW-E INSULATED TEMPERED
STOREFRONT FRAMING: KAWNEER 451T 2" x 4 1/2" THERMALLY IMPROVED @ FIXED
KAWNEER 451 2" x 4 1/2" NON-THERMAL @ EXTERIOR DOOR FRAME
DOORS: KAWNEER 190 NARROW STYLE W/ 10" BOTTOM RAILS
FINISH: either #17 CLASS II CLEAR ANODIZED or #40 CLASS I DARK BRONZE ANODIZED

PRICE #1:

- (1) - (4) LITES WIDE x (1) LITE HIGH W/ (1) 4 1/2" EXTRUDED CORNER
(1) - (1) LITE WIDE x (1) LITE HIGH W/ (1) 4 1/2" EXTRUDED CORNER
(1) - 36" x 84" SINGLE DOOR W/ (1) SINGLE LITE SIDELITE, NO TRANSOM
(1) - 36" x 84" SINGLE DOOR W/ (1) SINGLE LITE SIDELITE, NO TRANSOM
(1) - (1) LITE WIDE x (1) LITE HIGH W/ (1) 4 1/2" EXTRUDED CORNER
(1) - (3) LITES WIDE x (2) LITES HIGH W/ HEAVY WEIGHT MULLION AS REQUIRED
(1) - (3) LITES WIDE x (1) LITES HIGH W/ HEAVY WEIGHT MULLIONS AS REQUIRED

TOTAL AS DESCRIBED ABOVE, TAX INCLUDED, IS: \$11,700.00

PRICE #2:

THE INTERIOR DOORS HAVE BEEN REMOVED FROM THE SCOPE OF THE PROJECT

PRICE #3:

(4) - WOJAN M85 SINGLE HUNG WINDOWS WITH FIXED, NON REMOVABLE TOP SASH, STANDARD HARDWARE AND SCREENS IN A BRONZE PAINTED FINISH, WINDOW SIZE 42" x 66"

TOTAL AS DESCRIBED ABOVE, TAX INCLUDED, IS: \$3,550.00
ADD FOR GERKIN RHINO DOUBLE HUNG WINDOWS IN LIEU OF WOJAN SINGLE HUNG IS: \$2,000.00

PRICE #4:

TOTAL TO REMOVE 50 PIECES OF GLASS AND ASSOCIATED FRAMING THAT SPANS STOREFRONT IS: \$600.00

DOOR HARDWARE AT DOORS TO CONSIST OF (1) EA TOP & BOTTOM OFFSET PIVOTS, (1) HEAVY DUTY CLOSER, (1) SET PUSH/PULL, (1) DEADLOCK W/ CYLINDER & THUMBTURN, (1) SWEEP & (1) THRESHOLD

NOTE THAT ALL PRICES INCLUDE REMOVAL/DISPOSAL OF EXISTING AS REQUIRED

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 AND OUR SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

ACCEPTED: _____

PROPOSAL BY: _____

DATE: _____

Brandt Laughman

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

April 1, 2013

Peter Spencer

RE: 920 Clark Street Stevens Point, WI

We propose to remove and dispose of existing store front

Furnish and install as follows

1 elevation 17' 6" x 6' 4W 1H with return 3' 2 1/2" x 6' 1W 1H,

And 3' x 7' door with single side lite 5' x 7' 2"

1 elevation 17' 8" x 9' 2" 4W 2H with return 3' 2 1/2" x 9' 2" 1W 2H,

and 3' x 7' door with transom and single side lite 5' x 10' 4"

- * Doors to be Kawneer 190 narrow stile with 10" bottom rails
- * 1 1/2 pair butt hinges per leaf
- * MS Lock with 1 thumb turn / 1 keyed cylinder per leaf
- * CP - Co9 push / pull hardware
- * DH P416 heavy duty door closers
- * 4" x 1/2" ADA thresholds with bottom rail weather strip

- * Side lite and window framing to be Kawneer "451 T"
4 1/2" x 2" Thermally broken flush glaze
- * Aluminum finish to be dark bronze anodized
Glazing per code
- 1" OA standard tint / LoE annealed and tempered as required

Includes

- 4 - Single hung windows 3' 8" x 5' 10" manufactured by Thermal Windows, Inc
Thermally broken, half insect screens with standard hardware
- * Aluminum finish to be dark bronze anodized
- * Glazing to be 7/8" OA Solarban 60 LoE #2 - Argon

FOR THE SUM OF \$ 14,465.00

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

For removal and disposal of existing solar collector

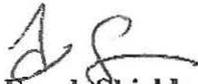
PLEASE ADD \$ 1,800.00

Not Included

Electrical disconnect or any other work not mentioned herein above

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 trip

NOT INCLUDED:

