AGENDA
HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, August 7, 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 June 5, 2013 and July 16, 2013 HPDRC meetings.
2. Request from Marty and Kelly Kizewski for design review of exterior façade improvements and signage at **1008 Main Street (Parcel ID 2408-32-2029-20)**.
3. Request from Jeff Brown for façade improvement grant funds in the amount of $10,389.60 and design review for exterior building work at **1140 Clark Street (Parcel ID 2408-32-2026-32)**.
4. Request from Mark Grubba, representing M&C of Stevens Point LLC, for façade improvement grant funds in the amount of $25,333.00 and design review for exterior building work at **949 Main Street (Parcel ID 2408-32-2018-01) and 937 Main Street (2408-32-2018-02)**.
5. Determination of Eligibility (DOE) submission of potential historic districts or sites to the Wisconsin Historical Society regarding the Business 51 road reconstruction project.
6. 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 June 5, 2013 – 4:30 p.m.

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

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

ALSO PRESENT: Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, City Attorney Logan Beveridge, Alderperson Tony Patton, Cathy Dugan, Bill Schierl, Carrie Butt, and Elizabeth Aquillera.

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Discussion and possible action on the following:

1. Approval of the reports from the April 3, 2013 and April 10, 2013 HPDRC meetings.
2. Request from Bill Schierl, representing the Arts Alliance of Portage County, Inc, for a contemporary street art mural on the west facing wall of Dive Point Scuba, 944 Main Street **(Parcel ID 2408-32-2015-15).**
3. Façade Improvement Grant Program Update.
4. Adjourn.

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1. Approval of the reports from the April 3, 2013 and April 10, 2013 HPDRC meetings.

   Motion by Commissioner Siebert to approve the reports of the April 3, 2013 and April 10, 2013 meetings; seconded by Commissioner Kruthoff. Motion carried 4-0.

2. Request from Bill Schierl, representing the Arts Alliance of Portage County, Inc, for a contemporary street art mural on the west facing wall of Dive Point Scuba, 944 Main Street **(Parcel ID 2408-32-2015-15).**

   Commissioner Beveridge stated that we have all read the proposal, and understand the thinking, but the request does violate the guidelines, however several things have been presented in the past that don't meet guidelines.

   Bill Schierl asked if the guidelines referred to were the 2008 centennial and the purpose of the murals, to which Commissioner Beveridge stated yes, those are our guidelines and we had created them at the time when the murals seemed like a good project. Commissioner Beveridge pointed out this is very different and evokes lots of different opinions and attitudes.

   Commissioner Siebert stated he opposes this even though he understands were the idea is coming from, but he feels it looks like graffiti, and pointed out the examples in the packet which

appear scary to him. When asked by Elizabeth Aquillera if it was the style or the content that he opposed, Commissioner Siebert answered both.

Bill Schierl explained it started when he went to an exhibit at the Center for the Visual Arts in Wausau where they had done graffiti art in a skateboard proof which was extremely popular. He continued in conversations with Carrie and Bob Butt regarding the wall of the building as a place for a mural. This would allow the creation of a space for contemporary younger artists to show their work and to create interest. His hope is that the wall is continually changing and that it isn't about graffiti, but hopefully the goal of having real artists who do real work rather than graffiti. Furthermore, he pointed out the wall is currently in poor shape. Mr. Schierl continued stating that he and Elizabeth went to downtown property owners to obtain feedback regarding this project. Business and property owners that would typically look at the wall are in favor of it and many have a positive impression of the art, especially rather than the current wall.

Elizabeth Aquillera stated she poled the other end of the street and the majority said yes to the graffiti mural, showing much excitement and interest.

Commissioner Beveridge asked if this could be broken down into different things rather than just street art, such as different divisions, to which Mr. Schierl answered possibly. Commissioner Beveridge added, he loved the colors and thinks the images are intriguing, but there are people who will not understand it at all. Mr. Schierl pointed out that some people don't understand the Sculpture Park or traditional photos. The concept of not knowing the history of the sculpture or mural and the requirements is simply a misconception for this wall not necessarily fitting into the existing mural context, but rather just a place to beautify the building and expand the art scene.

Elizabeth Aquillera explained you are speaking to people that you are not going to reach with the historic murals, however a lot of "smaller town" downtowns in Wisconsin are starting to pursue the same thing. The other end of Main Street has a skate shop, Energy Café and a clothing store called "Identity" which are all of a different generation and style, whose customers may enjoy this type of art.

Carrie Butts added if you go to Google images and type in the word graffiti you will see a lot of pictures of amazing art. Often times the words graffiti is often times associated with bad art. Commission Beveridge added he does not think it applies to this.

Commissioner Siebert asked how frequently the wall would change, to which Mr. Schierl answered that in the staff report the recommendation is for an approval process. Initially however, the concept was to be as free as possible, allowing changes to the wall to occur at artist's choosing. Profanity, inappropriate imagery, sexual content, violence, racial slurs, and political gang messaging would be blacked out. He continued that this art is not something that someone is going to complete in an hour; the proprietors of the building will have some control and connection with the artists. Commissioner Beveridge did point out there will be taggers out

there and pieces of art will be painted over, as well as potentially nearby buildings. Mr. Schierl asked if there has been graffiti damage to the existing murals, to which Commissioner Beveridge answered he thinks they are boring enough that kids are not interested. He then added this will draw the right people to come and appreciated it, but at 3am someone with a spray can may be tempted to use it. Mrs. Butt stated they are willing to put a video camera on this side of the building and more lighting if allowed. One currently exists on the front of her building.

Commissioner Kruthoff feels the art is refreshing; the murals in the past are historic, and they have met a certain need. Furthermore, this proposal meets another kind of need for the arts which should be approved by the committee, as changes to paint can be reversed. Commissioner Siebert asked who is to determine that renderings are disturbing, to which Mr. Schierl answered art would be based on the criteria of profanity, inappropriate imaging, sexual content, violence. Mrs. Butt interjected that if there was something vulgar she would be out there right away covering it up. Commissioner Beveridge also pointed out that the staff report included bringing a rendering through the committee for review, to which Mr. Kearns clarified it was a staff recommendation. Mr. Schierl asked if approval of contemporary images changing was really needed, as a code exists among artist to respect each other's work and create appropriate images. He continued stating he is on the Sculpture Park committee and there has only been one vandalism issue.

Kyle Kearns Economic Development Specialist asked Mr. Schierl to provide more detail as to how going about enforcing the time in which artists art are allowed to be displayed, before being painted over. Mr. Schierl answered that his understanding is in major metro areas unless artists bought the wall there is no control of time frame. Mrs. Butt added they will play that by ear, and see if they get a waiting list of people to paint the wall which may encourage the creation of a schedule. Adperson Patton stated that initially several artists will be interested and if space is given to artists they will respect it.

Commissioner Siebert stated there has been graffiti on some of the murals.

Cathy Dugan, 615 Sommers Street, agreed there is no historical significance at this site and that is what this area is about. She continued stating the proposed area is not the appropriate place for contemporary graffiti art, but another place in town might be. Lastly, Ms. Dugan stated she is skeptical as to what type of artwork will be displayed, but would be more inclined to listen if the University Art professors were involved.

Commissioner Beveridge explained there is a trend of to ensure responsibility, enforcement, and approval, however, there is none of that involved in this project. He continued stating that he liked the idea, and agreed may be shocking to people, but the downtown is shaping up to be the Mecca of the young; there is no other place.

Alderperson Patton asked if there is anything in our ordinance that regulates façade painting, to which Commissioner Beveridge stated yes, they have to have prior approval from the Historic

Preservation/Design Review Commission and they can paint the wall a solid color if it is approved by the commission from a historic palette.

Commissioner Kruthoff stated the way the downtown is shaping up, with the arts walk and studio adjacent to the river, the mural is a unifying factor that brings in another view point. Alderperson Patton added, like the skateboarders needed their place, maybe the graffiti artists need one as well, and if someone is willing to give up a wall of their building, it might be worth it. Furthermore, a temporary approval can be given, allowing for a trial period where the committee has the chance to end the project.

Commissioner Kruthoff asked if there was anything that prevents us from requiring a review before something is put up. Mrs. Butt commented that she purchased the building in 1999, during which discussion occurred with city planners that a mural portraying a scuba diver, kayaker, and a rock climber was a concern because it may be advertising, even though she explained it portrays residents of Central Wisconsin. It was never pursued due to financing.

Commissioner Beveridge asked if this was going to be shepparded by the Arts Alliance, to which Mr. Schierl explained they would put out a call to artists, and because it is new to the Alliance, they do not want to have restrictive barriers. Elizabeth Aquillera added this also is the only place where you can just walk down the street and see art being made. Commissioner Beveridge stated the commission does understand what is being proposed, but unfortunately, the Commission is not part of the art community, and some of these things can be interpreted in many different ways. The commission is looking for some way to approve this but have some idea of what is going to happen.

Commissioner Kruthoff asked if they had reviewed the staff recommendations, to which Mr. Schierl stated yes and he does not have a real problem with them. Mr. Kearns added the reason those staff conditions were placed on the approval is because the historic guidelines do not typically allow the painting of brick and it is frowned upon by the state's Historical Society. Mr. Schierl explained with the control question, the worst case scenario is that the wall just gets painted grey if the project is rejected in the future. Alderperson Patton added most of the designs would occur during the summer and whatever is put up in November would probably be there all winter. Mr. Schierl added that a timeline for this really has not been discussed with the owners or anyone else. Commissioner Beveridge asked what the time line would potentially look like, to which Mr. Schierl answered we would have to work through the process of prepping the surface, posting signage and rules, as well as, getting in contact with street artists to get involved; a couple of months or even by fall.

Alderperson Patton stated as an Alderperson he supports it and believer in its success with MSTC coming downtown and bringing younger people to the area.

Carrie Butt asked if the staff recommended conditions would that take care of the concern about control, to which Commissioner Beveridge answered we were told there would be no

renderings beforehand. Commissioner Beveridge then asked if prepping the wall would include painting it a solid color prior to the art, to which Mr. Schierl answered he doesn't know.

Alderson M. Stroik asked if renderings will be done because it may hinder the creativity of the process, to which Mr. Schierl stated the Art Alliance does not want to put itself in the position of judging art.

Commissioner Beveridge asked Director Ostrowski if there was any graffiti problems downtown, to which he answered yes. Graffiti through was found by the library on the murals, on the former Player's Lounge, as well as the Cooper Motors and Shopko last year. However, there was not a specific focus to the downtown area.

Cathy Dugan added that regarding oversight, all art should come before the commission, as described in the staff report. Commissioner Beveridge stated it has been explained during this meeting that art is not going to be controlled and will happen over a period of time. Commissioner Beveridge asked the representatives to get back to the commission regarding answers to some of the concerns and see if there is anyone in the arts league who would have any additional comments or recommendations about control or safety to surrounding buildings. Mr. Schierl stated that if the expectation is for the Arts Alliance is to control those issues, then they will withdraw the proposal as they do not want to be a part of judging art.

Commissioner Siebert pointed out one of the issues is the inappropriate stuff; who will then paint over it, to which Carrie Butt stated she can keep paint to cover it up. Director Ostrowski added if there is any inappropriate language, gang signs, or imagines there is a graffiti ordinance that would require it to be repainted within 10 days by the property owner.

Alderperson Patton stated he feels the commission should let it happen with a review process in place, similar to a trial period. Commissioner Beveridge added we are here to protect the image of downtown, and this request is just different.

Motion by Commissioner Kruthoff to approve a contemporary street art mural, on the west facing wall of Dive Point Scuba, 944 Main Street (Parcel ID 2408-32-2015-15) with the following conditions:

- **Proposed artwork shall not display inappropriate language, phrases, pictures, or gang signs.**
- **Artwork shall be limited to the southern half of the western building façade. The northern half shall remain unpainted brick.**
- **Renderings of proposed artwork shall be submitted for review by the Commission Chairperson and designated agent prior to painting to ensure conditions are met.**
- **If the Contemporary Street Mural Program shall ever cease, the applicant and/or owner shall be responsible for restoring the wall with a neutral paint color at any time in the future if decided by the Historic Preservation/Design Review Commission.**

Seconded by Alderperson M. Stroik.

Commissioner Kruthoff continued stating she understands both side of the review argument, but feels the comfort level of the community, area, and the commission is a responsibility that we have to have. Furthermore, it doesn't mean the Commission has to have a full meeting for approving art, but our commission has to have part of that review to ensure that conditions are met. She continued stating that she trusts Mrs. Butt wouldn't approve something that was inappropriate in nature. Commissioner Beveridge added that he is still concerned an attractive nuisance will be created with this approval. Mrs. Butt added that traffic flow is in the opposite direction of this wall and in order to see it you will have to be walking. Additionally, the city Police Department has called her a few times in the past when kids have gotten on the roof, and to review her camera footage which point towards Main Street.

Amended Motion by Commissioner Kruthoff to approve a contemporary street art mural, on the west facing wall of Dive Point Scuba, 944 Main Street (Parcel ID 2408-32-2015-15) with the following conditions:

- **Proposed artwork shall not display inappropriate language, phrases, pictures, or gang signs.**
- **Artwork shall be limited to the southern half of the western building façade. The northern half shall remain unpainted brick.**
- **Renderings of proposed artwork shall be submitted for review by the Commission Chairperson and designated agent prior to painting to ensure conditions are met.**
- **If the Contemporary Street Mural Program shall ever cease, the applicant and/or owner shall be responsible for restoring the wall with a neutral paint color at any time in the future if decided by the Historic Preservation/Design Review Commission.**
- **In one year from approval, review shall occur by the Historic Preservation / Design Review Commission of the Contemporary Street Mural Program, during which the commission shall determine the programs continuation or abolishment and add any conditions to approval.**

Seconded by Alderperson M. Stroik.

Commissioner Beveridge stated he thinks we are going to end up approving something that ruins the downtown mural atmosphere. Furthermore, he requested the applicant to provide material in the future to alleviate many of the Commission's concerns. Mr. Schierl answered that internally, the Arts Alliance will have to discuss the program specifics, historic guidelines and approval process to ensure the program can be sustainable for a year.

Ms. Aquillera added the cultural center in Wisconsin Rapids just a week or two ago had a skateboard artist there talking about more contemporary art and doing a workshop with youth. Commissioner Beveridge asked staff to contact other surrounding communities to see if this has come up, and to find something similar that communities have made themselves comfortable with.

Roll Called Commissioner Beveridge – aye, Alderperson Mary Stroik- aye, Tim Siebert – abstain, Kathy Kruthoff- aye, motion carries 3-0.

3. Façade Improvement Grant Program Update.

Mr. Kearns stated the commission has been provided with the memo regarding the current funds approved for the Façade Improvement Grant. He continued stating that six projects have received approval for funding, with two complete which received reimbursement.

