

AGENDA
HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, March 5, 2014 – 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 February 5, 2014 HP/DRC meeting.
2. Request from Stratford Sign Company, representing Mid-State Technical College, for design review of a freestanding sign and four walls signs at **1001 Centerpoint Drive (Parcel ID 2408-32-2029-64)**.
3. Request from Noah Eschenbauch for façade improvement grant funds in the amount of \$11,187 and design review for exterior building work at **925-33 Clark Street (Parcel ID 2408-32-2019-02)**.
4. Request from the City of Stevens Point for design review of dumpster corrals within municipal lot 16, north of Main Street and between Third Street and Strongs Avenue (**Parcel ID's 2408-32-2029-66 and 2408-32-2029-65**).
5. Determination of process and procedures relating to the designation of potential historic properties, buildings, and districts identified within the Intensive Survey report.
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, February 5, 2014 –4:00 p.m.

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

PRESENT: Lee Beveridge, Tim Siebert, George Hanson, and Mary Stroik.

ABSENT: Tom Baldischwiler

ALSO PRESENT: Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Cathy Dugan, Brandi Makuski.

INDEX:

Discussion and possible action on the following:

1. Approval of the report from the December 4, 2013 HP/DRC meeting.
2. Review and recommendation of the City of Stevens Point Historic Preservation / Design Review Commission – Design Guidelines.
3. Review and recommendation of the amended Chapter 22, Historic Preservation / Design Review ordinance.
4. Adjourn.

-
1. Approval of the report from the December 4, 2013 meeting.

Motion by Commissioner Siebert to approve the report from the December 4, 2013 HP/DRC meeting; seconded by Commissioner Hanson. Motion carried 4-0.

2. Review and recommendation of the City of Stevens Point Historic Preservation / Design Review Commission – Design Guidelines.

Director Ostrowski summarized the design guideline rewrite process, outlining major changes which include, removing regulatory language that has instead been placed in Chapter 22 of the Revised Municipal Code, and demolition language that was updated to reflect consistency with Chapter 22. Grammatical and formatting errors were also fixed throughout the document.

Economic Development Specialist Kearns added that the State of Wisconsin Historical Society preservation architect reviewed the entire document and provided comments, overall stating that the guidelines were well written. Those recommend comments have been incorporated into the latest version of the design guidelines.

Commission Siebert questioned the legality of sandblasting within the guidelines, specifically related to section 3.2.2(c), as the state's historical preservation architect indicated that any sandblasting to a historic structure is against the under Wisconsin State Statute. Mr. Kearns clarified that the guidelines are all encompassing and there may be certain instances where a building within the design review district is not historic. Furthermore, all reviews or requests for sandblasting would come before the historic preservation / design review commission for review. Director Ostrowski

added that language can be injected into the beginning of the guidelines which addresses the applicable state laws and statutes pertaining to historic structures.

Discussion occurred between the commissioners regarding vinyl siding and windows. Commissioner Hanson suggested requiring a grading scale for vinyl siding in instances where the replacement or installation is allowed, to avoid the poor quality vinyl siding or windows. Commissioner Beveridge added inserting a grade for brick mortar as well. Director Ostrowski concluded that grades for vinyl and brick mortar will be added to the design guidelines.

Commissioner Beveridge stated his comfort with the design guidelines especially as they were reviewed entirely by the state's historical preservation office.

Director Ostrowski finished by stating the design guidelines would next be reviewed by the plan commission and then final adoption by the common council. He also added that after adoption and implementation, an amendment will likely occur to the design guidelines to fix any overlooked errors, language, or formatting.

Motion by Commissioner Siebert to recommend approving the Historic Preservation / Design Review Commission – Design Guidelines to the Common Council with the recommended edits and changes; seconded by Commissioner Beveridge. Motion carried 4-0.

3. Review and recommendation of the amended Chapter 22, Historic Preservation / Design Review ordinance.

Commissioners pointed out a few grammatical errors with the ordinance, of which Director Ostrowski indicated will be corrected prior to adoption.

Commissioner Siebert asked for clarification on Division 5.03 regarding historic designation. He followed up with an example and indicated that purchases, historic designations, and fund raising can take longer than 6 months. Commissioner Hanson suggested extending the time frame outlined in Division 5.03(2) to 1 year instead of 6 months.

Motion by Commissioner Hanson to recommend approving Chapter 22, Historic Preservation / Design Review ordinance to the Common Council with the recommended edits and changes; seconded by Commissioner Siebert. Motion carried 4-0.

Cathy Dugan, 615 Sommers Street, asked to comment on an unrelated topic; preservation of historic structures, sites and potential districts identified within the 2011 Intensive Survey Report; upon which she advocated for the commission to review and discuss at an upcoming Historic Preservation/ Design Review Commission meeting.

4. Adjourn.

Meeting adjourned at 4:42 p.m.

Administrative Staff Report

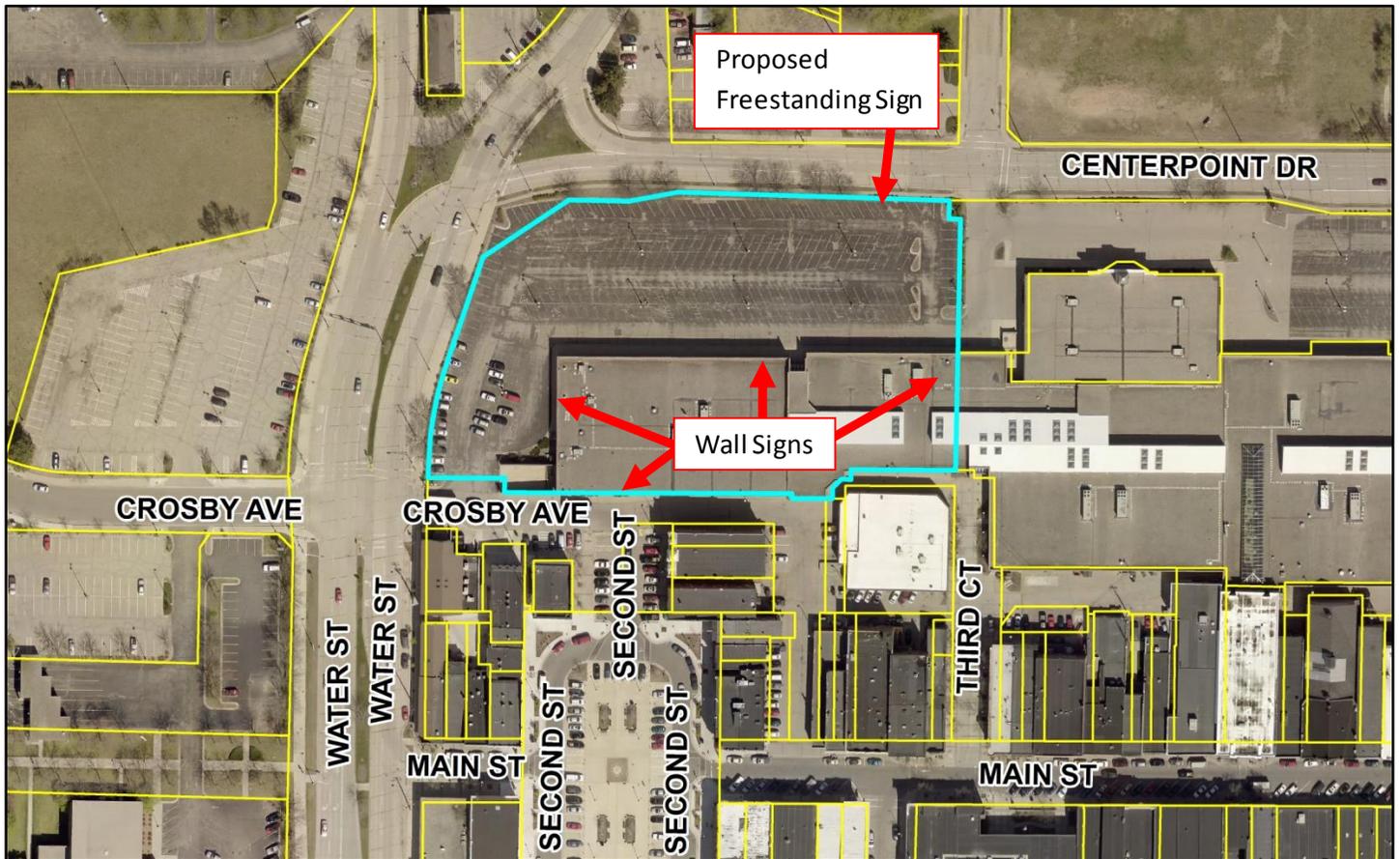
Mid-State Technical College Design Review Request 1001 Centerpoint Drive March 5, 2014



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

<p>Applicant(s):</p> <ul style="list-style-type: none"> Stratford Sign Company, representing Mid-State Technical College <p>Staff:</p> <ul style="list-style-type: none"> Michael Ostrowski, Director mostrowski@stevenspoint.com Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 2408-32-2029-64 <p>Zone(s):</p> <ul style="list-style-type: none"> "B-3" Central Business District <p>Master Plan:</p> <ul style="list-style-type: none"> Downtown District <p>Council District:</p> <ul style="list-style-type: none"> District 4 - Wiza <p>Lot Information:</p> <ul style="list-style-type: none"> Frontage (feet): 260.3 Depth (feet): 588.3 Square Footage: 153,134 Acreage: 3.52 <p>Current Use:</p> <ul style="list-style-type: none"> Institutional Use beginning in summer 2014. <p>Applicable Regulations:</p> <ul style="list-style-type: none"> Chapter 22 Downtown Design Guidelines 	<p>Request</p> <p>Request from Stratford Sign Company, representing Mid-State Technical College, for design review of a freestanding sign and four walls signs at 1001 Centerpoint Drive (Parcel ID 2408-32-2029-64).</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> Parcel Data Sheet Application Supporting Documents <p>City Official Design Review / Historic District</p> <ul style="list-style-type: none"> Downtown Design Review District <p>Staff Recommendation</p> <p>Approve the freestanding sign and wall signs subject to the following conditions:</p> <ul style="list-style-type: none"> Brick or stone matching the building shall encompass the sign supports/base. Logos and lettering shall only be illuminated on the freestanding sign. Backing and border shall be opaque. A landscaping plan for the freestanding sign shall be submitted and approved by the Community Development Department. Any recommendations by the Plan Commission pertaining to a sign variance for the freestanding sign shall apply to the design review approval. All electrical wiring shall be hidden from view.
--	--

Vicinity Map



Scope of Work

Stratford Sign, representing Mid-State Technical College, is requesting design review to install a new freestanding sign and four wall signs at 1001 Centerpoint Drive, within the downtown design review historic districts.

Mid-State Technical College (MSTC) will be relocating from their current location on Michigan Avenue to the location identified above this summer. They intend to fully vacate their former site and expand operations at the new location, which was formerly part of the CenterPoint MarketPlace. The proposed freestanding sign is the only of its kind proposed for the 3.5 acre corner lot. A sign variance for the freestanding sign will need to be granted by the Common Council, as it exceeds the size requirements. Four additional wall signs meeting the sign code requirements are proposed for the structure.

All signs are primarily constructed of painted aluminum and are proposed to be internally lit. Two aluminum wrapped 16 inch supports are proposed to hold the cabinet style freestanding sign, whereas, the individual letter wall signs are proposed to be held on raceways. Little landscaping is shown on the rendering of the freestanding sign however is absent on the site plan. Sign details for all proposed signs are below.