Boarding up openings or temporary enclosures

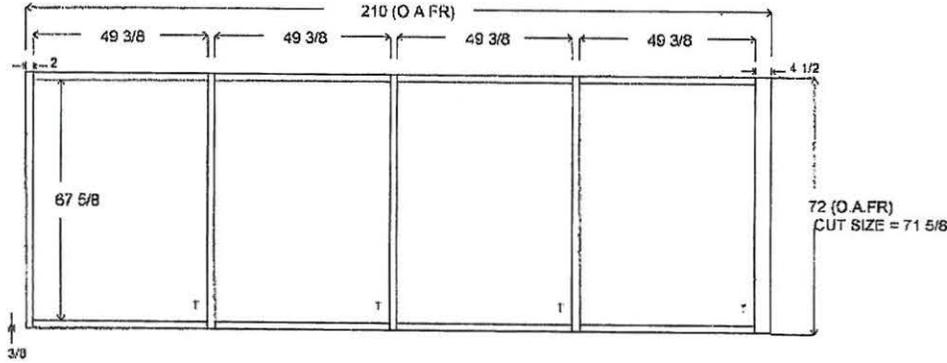
Wiring, pulling wires or hook up of any electrified hardware that may be

Included in this proposal.

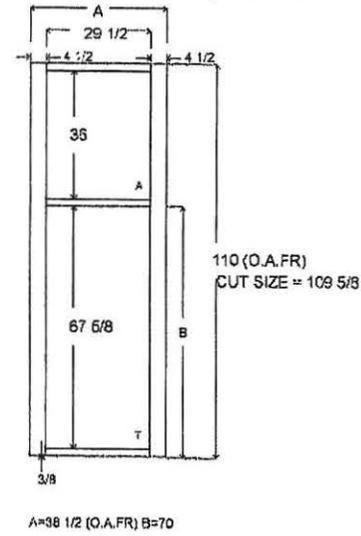
Project Name: Spencer Job Clark St

Date: 4/1/13 11:49 AM

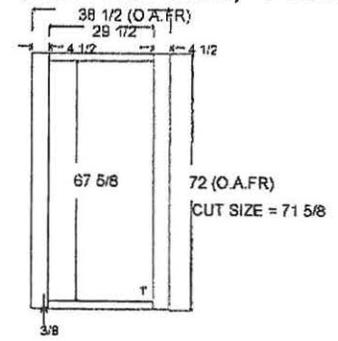
(South Elev West) 1 Thus



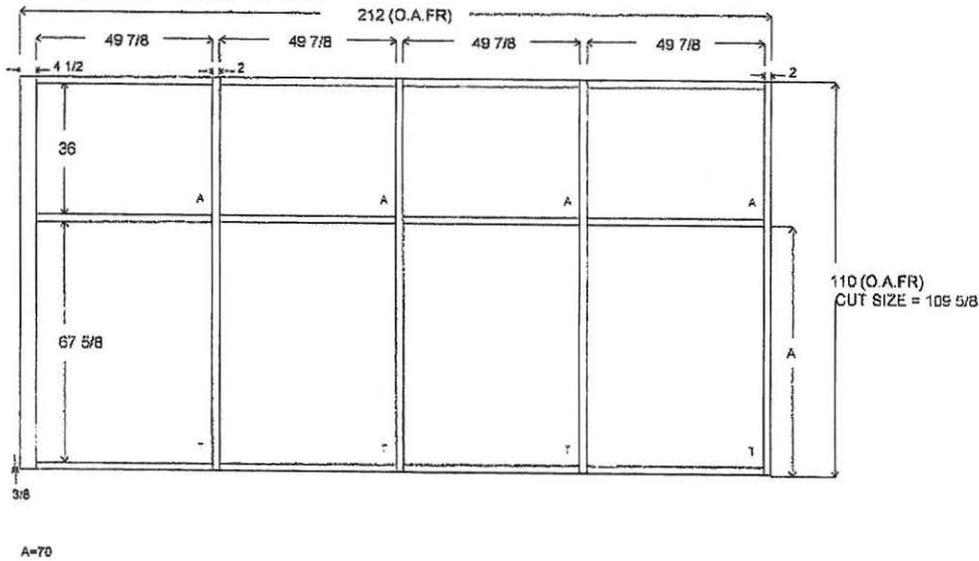
(Frame East Return) 1 Thus



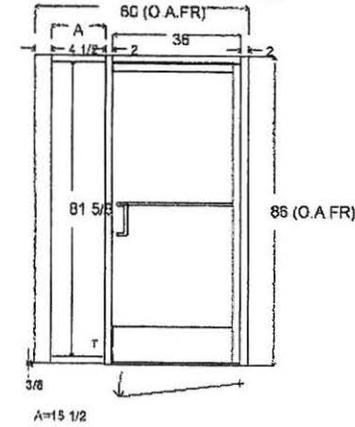
(Frame West Return) 1 Thus



(Frame South Elev East) 1 Thus



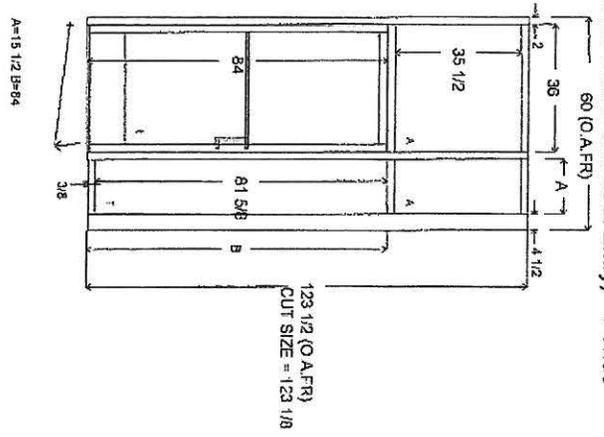
(South Elev West Entry) 1 Thus



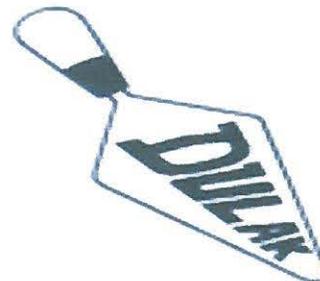
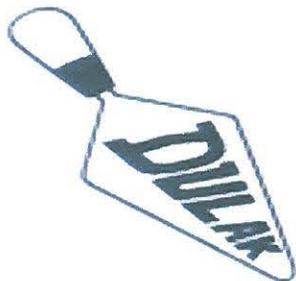
Esser Glass, Inc.
 Glazing Contractors
 715-344-1961 800-300-1961

Project Name: Spencer Job Clark St

(Frame South Elev East Entry) 1 Thus



Date: 4/1/13 11:49 AM



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

Phone: (715)-344-4705

Fax: (715)-344-5933

FOR: Peter

DATE: March 20, 2013

QUOTE: Old Mattlin auto parts building

Brick veneer

- Remove sill cap and existing yellow brick
- Haul brick out
- Lay new red brick (have to purchase 525 min.)
- W100 mortar

\$2,200.00

Tuckpointing

- Grind out joints on 3 columns (100%)
- Rinse out joints
- Tuckpoint joints w/ w100 mortar
- Wash

\$1,800.00

Remaining building to be inspected upon removal of solar panels. S ?