Mr. Kearns also provided an update on current projects, specially relating to 1225 Second Street which will not be pursuing corncob blasting as it is not allowed by the State's Historical Preservation Society. Instead, discussion has ensued to identify other non-abrasive cleaning methods. Commissioner Beveridge pointed out that multiple color patterns have been discussed for the building in order to bring out the detailing.

Mr. Kearns then discussed the Mattlin Building, 920 Clark Street, stating the solar panels have been taken off which has exposed wood trusses and steel beams. The applicant has expressed interest into extending the windows and providing transom windows up to what has been exposed. Commissioner Beveridge added the original sign on the east side of the building has also been exposed. Mr. Commissioner Seibert asked for clarification as to what was behind the solar panels, to which Commissioner Beveridge answered there had been glass block and that was taken out and stud wall was put in with some insulation.

Alderperson M. Stroik asked about Specialized Computer Systems project, to which Mr. Kearns answered it was postponed until this year because they could not do the wood work and painting prior to the snowfall.

Commissioner Beveridge asked about the funds being available for the mural that was previously talked about, to which Mr. Kearns answered he did not think the funds would assist with the painting of a mural and the materials and labor to do so. However, if the Butts wanted apply for the removal of tar and so forth, they may be a candidate for funds as the wall is visible from the right-of-way and abuts an alley.

4. Adjourn.

Meeting adjourned at 5:39 p.m.

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Tuesday July 16, 2013 – 4:00 p.m.

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

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

ALSO PRESENT: Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, and Garrett Ryan.

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Discussion and possible action on the following:

1. Request from Garrett Ryan for design review approval to construct a detached accessory structure within the Clark Street Historic District at **1708 Clark Street (Parcel ID 2408-32-1036-10).**
2. Dumpster corral design within the downtown design review district, specifically relating to the area north of Main Street, between Third Street and Strongs Avenue.
3. Adjourn.

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1. Request from Garrett Ryan for design review approval to construct a detached accessory structure within the Clark Street Historic District at **1708 Clark Street (Parcel ID 2408-32-1036-10).**

   Economic Development Specialist Kyle Kearns stated Garrett Ryan is the owner and applicant requesting to construct a detached structure; it will meet all the zoning requirements; however it is before this commission due to being within the Clark Street Design Review District.

   Garrett Ryan, 1708 Clark Street, explained the 22' x 24' detached garage will be placed in the back corner of the lot, to match the existing structures as close as possible. Garage doors will be painted exactly the same, with the same distance between the doors. Material such as siding and trim will be custom painted to match the house. He continued stating the siding will be four inch wide to match the existing siding on the back of the house, and the shingles will be the same.

   Commissioner Siebert asked what would be the lifespan of the material, to which Mr. Ryan answered a 30 year warranty on the paint which is an automotive paint and a 5 year/50 year warranty on material.

   Arrival of Alderperson Mary Stroik 4:05p.m.

   Commissioner Siebert continued, explaining his concern regarding the material getting wet and splitting. Commissioner Beveridge explained the materials that are of concern are composed of a hard board which is masonite and furthermore, the edges which go unpainted and expand.

Commissioner Hanson asked if the structure would abut the existing driveway, to which Mr. Ryan stated correct, with this location there will be very little concrete poured from what exists to where the garage is starting. He explained the location was chosen to maintain the much of the trees and landscaping existing in the yard. Furthermore, power lines have been trenched so there will be no overhead lines

Commission Beveridge asked if the siding on the house was wood, and was concerned with the texture of the sample provided, to which Mr. Ryan stated the house looks like wood, but he is unable to confirm due to several layers of paint. Additionally, the new proposed siding texture is customizable, and is proposed to match as close as possible to the existing principal structure. Commissioner Beveridge asked if wood siding was considered or priced for this project, to which Mr. Ryan stated it was and came out to $6,000.

Kyle Kearns, Economic Development Specialist stated he has also researched LP SmartSide trim and siding and provided some information in the staff report regarding the engineered wood that was directly from the company's website and has not found any other comments, forums or reviews regarding the durability or longevity of it.

Commissioner Beveridge asked what our guidelines state, to which Mr. Kearns referred to page three of the staff report stating that original material should be used verses a synthetic material. Commissioner Beveridge then asked why the size of 22' x 24' was chosen, to which Mr. Ryan answered the in order to be above the flood level a larger grade would need to be reached, therefore, smaller dimensions were chosen. Furthermore, he explained the building inspector confirmed and is aware of the change and situation. Commissioner Beveridge asked what lead to the decision not to tie it into the existing attached garage. Mr. Ryan answered that increased costs, additional concrete, and the removal of trees would have resulted if attached to the existing garage.

Commissioner Beveridge asked what types of windows were proposed, to which Mr. Kearns stated vinyl are proposed. Mr. Ryan added there won't be any on the back, the side of the neighbor on the corner, or front. Additionally, an entrance door to match the doors on the house with a window will face east and then possibly one or two windows on that side same side. He continued stating there will be a lot of greenery around the structure to blend into the existing landscape. Commissioner Beveridge pointed out that the windows on the house are tall and narrow double hung, to which Mr. Ryan stated he would want the garage windows to match the house. Commissioner Beveridge continued asking if the doors were proposed to match the house, to which Mr. Ryan stated the back of the house has a more modern door with an antique look to it, which the door on the garage will most likely be steel insulated and the same color. Commissioner Siebert asked again whether wood or vinyl windows were proposed, to which Mr. Ryan answered he wants wood windows, to which Mr. Kearns added the staff recommendations are recommending wood and painted to match the home. Mr. Ryan then asked if windows were required, Commissioner Hanson stated if no windows were installed that would not be a problem, but if they are added they should match the house.

Motion by Commissioner Hanson to approve the design review to construct a detached accessory structure within the Clark Street Historic District at 1708 Clark Street (Parcel ID 2408-32-1036-10) with the following conditions:

- **All applicable building and zoning codes shall be met prior to construction.**
- **All required permits shall be obtained prior to construction.**

- **Painting of trim, doors, and windows shall match the color scheme and design found on the home.**
- **Shingles should match exactly to those found on the existing home.**
- **Wooden double hung windows shall be installed if pursued by applicant and shall match in color of those found on the existing home.**

Commissioner Siebert asked about costs of the fabricated siding to which Mr. Ryan answered he does not have the actual cost but was informed of the price difference by the builder, and he added the maintenance of painting is less with this product as it will hold up much better.

Director Ostrowski asked what the warranties were, to which Mr. Ryan confirmed the painting is 30 years and the siding 50 years.

Seconded by Commissioner Siebert.

Commissioner Hanson added the pitch of the roof is going to match the pitch of the house, it will look like it has been there before and the integrity of the yard is still going to be protected.

Motion carried 4-0.

2. Dumpster corral design within the downtown design review district, specifically relating to the area north of Main Street, between Third Street and Strongs Avenue.

   Director Ostrowski explained we had approved the layout design for the parking area behind Dunham's and between the Main Street buildings, and we are looking at a couple of options for the dumpster corals and had indicated we would bring this back to the commission. He stated there will be two corals in this area, one being in service court number 1 which will be larger and hold up to six dumpsters, whereas, coral number 2 will be very close to the current service court off of Strongs Avenue by the bus drop off area. Commissioner Siebert asked for clarification of the location of the first dumpster, to which Director Ostrowski stated it will exist one or two stores to the east of the former Andrew's behind the service court area. Commissioner Hanson asked if this will service the stores there, and will it handle the apartments as well, to which Director Ostrowski stated Schertz uses a dumpster that he has across Third Street for apartments, so this will primarily serve businesses within the area. Agreements with business owners are still being put together. Director Ostrowski continued stating that with the design there are a couple of options; the first being brick pillar similar to the coral on the square with a brick veneer side with the dumpster going completely down to the ground; the second option is doing something with murals having the brick pillars with cinderblock sides and have mural boards fixed on them. He stated the city is looking at biding out this project, and is looking for the direction of the committee in how to proceed. Director Ostrowski stated the brick veneer is more expensive, but the murals may match the area better, and when the mural committee had met, there was discussion regarding more historic themed murals, or maybe adding a different type of mural keeping with the historic feel to the area.

Commissioner Siebert stated the other types discussed at the mural meeting were still historically themed with either railroad history, or nationality history similar with the style of painting on the murals inside the Whiting Hotel.

Commissioner Siebert added the committee wanted to do a railroad type mural since railroads had save the city at one point back in the 1870's. Commissioner Hanson liked the idea of a railroad mural on coral number one due to the extensive size of the coral, but asked if the brick is extended all the way to the ground how would it be cleaned out. Commissioner Siebert asked if the opening would be facing Strongs Avenue. Director Ostrowski confirmed the opening would face Strongs Avenue, and explained that we will have to work with the contractor to see what options are available for that as well as possibly having a mural on the doors, or having decorative doors. Commissioner Hanson also expressed a concern for the strength of the doors due to possible vandalism at bar time, but stated he did like idea of murals on the dumpster corals. Director Ostrowski stated it will be nice to continue the murals in the downtown, but for these to be a little different, Commissioner Beveridge added the Diego Garcia style is the person who did several murals in larger cities. Commissioner Siebert added there is money and funds available to cover this in the mural fund.

Motion by Commissioner Siebert to approve the dumpster corral construction within the downtown design review district, specifically relating to the area north of Main Street, between Third Street and Strongs Avenue to be constructed with brick pillars and concrete block walls, and to give staff the authority to make minor changes regarding the exterior materials.

Commissioner Hanson asked if there were any ideas as to how cleaning of the corals would occur, to which Director Ostrowski answered the dumpsters will roll out and may have to be shoveled out and cleaned out. There will be a hole for drainages as well.

Seconded by Commissioner Hanson.

Alderperson Mary Stroik asked if there was access for water for cleaning as well, to which Director Ostrowski stated yes there is connection to the buildings. Commissioner Hanson asked if this will be tied in to MSTC and if there will be smaller refuse containers that service the pedestrian needs, to which Director Ostrowski explained MSTC has a dumpster area around there building. Furthermore, after the pedestrian patterns are observed smaller refuse containers will be added to the area.

Motion carried 4-0.

3. Adjourn.

Meeting adjourned at 4:33 p.m.

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

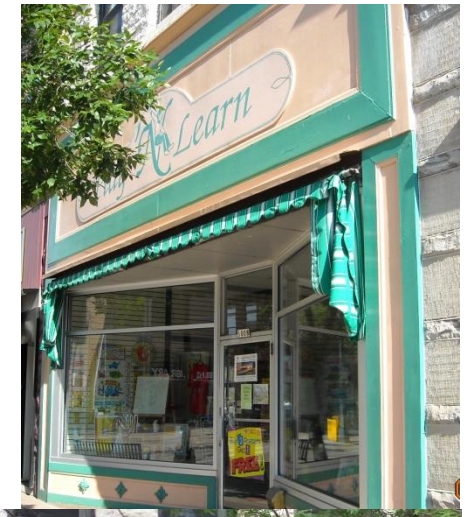
To: Historic Preservation / Design Review Commission

From: Michael Ostrowski and Kyle Kearns

CC:

Date: 8/7/2013

Re: Request from Marty and Kelly Kizewski for design review of exterior façade improvements and signage at **1008 Main Street (Parcel ID 2408-32-2029-20)**.



Mr. and Mrs. Kizewski are requesting design approval for work already completed to the façade at 1008 Main Street. Furthermore, they are also requesting approval of signage at the same location. Recently the Kizewski's moved their consignment shop from Plover to downtown Stevens Point. Unaware of the Downtown Historic Guidelines, the Kizewski's painted the façade (see photos below).

All proposed exterior improvements or renovation to buildings within the Downtown Historic / Design Review District must obtain Historic Preservation / Design Review approval.

DESIGN REVIEW - FAÇADE:

The building is unique in that the majority of visible materials on the first floor are not original. Glass and wood paneling line the majority of the façade on the first floor. Beige or cream colored exposed stone is visible above the wood paneling. The applicant has stated that wood was painted to match that of their business's color scheme which incorporates blue and yellow colors. Furthermore, much of the wood had chipped and faded paint. The awning, visible from the pictures, does not match that of the existing color scheme and the applicant has not pursued changing it. Staff does have concerns with the current color scheme, as it is very vibrant, and does not blend well with a majority of buildings within the downtown.

DESIGN REVIEW - SIGNAGE:

The proposed signage may be dependent upon the paint scheme as they incorporate the same colors. Photos to the right depict the previous sign and the proposed sign. The applicant has stated that removal of the old sign exposed rotted wood. Therefore, the proposed sign is proposed to be placed over existing wood. Below are details regarding the proposed sign.