Freestanding Sign Details (1)

Faces: Two
 Display: Business Name, Logo, & Readerboard
 Height: 20 feet
 Width: 12 feet
 Setback 6 feet

Sign Size: 22 s.f.
 Electronic Readerboard Size: 26 s.f.
 Total Graphic Size: 48 s.f.
 Sign Clearance: 9 feet from grade
 Illumination: White LED

Wall Sign Details (3)

Faces: One
 Display: Business Name & Logo
 Height: 3 feet
 Width: 16 feet 8 inches
 Sign Size: 50 s.f.
 Construction: Individual letter/logo on raceways
 Illumination: White LED

Wall Sign Details (1)

Faces: One
 Display: Business Name & Logo
 Height: 2 feet 2 inches
 Width: 12 feet
 Sign Size: 26 s.f.
 Construction: Individual letter/logo on raceways
 Illumination: White LED

The Historic Preservation / Design Review Commission shall review any new construction or exterior changes to existing buildings or site improvements within an officially designated Design Review District, for which 1001 Centerpoint Drive falls within. The following design guidelines relate to signage within the district.

Standards of Review

Design Guidelines

The following standards would apply to this request:

SIGNS AND GRAPHICS

One externally mounted primary sign per ground floor tenant or storefront entrance shall be allowed. All other signs shall be considered secondary signs. All primary and/or secondary signs shall be located within the signable area as described in Appendix A. Advertisement of brand names (superfluous information) shall be limited to 25 percent of the sign and must be incorporated into the overall sign design. Window and awning signs and signs for second story tenants shall be considered separately.

Analysis: All wall signs are proposed directly above or near facility entrances. Furthermore, they are within the signable area of the façade, above the first floor windows and doors, and below the roofline. The proposed freestanding sign is the sole free standing sign proposed for the property having over 700 feet of frontage.

Findings: The above standard is met.

*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 (height x width). Graphics within the signable area shall be limited to 40% of the total signable area where that façade faces commercial land uses and 30% of the total signable area where the façade faces residential land uses. In buildings that contain two or more businesses, the signage area may be divided to accommodate the additional businesses. All signage should be coordinated in terms of color and materials. Business directories for upper story tenants shall not exceed 8 sq. ft. in total area. Exceptions may be made based on overall design concept. Signs and graphics shall not be allowed to physically harm the architectural character of the building they are attached to.

Analysis: Wall signs are proposed within the signable area, above the store front windows and doors and below the roofline. The building has four accessible facades visible from the right-of-way with several hundred feet of signable area.

Findings: Sign standards for wall sign within the historic district have been met. Additionally, the wall signs somewhat match in color and material with building elements. 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.

Upon staff review, it is clear that the wall signs complement the building with the maroon colors found in the existing brick. Additionally, the signs are positioned directly above or near entrances found on all four building facades. Wall signage size also is well-suited to the large building size and vast stretches of façade. Furthermore, the individually lit letters on raceways should minimize the spill-over of light to adjacent properties and create more inviting aesthetics.

Free-Standing Signs: Maximum Height (distance measured between highest part of sign structure and finished grade). 12' where adjacent to residential areas, 20' in commercial areas.

Maximum Sign Area (height. x width. of sign face) 16 s.f. per side where adjacent to or across street from residential zones, 32 s.f. per side in commercial areas. Sign Base shall be equal in size to total square footage of sign face but must be at least four (4) square feet. Shall include plant materials and/or other permanent construction materials such as brick, stone, timbers etc.

Analysis: A variance has been requested for the freestanding sign as it exceeds size requirements and does not incorporate like-materials or landscaping into the sign base. The freestanding sign is constructed primarily of colored aluminum and does not offer much resemblance to the building design. Furthermore, the sign logo and lettering resemble that of a cabinet sign which emits a great amount of light during the night hours. A message board, or electronic readerboard is also proposed on the freestanding sign.

Findings: In order to maintain the historical integrity within the area and throughout downtown, staff would recommend materials such as brick or stone similar to those found on the building be incorporated into the freestanding sign. Additionally, staff would recommend landscaping surround the sign base such as shrubs, pavers, rock and edging, etc. Lastly, to minimize light overflow and improve aesthetics, staff would recommend that only graphics (logo and lettering) be illuminated on the cabinet style freestanding sign.

Based on the findings above and keeping in mind the building history and recent renovation staff would recommend approving the wall and freestanding signs with the above recommendations that assist in protecting the historic character within the downtown design review district.

Building Images



North Façade – Main Entrance



Northwest Façade – North & East Entrance



South Facade



West Facade

Name and Address		Parcel #	Alt Parcel #
Mid-State Technical College District 933 Michigan Ave Stevens Point, WI 54481		240832202964	240832202951
		Property Address	
		1001 Centerpoint Dr	
Display Note	New Parcel for 2013		

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Mid-State Technical College District Community Development Authority	10/10/2012	\$0	Warranty Deed	762709		Land
	10/14/2011	\$910,000	Other			Land & Build.

PERMITS

Date	Number	Amount	Purpose	Note
4/11/2013	13-0108	\$1,423,400	032 Furnace (HVAC)	& cooling MSTC
4/11/2013	13-0108	\$3,551,131	042 Interior Renov/Remodel	MSTC
4/11/2013	13-0108	\$794,515	020 Electrical	MSTC
4/11/2013	13-0108	\$194,887	066 Plumbing	MSTC
10/19/2012	12-0683	\$126,000	060 New Construction	foundations/masonry/roofing
8/27/2012	12-0536	\$0	070 Raze/Demolition	raze centerpoint mall

2013 ASSESSED VALUE

Class	Land	Improvements	Total
X4-Local Exempt	\$0	\$0	\$0
Total	\$0	\$0	\$0

LEGAL DESCRIPTION

LOT 1 CSM#10287-46-17 BNG PRT GOVT LOT 1 BNG PRT NE NW S32 T24 R8 776837 776838 AGRMT 776839 RFR 776836 TERM 788730AGMT

PROPERTY IMAGE

PROPERTY SKETCH

NO IMAGE ON FILE



**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)

Application #	—	Date Submitted	2/6/11	Assigned Case Manager	Kyle Kams
Associated Permits or Applications (if any)	—			Pre-Application Conference Date	Emails & Plans
Decision		Date Reviewed		Staff Signature	
Notes:					

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)	
Applicant Name	Stratford Sign Company	Contact Name	Dan or Kristi
Address	PO Box 134	Address	
City, State, Zip	Stratford WI 54484	City, State, Zip	Same
Telephone	715-487-3250	Telephone	
Fax	715-487-4657	Fax	
Email	Kristi@stratfordsign.com	Email	dan@stratfordsign.com

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? <input type="checkbox"/>)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	Midstate Technical College	Owner's Name	David Willis
Address	500 32nd St North	Address	Same
City, State, Zip	Wisconsin Rapids WI 54491	City, State, Zip	Same
Telephone	715-422-5300	Telephone	715-422-5308
Fax	715-422-5561	Fax	Same
Email	angie.morgan@mste.edu	Email	david.willis@mst.edu

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
1001 Centerpoint Parcel 1	Parcel 2	Parcel 3
7200 2nd St		
Legal Description of Subject Property		
Area of Subject Property (Acres/Sq Ft)		Area of Building or Structure (Sq Ft)

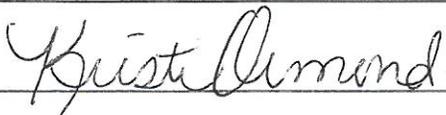
Current Zoning District(s)		Current Historic District(s) - Local, State, National	
Designated Future Land Use Category		Current Use of Property	Proposed Use of Property
		Vacant mall	mid state technical college
Briefly describe the proposed building, structure construction, reconstruction or exterior alteration. Please also provide rationale for the design review request, along with the time schedule (if any) for the project. (Use additional pages if necessary)			
New signs with adequate size for size of building and purpose of building, being a new college for number of persons attending. Spring construction, sign installation.			
Will the proposed work detrimentally change, destroy or adversely affect any exterior architectural features of the improvement upon which said work is to be done?			
These signs will not affect building look or structure. Signs simple give adequate direction day & night for all passerbys and building users.			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements.			
Per the shop drawings for the signs the construction will be a great asset for the business at hand.			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)?			
All signage is appropriate for business size and business/college as necessary for any college in any area.			
Does the proposed work conform with the architectural design guidelines with emphasis on contextual issues including compatibility of size, volume proportions, rhythm, materials, detailing, colors, and expressiveness? (Historic Design Guidelines can be found at www.stevenspoint.com)			
All signage is adequate for building use.			

EXHIBITS

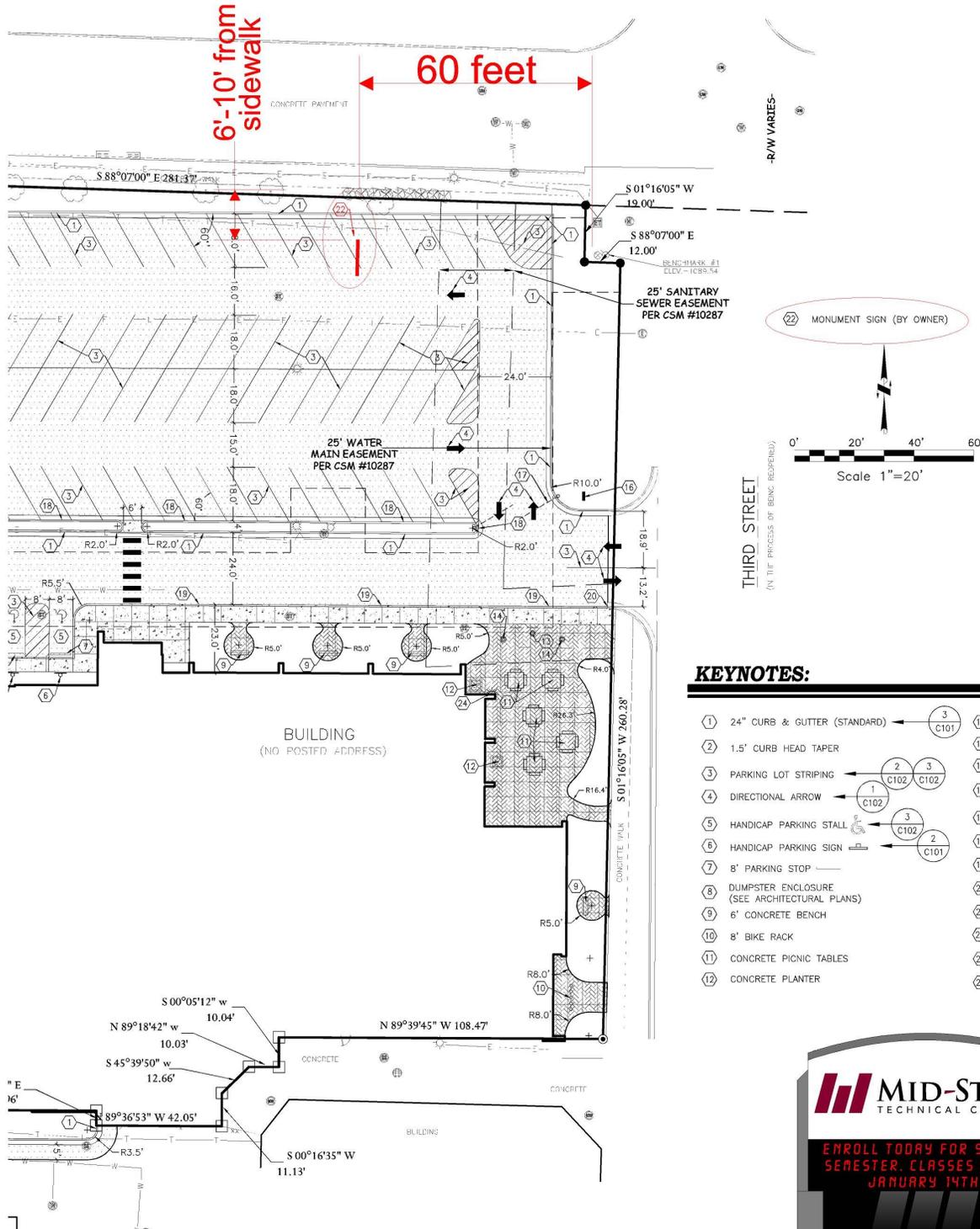
Letter to District Alderperson (www.stevenspoint.com/Directory)	<input type="checkbox"/>	Additional Exhibits If Any (List):
Photographs of Building or Structure	<input type="checkbox"/>	
Renderings or Elevations	<input type="checkbox"/>	
Site Plan (for additions, and new construction)	<input type="checkbox"/>	