**Thank you,
Shane D.**

NO WINTER PROTECTION IN THIS QUOTE

THIS QUOTE IS GOOD FOR 30 DAYS FROM DATE ABOVE

PROPOSAL

Bill Wanserski Painting & Wall Covering

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

PROPOSAL SUBMITTED TO:

NAME <i>Refur Spencer</i>
ADDRESS
PHONE NO.

WORK TO BE PERFORMED AT:

ADDRESS <i>920 Clark Front of Building</i>
DATE OF PLANS
ARCHITECT

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

*Power Wash Front, Prime - coats
Paint Accent Columns - Recheck
Front Behind Solar Panels - after
follow*

(Sherwin Williams products)

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 (\$ 247000)

with payments to be made as follows.

Respectfully submitted

Bill Wanserski

Per

Ernie

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

Customer: Peter Spencer

Project: Matlin Auto Parts Bldg. Re-Paint

We propose to provide all labor, materials and equipment for the painting on the above named project per plans and as stated in specifications.

Our Quote: \$2,300.00 (Front Facade)
\$5,600.00 (Remaining Building)

Includes: Scrape/Pressure Clean Loose Paint
1-Coat Prime W/Acrylic Masonry Surfacer
1-Coat HD Acrylic Elastomeric Finish
Color(s) By Owner
Tuck Pointing By Others

Terms: Net 30

Please contact Rich Schuhmacher at [\(715\) 340-8179](tel:7153408179) for questions and/or scheduling.
Thank you.

SDS Painting Co., Inc.