<u>Sign Details:</u>

- Dimensions: 21' x 40"
- Approx. 70 square feet
- Aluminum
- Printed/Painted Letters

Signs and Graphics - Sign Standards

Flush Mounted Signs:

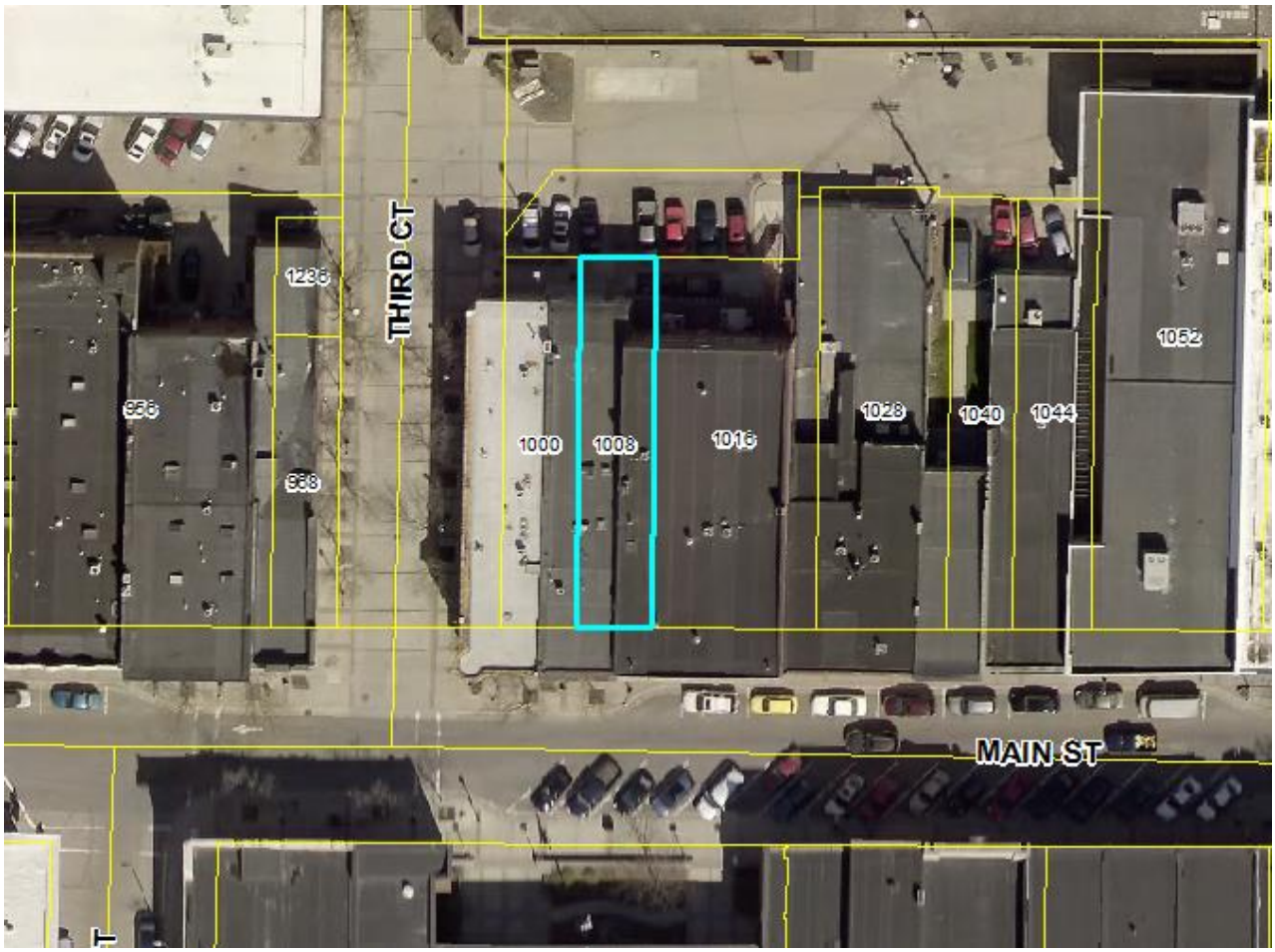
Shall be located in the "signable" wall area of a façade. The "signable" area is defined as the continuous portion of a building faced unbroken by doors or windows, below the sill line of the second story and above the storefront transoms (See Appendix A.) Signable areas shall not exceed 10% of the total 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 too.

Findings: The proposed sign meets the sign standards for wall signs within the Historic District, however the Commission can make a determination on the following:

1. Whether the proposed construction, reconstruction or exterior alteration is in conformance with architectural design guidelines with emphasis on contextual issues including compatibility of size, volume proportions, rhythm, materials, detail, colors, and expressiveness.

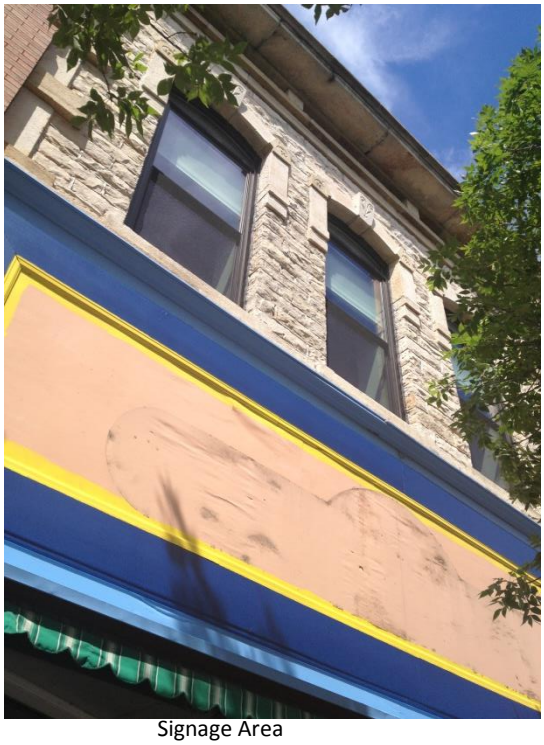
Staff would recommend a more appropriate sign, as proposed sign does not fit the with conformity of the downtown historic district. Additionally, staff would recommend that the rotted wood be repaired in order to prevent further damage to the stone or other material behind the wood. Lastly, staff would recommend allowing the Chairperson and designated agent the authority to work with the applicant and/or approve a sign reflective of the Commission comments, concerns, and conditions.

Vicinity Map



Images

Building Facade



Signage Area

Painted Wood

Detail & Awning

Name and Address	Parcel #	Alt Parcel #	Land Use
Schertz-Fahrner LLC 3118 Post Rd Stevens Point, WI 54481	240832202920	240832202920	Store, Retail
	Property Address		**Neighborhood**
	1008 Main St		Cntrl Bus & 2nd St area(Comm)
	Subdivision		**Zoning**
Display Note	Valentine Brown Addn		B3-CENTRAL BUSINESS

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Schertz-Fahrner LLC	5/20/2011	$1,050,000	Quit Claim Deed/Addl Par	758150		Land & Build.
Schertz Properties LLC	6/1/2005	$130,000	Trustees Deed	673430		Land & Build.
John J & C H Blanke Jt Rev Trst	7/5/2001	$104,300	Quit Claim Deed	591029		Land & Build.

SITE DATA

Actual Frontage	23.0
Effective Frontage	23.0
Effective Depth	113.0
Square Footage	2,599.0
Acreage	0.060

PERMITS

Date	Number	Amount	Purpose	Note
12/18/2007	35242	$37,500	042 Interior Renov/Re	2nd floor apartment (1
11/1/2002	31216	$2,795	032 Furnace (HVAC)	replace

2013 PARTIAL ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	$17,200	$199,500	$216,700
Total	$17,200	$199,500	$216,700

LEGAL DESCRIPTION

ALL OF LOT 1 BLK 29 (EXC PRTS SOLD IN 80/478 & 123/7) V BROWN ADD & A PRCL OF LAND 4' N & S EXT ELY FROM N THIRD ST 29' ON S OF PARCEL DES IN 123/70; SUBJ TO AGRMT IN 80/478 673430 758150

PROPERTY IMAGE

PROPERTY SKETCH

Information considered accurate but not guaranteed.

Name and Address	Parcel #	Alt Parcel #	Land Use
Schertz-Fahrner LLC 3118 Post Rd Stevens Point, WI 54481	240832202920	240832202920	Store, Retail
	Property Address		Neighborhood
	1008 Main St		Cntrl Bus & 2nd St area(Comm)
	Subdivision		Zoning
Display Note	Valentine Brown Addn		B3-CENTRAL BUSINESS

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Store, Retail (C avg)	1875	2,640	Masonry - Avg	16
1	2	Apts (C avg)	1875	2,640	Masonry - Avg	12
Total Area				5,280		

BASEMENT DATA

Bldg	Sec	Adjustment Description	Area
1	1	Store, Retail - Finished Bsmnt	1,320
1	1	Store, Retail - Unfin Bsmnt	1,320

COMPONENTS

Bldg	Sec	Component Description	Area

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

Site Improvement	Units

STRUCTURE DATA

Age	47
Year Built	1875
Eff. Year	1966
One Bedroom	
Two Bedroom	
Three Bedroom	
Total Units	
Stories	2.00
Business Name	Store w/ apartment above

Information considered accurate but not guaranteed.

Hill. Kyle

HISTORIC PRESERVATION/ DESIGN REVIEW COMMISSION

City of Stevens Point
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481
(715) 346-1567
(715) 346-1498
communitydevelopment@stevenspoint.com
http://stevenspoint.com

APPLICATION FOR DESIGN REVIEW

ADMINISTRATIVE SUMMARY (Staff Use Only)

[redacted]		[redacted]	7/30/13	[redacted]	Kyle Kearns
[redacted]				[redacted]	
[redacted]		[redacted]		[redacted]	

Notes: Painting of existing wood has occurred. Signage has not yet been installed. > Design review is needed from HP/ORC

APPLICANT/CONTACT INFORMATION

[redacted]		[redacted]	
[redacted]	Kelly Kizewski	[redacted]	
[redacted]	3845 O'Keefe Ct.	[redacted]	
[redacted]	Stevens Point, WI 54482	[redacted]	
[redacted]	715-592-3691	[redacted]	Cell # 310-7777
[redacted]		[redacted]	
[redacted]	kizbiz@wi-net.com	[redacted]	

OWNERSHIP INFORMATION

[redacted]	Schertz-Fahrner LLC	[redacted]	
[redacted]	3118 Post Rd.	[redacted]	
[redacted]	Stevens Point 54481	[redacted]	
[redacted]	715-340-1465	[redacted]	
[redacted]		[redacted]	
[redacted]		[redacted]	

PROJECT SUMMARY

[redacted]	
1008 Main St. Stevens Point	
[redacted]	
[redacted]	

Zoning District(s)	Current Use of Property

District & Ward Land Use Category	Current Use of Property	Proposed Use of Property

Briefly describe the proposed building, structure or sign alteration, including the reason for the alteration, the date it was constructed, any known or suspected defects, deficiencies, or problems, and other relevant facts.

I began Pass It Consignments 2.5yrs ago in Plover. However, due to Post Rd renevations, I had to be out of our building by the end of 2013. I chose to move to main St. because my family + I have always enjoyed shopping + eating downtown. In order to look professional, the outside of 1008 main St. needed major fixing and painting. I would like to put a large sign above windows made out of aluminlite. In

Will the proposed work be in keeping with the history or architecture of the building, structure or sign? Will the proposed work be done in a workmanlike manner?

order to adhere the sign, due to the extensive rot, the bigger the sign - the more secure it will be. I would not be able to just paint flat service where sign should go because of the rot. / The work done on the front has and will maintain and secure the features of the building. It was literally falling apart and warping prior to our facelift

Does the proposed work match the harmonize with the exterior appearance of adjacent or nearby improvements?

I believe that each building downtown has character and charm. My proposed paint and sign would flow very well with the other buildings. 1008 Main has nuetral colors above our store front so colors will not clash. The awning is a different color, however it pulls in the green from the

Does the proposed work conform to the objectives of the historic preservation ordinance? [illegible]

I believe so. Painting our store colors on the store front and adding a sign will not change the historic preservation of our building.

Does the proposed work conform to the architectural design guidelines, with emphasis on certain [illegible] (Note: [illegible] color and [illegible] sign guidelines can be found at www.stevenspoint.com)

I believe so. We are not changing the building in any way, We are improving and correcting years of neglect.
* We have over 2000 clients who need to find us after moving to Main St. Staying with our original colors will benefit our business and downtown.

EXHIBITS

Owner Information Sheet	☐	Additional Exhibits (Any List)
Letter of District Alderperson (www.stevenspoint.com/Directory)	☐	
Photographs of Building/Structure	☐	
Rendering or Elevation Drawing	☐	
Site Plan (for additions and new construction)	☐	

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
Kelly Kujeewski	7/29/13		

APPLICANT & OWNER INFORMATION SHEET

Any applicant for a design review request must provide the applicant's name, address and respective ownership interest, if any, on the application. In addition, the applicant must provide in the space provided on the form a list of all the owners of the property and the holders of any deeds of trust identifying which owners and holders of deeds of trust are represented by the applicant.

Application Number	Applicant's Name
	Kelly Kizewski

Property Address(es)

1008 Main Street, Stevens Point

Applicant's Address

3845 O'Keefe Ct., Stevens Point, WI 54482

NOTE: If the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.

Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "applicant" above:

Fee Title Owner (Has Deed of Ownership)	All	☐
	A Portion	☐
Contract Owner	All	☐
	A Portion	☐
Holder of a Security Interest	All	☐
	A Portion	☐

List the names and addresses of all owners and holders of Deeds of Trust for the property, if any, and indicate which owners or holders of deeds of trust are represented by the applicant in the space below. (please add additional pages, if needed)

Signature of Applicant	Date Signed
Kelly Kizewski	7/29/13

Proposed Sing @ 1008 Main Street:
Simple Aluminum sign

Currently Painted Yellow

Currently Painted Blue

Dimensions: 40" X 21'

Administrative Staff Report

Jeff Brown
Façade Grant and Design Review
1140 Clark Street
August 7, 2013

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

Applicant(s):

- Jeff Brown

Staff:

- Michael Ostrowski, Director mostrowski@stevenspoint.com
- Kyle Kearns, Associate Planner kkearns@stevenspoint.com

Parcel Number(s):

- 2408-32-2015-10

Zone(s):

- "B-3" Central Business District

Master Plan:

- Downtown District

Council District:

- District 1 – Doxtator

Lot Information:

- Actual Frontage: 75 feet
- Effective Frontage: 75 feet
- Effective Depth: 90 feet
- Square Footage: 6,750
- Acreage: 0.155

Structure Information:

- Year Built: addition 1925 (88 yrs)
- Number of Stories: 2

Current Use:

- Vacant

Applicable Regulations:

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

Request

Request from Jeff Brown for façade improvement grant funds in the amount of $10,389.60 and design review for exterior building work at **1140 Clark Street (Parcel ID 2408-32-2026-32)**.

Attachment(s)

- Parcel Data Sheet
- Application
- Contractor Bids

City Official Design Review / Historic District

- Design Review District

Staff Recommendation

Approve, subject to the following condition(s):

- The proposed awnings shall not impede the view of the existing murals.
- Second floor windows shall match that exactly of the window opening. Transom pieces or inserts shall be prohibited.
- Second floor window color shall match with the existing windows.
- Penetration of the building façade to accommodate exhaust vents shall be prohibited.
- Door and framing shall match in color with those found on the main entrance of the building.
- At least half of the proposed door shall incorporate glass as a window.
- The applicant shall work with the HP/DRC chairperson and designated agent to finalize the color scheme for the awnings, and wood.
- Painting shall only occur on existing wood trim or paneling. Installation of new wood trim or paneling and painting in new areas shall be prohibited.
- The applicant shall submit an updated bid from Duralum Siding, Windows & Sunrooms, outlining exact costs and awning details and dimensions at which time the designated agent and chairperson shall have the authority to review and/or approve the proposal.
- 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 $10,389.60 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	Cost	Proposed Matching Grant Assistance
West Wall	Eisner Construction - $4,381.49	$2,190.745
Door	Duralum - $1,399.26	$699.63
Painting	Golden Sands Decorating - $520.00	$260.00
Windows	Eisner Construction - $5,236.00	$2,618.00
Awnings	Duralum - $9,260.44	$4,630.22
TOTAL (Lowest Bid)	$20,797.19	**$10,389.595**

Vicinity Map

Scope of Work

Jeff Brown, owner of the property in question, is requesting Façade Improvement Grant Program funds for an exterior renovation of his building at 1140 Clark Street. The applicant originally requested design review to install awnings, however chose to apply for program funds to perform additional façade work. Currently, a restaurant business for which

Mr. Brown is affiliated, operates out of the first floor. The second floor currently is used for storage. It is important to note that the building faces two facades as it is located on a corner, Clark Street and Strongs Avenue.