CERTIFICATION AND SIGNATURE

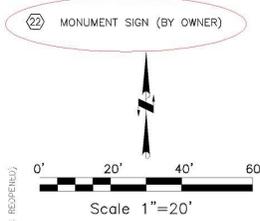
By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	1-31-14		

Site Plan



LEGEND	
These standard symbols will be found in the drawings.	
	SANITARY SEWER
	STORM SEWER
	BURIED ELECTRIC
	BURIED GAS
	WATER MAIN
	EDGE OF BITUMINOUS CONTOUR LINE
	RECTANGULAR CATCH BASIN
	CIRCULAR CATCH BASIN
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC TRANSFORMER
	GAS METER
	CITY VALVE
	HYDRANT
	LIGHT POLE
	MONITORING WELL
	POWER POLE
	SANITARY MANHOLE
	SIGN
	STORM MANHOLE
	TRAFFIC SIGNAL
	GUARD POST
	UTILITY MANHOLE
	WATER MANHOLE
	WATER VALVE
	BUSH/SHRUB
	TREE
	3/4" O.D. IRON BAR FOUND
	COMPUTED CORNER
	CALL TO CONSTRUCTION ZONE
	HARRISON MONUMENT FOUND
	MAG. NAT. FOUND
	1 1/4" O.D. IRON BAR FOUND
	CHISELED CROSS FOUND
	SIGN MONUMENT FOUND
	PROPERTY CORNER
	THE BUILDING CORNER



KEYNOTES:

- | | | | |
|--|-----------------|--|----------|
| ① 24" CURB & GUTTER (STANDARD) | ← ③ C101 | ⑬ 25' FLAG POLE | ← ① C101 |
| ② 1.5" CURB HEAD TAPER | | ⑭ 20' FLAG POLE | ← ① C101 |
| ③ PARKING LOT STRIPING | ← ② C102 ③ C102 | ⑮ "15 MINUTE VISITOR PARKING ONLY" SIGN | |
| ④ DIRECTIONAL ARROW | ← ① C102 | ⑯ PARKING LOT ENTRANCE SIGN—TO BE PROVIDED BY OWNER. VERIFY LOCATION OF SIGN PRIOR TO INSTALLATION | |
| ⑤ HANDICAP PARKING STALL | ← ③ C102 ② C101 | ⑰ FUTURE PARKING CONTROL GATE—BY OWNER | |
| ⑥ HANDICAP PARKING SIGN | ← ② C101 | ⑱ 24" CURB & GUTTER (REJECT) | ← ③ C101 |
| ⑦ 8' PARKING STOP | | ⑲ THICKENED EDGE WALK | ← ⑤ C102 |
| ⑧ DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS) | | ⑳ END OF THICKENED EDGE WALK | |
| ⑨ 6' CONCRETE BENCH | | ㉑ 24" DRIVE OVER CURB & GUTTER | ← ② C101 |
| ⑩ 8' BIKE RACK | | ㉒ MONUMENT SIGN (BY OWNER) | |
| ⑪ CONCRETE PICNIC TABLES | | ㉓ CONCRETE MECHANICAL PAD —BY OTHERS | |
| ⑫ CONCRETE PLANTER | | ㉔ FLAG POLE LIGHTING—BY OTHERS | |



THIS ARTWORK IS COPYRIGHTED AND MAY NOT BE USED WITHOUT PERMISSION. IT IS PROPERTY OF STRATFORD SIGN COMPANY AND MUST BE RETURNED TO THEM. IF ART IS NOT USED WITHIN 90 DAYS YOU WILL BE CHARGED FOR ART TIME.

DESIGNED EXCLUSIVELY FOR: **MID-STATE TECHNICAL COLLEGE**

DATE: 2/19/14 SALES REP: [REDACTED]

CLIENT: [REDACTED]

COLORS SHOWN ARE FOR REPRESENTATION ONLY. ACTUAL PRINT OR VINYL GRAPHICS MAY NOT MATCH INK COLORS ON LAYOUT.

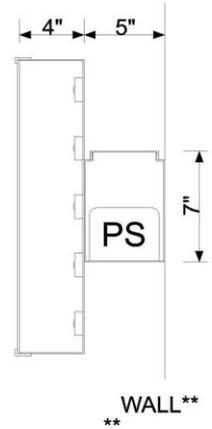
MIDSTATE TECHNICAL COLLEGE

STEVENS POINT - 3 SIGNS - INTERNALLY LIT CHANNEL LETTERS



SIGN NOTES:

1. THREE SETS OF NEW INTERNALLY LIT CHANNEL LETTERS, INSTALLED ON A RACEWAY AS SHOWN
2. RACEWAY AND LETTER RETURNS WILL BE PAINTED TO MATCH THE BUILDING
3. BLACK 50/50 MATERIAL ON FACE OF LETTERS
3M BURGUNDY TRANS. ON LOGO



RACEWAYS: .063" ALUMINUM - 5"w x 7"h - COLOR TBD

GRAPHICS: BLACK 50/50 FILM & TRANSLUCENT BURGUNDY

LETTERS: .063" ALUM BACKS w/ .040" FORMED/WELDED LETTER RETURNS PAINTED WHITE

FACES: .150" WHITE ACRYLIC W/ 1" WHITE TRIMCAP

ELECTRIC: WHITE L.E.D WITH 110V POWER SUPPLIES



110 CONNOR ST • STRATFORD, WI 54484

CALL 715-687-3250 OR 888-264-4459 FAX-687-4657

www.stratfordsign.com

COLORS SHOWN ARE FOR REPRESENTATION ONLY.
ACTUAL PRINT OR VINYL GRAPHICS MAY NOT MATCH
INK COLORS ON LAYOUT.

THIS ARTWORK IS COPYRIGHTED AND MAY NOT BE USED WITHOUT PERMISSION.
IT IS PROPERTY OF STRATFORD SIGN COMPANY AND MUST BE RETURNED TO THEM.

IF ART IS NOT USED WITHIN 90 DAYS
YOU WILL BE CHARGED FOR ART TIME.

Designed Exclusively For:

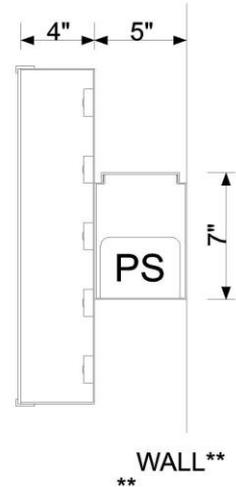
CLIENT:

Date:

Sales Rep:

SIGN NOTES:

1. ONE SET OF NEW INTERNALLY LIT CHANNEL LETTERS, INSTALLED ON A RACEWAY AS SHOWN
2. RACEWAY AND LETTER RETURNS WILL BE PAINTED TO MATCH THE BUILDING
3. BLACK 50/50 MATERIAL ON FACE OF LETTERS
3M BURGUNDY TRANS. ON LOGO



MIDSTATE TECHNICAL COLLEGE
STEVENS POINT - 1 SIGN - INTERNALLY LIT CHANNEL LETTERS



- RACEWAYS:** .063" ALUMINUM - 5"w x 7"h - COLOR TBD
- GRAPHICS:** BLACK 50/50 FILM & TRANSLUCENT BURGUNDY
- LETTERS:** .063" ALUM BACKS w/ .040" FORMED/WELDED LETTER RETURNS PAINTED WHITE
- FACES:** .150" WHITE ACRYLIC W/ 1" WHITE TRIMCAP
- ELECTRIC:** WHITE L.E.D WITH 110V POWER SUPPLIES



110 CONNOR ST • STRATFORD, WI 54484
CALL 715-687-3250 or 888-264-4459 FAX-687-4657
www.stratfordsign.com

COLORS SHOWN ARE FOR REPRESENTATION ONLY.
ACTUAL PRINT OR VINYL GRAPHICS MAY NOT MATCH
INK COLORS ON LAYOUT.

THIS ARTWORK IS COPYRIGHTED AND MAY NOT BE USED WITHOUT PERMISSION.
IT IS PROPERTY OF STRATFORD SIGN COMPANY AND MUST BE RETURNED TO THEM.

IF ART IS NOT USED WITHIN 90 DAYS
YOU WILL BE CHARGED FOR ART TIME.

CLIENT:

Designed Exclusively For:

Date: 10/10/13

Sales Rep:



SOUTH



NORTH



WEST



110 CONNOR ST • STRATFORD, WI 54484
CALL 715-687-3250 or 888-264-4459 FAX-687-4657
www.stratfordsign.com

THIS ARTWORK IS COPYRIGHTED AND MAY NOT BE USED WITHOUT PERMISSION.
IT IS PROPERTY OF STRATFORD SIGN COMPANY AND MUST BE RETURNED TO THEM.

IF ART IS NOT USED WITHIN 90 DAYS
YOU WILL BE CHARGED FOR ART TIME.

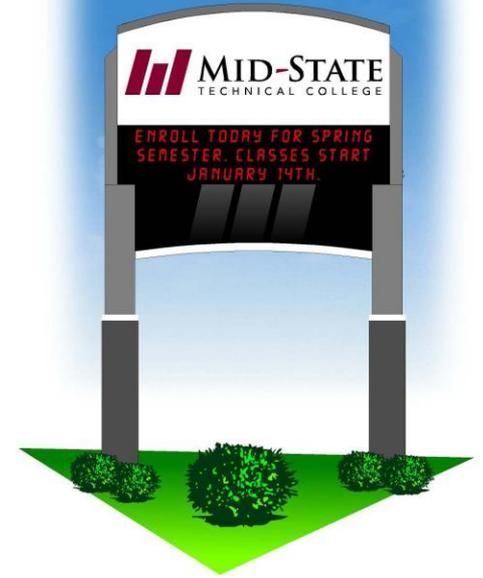
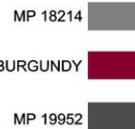
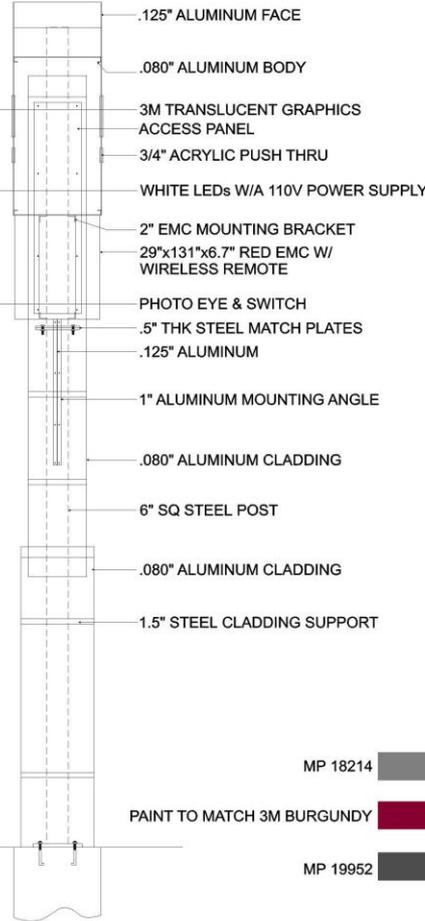
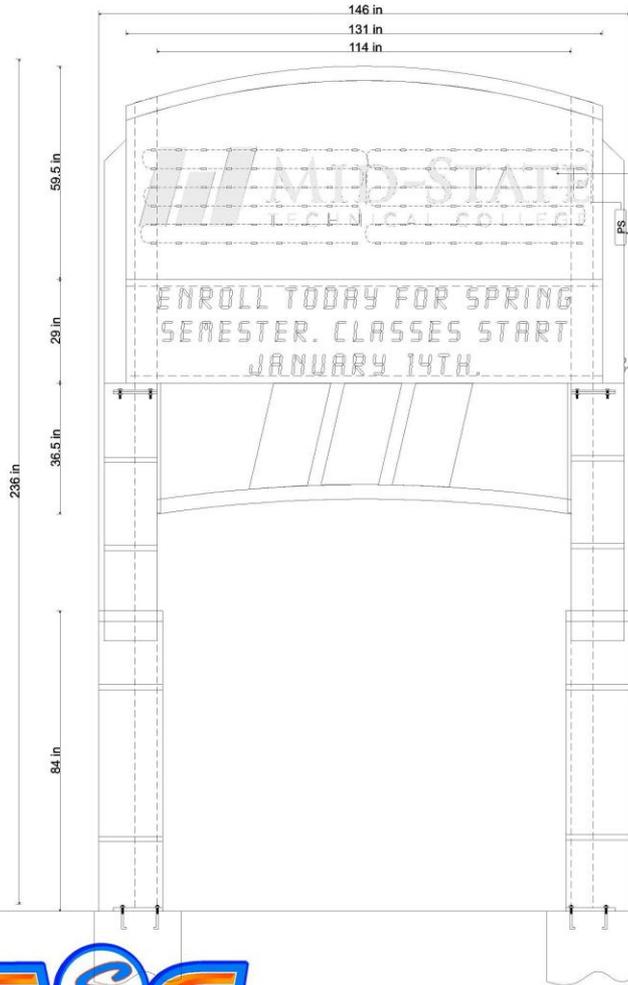
Designed Exclusively For:

Date: Feb. 2014

Sales Rep:

COLORS SHOWN ARE FOR REPRESENTATION ONLY.
ACTUAL PAINT OR VINYL GRAPHICS MAY NOT MATCH
INK COLORS ON LAYOUT.