1111 Walnut Street PO Box 57
Baraboo, WI 53913
Phone 800-332-8303 Fax 608-356-0140
Email: johnpinkston@barabooawning.com

Other great products by Baraboo Tent and Awning, Inc.:
Awnings • Canopies • Large Format Digital Printing
Boat Covers • Industrial Curtains • Banners
Cabanas • Retractable Awnings • Umbrellas
Custom Sewing • Trailer Covers • Porch Curtains
Party Tent Rental

PROPOSAL SUBMITTED TO: Peter & Connie Spencer
920 Clark Street
Stevens Point, WI
Phone:
Fax:

peterconniespencer@gmail.com

We hereby submit specifications for: Welded aluminum frame awnings per your drawings and specs.
Size: 1 @ 25' wide x 3' projection x 5' drop including a 8" fixed valance.
4 @ 3' wide x 2' projection x 3' drop including a 6" fixed valance.
Slant style with closed ends.
Frames to be 1" square aluminum and will be mill finish silver.
Fabric: Sunbrella.
Fabric color: Forest green.
Awnings installed by Baraboo Tent & Awning.
All building prep work and blocking installed by owners.

We propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of \$4,141.00 dollars.
Terms: 1/2 down balance on delivery.

All material is warranted to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

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

Note: This proposal may be withdrawn by us if not accepted within 30 days. Interest will be charged on late payments at the rate of 18% per annum.

Baraboo Tent & Awning, Inc. Authorized Signature:

John Pinkston

Customer Authorized Signature:

THANK YOU FOR YOUR BUSINESS! CALL US OR VISIT OUR WEBSITE www.barabooawning.com



801 JEFFERSON STREET
WAUSAU, WI 54403
TELEPHONE: 715.845.6614
TOLL FREE: 1-800.533-5654
FACSIMILE: 715.848.2366

We Are Pleased to Quote....

Submitted To:

**Peter Spencer
Stevens Point WI
715-341-8260**

**Date: March 27, 2013
Quotation Number: 4406759**

QUANTITY	DESCRIPTION	PRICE	AMOUNT
01 EACH	<p>TRADITIONAL STYLE AWNINGS PER PHOTO</p> <p>Width = 25 feet x Height = 5 feet x Projection = 3 feet</p>		\$ 4390.00
04 EACH	<p>Width = 3 feet x Height = 2 feet x Projection 2 feet (approx)</p> <ul style="list-style-type: none"> • Welded aluminum frames, mill finish • Customer choice of traditional fabrics and colors. • Includes one color valance graphics on 25 foot awning, customer to supply artwork. • Includes installation. <p>Applicable taxes and permits additional.</p>		

Prices are quoted F.O.B. Wausau, WI and are valid for THIRTY (60) days.

Terms 50% down, Balance net 10 days. Please sign and return one copy of this proposal with down payment as acceptance of this quotation and to place order.

Invoices not paid in accordance with terms are subject to a service charge of 1.5 % per month, 18 % per year or as allowed by state and local laws.

Delivery: Approximately 4 – 5 weeks. Delivery is based on the availability to manufacture at the time the quotation is submitted. However, we regret that all deliveries must be subject to change depending on when we are favored with your order.

Included installation: Installation costs are figured assuming building structure and mounting surfaces are appropriate and sound. Special modifications will be subject to time and material charges.

Accepted By: _____ **Date:** _____

Thank you for the opportunity to quote on this project. If you have any questions regarding this quotation, please contact us.

Submitted By: _____
Robert Eriksen/nek

O'Neil Electric Inc.

O'Neil Electric Inc.
 411 Wilshire Blvd N
 Stevens Point, WI 54481

(715)572-9924
 oneil.electric@gmail.com

Estimate

Date	Estimate #
03/14/2013	1007
Exp. Date	

Address
Pete Spencer 5748 Regent St Stevens Point, WI 54482 USA

Date	Activity	Quantity	Rate	Amount
03/14/2013	Gooseneck Barn Lights	4	250.00	1,000.00T
03/14/2013	3/4" EMT conduit (price per 10' stick)	20	4.50	90.00T
03/14/2013	#12 THHN (price per foot)	700	0.18	126.00T
03/14/2013	3/4" EMT Comp. Fittings	8	2.00	16.00T
03/14/2013	3/4 EMT set screw fittings	20	1.00	20.00T
03/14/2013	3/4 EMT half straps	10	0.10	1.00T
03/14/2013	Round Weatherproof Bell Box	4	12.00	48.00T
03/14/2013	Surface Mounted Exterior Lights	2	50.00	100.00T
03/14/2013	Labor rate for master electrician	16	56.00	896.00T
			Sub Total	\$2,297.00
			Tax (5.5%)	\$126.34
			Total	\$2,423.34

Estimate for updating the lighting on the front of 920 Clark St. in Stevens Point.

Thank you for using O'Neil Electric Inc.

Accepted By

Accepted Date