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

Façade Improvements & Activities:

- Install new second story residential windows along Strongs Avenue
- Install new awnings
- Remove/relocate grates, and furnace vents
- Repaint wooden boards along building façade
- Install new door along Strongs Avenue
- Install bonding cement and paint second floor west façade

***Note that the last item above does incorporate work that does not face a street or right-of-way, however, it is very visible.

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 applicant is proposing to paint existing wood found primarily on the south façade facing Clark Street. A covered porch primarily constructed of wood exists and is in need of paint. Furthermore, the applicant has not yet determined the exact color. Along with painting, work to the second story west facing façade is proposed. Two bids for masonry work for the west façade have been provided. The first bid from Eisner Construction involves using a bonding cement applied to the façade with which paint will then be applied. The second bid from Ortscheid Construction involves installing an E.I.F.S system / stucco, which is much more expensive.

Findings: Staff would recommend allowing the chairperson and designated agent to work review and/or approve a color scheme at a later date, as well as, limit the painting to only existing woodwork. In regards to the proposed west façade activities, staff would reserve a recommendation until the HPDRC has reviewed the request. Typically facades must face a public street or right-of-way to qualify for façade improvement grant funds. However, the area in question is in desperate need of repair and is very visible from Clark Street.

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: Twelve second floor windows are proposed to be installed. All twelve face Strongs Avenue which are currently boarded up. Windows are proposed to be vinyl double hung with tilt out sash in a cream color or white. Currently, second floor vinyl double hung windows exist along Clark Street. Furnace vents exist within many of the second floor windows which serve the first floor business. Therefore, the applicant is requesting to remove and relocate those vents. The proposal includes relocating vents into new building openings. Lastly, the applicant is proposing to replace a door along the lower east side of the building with a swing out 1/2 glass steel door. Details for the windows and doors are below. Two bids for the proposed window and door activities have been submitted, one by Eisner Construction and the second by Duralum, siding, windows.

<u>Second Floor Windows:</u>
12 - Low E, Argon, Energy Star vinyl double hung tilt out sash in cream or white color. Outside casings are proposed to be covered with coil stock or aluminum.
<u>First floor door:</u>
1 - 42"out swing glass and steel door.

Findings: The proposed windows are somewhat historically relevant and match that of what is currently on the building, however, vinyl windows are typically not recommended. Existing second floor windows are vinyl cream colored double hung windows. Staff would recommend allowing the installation of vinyl windows as proposed in order to match those already existing. Staff would also recommend that the color of all second floor windows match, or be painted to match. Several exhaust vents are visible on the building and those within the windows should be combined into existing vents or established on the rooftops to prevent disturbing the building's façade. Therefore, staff is recommending that the penetration of the building façade to accommodate exhaust vents shall be prohibited. In regards to the proposed door, staff is recommending at least half of the door incorporate glass, to provide a more aesthetically appealing entrance underneath the proposed awning. Furthermore, the door and framing shall match in color with those found on the main entrance of the building.

Sign / Awning Standards

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: Three awnings are proposed by the applicant. Two along the façade facing Strongs Avenue, above each side door, and covering the exhaust vents (see photo above). A third awning is also proposed to exist on the main entrance to the building and wrap around the corners similar to the example provided. No graphics are proposed on the awnings. All awnings are proposed to be black. Awning details are provided below.

<u>Awnings:</u>
1 - Traditional awning 15' x42" projection x 42" drop
1 - Traditional awning 8' x 42" projection x 42" drop

1 - Traditional or stationary wrap-around awning, size unknown 12" curtain drop connected to wooden covered porch

Findings: The proposed awnings meet the standards within the ordinance, however it is unclear if the third, wrap-around awning, meets them as dimensions have not been provided. Therefore, staff would recommend the applicant to submit an updated bid from Duralum Siding, Windows & Sunrooms, outlining exact costs and awning details and dimensions. Two bids for awnings have been submitted, however one bid only includes the installation of two awnings.

Façade Improvement Grant Standards

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

   Analysis: Jeff Brown's building located at 1140 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 and the east façade faces Strongs Avenue. The west façade does not face a street, however is very visible from Clark Street.

   Findings: Work proposed on the west façade does not face a street and therefore is considered ineligible for façade funds, however the Commission can review request on a case by case basis.

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

Analysis: Façade improvement activities are proposed for the southern, eastern and western façades and include new windows, door, painting, and awnings.

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 vinyl window, are not compatible with the original materials. Furthermore, the proposed windows do not match those found currently on the building.

Findings: The applicant is significantly increasing the aesthetics of this building to more closely match elements of its construction era, especially the installation of 12 windows. Furthermore, the applicant is adding needed appeal to the east façade by installing awnings which will cover several exhaust vents. Overall, the applicant's proposed façade improvements will significantly 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 awning, specifically related to the third awning proposed over the main entrance.

Findings: Staff would recommend the applicant submit an updated bid from Duralum Siding, Windows & Sunrooms, outlining exact costs and awning details and dimensions at which time the designated agent and chairperson shall have the authority to review and/or approve the proposal.

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
West Wall	a. Install E.I.F.S. / Stucco Material b. Fiber reinforced bonding cement & paint	Ortscheid Cons. Inc. - $10,584.15 Eisner Construction - $4,381.49	$5,292.075 $2,190.745
Door	a. Install out swing 1/2 glass steel door b. Install out swing glass and steel door	Eisner Construction - $1,485.00 Duralum - $1,399.26	$742.5 $699.63
Painting	a. Paint all exterior wood b. Paint exterior wood with acrylic stain	Central WI Painting & Papering - $800.00 Golden Sands Decorating - $520.00	$400.00 $260.00
Windows	a. Install 12 vinyl dbl. hung windows & vent b. Install 12 tan vinyl dbl. hung windows Remove / relocate vent and exhaust	Eisner Construction - $5,236.00 Duralum - $9,189.74 Excel Plumbing, Inc. - $850.00	$2,618.00 $$4594.87 $425.00
Awnings	a. Install two stationary awnings b. Install three stationary awnings	Baraboo Tent & Awning - $5,132.00 Duralum - $9,260.44	$2,566.00 $4,630.22
TOTAL (Lowest Bid)		$20,797.19	**$10,389.595**

Findings: The requested assistance is $21,670. Highlighted figures identify the lowest bid. The highlighted awning bid, "bid b" is not the lowest bid but incorporates the third proposed awning. 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, awning and masonry/materials are somewhat met.

   Findings: The applicant requests to use vinyl windows, and which do not meet the design guidelines. Wooden windows are preferred; however vinyl windows currently exist on the south side of the building. Also, the applicant request to utilize a bonding agent to repair the west facing wall and paint afterwards. Painting of brick and filling of joints with cement is prohibited, however given the current status of the west wall which has been painted several times and is above the first floor, staff reserves any recommendation until the Commission has reviewed. It is important to note that the proposed rehabilitation work will significantly increase the historical integrity of the building. It is one of the largest buildings along Clark Street and is quite visible as it sits on a corner. Although design and materials may not entirely 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 along a main thoroughfare into Stevens Point from the west, as well as, from the south. Small maintenance activities have been made over the years however it has never gone through major exterior updates and renovations. Much of the buildings integrity was lost through the removal of windows and can now be somewhat returned with the proposed project activities. Its location next to the large Whiting Hotel and Sentry insurance facility make it somewhat seem ignored. The proposed activities will help to ignite other property owners along Clark Street to invest in their buildings.

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

   Findings: The windows along the second floor continue to deteriorate behind the boards. Furthermore, the west wall continues to deteriorate as it receives major damage from the weather.

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

   Findings: Twelve boarded up windows will be opened. Awnings will provide needed aesthetics to the east façade, while covering vents. 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. Little ornate detail exists on the building therefore, noticing boarded up windows and other flaws becomes much easier. Concurrently, noticing new windows and other added features will be easy as well.

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

   Findings: The owner currently utilizes the building for a restaurant on the first floor. The second floor is primarily used for storage, however adding windows to the second floor will increase the potential for a second use, such as residential.

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 business within while also appealing to developers or potential purchasers in the future.

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

   Findings: A business currently exists in the first floor. No new jobs are anticipated from the improvements.

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

   Findings: The building offers space for one commercial tenant on the first floor with the potential for a second use above after improvement activities.

Building Images

Entire South Facade

South and East Facade

Existing Windows & Entryway

East Facade

Existing Murals

West Façade - View from Clark St.

West Facade

Name and Address	Parcel #	Alt Parcel #	Land Use
Jeffery W Brown & Kristen M Mertes 1159 Wilshire Dr Stevens Point, WI 54481	240832202632	240832202632	Restaurant
	Property Address		Neighborhood
	1140 Clark St		Cntrl Bus & 2nd St area(Comm)
	Subdivision		Zoning
Display Note	Metes And Bounds		B3-CENTRAL BUSINESS

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Jeffery W Brown &	9/14/2007	$220,000	Warranty Deed	708760		Land & Build.
Joey Kwong	4/22/2004	$408,500	Quit Claim Deed/Addl Par	655138		Land & Build.
Joey Kwong	9/28/1999	$200,000	Warranty Deed	56	6090	Land & Build.

SITE DATA

Actual Frontage	75.0
Effective Frontage	75.0
Effective Depth	90.0
Square Footage	6,750.0
Acreage	0.155

PERMITS

Date	Number	Amount	Purpose	Note
7/23/2008	35721	$15,000	032 Furnace (HVAC)	upgrade
9/5/2007	35038	$61,000	042 Interior Renov/Re	Interior Remodel & res

2013 ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	$53,500	$198,300	$251,800
Total	$53,500	$198,300	$251,800

LEGAL DESCRIPTION

PRT OUTLOT 5 COM NW COR CLARK & STRONGS TH W 75' 6" TH N 90' TH E 75' 6" TH S 90' TO POB S E & 0 ADDN 708760

PROPERTY IMAGE

PROPERTY SKETCH

Information considered accurate but not guaranteed.

Name and Address	Parcel #	Alt Parcel #	Land Use
Jeffery W Brown & Kristen M Mertes 1159 Wilshire Dr Stevens Point, WI 54481	240832202632	240832202632	Restaurant
	Property Address		Neighborhood
	1140 Clark St		Cntrl Bus & 2nd St area(Comm)
	Subdivision		Zoning
Display Note	Metes And Bounds		B3-CENTRAL BUSINESS

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Restaurant (C avg)	1925	6,750	Masonry - Avg	12
1	2	Warehse, Storage (C avg)	1925	3,400	Masonry - Avg	12
Total Area				10,150		

BASEMENT DATA

Bldg	Sec	Adjustment Description	Area
1	1	Bar/Tav/Restaurant Unf Bsmnt	6,750

COMPONENTS

Bldg	Sec	Component Description	Area
1	1	Canopy - Wood or Steel	405

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

Site Improvement	Units

STRUCTURE DATA

Age	48
Year Built	1925
Eff. Year	1965
One Bedroom	
Two Bedroom	
Three Bedroom	
Total Units	
Stories	2.00
Business Name	Kristins Riverwalk

Information considered accurate but not guaranteed.

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 ☐ ($_____) No ☐

APPLICANT/OWNER INFORMATION

APPLICANT INFORMATION		Owner Information (Same as Applicant? ☒)	
Applicant Name	Jeff Brown	Contact Name	
Address	1159 Wilshire Dr.	Address	
City, State, Zip	Stevens Point Wi 54482	City, State, Zip	
Telephone	H 715-341-6435 W 715-344-0637	Telephone	
Cell		Cell	
Fax	715-344-5550	Fax	
Email		Email	

PROJECT SUMMARY

Scope of Work to be Undertaken (attach contractor estimates, if available)

Windows Strongs Ave
Canopy Strongs + Clark
Steel Door Strongs
Upper West Wall

Describe the Positive Impact Your Project will Bring to Stevens Point

These Improvements Will Improve The Over All Apparence of The Building from Clark + Strongs Ave.

Total Cost of Project Improvements	Amount of Matching Grant Assistance Requested
$ 20,397.81	$ 10,198.91
Estimated Start Date	**Estimated Completion Date**
Number of Commercial Tenant Spaces Within the Building	**Number of Residential Tenant Spaces Within the Building**

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.	☑	Additional Exhibits If Any (List):
Two bids from qualified contractors detailing the cost of the work to be done.	☑	
Drawings detailing all of the work to be completed as part of the project.	☑	
A description/sample of project materials and colors.	☑	
Proof of insurance.	☑	
Must be current on all real estate and personal property taxes.	☑	
No outstanding amounts owed to the City of Stevens Point.	☑	

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
Jeffrey W. Brown	7/15/13		

000 0.00 *

5,436.62 +
4,319.44 +
4,941.00 +
1,099.26 +
300.00 +
520.00 +
4,581.49 +

007 21,197.81 *

21,197.81 +
Discount Dreatom 500.00 -
Eisner 300.00 -
003 20,397.81 *

Total

Page # _____ of _____ pages

Proposal

Eisner Construction

- Windows
- Siding
- Remodeling
- Dry Walling
- Additions
- Roofing

Free Estimates

Serving Central Wisconsin

Jeff Eisner 715-254-7847

PROPOSAL SUBMITTED TO: Kristin River walk	JOB NAME	JOB #
ADDRESS 1140 Clark st	JOB LOCATION	
Stevens point wis 54481	DATE	DATE OF PLANS
PHONE #	FAX #	ARCHITECT

We hereby submit specifications and estimates for: Do preparation for upper west wall (one side)

Apply a surface bonding cement.
Moisture Resistant, Fiber reforced product.
Apply one coat of paint.

Cost includes material, Labor, waste removal.

438149

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

$ 50% down bal at comp. Dollars

with payments to be made as follows: _____

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.