CLIENT:



SIGN NOTES:

1. SIGN FACES WILL BE ROUTED .125" ALUMINUM WITH ROUTED 3/4" PUSH THRU ACRYLIC WITH APPLIED 3M TRANSLUCENT GRAPHICS
2. LIGHTING WILL BE SUPPLIED BY WHITE LEDs WITH POWER SUPPLIES, PHOTO EYE AND SWITCH
3. SIGN WILL BE INSTALLED ON (2) 6" SQ STEEL POLES WITH 1" THK STEEL PLATES
4. PLATES WILL BE INSTALLED ON (2) 24" DIA CONCRETE FOUNDATIONS WITH (4) 1.25" DIA ANCHOR BOLTS PER PIER
5. POLES WILL HAVE FABRICATED .080" ALUMINUM POLE COVERS AS SHOWN
6. ENTIRE SIGN WILL HAVE A URETHANE PAINT FINISH WITH A SATIN CLEAR COAT



THIS ARTWORK IS COPYRIGHTED AND MAY NOT BE USED WITHOUT PERMISSION. IT IS PROPERTY OF STRATFORD SIGN COMPANY AND MUST BE RETURNED TO THEM. IF ART IS NOT USED WITHIN 90 DAYS YOU WILL BE CHARGED FOR ART TIME.

Designed Exclusively For: MSTC ST. POINT

COLORS SHOWN ARE FOR REPRESENTATION ONLY. ACTUAL PAINT OR VINYL GRAPHICS MAY NOT MATCH INK COLORS ON LAYOUT.

CLIENT:

Date: 2/20/2014

Sales Rep: MITCH

Administrative Staff Report

Noah Eschenbauch
 Façade Grant and Design Review
 925-33 Clark Street
 March 5, 2013



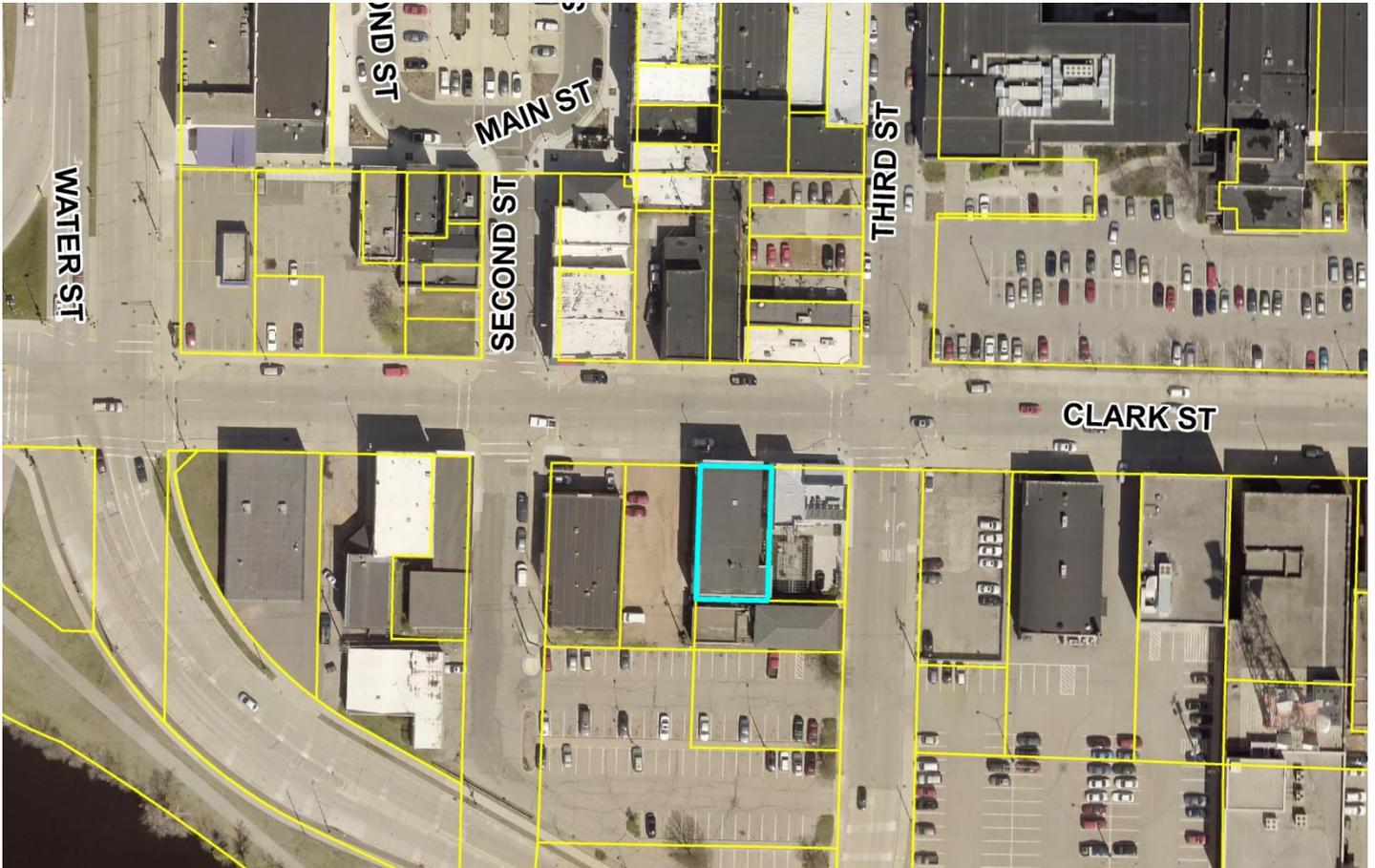
Department of Community Development
 1515 Strongs Avenue, Stevens Point, WI 54481
 Ph: (715) 346-1568 - Fax: (715) 346-1498

<p>Applicant(s):</p> <ul style="list-style-type: none"> Noah Eschenbauch <p>Staff:</p> <ul style="list-style-type: none"> Michael Ostrowski, Director mostrowski@stevenspoint.com Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 2408-32-2019-02 <p>Zone(s):</p> <ul style="list-style-type: none"> "B-3" Central Business District <p>Master Plan:</p> <ul style="list-style-type: none"> Downtown District <p>Council District:</p> <ul style="list-style-type: none"> District 9 – R. Stroik <p>Lot Information:</p> <ul style="list-style-type: none"> Actual Frontage: 48 feet Effective Frontage: 48 feet Effective Depth: 90 feet Square Footage: 4,320 Acreage: 0.099 <p>Structure Information:</p> <ul style="list-style-type: none"> Year Built: addition 1918 (96 yrs) Number of Stories: 2 <p>Current Use:</p> <ul style="list-style-type: none"> Retail & Residential <p>Applicable Regulations:</p> <ul style="list-style-type: none"> Chapter 22 Downtown Design Guidelines Façade Improvement Grant Program Guidelines 	<p>Request</p> <p>Request from Noah Eschenbauch for façade improvement grant funds in the amount of \$11,187 and design review for exterior building work at 925-33 Clark Street (Parcel ID 2408-32-2019-02).</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> Parcel Data Sheet Application Contractor Bids Renderings <p>City Official Design Review / Historic District</p> <ul style="list-style-type: none"> Design Review District <p>Staff Recommendation</p> <p>Approve, subject to the following condition(s):</p> <ul style="list-style-type: none"> The chairperson and designated agent shall have the authority to review and/or approve minor amendments to the project. Type N mortar as defined by the American Society for Testing and Materials (ASTM) shall be used, matching in color and texture to the original mortar. All windows, commercial and/or residential, including window trim shall match in color. Second story, storefront windows shall match that of the original window design. All windows shall match that exactly of the window opening, except that on the east side of the building the windows will not have a rounded top, but rather an insert. Storefront doors and door framing shall match in color and material to the residential storefront windows. The building name and date plate on the north façade shall be maintained. 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 \$9,878.60 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
2nd Story North Façade Windows	A & I Exteriors - \$3,719.84 (Aluminum Trim Wrap & Disposal Fee – add \$800.00 + \$114.29)	\$2,317.10
Storefront Windows & Doors	K & W Glass Inc. - \$11,123.00	\$5,561.50
Masonry	Thomas Masonry - \$4,000.00	\$2,000.00
TOTAL (Lowest Bid)	\$19,757.20	\$9,878.60

Vicinity Map



Scope of Work

Noah Eschenbauch, owner of the property in question, is requesting Façade Improvement Grant Program funds for an exterior renovation of his building at 925-33 Clark Street. Currently, a comic and hobby store operates out of the first floor retail space, with a residential apartment above. A portion of the building is vacant, however is anticipated to be occupied shortly after renovation. It is important to note that the neighboring vacant lot to the east is under the same ownership and is very visible from Clark Street.

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

Façade Improvements & Activities:

1. Install 8 new second story aluminum clad single or double hung residential windows along Clark Street with colonial grid inserts.
2. Install new vinyl double hung residential windows on the east, west and south facades.
3. Install new dark bronze aluminum clad storefront doors, windows, and transoms.
4. Install two new steel doors on one on the east façade and one on the west.
5. Retuckpoint and install new brick on the northern and western facades.

***Note that items 2 and 4 are not included within the façade improvement grant request however must receive design review approval.

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 perform minimal tuckpointing to the north (front) and west building facades, as a great deal of tuckpointing occurred several years ago. Additionally, new brick is proposed to be added to the west building façade as it has deteriorated in several locations, particularly around the windows. Two bids have been submitted that outline the proposed masonry work.

Findings: This standard is met. Staff would recommend that type N mortar as defined by ASTM be used, matching in color and texture to the original mortar.

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: Several windows are proposed to be replaced on the building, including 8 second story windows on the front façade and approximately 27 on the building's other facades. Windows throughout the building differ greatly in size, design and materials and are severely deteriorated. Front windows are proposed to be wrapped in bronze aluminum clad and have colonial grid inserts. Bids for front windows include single and/or double hung designs constructed of aluminum or wood. Bronze colored vinyl double hung residential type windows are proposed on the building's other facades.



Storefront windows and doors will match those found on the second floor, in material and color. Three doors are proposed to be replaced, along with commercial windows and transom windows. Bronze aluminum clad, single pane, low E argon gas, windows and doors will replace deteriorated, inefficient existing storefront. Transom windows are proposed to have colonial grid inserts as well, matching the second floor windows. The installation of transom windows will include the removal of the existing metal panels.



Lastly, the applicant is proposing to replace two doors on the east and west facades with steel doors. Two or more bids for the proposed window and door activities have been submitted for façade improvement grant activities.



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. Wooden or aluminum windows proposed for the north facade should match that of the original design, either single or double hung. Vinyl windows proposed on the less visible east and west facades will be painted and/or prefabricated to match the color of storefront and commercial windows. Therefore, staff would recommend allowing the installation of vinyl windows along the east and west facades. Staff would recommend that all windows, commercial and/or residential, including trim match in color. Additionally, staff would recommend that second story storefront windows match that of the original window design. Storefront doors and door framing shall match in color and material to the residential storefront windows.



Façade Improvement Grant Standards

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

Analysis: Noah Eschenbauch's building located at 925-33 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 north façade faces Clark Street. The west façade is also very visible from Clark Street, as the neighboring lot consists of parking. The majority of requested façade improvement activities are for the north façade.

Findings: Masonry activities along the west façade are included within the façade request, however the West façade does not directly face a street. Due to the great visibility of the west façade along Clark Street staff would recommend approval of the masonry work.

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

Analysis: Façade improvement activities proposed include new storefront and residential windows, doors, and masonry work.

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 windows, are not compatible with the original materials.

Findings: The applicant is significantly increasing the aesthetics and efficiency of this building to more closely match elements of its construction era, especially the installation of new storefront windows and doors. The removal of metal panels will expose transom windows, adding to the building character. 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 or more bids for every building improvement activity.

Findings: This standard is met.

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
2nd Story North Façade Windows	a. Install 8 double hung aluminum clad windows	River City Cons. - \$9,047.00	\$4,523.50
	b. Install 8 wood clad double hung windows with internal grids	Esser Glass Inc. - \$9,150.00	\$4,575.00
	c. Install 8 bronze aluminum single hung windows	A & I Exteriors - \$3,719.84 (Aluminum Trim Wrap & Disposal Fee - add \$800.00 + \$114.29)	\$2,317.10
Storefront Windows & Doors	a. Install 3 dark bronze aluminum commercial doors and windows with transoms	Esser Glass Inc. - \$12,965.00	\$6,482.50
	b. Install dark bronze aluminum storefront doors, windows and transoms	K & W Glass Inc. - \$11,123.00	\$5,561.50
Masonry	a. Repair masonry (tuckpoint) on north & west building facade	Howie Abholt, A & I Exteriors - \$4,800.00	\$2,400.00
	b. Retuck point north façade and retuck point and add brick to west building facade	Thomas Masonry - \$4,000.00	\$2,000.00
TOTAL (Lowest Bid)		\$19,757.20	\$9,878.60

Findings: The applicant is requesting \$11,187, as the storefront windows and doors bid by Esser Glass includes a few other elements, such as disposal. However, since a lower bid has been submitted by K & W Glass, staff would recommend approving the lower one, unless another bid is submitted that includes everything that Esser Glass has included. Therefore, allowable amount of assistance would be \$9,878.60. Highlighted figures identify the lowest bid. It is important to note that the lowest 2nd-story north façade window bid incorporates installing single hung windows. Additionally, an exterior trim installation fee and window disposal fee have been prorated from the total and included.

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, and masonry/materials are somewhat met.

Findings: The applicant requests to use vinyl windows, which do not specifically meet the design guidelines. Wooden windows are preferred; however the vinyl windows are proposed on facades that do not directly face the public right-of-way. Windows facing the public right of way will be constructed of aluminum or wood. Although some building improvement activities do not meet the design guidelines fully, it is important to note that the proposed rehabilitation work will significantly increase the historical integrity of the building. It is one of very few buildings along Clark Street that has yet to receive major transformation and it is quite visible when entering downtown from the west. 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 improvement project request may have been influenced by a recent project across the street which is nearing completion. Furthermore, it's location along a main thoroughfare into Stevens Point from the west will create nearly a block of recently redeveloped structures. Small maintenance activities have been made to the building over the years however it has not seen major exterior updates and renovations. Much of the building's exterior components have deteriorated or been covered which has resulted in a loss of building integrity. The proposed activities should 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: Windows and doors are aged and continue to deteriorate and affect the surrounding masonry. The project will significantly increase the building's efficiency and aesthetics, along with its marketability to retail and residential tenants.

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

Findings: Aluminum panels covering transom window will be removed. The exposing of transom windows will assist in restoring the architectural integrity of the building. 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 covered transom windows and other flaws becomes much easier. Concurrently, following the restoration, noticing new windows, doors, 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 rents space to retail and residential tenants. Furthermore, the owner has indicated that several interior improvements such as electrical and heat upgrades have been made. Other interior improvements to the residential apartments and retail space are also planned to create valued space within the downtown. Lastly, the owner has indicated that the vacant retail space will be utilized as office by their growing rental business.

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

Findings: It is anticipated that the renovation will attract customers, particularly residential tenants. The interior renovations will allow for the existing hobby store to grow, whereas the exterior renovations will have the potential to attract customers.

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

Findings: A business currently exists in the first floor. The renovation will allow for the building owner's business to locate in the second retail space. No new jobs are anticipated from the proposed improvements; however growth from both businesses could trigger additional employment.

8. Projects that incorporate mixed uses or multiple tenants.

Findings: The building offers space for two commercial tenants on the first floor with the potential for multiple residential tenants on the second floor.

Building Images



Photograph - 1978



North and West Facade



North Façade



North Façade – West Retail Store



North Façade – East Retail Store



North Upper Façade



West and South Facade



East Facade

Name and Address		Parcel #	Alt Parcel #	Land Use
Stevens Point Rentals LLC 2826 Hay Meadow Dr Stevens Point, WI 54482		240832201902	240832201902	Store, Retail/Apts/Warehouse
		Property Address		Neighborhood
		925-33 Clark St		Cntrl Bus & 2nd St area(Comm)
Subdivision		Zoning		
Display Note		S E & Other Plat		B3-CENTRAL BUSINESS

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Stevens Point Rentals LLC RREF HB-WI NMM LLC	8/22/2013	\$144,900	Special Warranty w/Add'l	788780		Land & Build.
	4/5/2013	\$721,600	Sheriff Deed	783464		Land & Build.

SITE DATA

PERMITS

Actual Frontage	48.0	Date	Number	Amount	Purpose	Note
Effective Frontage	48.0	12/13/2013	13-0716	\$12,980	020 Electrical	36 x 48 cabinet 3 x 6
Effective Depth	90.0	4/3/2007	34614	\$1,500	099 Sign	
Square Footage	4,320.0	2/15/1994	23996	\$1,000	099 Sign	
Acreage	0.099					

2013 ASSESSED VALUE

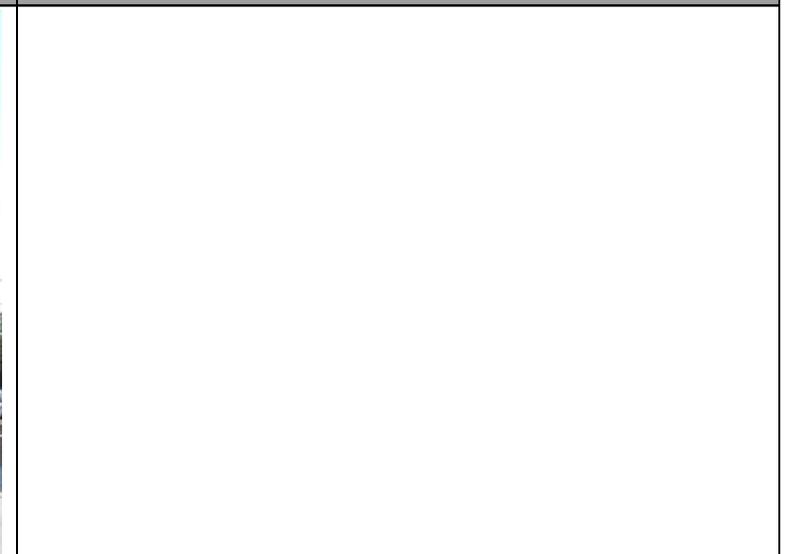
Class	Land	Improvements	Total
(2) - B-Commercial	\$28,500	\$114,400	\$142,900
Total	\$28,500	\$114,400	\$142,900

LEGAL DESCRIPTION

W 48' OF N 90' LOT 3 BLK 11 S E & O ADD S32 T24 R8 788780 791243-SOC

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Stevens Point Rentals LLC 2826 Hay Meadow Dr Stevens Point, WI 54482		240832201902	240832201902	Store, Retail/Apts/Warehouse
		Property Address		Neighborhood
		925-33 Clark St		Cntrl Bus & 2nd St area(Comm)
		Subdivision		Zoning
Display Note		S E & Other Plat		B3-CENTRAL BUSINESS

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Store, Retail (C avg)	1918	2,800	Masonry - Avg	14
1	2	Apts (C avg)	1918	2,800	Masonry - Avg	12
1	3	Warehse, Storage (C avg)	1940	1,960	Masonry - Avg	13

Total Area				7,560		
-------------------	--	--	--	-------	--	--

BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Store, Retail - Unfin Bsmnt	2,800				

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

Site Improvement	Units	Age	54
		Year Built	1918
		Eff. Year	1960
		One Bedroom	4
		Two Bedroom	1
		Three Bedroom	
		Total Units	5
		Stories	2.00
		Business Name	Retail Store w/ apts & warehous

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



Michael Ostrowski, Director
 Ph: (715) 346-1567
 Fax: (715) 346-1498
mostrowski@stevenspoint.com
stevenspoint.com

Façade Improvement Grant Program Application

ADMINISTRATIVE SUMMARY (Staff Use Only)

Date Submitted	2/20/14	Date Reviewed		Approved	Yes <input type="checkbox"/> (\$ _____) No <input type="checkbox"/>
----------------	---------	---------------	--	----------	---

APPLICANT/OWNER INFORMATION

APPLICANT INFORMATION		Owner Information (Same as Applicant?) <input checked="" type="checkbox"/>	
Applicant Name	Noah Eschenbaver	Contact Name	Stevens Point Rentals LLC
Address	PO Box 489	Address	
City, State, Zip	Stevens Point WI 54481	City, State, Zip	
Telephone	715-252-1184	Telephone	
Cell	715-252-1184	Cell	
Fax	none	Fax	
Email	noaheschenbaver@gmail.com	Email	

PROJECT SUMMARY

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

Restoring the facade of the building. New glass storefronts and windows around the entire building. Tuck pointing the brick on the North (storefront) and partially on the west side of the building. Also remodeling both commercial spaces. New electric throughout the building and a new high efficiency boiler.

Describe the Positive Impact Your Project will Bring to Stevens Point

Significantly increase the aesthetics of the building as well as the efficiency of the commercial space and apartments.

Total Cost of Project Improvements	22,384	Amount of Matching Grant Assistance Requested	11,187
\$ 100,000 +		\$20,600 total cost 50% = 10,300	
Estimated Start Date	10-1-13	Estimated Completion Date	8-31-14 7-1-14
Number of Commercial Tenant Spaces Within the Building	2 (925 + 933 Clerk)	Number of Residential Tenant Spaces Within the Building	5 apartments

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

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

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner (If not the Applicant)	Date
	7-26-14		

To whom it may concern:

We are in the middle of renovating the building at 925 Clark St. We have already replaced the 1920's era boiler with a high efficiency hot water boiler that serves to heat the building as well as provide hot water for the entire building. We are working on upgrading the existing electrical in the building and have recently added 8 new meters so that we have the capacity to upgrade each commercial space and residence as we move through the building.

Our plan is to renovate the apartments so that we can provide top of the line apartments for the growing downtown area. We are working with the City and with Galaxy Hobby to expand their current space and provide an area that is adequate to allow them to continue to grow. We are also going to be occupying one of the commercial spaces ourselves so that we have an office space and presence for our growing rental business.