Respectfully submitted _____

Note — this proposal may be withdrawn by us if not accepted within 10 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 _____

CONTRACT

Ortscheid Construction Inc.
2921 Lake Avenue
Wisconsin Rapids, WI 54494

Phon...	715-421-6783
Fax #	715-424-3669

Date	7/10/2013

Bill To

Kristin's RiverWalk
1140 Clark st.
Stevens,Point,Wis
54481

Project

Description	Amount
JEFF BROWN	
INSTALL E.I.F.S. SYSTEM TO EXTERIOR OF BUILDING ON TOP PART	
1" FOAM BOARD ON SUBSTREIGHT, BASE COAT AND FINISH TO MATCH OWNERS REQUIREMENTS	
ALL LABOR AND MATERIALS TO COMPLETE EIFS SYSTEM ON 1,425sq ft	
INSTALL STARTER TRAC AND FINISH FLASHING TO STRUCTURE	
STUCCO WALL	9,262.50
PAC CLADDING ROOF FLASHING	1,321.65
~~8500.00~~	
PAYMENTS AS FOLLOWING; $5,500.00 DOWN AT SIGNING	
DRAW REQUEST AS WORK PROGRESSES	
FINAL PAYMENT WHEN COMPLETED	
Total	$10,584.15

It is the property owners responsibility to supply builders Insurance during the construction of the property. In accordance with requirements set forth by the Wisconsin Construction Lien Law, Contractor hereby notifies owner that persons or companies furnishing labor or materials for the construction on owners land may have lien rights, in addition to Contractor, are those who contracted directly with the owners or those who give the owner notice within sixty (60) days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Contractor will cooperate with the Owner and his lender to see that all potential lein claims are duly paid.

Contractor [signature] Property Owner/Agent _____ Date: July 10-2013

Page # _____ of _____ pages

Proposal

Eisner Construction

- Windows
- Siding
- Remodeling
- Dry Walling
- Additions
- Roofing

Free Estimates

Serving Central Wisconsin

Jeff Eisner 715-254-7847

PROPOSAL SUBMITTED TO: Kristins River walk	JOB NAME Brown	JOB #
ADDRESS 1140 Clark st	JOB LOCATION same	
Stevens point wis 54481	DATE 6-27-2015	DATE OF PLANS
PHONE #	FAX #	ARCHITECT

We hereby submit specifications and estimates for: Remove window covers or O.S.B on outside of windows.

Remove intake + Exhaust and Relocate into new wall opening.

Install (12) low E, Argon, Energy star Vinyl. D.B. Hung tilt out sash (white) or cream; cover all out side casings with coil stock.

note front window. Vinyl. D.B. Hung. these window will be also.

cost includes Labor, windows, waste Removal

$ 5,236.00

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

$ 3500. Down payment, bal at comp. Dollars

with payments to be made as follows: _____

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.

Respectfully submitted _____

Note — this proposal may be withdrawn by us if not accepted within 10 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 _____

Proposal/Contract

Duralum Siding, Windows & Sunrooms
3250 Mecca Drive
Plover WI 54467
(715)344-7363 or (800)-888-7384

Dwelling Contractor Certification# 1059860. VSI Certification #800009111, Contractor Certification# 1781

Proposal Submitted To: Jeff Brown	Phone: 715-344-0637	Date: 6-10-2013
Street: 1140 Clark St.	Cell:	
City, State: Stevens Point, Wisconsin	Email: ps@businessconsultantsstpt.biz	
Zip: 54481	Jobsite: Same as listed	

We hereby submit specifications and estimates for:

Install one traditonal awning 15' x 42" projection x 42" drop over side entry door on Strange street entry.

Install one traditional awning 8' x 42" projection x 42" drop over delivery door on Strange Street side.

Install a 12" drop curtain around the Clark Street covered porch area in a Burgundy color, the awnings would be in black. or Black ?

Materials, tax and Labor $ 4319.44

Lettering in white or cream at, $7.00 / letter up to 4" in height.

Front Awning 4941.00

Install a 42" steel outswing door with commercial deadbolt, lockset and anti-theft plate on the exterior.

Materials, tax and Labor $ 1,099.26 + 300.00 Glass

Install 12 tan all vinyl double hung windows in upstairs of building facing Strange street. All will be wrapped on exterior with choice of color aluminum. Old units will be cleaned up and removed from premises.

Materials, tax and Labor $ 9,189.74

Website: WWW.DURALUMSIDING.COM

NOTICE OF LIEN RIGHTS

Builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned builder,, are those who contract directly with the owner, or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Builder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.

CUSTOMER'S RIGHT TO CANCEL

You may cancel this agreement by mailing a written notice to our above address before midnight on the 3rd business day after the signing of this agreement. You may use this pages as that notice by writing "I hereby cancel" and adding your name, address and date. A duplicate of this page is provided by the seller for your records.

WE HEREBY PROPOSE to furnish material and labor complete in accordance with above specifications, for the sum of:

Payment to be made as follows: 50% Downpayment, the balance due upon receipt of statement.

Proposal

DATE: JUNE 24, 2013

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:	Jeff Brown 1140 Clark ST. Stevens Point, WI 54481 Phone: 715-344-0637 Fax:	ps@businessconsultantsstpt.biz

We hereby submit specifications for:Slant Style welded aluminum frame awnings.
Sizes: 15' wide x 42" drop and 42" projection over the side entry door.
8' wide x 42" projection x 42" drop over the delivery door.
Framework to be 1" square aluminum and will be mill finish silver.
Fabric: Sunbrella.
Fabric color: Your choice from the sample book.
Awnings installed by Baraboo Tent & Awning.

Option to add a 12" floppy valance around the front wood structure at the same time add $ 1,388.00 to the price below.

We propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of $3,744.00 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

Page # _____ of _____ pages

Proposal

Eisner Construction

- Windows
- Siding
- Remodeling
- Dry Walling
- Additions
- Roofing

Free Estimates

Serving Central Wisconsin

Jeff Eisner 715-254-7847

PROPOSAL SUBMITTED TO: Kristins River WG IK	JOB NAME Brown	JOB #
ADDRESS 1140 Clark St	JOB LOCATION same	
Stevens point wis 54481	DATE 6-27-2013	DATE OF PLANS
PHONE #	FAX #	ARCHITECT

We hereby submit specifications and estimates for: Remove door on East lower side. Install 47" New out swing 1/2 glass steel door Lock set, Dead bolt.

price includes, Labor, mat, waste Removal.

$1485.00

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

$ _____ Dollars

with payments to be made as follows: _____

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.

Respectfully submitted _____

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 _____

CENTRAL WISCONSIN PAINTING & PAPERING

Jeffrey Heinz

246 Lincoln Street
Amherst, WI 54406

(715) 824-3298

JOB WORK ORDER

3917

CUSTOMER'S ORDER NO.	PHONE	MECHANIC	DATE 4/2/13
BILL TO JEFF. BROWN			
ADDRESS			
CITY			
JOB NAME AND LOCATION			
GREEN AREA - "KRISTENS!"			

DESCRIPTION OF WORK:		
w/ material.	$ 800 00	
Burgandy - Solid STAIN.		
TOTAL		

ESTIMATE AND PROPOSAL

Golden Sands

D·E·C·O·R·A·T·I·N·G

PAGE

TO: Jeff Brown
1140 Clark St.
Stevens Point, Wi. 54481

Dave Matthias, Owner
3287 Howard Avenue
Stevens Point, WI 54481
(715) 344-7468

DATE 6-12 20 13
W. BY DM
E. BY DM

THIS SHALL APPLY ONLY TO STATED PARTY HERETO AND SHALL BE SUBJECT TO APPROVAL BY AN AUTHORIZED COMPANY OFFICER. PARTIES ORDERING FROM THIS PROPOSAL SHALL EXAMINE IT CAREFULLY AS WE AGREE TO SUPPLY, FURNISH OR DO ONLY THOSE THINGS EXPLICITLY IMPLIED AND MENTIONED. PRICES SHALL BE GUARANTEED FOR 30 DAYS.

PIECES	SIZE	DESCRIPTION	PRICE	PER	AMOUNT
		Estimate includes All labor			
		& Materials to Apply solid			
		Acrylic stain to store Front			
		Restaurant, located at			
		1140 Clark St. in Stevens Point			
		TOTAL			$520.00

APPROVED _____

TOTAL

EXCEL Plumbing, Inc.

3740 OAK MORAINE COURT
STEVENS POINT, WI 54482
PHONE: (715) 343-5882
FAX: (715) 343-5882
EMAIL: info@excelplumbinginc.net

06/13/13

We Hereby Submit the following Proposal:

CONTRACTOR:
JEFF BROWN
1159 N. WILSHIRE DRIVE
STEVENS POINT, WI 54482

JOB NAME:
KRISTEN'S RIVER WALK

Go with Duralume Bid on Windows

Furnace Work:

- MOVE VENTING FROM WINDOW FOR 2 FURNACES
- WORK TO BE DONE TIME AND MATERIAL

*PERMITS NOT INCLUDED IN PROPOSAL
*THIS PROPOSAL IS GOOD FOR 30 DAYS

ESTIMATE ONLY $850.00

Payment will be made as follows:
Fifty-percent down. Net due upon completion.

ACCEPTANCE OF PROPOSAL: the above prices, payment (as outlined above), specifications, and conditions are satisfactory and are hereby accepted. Excel Plumbing, Inc. is authorized to do the work as specified.

Date of Acceptance _____ Contractor/Owner _____

Date of Acceptance _____ Scott J. Omernik/Scott L. Kerchefski
Excel Plumbing, Inc.

EXCEL Plumbing, Inc.

3740 OAK MORAINE COURT
STEVENS POINT, WI 54482
PHONE: (715) 343-5882
FAX: (715) 343-5882
EMAIL: info@excelplumbinginc.net

06/13/13

We Hereby Submit the following Proposal:

CONTRACTOR:
JEFF BROWN
1159 N. WILSHIRE DRIVE
STEVENS POINT, WI 54482

JOB NAME:
KRISTEN'S RIVER WALK

Furnace Work:

- MOVE VENTING FROM WINDOW FOR 2 FURNACES
- WORK TO BE DONE TIME AND MATERIAL

*PERMITS NOT INCLUDED IN PROPOSAL
*THIS PROPOSAL IS GOOD FOR 30 DAYS

ESTIMATE ONLY $850.00

Payment will be made as follows:
Fifty-percent down. Net due upon completion.

ACCEPTANCE OF PROPOSAL: the above prices, payment (as outlined above), specifications, and conditions are satisfactory and are hereby accepted. Excel Plumbing, Inc. is authorized to do the work as specified.

Date of Acceptance _____ Contractor/Owner _____

Date of Acceptance _____ Scott J. Omernik/Scott L. Kerchefski
Excel Plumbing, Inc.

SUGAR

SUGAR
CHOCOLATE
SUGAR
TRUFFLES
Welcome

UENTIAL CITIZENS

DO NOT
ENTER
Kristine's
BANQUET
ENTRANCE
ONLY
PRIVATE PARTIES WEDDINGS SHOWERS

DO NOT
ENTER
ONE
WAY
BANQUET
ENTRANCE
ONLY

ONE
WAY
BANQUET
ENTRANCE
ONLY

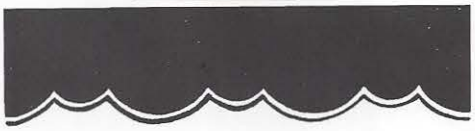
2008 Finishing Touches

SCALLOPS, BINDING, APPLIQUE

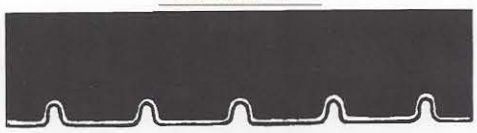
EFFECTIVE 5.1.2008

URTAIN SCALLOP DESIGNS

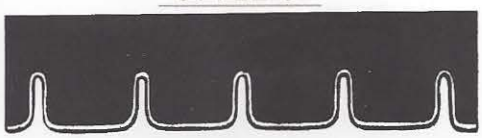
STYLE B



STYLE F

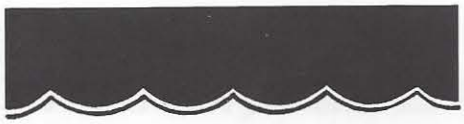


STYLE J



STYLE K

STYLE M

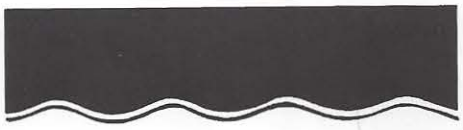


STYLE N

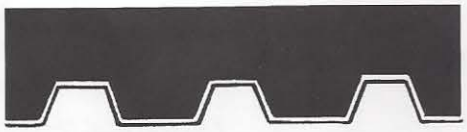
Can be furnished in braid or fringe as an optional extra.

STYLE O

STYLE W



STYLE Y



BINDING COLORS

NATURAL	NAVY BLUE	BURGUNDY	LINEN
YELLOW	BROWN	SAPPHIRE BLUE	TOAST
VANILLA	AQUAMARINE	BEIGE	TERRA COTTA
RED	PERSIAN GREEN	GRAY	BLUE
BLACK	GREEN	FOREST GREEN	ALPINE GREEN
CAPTAIN NAVY BLUE			

APPLIQUE DESIGNS

Add the final touch of elegance in outdoor or indoor decorating! This handsome addition is a 1" strip of solid color painted on curtain as shown below. Recommended for use on any solid color curtain. See pricing.

#406

10" Minimum Curtain

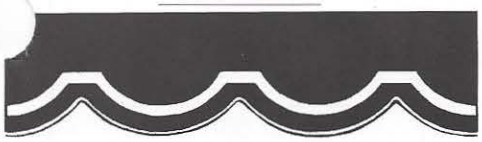
#412

10" Minimum Curtain

#414

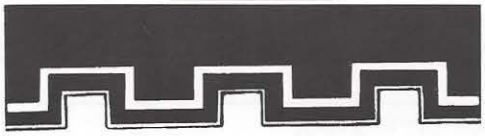
8" Minimum Curtain

#416



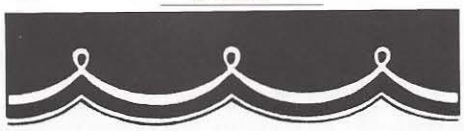
9" Minimum Curtain

#418



8" Minimum Curtain

#424



10" Minimum Curtain

Tassels are Extra.

Administrative Staff Report

Mark Grubba
Façade Grant and Design Review
949 and 937 Main Street
August 7, 2013

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

Applicant(s):

- Mark Grubba, M&C of Stevens Point LLC.

Staff:

- Michael Ostrowski, Director mostrowski@stevenspoint.com
- Kyle Kearns, Associate Planner kkearns@stevenspoint.com

Parcel Number(s):

- 2408-32-2018-01
- 2408-32-2018-02

Zone(s):

- "B-3" Central Business District

Master Plan:

- Downtown District

Council District:

- District 4 – Wiza

Lot Information:

2408-32-2018-01

- Actual Frontage: 25 feet
- Effective Frontage: 25 feet
- Effective Depth: 99 feet
- Square Footage: 2,475
- Acreage: 0.057

2408-32-2018-02

- Actual Frontage: 25 feet
- Effective Frontage: 25 feet
- Effective Depth: 90 feet
- Square Footage: 2,250
- Acreage: 0.052

Structure Information:

2408-32-2018-01

Request

Request from Mark Grubba, representing M&C of Stevens Point LLC, for façade improvement grant funds in the amount of $25,333.00 and design review for exterior building work at **949 Main Street (Parcel ID 2408-32-2018-01) and 937 Main Street (2408-32-2018-02)**.

Attachment(s)

- Parcel Data Sheet
- Application
- Contractor Bids

City Official Design Review / Historic District

- Design Review District

Register of Historic Places

- Mathias Mitchell Public Square – Main Street Historic District

Staff Recommendation

Approve, subject to the following condition(s):

- The applicant shall submit proof of insurance showing current coverage.
- A second bid for masonry work shall be submitted and reviewed and/or approved by the chairperson and designated agent.
- Wood shall only be installed in place of rotted or deteriorated wood. No new wood shall be placed on the building façade at locations where stone or brick is exposed.
- Painting scheme and colors shall match that currently found on the buildings.
- Abrasive cleaning methods for masonry shall be prohibited. The designated agent and chairperson shall work with the applicant to approve any cleaning method used.
- Tuckpointing shall match to the greatest extent possible the original mortar and spacing on the building.
- The building name/date plate and date shall be preserved and restored.
- Second floor windows shall be painted to match the beige/light brown color proposed for the wood.
- Stone window sills and stone window accents above windows shall not be painted.

- Year Built: addition 1877 (136 yrs)
- Number of Stories: 2

2408-32-2018-02

- Year Built: addition 1877 (136 yrs)
- Number of Stories: 2

Current Use:

- Vacant

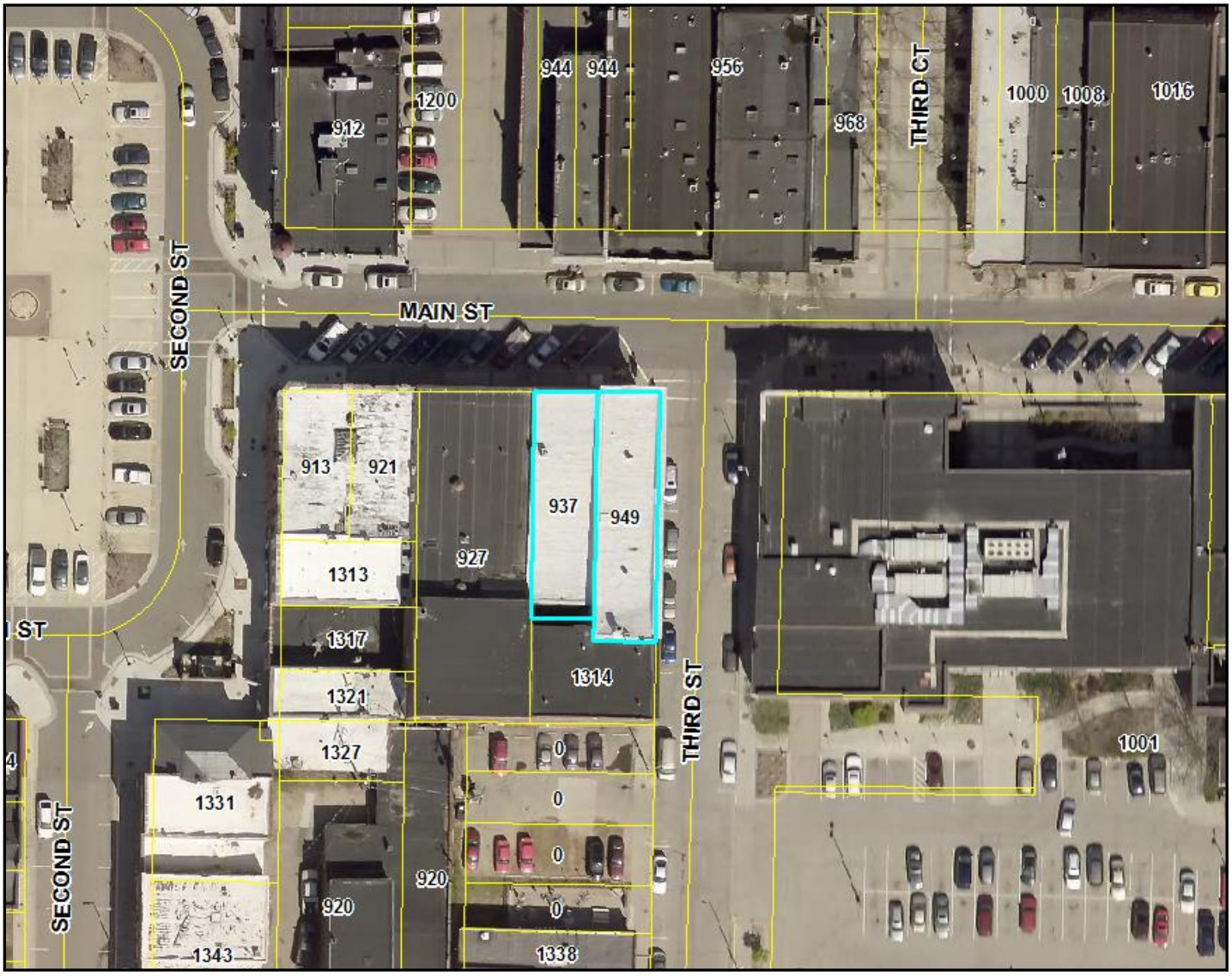
Applicable Regulations:

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

- 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 $25,333.00 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	Cost	Proposed Matching Grant Assistance
Masonry	Don Dulak & Son Masonry Inc - $35,800.00	$17,900.00
Painting	Tom's Painting - $6,900.00	$3,450.00
Wood	SRS Construction - $866.00	$433.00
Signage	Bushman Electric Crane & Sign - $7,100.00	$3,550.00
TOTAL (Lowest Bid)	$50,666.00	**$25,333.00**

Vicinity Map



Scope of Work

Mark Grubba of M&C of Stevens Point LLC is requesting Façade Improvement Grant Program funds for an exterior renovation of his building's at 937 and 949 Main Street. The applicant operates a successful jewelry business out of 949 Main Street and leases 937 Main Street to a business. The primary reason for the request is to perform needed maintenance to the woodwork found on the front of both buildings, as well as along the roofline. Furthermore, 949 Main Street is in dire need of masonry cleaning and repair. Again, both buildings are owned by the applicant and the façade improvement request is incorporates activities and pricing for both buildings.

Major renovation and rehabilitation has been proposed to occur to the façades, outlined below:

Façade Improvements & Activities:

949 Main Street

- Grind out all open joints, and tuckpoint stone,
- Remove all rotted wood and replace,
- Paint middle and upper building cornice/ soffit,
- Paint second floor windows,
- Paint newly installed wood and existing wood
- Repair/refurbish existing "Grubba Jewelers" projecting sign.

937 Main Street

- Grind out all open joints, and tuckpoint brick,
- Remove all rotted wood and replace,
- Paint second floor windows,
- Paint newly installed wood and existing wood

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: Loose and chipped paint will be scraped to prep for new paint. Furthermore, existing rotted and deteriorated wood will be removed and replaced with new wood. Lastly, stone and brick joints will be cleaned, ground out, tuckpointed and/or replaced.

Findings: Ideally, renovating the building to its original condition without wooden exterior trim should be pursued, however, in doing so may cause much greater renovation activities. Therefore, staff understands the request

to maintain the existing first floor wooden façade. The color scheme requested is that found on the buildings currently. Staff would recommend that wood only be installed in place of rotted or deteriorated wood. No new wood shall be placed on the building façade at locations where stone or brick is exposed. Also, the painting scheme shall match that currently found on the buildings. In regards to the tuckpointing and cleaning, it has been several decades since 949 Main Street has received masonry attention. The stone is dirty, has open joints and will continue to deteriorate without needed attention. On the other hand, 937 Main Street is in need of little masonry work; however it is still important, as it will assist in preventing further deterioration. Staff would recommend that tuckpointing shall match to the greatest extent possible the original mortar and spacing on the building. Additionally, abrasive cleaning methods for the masonry shall be prohibited. The designated agent and chairperson shall work with the applicant to approve any cleaning method used.

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: No new windows are proposed, however windows are proposed to be painted. The color will match that proposed for the first floor (beige/light brown). Twenty (20) second floor windows exist on 949 Main Street, four (4) along Main Street and 16 along Third Street. Four (4) windows exist at 937 Main Street, all facing Main Street.

Findings: A total of 24 windows exist between both buildings, most of which have transoms and a few which have unique detailing. Staff would recommend that second floor windows shall be painted to match the beige/light brown color proposed for the wood. Furthermore, stone window sills and stone window accents above windows shall not be painted.

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 6 inch clearance between the bottom of the sign and finished grade. May project to a point not more than 2' from face of curb or 5' from face of building, whichever is less. Shall project to a point not more than 2' in from face of curb of 5' from face of building, whichever is less. Shall project at 90 degree angle from building wall unless located at a corner. No part of a sign shall extend above the second story sill line.

Analysis: The sign is a very historic sign within our downtown, however due to weathering it has deteriorated to a point where it does not serve its purpose. It is one of a few larger neon projecting signs downtown and is remembered by several visitors. Several neon lights no longer work, paint has faded and chipped, and wiring has decayed and is in need of an upgrade. The sign meets several requirements above.

Findings: Signage can be approved as part of an overall building improvement project. Furthermore, this sign in particular is one that is unique to our downtown, therefore staff is recommending funding the request to repair and refurbish the sign.

Façade Improvement Grant Standards

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

   Analysis: Mark Grubba's buildings are located at 937 and 949 Main Street which both fall well within the Downtown Design Review District and the Mathias Mitchell Public Square Historic District.

   Findings: This standard is met.

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

   Analysis: 937 Main Street: The north façade faces Main Street. 949 Main Street: The north façade faces Main Street and the east façade faces Third Street.

   Findings: This standard is met.

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

   Analysis: Façade improvement activities are proposed for both building north façade as wood paneling and colors schemes tie into both buildings. Furthermore the east façade at 949 Main Street is receiving a large amount of masonry work and painting. Lastly, the historic sign is proposed to be refurbished and repaired.

   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. Wooden replacement of boards will only occur to existing wood. The proposed color scheme will be the same as the existing, and windows will be painted to match that of the proposed color scheme. Mortar and stone will match as best as possible the original or existing.

   Findings: The applicant isn't significantly changing the façade of this building, but instead performing necessary maintenance and upgrades to existing building elements. Over the last several decades, the several building elements have received tremendous amounts of abuse from the weather which have led to deterioration. The applicant's proposed façade improvements will help to restore lost building integrity due to deterioration.

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

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

   Findings: Typically as tuckpointing is such a rare and unique trade, staff would recommend approving the single bid; however, because of the great extent of masonry work proposed, staff would require a second masonry bid to be reviewed and/or approved by the 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
Masonry	a. Remove bad joints & tuckpoint	Don Dulak & Son Masonry Inc - $35,800.00	$17,900.00
Painting	a. Scrape, prime & paint cornice & wood b. Scrape, prime & paint soffits, windows & wood	Bill Wanserski - $9,755.00 Tom's Painting - $6,900.00	$4,877.50 $3,450.00
Wood	a. Remove deteriorated wood and replace b. Remove rotted wood and replace c. Replace all rotten wood	Bill Wanserski - $2,840.00 SRS Construction - $866.00 Tom's Painting - $1600.00	$1,420.00 $433.00 $1600.00
Signage	a. Fix existing sign: neon, paint, wire b. Install three stationary awnings	Rapids Sign - $7,900.00 Bushman Electric Crane & Sign - $7,100.00	$3,950.00 $3,550.00
TOTAL (Lowest Bid)		$50,666.00	**$25,333.00**

   Findings: The requested assistance is $25.333.00. This standard is met.

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

   Analysis: Proof of insurance has been provided however it does not show current coverage. Property taxes are current there are no outstanding amounts owed to the City.

   Findings: Staff would recommend that the applicant submit proof of insurance showing current coverage.

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 met.

   Findings: This standard is met.

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 if necessary.

   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: The buildings are located along Main Street in the heart of downtown. Furthermore, both businesses operating out of the buildings have been in business for several years or decades. Although the first floor façades have a wooden façade, it offers a unique feature which most likely covers unappealing building features. Lastly, 949 Main Street sits at a corner which has much more visibility, not to mention the existing historic sign which draws attention. There is no doubt that the proposed façade improvement activities will encourage other restoration projects downtown.

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

   Findings: The sign, wood, and masonry have all received deterioration from weather. Furthermore, it has been decades since the sign and masonry have received serious attention. The deterioration and decay will continue if proposed activities do not occur.

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. Several stones are discolored (see photo) and have large joints. Additionally the previous color scheme is proposed for the windows, cornice and wood. As mentioned earlier, restoring the building to its original character would be ideal, however may be much more costly as it is unknown what exists behind the wood paneling. Overall, much historical integrity will be restored with the proposed rehabilitation to the buildings.

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, these buildings are contributing structures 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 as it is covered in wood and windows, except along the east façade of 949 Main Street. All design elements on the second story will be preserved. Proposed project activities on the first floor will match to the previous design.

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

   Findings: The property's have tenants in the second floor renting apartments. The first floor of both buildings is occupied by long standing successful businesses.

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

   Findings: It is anticipated that the renovation will attract customers to the buildings and businesses within.

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

   Findings: No new permanent jobs will result from the proposed project.

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

   Findings: Both buildings offer space for commercial tenants on the first floor with the potential for residential tenants above.

Building Images

949 & 937 Main Street

937 Main St. - Wooden Panel

949 Main St. - East Facade

949 Main St. - Second Floor

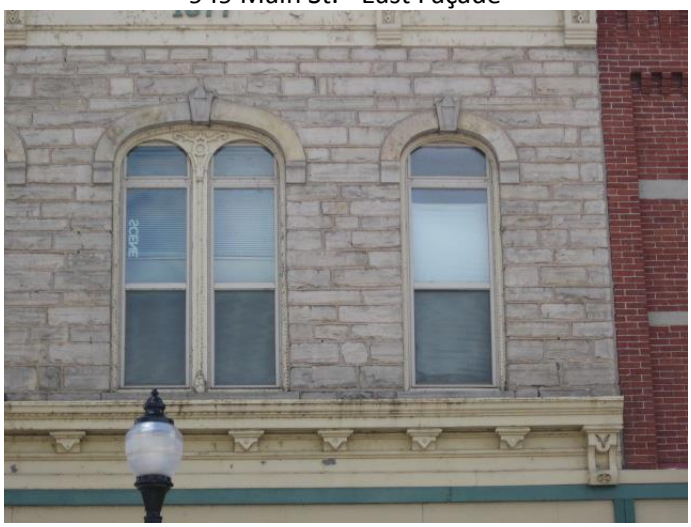
949 Main St. - Extent

937 Main St - Extent

949 Main St. - North Façade Cornice

949 Main St. - East Façade

949 Main St - Sign



949 Main St. - Windows

Storefronts

937 Main St - Second Floor

Name and Address	Parcel #	Alt Parcel #	Land Use
M&C of Stevens Point LLC 1601 College Ave Stevens Point, WI 54481	240832201801	240832201801	Store, Retail / Office
	Property Address		Neighborhood
	949 Main St		Cntrl Bus & 2nd St area(Comm)
	Subdivision		Zoning
Display Note	Metes And Bounds		B3-CENTRAL BUSINESS

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
M&C of Stevens Point LLC	7/20/1999	$146,000	Warranty Deed	56	2802	Land & Build.