In remodeling the facade of the building we are working with Jim Lucas of Arc Central to come up with a plan to re expose the tall windows on the front of the building and incorporate some grills in them to add character. We are going to be replacing all of the store front windows and doors with high efficiency glass and aluminum frames. We will be replacing all of the non-store front windows in the building with a color matched vinyl and the same style window as the North upper windows so that you won't be able to tell the difference from the street.

We are also going to have the facade of the building tuck pointed and a few windows on the West side of the building. The remainder of the building was tuck pointed several years ago.

We are going to be remodeling both sides of the commercial spaces upgrading the electrical, flooring, lighting and ceilings.

We are working on sprucing up the apartments that are currently rented and are going to go through as they become vacant and upgrade the kitchens, baths and electrical services.

If you have any questions about our plans or the work to be completed please do not hesitate to contact me.

Thank you

Noah Eschenbauch

715-252-1184

My preference for contractors would be the following:

I would like to have Thomas Masonry complete all of the tuck pointing.

I would like to have A&I Exteriors install all of the upper windows and rear exit doors. I would have Esser Glass handle the store fronts and front entry doors.

A & I EXTERIORS AND HOME
IMPROVEMENTS LLC

N1984 WEST RD
WAUPACA, WI 54981

Phone # 715-412-1395
Fax # 715-256-9282

Date	Estimate #
11/20/2013	1387

Name / Address
NOAH ESCHENBAUCH

Project

Description	Qty	Cost	Total
THIS ESTIMATE INCLUDES REMOVAL OF ALL JOB RELATED DEBRIS. THIS ESTIMATE INCLUDES PURCHASE OF ALL MATERIAL, LABOR, AND TAXES. ALL ALUMINUM AND STEEL RELATED TO THIS JOB (SCRAP AND TEAR OFF) WILL BE RECYCLED BY A&I EXTERIORS AND IS FIGURED INTO THE PRICE OF THE REMOVAL OF ALL OF THE JOB RELATED DEBRIS A & I EXTERIORS WILL WARRANTY A TEN (10) YEAR LABOR WARRANTY ON ANY DEFECTS DUE TO IMPROPER INSTALL, ANYTHING BEYOND OUR CONTROL SUCH AS WEATHER RELATED, OR ABUSE WILL NOT BE WARRANTED. WORK TO BE COMPLETED IN A CONSCIENTIOUS MANNER ACCORDING TO THE STANDARD PROCEDURES. ANY ALTERATIONS OR DEVIATIONS FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS AND CHANGE OF SIDING, WINDOW, DOOR, TRIM, SEAMLESS GUTTER, SOFFIT AND FASCIA COLORS AGREED UPON WILL BE EXECUTED ONLY UPON WRITTEN ORDERS AND A CHARGE OF \$50 PER EACH CHANGE ORDER FOR THE CONTRACT; AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ORIGINAL ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, OR ACCIDENTS, OR DELAYS BEYOND OUR CONTROL. HOMEOWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKERS COMPENSATION INSURANCE. WE ARE FULLY INSURED WITH LIABILITY INSURANCE. A & I EXTERIORS IS A LICENSED CERTIFIED DWELLING CONTRACTOR.			0.00
<i>ESTIMATE EXPIRES 15 (FIFTEEN) DAYS FROM DATE OF ESTIMATE.</i>		Total	\$21,416.89

A \$15.00 SERVICE CHARGE WILL BE ADDED EVERY TWO WEEKS TO ALL UNPAID BALANCES AFTER 5 DAYS OF JOB COMPLETION.

TO AGREE TO THE ABOVE WORK DESCRIBED PLEASE SIGN.

AUTHORIZED SIGNATURE _____

Page 3

Customer Signature _____

A & I EXTERIORS AND HOME
IMPROVEMENTS LLC

N1984 WEST RD
WAUPACA, WI 54981

Phone # 715-412-1395

Fax # 715-256-9282

Estimate

Date	Estimate #
11/20/2013	1387

Name / Address
NOAH ESCHENBAUCH

			Project
Description	Qty	Cost	Total
REPLACEMENT SERIES 6000 DOUBLE HUNG, BRONZE EXTERIOR, LOW E ARGON ,STANDARD SCREEN, NIGHT LATCH, GLASS BREAKAGE WARRANTY , 42"X55" MEETS ENERGY STAR NORTH CENTRAL- SOUTH CENTRAL	2	306.09	612.18
REPLACEMENT SERIES 6000 DOUBLE HUNG, BRONZE EXTERIOR, LOW E ARGON ,STANDARD SCREEN, NIGHT LATCH, GLASS BREAKAGE WARRANTY , 30"X74" MEETS ENERGY STAR NORTH CENTRAL- SOUTH CENTRAL	13	314.80	4,092.40
REPLACEMENT SERIES 6000 DOUBLE HUNG, BRONZE EXTERIOR, LOW E ARGON ,STANDARD SCREEN, NIGHT LATCH, GLASS BREAKAGE WARRANTY , 32"X60" MEETS ENERGY STAR NORTH CENTRAL- SOUTH CENTRAL	7	306.09	2,142.63
REPLACEMENT SERIES 6000 DOUBLE HUNG, BRONZE EXTERIOR, LOW E ARGON ,STANDARD SCREEN, NIGHT LATCH, GLASS BREAKAGE WARRANTY ,28"X46 1/2" MEETS ENERGY STAR NORTH CENTRAL- SOUTH CENTRAL	4	306.09	1,224.36
M 85 SINGLE HUNG ALUM WINDOW WITH LOWE COLONIAL GRIDS IN GLASS BRONZE EXTERIOR AND INTERIOR	8	464.98	3,719.84
REPLACEMENT SERIES 6000 PICTURE WINDOW, BRONZE EXTERIOR, LOW E ARGON , GLASS BREAKAGE WARRANTY , PICTURE WINDOW ABOVE ENTRY DOOR MEETS ENERGY STAR NORTH CENTRAL- SOUTH CENTRAL	1	245.80	245.80
<i>ESTIMATE EXPIRES 15 (FIFTEEN) DAYS FROM DATE OF ESTIMATE.</i>		Total	

A \$15.00 SERVICE CHARGE WILL BE ADDED EVERY TWO WEEKS TO ALL UNPAID BALANCES AFTER 5 DAYS OF JOB COMPLETION.

TO AGREE TO THE ABOVE WORK DESCRIBED PLEASE SIGN.

AUTHORIZED SIGNATURE _____

Page 1

Customer Signature _____

A & I EXTERIORS AND HOME
IMPROVEMENTS LLC

N1984 WEST RD
WAUPACA, WI 54981

Phone # 715-412-1395

Fax # 715-256-9282

Page 35 of 68
Estimate

Date	Estimate #
11/20/2013	1387

Name / Address
NOAH ESCHENBAUCH

			Project
Description	Qty	Cost	Total
ENTRY DOORS, PRIMED JAMBS, DOOR WILL BE DEAD BOLT PREP	3	376.56	1,129.68
INSTALL 35 WINDOWS AND REPLACE ANY ROT AROUND WINDOW FRAMES WERE NEEDED	35	100.00	3,500.00
WRAP 35 WINDOWS IN ALUMINUM TRIM COIL	35	100.00	3,500.00
INSTALL THREE ENTRY DOORS	3	150.00	450.00
WRAP THREE ENTRY DOORS IN TRIM COIL	3	100.00	300.00
DUMP FEE		500.00	500.00
<i>ESTIMATE EXPIRES 15 (FIFTEEN) DAYS FROM DATE OF ESTIMATE.</i>			Total

A \$15.00 SERVICE CHARGE WILL BE ADDED EVERY TWO WEEKS TO ALL UNPAID BALANCES AFTER 5 DAYS OF JOB COMPLETION.

TO AGREE TO THE ABOVE WORK DESCRIBED PLEASE SIGN.

AUTHORIZED SIGNATURE _____

Page 2

Customer Signature _____

ESSER GLASS INC.

Glazing Contractors

3601 Patch Street,

Stevens Point, WI 54481

Phone 715-344-1961

Toll Free 800-300-1961

Fax 715-344-3655

www.esserglasssp.com

Glass and Glazing Estimate

October 11, 2013

Noah Eschenbauch

RE: 925 Clark Street Stevens Point, WI

Building Alterations

North elevation, Aluminum Storefront

We propose to remove and dispose of existing storefront and replace per drawings by Arc Central, Inc

- * Doors to be Kawneer 190 narrow stile with 10" bottom rails
 - 2 - 3' 6" x 7'
 - 1 - 3' x 7'
 - Total of 3 door leaves included
 - * 1 ½ pair butt hinges per leaf
 - * Adam's Rite MS Locks with one keyed cylinder / thumb turn per leaf
 - * CP - Co9 push / pull hardware
 - * DHP 416 heavy duty door closers
 - * ADA Thresholds with bottom rail weather strips
 - Immediate door framing to be 451 4 ½" x 2" non thermal
 - Side lite and storefront window framing to be Kawneer "451 T"
 - 4 ½" x 2" Thermally broken flush glaze
 - * Aluminum finish to be #40 dark bronze anodized
 - Glazing per code
 - * 1" OA P500 LoE #2 annealed and tempered as required
- Includes internal grids in transom windows per drawings

FOR THE SUM OF \$ 12,965.00

RE: Steel Entrance Doors

We propose to remove and dispose of 2 existing doors 1 east, 1 west

Includes

Flush insulated steel doors and frames

Each door to have 1 ½ pair butt hinges , keyed cylindrical lockset, DHP 416 heavy duty door closers, ADA Thresholds with weather stripping and sweeps

Doors and frames to be in a primed gray finish

Painting by others

ESSER GLASS INC.

Glazing Contractors

3601 Patch Street,
Stevens Point, WI 54481

Phone 715-344-1961

Toll Free 800-300-1961

Fax 715-344-3655

www.esserglasssp.com

Glass and Glazing Estimate

West Elevation

Block size 40" x 80"

FOR THE SUM OF \$ 1,448.00

East Elevation

Block size 40" x 82"

FOR THE SUM OF \$ 1,475.00

Work By Others

Patch back to new frames and thresholds, masonry, carpentry, drywall, plaster, painting, flooring, reworking ceiling should it be required

Pricing based on property being free of Asbestos

RE: Window Replacements

We propose to furnish and install

8 block size 2' 9 1/4" x 6' 6"

Windows to be Kolbe and Kolbe, Double hung,
wood clad in a standard finish (unfinished interior)

Includes

4 9/16" jambs, standard hardware, cardinal #270 LoE glazing with internal grids
per elevation 9 over 9 and full screens

FOR THE SUM OF \$ 9,150.00

RE: East and West Elevations

We propose to furnish and install vinyl windows to be manufactured by Windgate

Includes

4 9/16" jambs, LoE glazing, full screen and standard hardware

18 block size 2' 9 1/4" x 6' 6" Double hung (square tops)

2 block size 5' 5 1/2" x 5' 7 1/2" Double hung (mulled together)

2 block size 3' 7 1/2" x 5' 7 1/2" Double hung (square tops)

ESSER GLASS INC.

Glazing Contractors

3601 Patch Street,

Stevens Point, WI 54481

Phone 715-344-1961

Toll Free 800-300-1961

Fax 715-344-3655

www.esserglasssp.com

Glass and Glazing Estimate

1 block size 2' 11 1/2" x 1' 11 1/2" Awning
Frames white in / out

FOR THE SUM OF \$ 15,695.00

Optional Finish
Tan in / Bronze out

FOR THE SUM OF \$ 18,875.00

Work By Others

Removal and disposal of existing windows, opening preparation should it be required

Patch back to new frames, masonry, carpentry, drywall, plaster, painting

Pricing is based on property being free of Asbestos

Not Included

Any windows or doors on the south elevation

All materials and labor shall be completed in a substantial workmanlike manner and is guaranteed per plans and specifications for a period of 1 year after substantial completion. Any changes from the plans and specifications involving additional costs shall be executed only upon signed orders and will be an extra charge over this proposal.

Terms: Net 30 days



Frank Shields
President
Esser Glass, Inc

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

*Accept as proposed _____.

ESSER GLASS INC.

Glazing Contractors

3601 Patch Street,
Stevens Point, WI 54481

Phone 715-344-1961

Toll Free 800-300-1961

Fax 715-344-3655

www.esserglasssp.com

Glass and Glazing Estimate

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

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

Work by others: Adequate wood blocking and opening preparation.

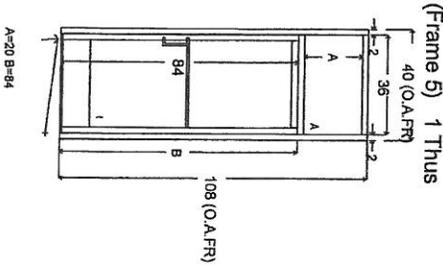
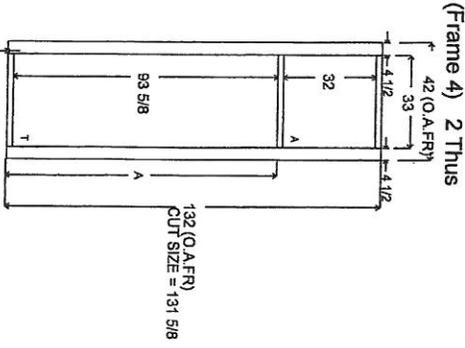
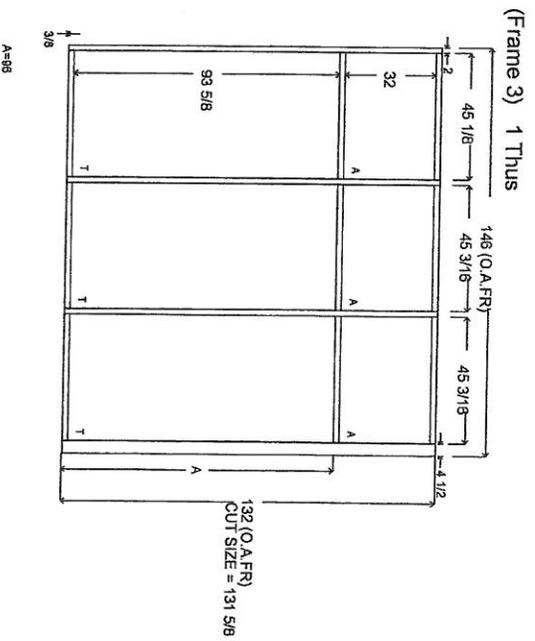
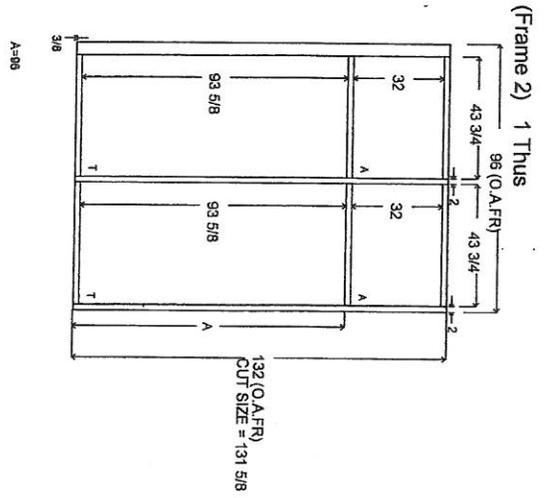
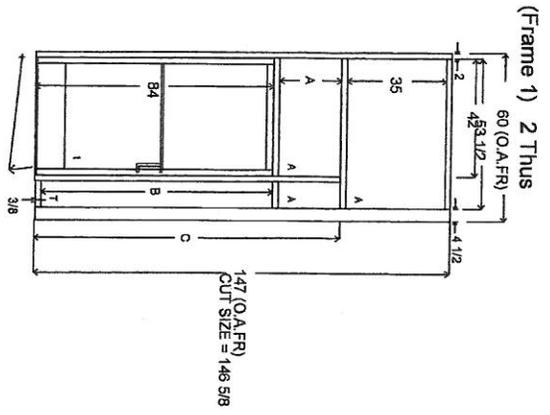
Pricing is based on all window and door being field measured consecutively on one trip

NOT INCLUDED:

Boarding up openings or temporary enclosures

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

Included in this proposal.



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

PROPOSAL

River City Construction

4910 Wilderness Lane
 Wisconsin Rapids, WI 54494

Date	Estimate #
11/4/2013	10039

Name / Address
Arch Central Inc. 132 First Street North Wisconsin Rapids, WI 54494

Project

Description	Total
Window replacement for Noah Eschenbauch. 925 Clark street Stevens Point. Remove and replace 8 upper windows with Jeld Wen siteline EX clad double hung windows.	9,047.00
Remove and replace 26 upper and lower windows with Jeld win builders vinyl double hung windows and remove and replace two exterior doors.	22,378.00
NOTE: Interior trim not included in base bid.	
Total	\$31,425.00

Customer Signature _____

PROPOSAL FOR ARCHITECTURAL DESIGN SERVICES

Architectural Services, Construction Management - Project delivery

To:

Noah Eschenbauch
925 Clark Street
Stevens Point, WI 54481

1.0 Project Description

1.1. To replace the existing exterior windows and doors on the building at 925 Clark Street.

2.0 Cost of Services

2.1. We propose to provide construction management services to direct and coordinate the removal and replacement of the doors and windows for a lump sum fee as shown below.

Item	Phase	Fee For Service
1	First Floor Store Front windows and doors, north elevation	11,123.00
2	Second Floor windows, north elevation	9,047.00
3	Second Floor windows, east and west elevations and exterior doors	22,378.00
4	Construction Management	2,500.00
5		\$45,048.00

3.0 Execution

This Agreement entered into as of the day and year first written below.

Client

Architect

Noah Eschenbauch
925 Clark Street
Stevens Point, WI 54481

James Lucas, President
arc □ central inc
240 2nd Street South
Wisconsin Rapids, WI 54494

Date

Date

If this Proposal, Fee Schedule, & Agreement are acceptable to you, please sign and return one copy of this Proposal to arc □ central inc.

2 proposal cm

arc □ central inc.

240 2nd street s
wisconsin rapids, wi 54494
ph: 715-421-1330
jlucas@arccentralinc.com

K & W GLASS, Inc.

121 3rd Street North
Wisconsin Rapids, WI 54494
Phone 715/423-5450
Fax 715/423-5407
Email: kwglass@hobbsind.com

10/09/13

Jim Lucas
Arch Central

RE. 925 Clark St. Remodel

We propose the following:

For Storefront entrances only, using Kawneer 2" x 4 1/2" aluminum tube framing with Heavy verticle mullion where needed for windload, all in dark bronze anodized finish with 1 each 36" x 84" 190 narrow stile door w/ 10" bottom rail, hardware to include offset pivots, CO9-CPII push/pulls, DC4116 Regular mounted door closers, AR 1850 deadlock with cylinder and thumbturn, weatherstrip, sweep and standard 4" threshold. Glass to be 1" clear low E, tempered where required and standard internal grids at transom lites. Exterior .040 break metal drip edge at sill, caulking at exterior only. Demolition is included at storefront only with your dumpster. Opening prep and/or modifications by others.

Exterior entrance sizes:

- 1) 155 1/2" x 137 1/2" with single door sidelites and transom.
- 1) 209 3/4" x 137 1/2" with single door, sidelites and transom

Installed Price: \$11,123.00

Lead time is 3 to 4 weeks from approved shops and final measure.

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

We reserve the right to correct any clerical errors, notwithstanding prior acceptance, if the error is one of substance rather than form, and acceptance of the of the proposal occurs before its correction, such acceptance may be withdrawn if correction renders the proposal unacceptable. Work will be commenced as promptly as possible after contractor notifies us that sufficient areas are ready for glazing to insure continuous working conditions without imposing on us unnecessary trips to and from the job. Where extra trips are required by the contractor, additional charges will be made. Work will be executed as promptly as possible, but subject to delays occasioned by strikes, lockouts, fires, carriers and other causes beyond our control. We do not replace breakage or damaged materials unless caused directly by our own employees. This proposal is based on all work being performed during regular work hours. Extra charge will be made for any overtime work. This proposal, if accepted, is subject to the approval of our credit department. We will not assume pro rata charges of any description. We agree to remove our own debris and will not assume and charge for removal by others. Scaffolding is to be provided by the general contractor without charge to us, unless otherwise agreed. The general contractor will provide adequate storage space for material without charge within the building. Our proposal does not include any special barricade or enclosure to continue work in adverse weather. This proposal will be incorporated and made part of any contract. The terms and conditions of our proposal shall supersede any conflicting provisions in other contract documents. We will not accept changes or extras to the contract without prior written authorization providing equitable adjustment to the contract. We are to be afforded adequate use of the hoist during regular working hours for transportation of our materials. No charge is to be made for our employees use of temporary elevators or other conveyance. It is understood that we are to be provide with suitable space on the project site for storage of materials without any charge. All materials will be furnished in accordance with manufactures tolerance for color variation, thickness, size, finish texture and performance standards. We do not clean any materials, glass metal construction r spandrels. This proposal does not include any cleaning of installed materials. Terms: To be paid each month upon presentation of invoice. The balance in full within 30 days after completion of our work.

ACCEPTED:

K & W Glass

BY:

BY:

DATE:



THOMAS MASONRY
 2936 County Road Y
 Stevens Point, WI 54482

Estimate

Date	Estimate #
2/20/2014	266

Name / Address
Noah Eshenbauch

Cell 715-252-6156

Fax 715-344-9171

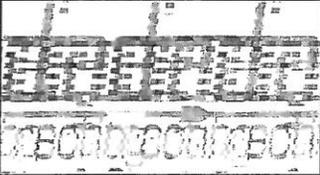
Terms

Description	Total
Galaxy hobbies building all work will be performed @ \$40.00/ man hour plus material cost, the following are estimates, actual cost and should not exceed	
Front face of building grind out and retuck point brick joint	1,500.00
west side of building, retuck point and add brick to certain areas, there is nothing holding brick above the windows and there are brick missing though out this side, actual price will need to be determined as we need to figure out what will be the best fix for supporting the brick above the windows,	2,500.00

If invoice is not paid within 30 days you will be charged 18% APR. Thomas Masonry cannot gaurentee any concrete or masonry materials for color or color change, cracking or popping/blistering. We are not held responsible for any damage that may accure during tearouts or installation of products. We look forward to working with you on your project. Please sign date and return if estimate terms are accepted.