SITE DATA

Actual Frontage	25.0
Effective Frontage	25.0
Effective Depth	99.0
Square Footage	2,475.0
Acreage	0.057

PERMITS

Date	Number	Amount	Purpose	Note
8/24/1999	28642	$500	099 Sign	
6/29/1999	28510	$5,000	042 Interior Renov/Re	remodeling Building &
2/1/1994	23982	$5,000	002 Air Conditioning &	

2013 ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	$19,600	$85,400	$105,000
Total	$19,600	$85,400	$105,000

LEGAL DESCRIPTION

PRT NENW OF S 32 T24 R8 COM 26F E OF NE COR LOT 4 BLK 5-SE&O ADD TH S 99F TH E 25F TO 3RD ST TH N 99FTH W25F TO POB (AKA E 1/2 LOT 4 EXC S 30F BLK 5 S E & O ADD 562802

PROPERTY IMAGE

PROPERTY SKETCH

Name and Address	Parcel #	Alt Parcel #	Land Use
M&C of Stevens Point LLC 1601 College Ave Stevens Point, WI 54481	240832201801	240832201801	Store, Retail / Office
	Property Address		Neighborhood
	949 Main St		Cntrl Bus & 2nd St area(Comm)
	Subdivision		Zoning
Display Note	Metes And Bounds		B3-CENTRAL BUSINESS

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Store, Retail (C avg)	1877	2,475	Masonry - Avg	13
1	2	Office Bldg (C avg)	1877	2,475	Masonry - Avg	13
Total Area				4,950		

BASEMENT DATA

Bldg	Sec	Adjustment Description	Area
1	1	Store, Retail - Unfin Bsmnt	247
1	1	Store, Retail - Finished Bsmnt	2,228

COMPONENTS

Bldg	Sec	Component Description	Area

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

Site Improvement	Units

STRUCTURE DATA

Age	63
Year Built	1877
Eff. Year	1950
One Bedroom	
Two Bedroom	
Three Bedroom	
Total Units	
Stories	2.00
Business Name	Grubba Jewelry/Store

Information considered accurate but not guaranteed.

Name and Address	Parcel #	Alt Parcel #	Land Use
M&C of Stevens Point LLC 1601 College Ave Stevens Point, WI 54481	240832201802	240832201802	Store, Retail / Warehouse
	Property Address		Neighborhood
	937 Main 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
M&C of Stevens Point LLC	7/20/1999	$146,000	Warranty Deed	56	2802	Land & Build.

SITE DATA

Actual Frontage	25.0
Effective Frontage	25.0
Effective Depth	90.0
Square Footage	2,250.0
Acreage	0.052

PERMITS

Date	Number	Amount	Purpose	Note
3/18/2002	30572	$650	066 Plumbing	hwh & sink

2013 ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	$14,800	$34,600	$49,400
Total	$14,800	$34,600	$49,400

LEGAL DESCRIPTION

N 90 F OF W 1/2 FRAC LOT 4 BLK 5 ORIG PLAT S E & O 562802

PROPERTY IMAGE

PROPERTY SKETCH

Name and Address	Parcel #	Alt Parcel #	Land Use
M&C of Stevens Point LLC 1601 College Ave Stevens Point, WI 54481	240832201802	240832201802	Store, Retail / Warehouse
	Property Address		Neighborhood
	937 Main 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)	1877	2,250	Masonry - Avg	13
1	2	Warehse, Storage (C avg)	1877	2,250	Masonry - Avg	13
Total Area				4,500		

BASEMENT DATA

Bldg	Sec	Adjustment Description	Area
1	1	Store, Retail - Finished Bsmnt	247
1	2	Store, Retail - Unfin Bsmnt	2,228

COMPONENTS

Bldg	Sec	Component Description	Area

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

Site Improvement	Units

STRUCTURE DATA

Age	63
Year Built	1877
Eff. Year	1950
One Bedroom	
Two Bedroom	
Three Bedroom	
Total Units	
Stories	2.00
Business Name	Store w/ warehouse above

Information considered accurate but not guaranteed.

BUSHMAN *Electric*
CRANE & SIGN INC

PROPOSAL

4925 Coye Dr. Stevens Point, WI 54481
(715) 341-4942 fax (715) 254-0234
email: baileyb@bushmanelectric.com

Customer: GRUBBA JEWELERS
Job: REFURBISH BUILDING SIGN
Date: 7-17-13

We hereby submit specifications and estimates to:

Refurbish exisitng GRUBBA JEWLERS projecting neon sign including repainting, repair of neon, wiring, transformers as necessary.

- Replace broken neon letters in "JEWELERS" ("JE" on west side/ "ERS" on east side)--------- $ 780.00
- Replace yellow neon borders and white circles on both sides of sign: "DIAMONDS"----- $ 920.00
- Replace ALL neon on sign for consistent color/brightness (including above items)----- $ 3,950.00
- Repaint entire sign cabinet with original lettering/color scheme;
  sign would need to be removed for repainting and reinstalled---------- $ 2,150.00
- Neon transformer replacement (as necessary, up to two)---------- $ 300.00 each
- Replace/Repair misc wiring issues, neon housings, stands, etc---------- $ 400.00

PRICE TO COMPLETELY REFURBISH SIGN (NOT TO EXCEED) $ 7,100.00 + TAX

** Prices based on use of existing aluminum cabinet. Upon survey, structure appears to be in good shape without any reinforcing necessary. If any work is found to be needed on the cabinet, mounting brackets, etc., upon removal of sign, it will be an addtional cost; no addtional work will be done without consent of customer.

50% deposit required upon acceptance of agreement.
Balance due 10 days after job.

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNERS LAND MAY HAVE LIEN RIGHTS ON THAT LAND AND ON THE BUILDING ON THAT LAND IF THEY ARE NOT PAID FOR SUCH LABOR OR MATERIALS. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY. BUILDER AGREES TO COOPERATE WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID. A FINANCE CHARGE IS COMPUTED ON A PERIODIC RATE OF 1 1/2% PER MONTH WHICH IS AN ANNUAL PERCENTAGE RATE OF 18% ON ANY PREVIOUS BALANCE NOT PAID WITHIN 30 DAYS.

TERMS OF PAYMENT: Materials on job site and progressive labor payments or other prearranged terms.

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 _____ days.

Date of Acceptance:

Signature:

Signature: Bailey Bush

July 25, 2013

Mark Grubba
949 Main St.
Stevens Point
WI 54481

Dear Mr. Grubba:

The following is a quote on refurbishing your exterior sign.

Fix broken neon	$ 900.00
Strip and repaint sign	6000.00
Rewire and install new transformers	1000.00
Total	$7900.00

This quote is good for 60 days. Sales tax is not included.

Thank you for the opportunity to quote on this.

Michael Fickey.

2930 Plover Road, Wisconsin Rapids, WI 54494 Phone: (715) 424-2566 Fax: (715) 424-2577 e-mail: rapsign@wctc.net

PROPOSAL

Bill Wanserski Painting & Wall Covering

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

PROPOSAL SUBMITTED TO:

NAME Grubba Jewelers

ADDRESS 949 Main St.
Stevens Point, Wi.

PHONE NO.

WORK TO BE PERFORMED AT:

ADDRESS Same -
Also - Companion Shop

DATE OF PLANS

ARCHITECT

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

Scrape loose Paint, Prime & Paint Top caps - Windows - & lower wood - including Rear Door & Ceilings.
Remove Deteriorated Wood - Make new wood - Prime face Side & Back Side of New wood. Apply New wood - Caulk where Necessary - Paint all Exterior Painted Surfaces. 2 Coats, (Lift Rental Included - 1675.00)

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

Dollars ($ 12,595.00)

with payments to be made as follows.

Respectfully submitted Bill Wanserski Painting

Per 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

SRS Construction Services
1118 N. Reserve Dr.
Stevens Point, Wi. 54482

SRS Construction Services

July 20, 2013

Grubba Jewelers
949 Main Street
Stevens Point, Wi. 54481

ESTIMATE

This is an estimate for work to be performed at the above address.

Replace rotted and damaged wood accents on the store front and sides with ¾" cedar boards. These boards will be routered to match existing boards. Cedar boards will be primed both sides by a painter after they are made. The cedar will then be installed .

Any additional plywood found to be rotten behind the accent boards will be at an additional cost of $45.00 per sheet (4x8) and is to be primed before installation.

All work to be performed in a professional and timely matter. Any changes to the above estimate will be in writing and agreed upon by both parties.

Total materials and labor $866.00

Thank you for allowing SRS Construction Services to bid on your project.
All permits are to be secured by Grubba Jewelers.

Steve Shifflett, owner

TOM'S PAINTING & DRYWALL, LLC
5038 State Hwy 66 Stevens Point, WI 54482
715-344-7000 cell 715 218-7561

July 20, 2013

M & C, LLC
1601 College Drive
Stevens Point, WI 54481

RE: 949 Main Street Building

This is an estimate for: scraping, priming & painting soffits, second floor windows & front entry

Material & labor included

$6900.00

Replacing all rotten wood in front of building

Material & labor included

$1600.00

Sincerely,

Tom Kouba

Thank you for considering Tom's Painting

DON DULAK & SON MASONRY, INC.
2185 ANNA RAY LANE
ROSHOLT, WI 54473

PHONE: (715)-344-4705
FAX: (715)-344-5933

****

FOR: Grubba Jewelers **DATE:July 18, 2013**

APPROX. QUOTE: veneer restoration

Stone tuckpointing on North (approx. 30'x10') and East (approx. 100'x33') walls

-Remove bad joints
-Tuckpoint as needed
-Match mortar as close as possible
-Lift rental

$33,000.00

Thank you,
Don D.

Tuckpoint Companion Shop WEST of JEWEL SHOP
Brick WALL AT TOP.
High Lift MORTAR LABOR
$2800.00

****

NO WINTER PROTECTION IN THIS QUOTE

THIS QUOTE IS GOOD FOR 30 DAYS FROM DATE ABOVE

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: 8/7/2013

Re: Determination of Eligibility (DOE) submission of potential historic districts or sites to the Wisconsin Historical Society regarding the Business 51 road reconstruction project.

The City of Stevens Point has contracted with AECOM to perform necessary analysis and studies regarding the business 51 road reconstruction project. Most recently they performed determinations of eligibility (DOE) forms for the following districts and or sites that are or have been recommended eligible for the National Register of Historic Places:

1. Pine Street - Plover Street District
2. Clark Street - Main Street District
3. Soo Line Locomotive 2713

During the planning process for the road reconstruction project, the Wisconsin Department of Transportation must consider the districts and locomotive above as if they were listed on the National Register of Historic Places. The districts above were recently identified in the City's 2011 Intensive Survey which again, has prompted these DOE's. Furthermore, much of the information presented within the DOE's came directly from the Survey, only summarized. The State Historical Society will review them only after the HP/DRC has had adequate time to review and express concern or comment. Review occurs to ensure the road reconstruction project will have no adverse affects on the districts, sites or potential districts. Furthermore, they are reviewed to evaluate and determine National Register criteria for districts and/or structures.

Staff has reviewed the three determinations of eligibility forms and has no concerns at this time, but has reached out to AECOM to request information. Maps for each of the identified districts and/or sites are attached, along with the cover letter. Full DOE's will be provided at the meeting.

HERITAGE RESEARCH, LTD.

RECEIVED
JUL 25 2013

24 July 2013

Stevens Point Historic Preservation Commission
Community Development Department
1515 Strongs Ave
Stevens Point, WI 54481

RE: DETERMINATIONS OF ELIGIBLITY RESULTS
BUS 51 Reconstruction: South City Limits to I-39
City of Stevens Point, Portage County
WisDOT #6998-13-00

Commission members,

Enclosed are Determination of Eligibility (DOE) forms for the Pine Street-Plover Street and Clark Street-Main Street historic districts and Soo Line Locomotive 2713. The districts were recommended eligible for the National Register of Historic Places with regard to Criterion C: Architecture as outstanding collections of various architectural styles built in Stevens Point from the 1860s to the 1960s. The locomotive was recommended eligible under Criterion C: Engineering as an outstanding and intact example of a steam locomotive.

These determinations do not mean that the districts and the locomotive are listed in the National Register; it only means that the Wisconsin Department of Transportation as part of its planning process must consider the districts and locomotive as if it were listed. These DOEs have not yet been reviewed by the Wisconsin Historical Society and they will not be considered complete until that takes place. If the commission has any concerns that it would like to express to the WHS, please provide them to me and I will forward them to that agency.

Please contact me at 262-251-7792 or bfaltins@hrltd.org if you have any questions regarding these DOEs. If you have any questions regarding design aspects of the project, please refer those to the project engineer, Mr. Bruce Gerland, P.E. of AECOM at 715.342.3010.

Sincerely,

Brian J. Faltinson

Brian J. Faltinson, M.A.
Project Manager & Historian

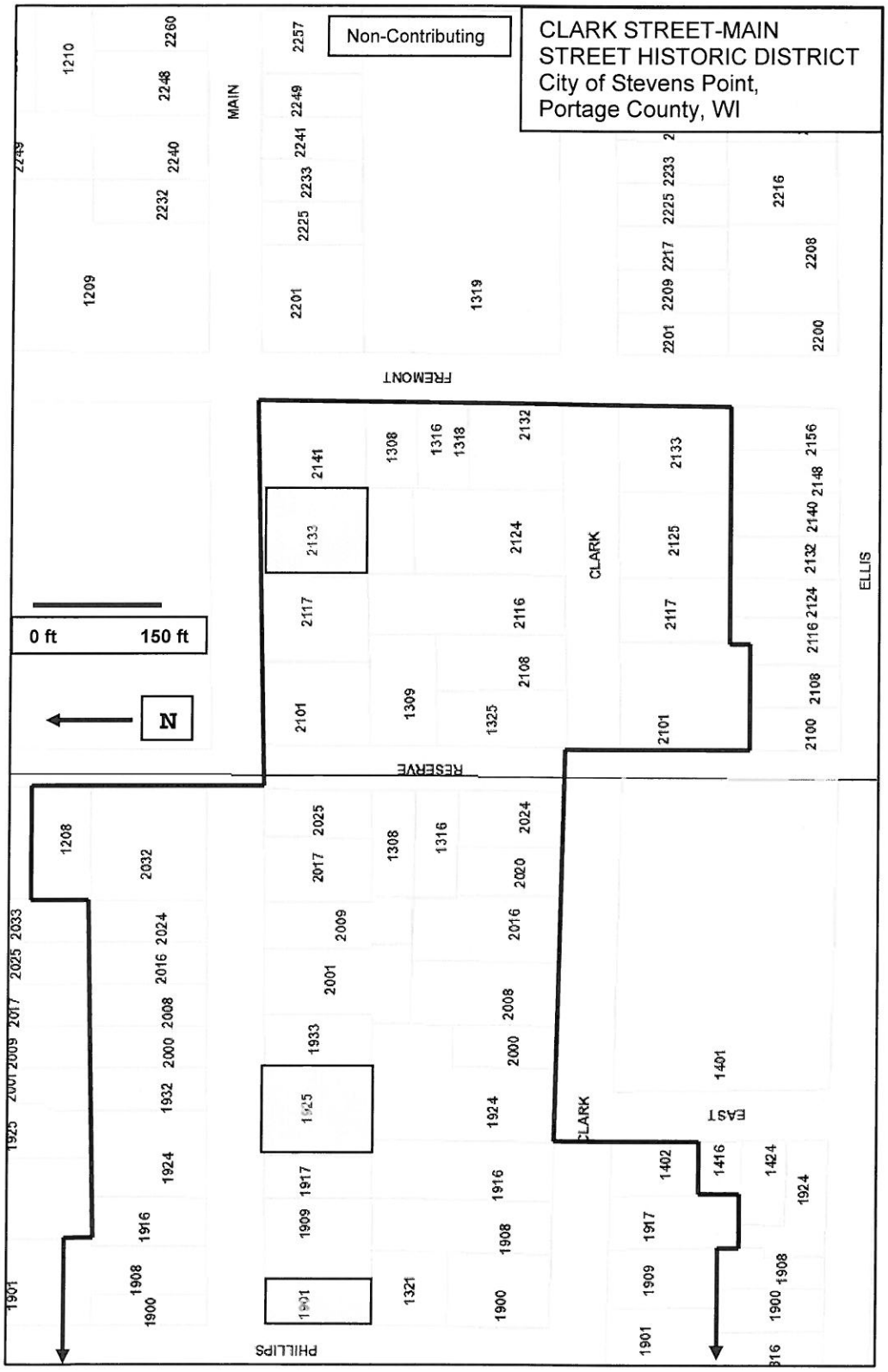
cc: Bruce Gerland, AECOM

Encl.

HISTORICAL/ENVIRONMENTAL CONSULTANTS

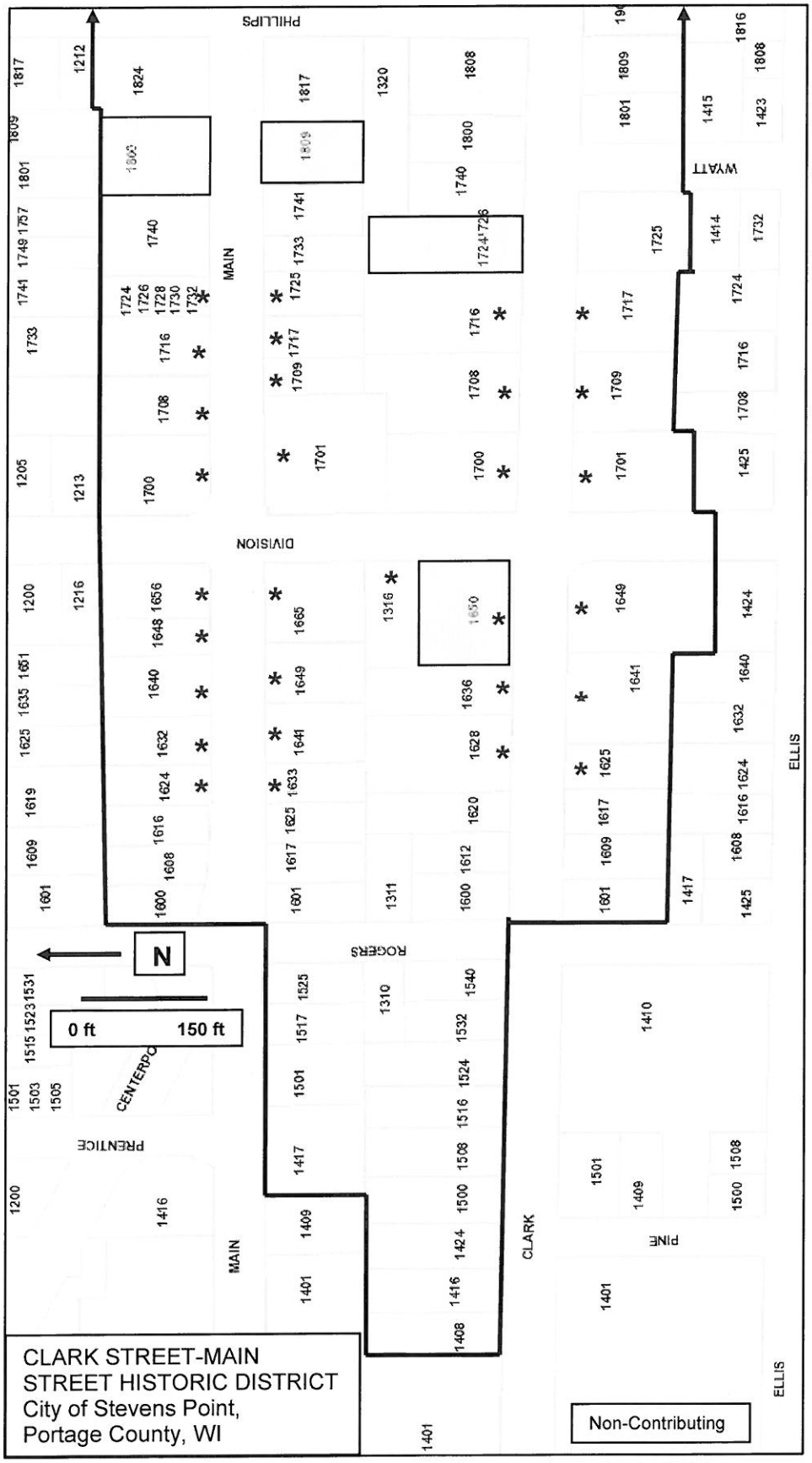
N89 W16785 APPLETON AVENUE MENOMONEE FALLS, WISCONSIN 53051 PHONE (262) 251-7792 FAX (262) 251-3776

DISTRICT MAP 1 of 2



City of Stevens Point GIS

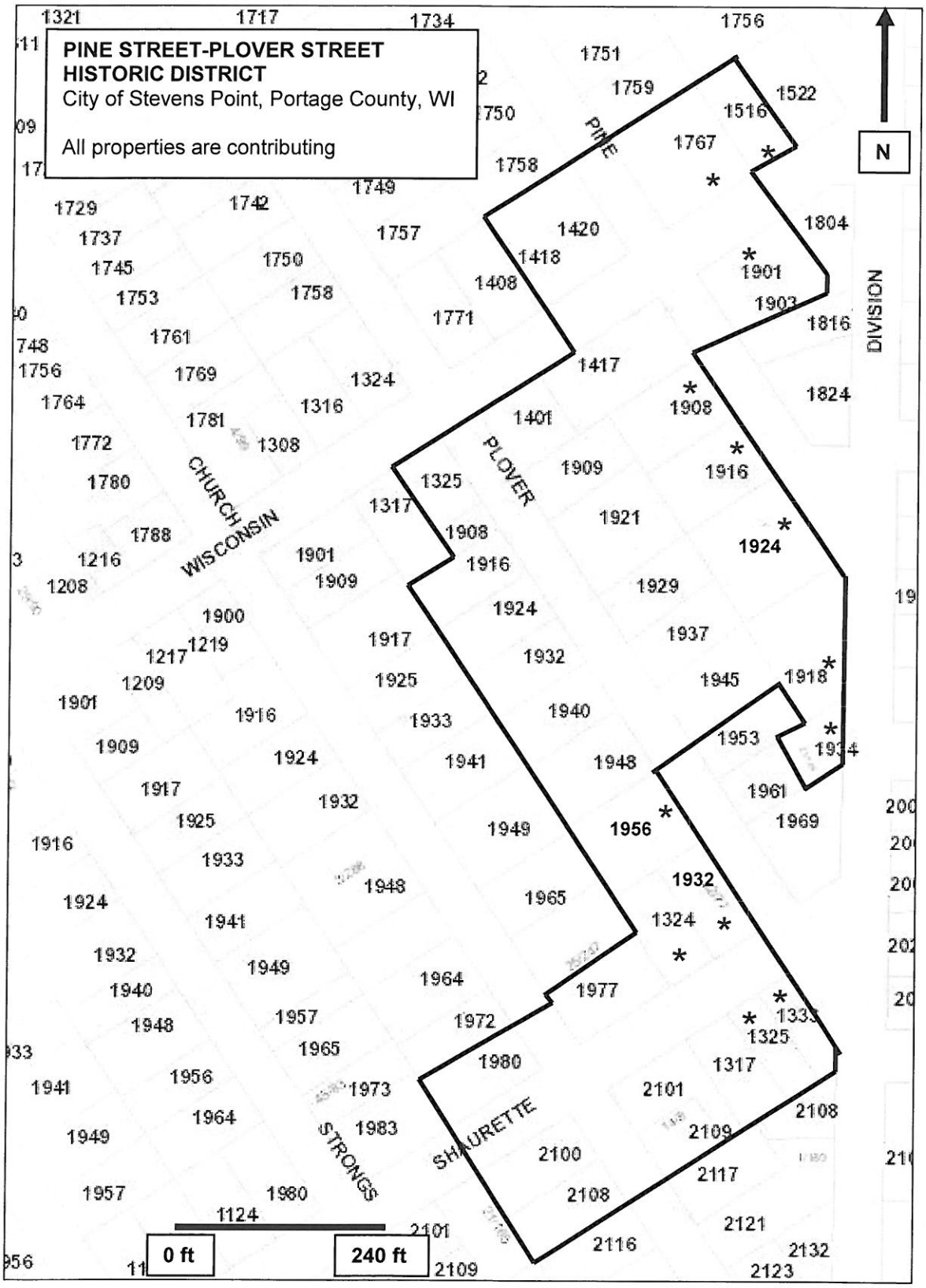
DISTRICT MAP 2 of 2

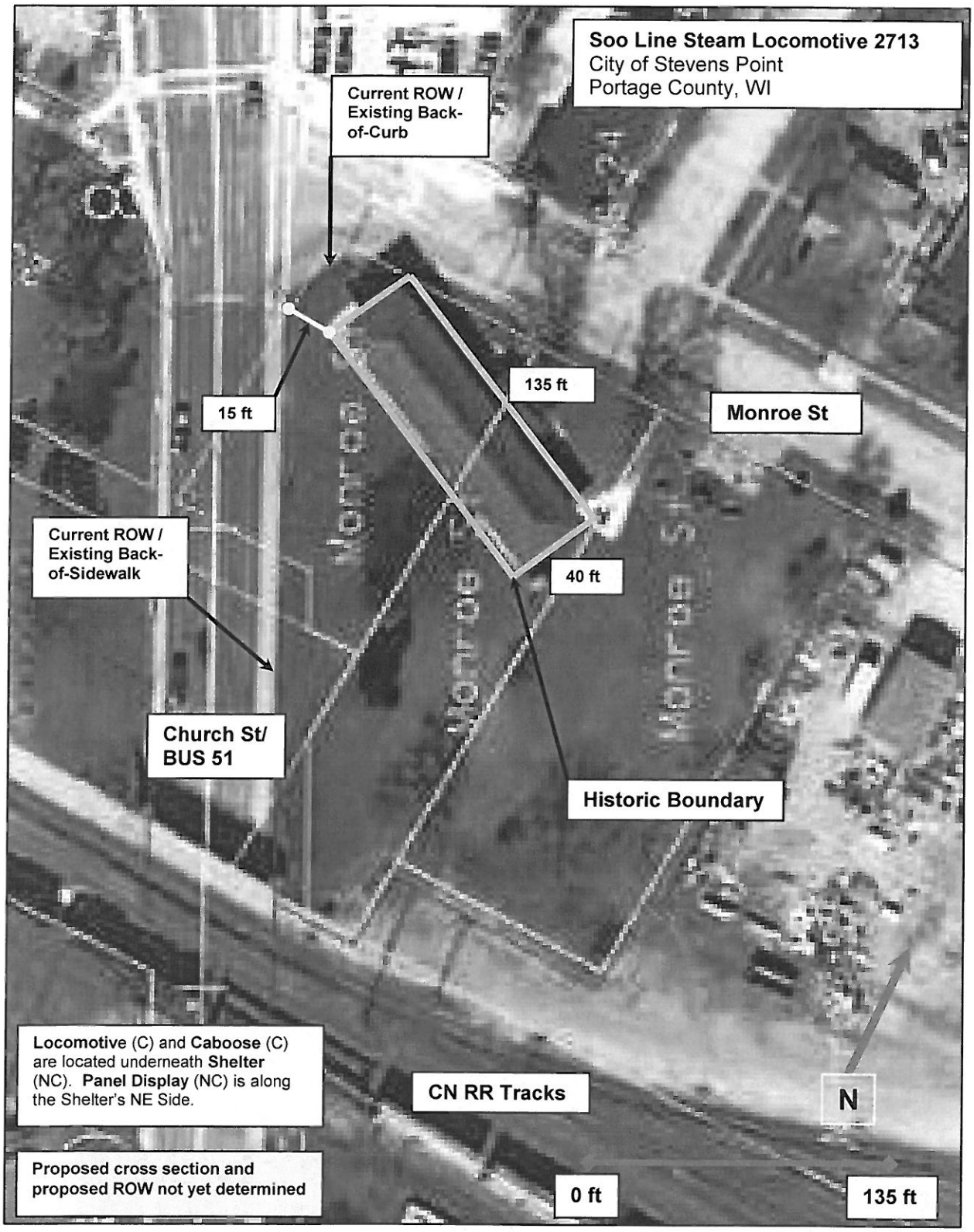


City of Stevens Point GIS

* Denotes Properties in APE

DISTRICT MAP:



City of Stevens Point GIS. * Denotes properties in APE.

DOE Sketch Map