Total	\$4,000.00
--------------	-------------------

Signature _____



Number	E276
Date	11/7/2013

Bill To
Howie Abholt
A&I Exteriors
Waupaca, WI, 54981

PO Number

Project
Galxy hobby tuckpoint

Description	Amount
repair masomry mortar joint on front and west side of building masons = 45.00 per hr laborer = 30.00 per hr estimated time 30-40 hrs with 2 masons and 1 mason tender/laborer 3600.00 - 4800 with heat/enclosure and materials	\$4,800.00

Total \$4,800.00

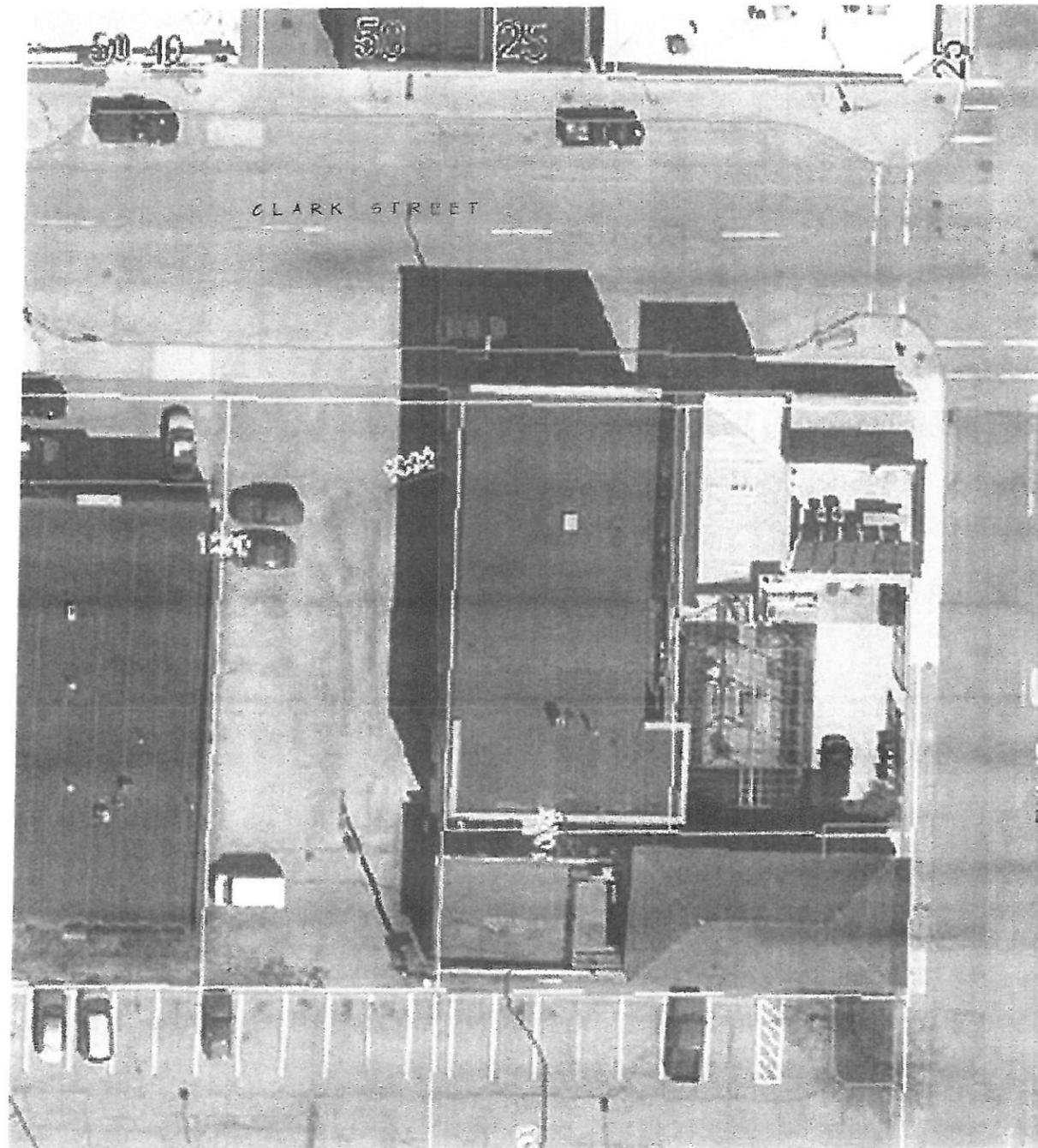
Terms

1/2 down balance upon completion

Building Alterations and Facade Improvements Noah Eschenbauch

925 Clark Street Stevens Point, WI 54481

arc central inc
Lucas Dolan
240 2nd Street Stevens Point, WI 54481
715.572.2888
interior design
construction management



1 SITE PLAN
T100 SCALE: 1/16" = 1'-0"
0' 8' 16' 32'
NORTH

DRAWING INDEX	
<u>COVER SHEET</u>	
T100	TITLE SHEET
<u>ARCHITECTURAL</u>	
A201	NORTH ELEVATION
A202	WEST ELEVATION
A203	EAST ELEVATION
<u>STRUCTURAL</u>	
<u>HVAC</u>	
<u>ELECTRICAL</u>	

TITLE SHEET
SITE PLAN &
CODE INFORMATION

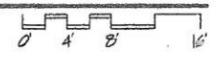
BUILDING ALTERATIONS
FOR
NOAH ESCHENBAUCH
925 CLARK STREET
STEVENS POINT, WI 54481

REVISIONS
9419 Exterior
DATE
Sept 4, 2013
PROJECT NO.
13 016

T100



PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATIONS

BUILDING ALTERATIONS FOR
NOAH ESCHENBAUGH
325 CLARK STREET
STEVENS POINT, WI 54481

REVISIONS

3413 Exterior
DATE: Sept 4, 2013
PROJECT NO: 13 016

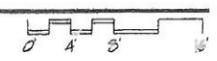
A201

arc central inc. Dolan
Lucas Interior design
architecture construction management interior design
240 2nd street south, wisconsin state, WI 54481 715.872.2888

EXTERIOR ELEVATIONS



1 EXISTING WEST ELEVATION
A2.02 SCALE: 1/8" = 1'-0"



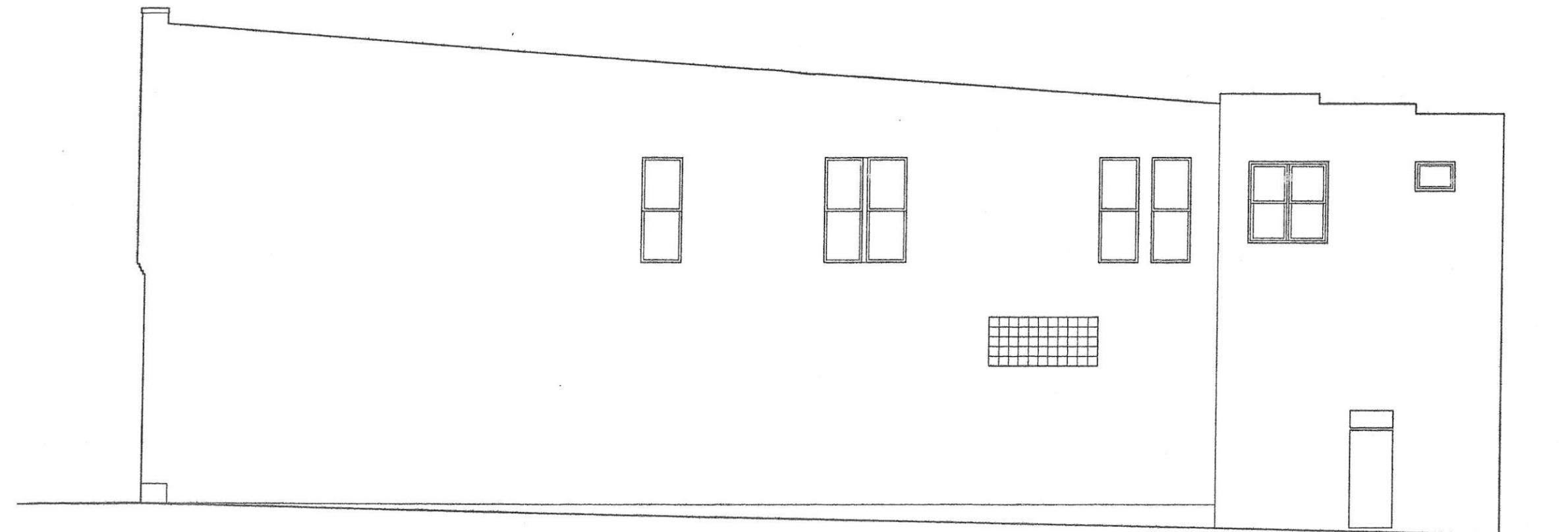
BUILDING ALTERATIONS FOR
NOAH ESCHENBAUGH
925 CLARK STREET
STEVENS POINT, WI 54481

341 Exterior
REV: 06

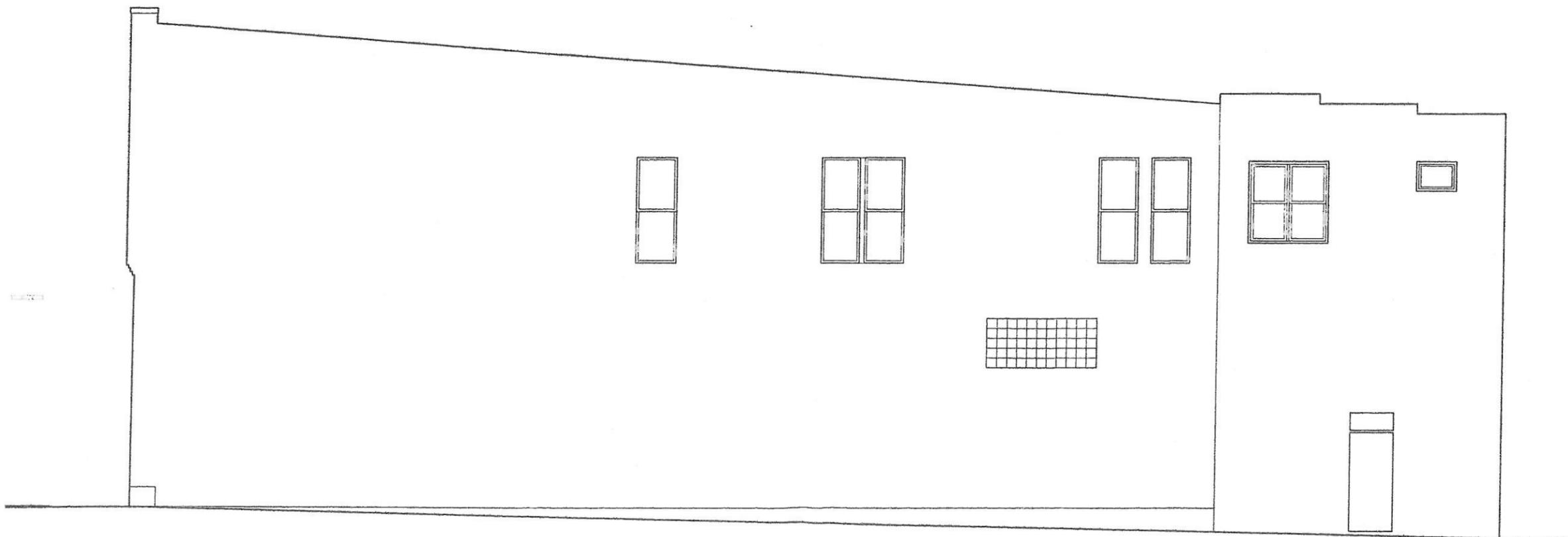
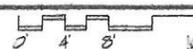
DATE
Sept 4, 2013
PROJECT NO.
13 016

A203

EXTERIOR
ELEVATIONS



1 EXISTING WEST ELEVATION
A201 SCALE : 1/8" = 1'-0"



BUILDING ALTERATIONS
FOR
NOAH ESCHENBAUGH
925 CLARK STREET
STEVENS POINT, WI 54481

REVISIONS

3413 Exterior

DATE
Sept 4, 2013
PROJECT NO
13 016

A201

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



Memo

City of Stevens Point – Department of Community Development

To: Historic Preservation / Design Review Commission

From: Plan Staff

CC:

Date: 2/27/2014

Re: Request from the City of Stevens Point for design review of dumpster corrals within municipal lot 16, north of Main Street and between Third Street and Strongs Avenue (**Parcel ID's 2408-32-2029-66 and 2408-32-2029-65**).

Preliminary designs for two dumpster enclosures near the former mall property (see attached map) were approved by the commission in July 2013, to be constructed of concrete block and/or brick. While the locations and sizes haven't changed, the construction materials have. The City is proposing to use iron/steel gates very similar to those found on the downtown square. The gates will be black in color and utilize a black privacy plank making them opaque. It is important to note that proposed dumpsters will not match that of the examples provided on the following page. Columns are not proposed to be constructed of brick, but rather iron or steel pillars.

Dumpster 1:

16' X 30'

480 square feet

Concrete Slab & Footings

Black iron with opaque planks

2 Door Hinge Gate

Dumpster 2:

14' X 16'

224 square feet

Concrete Slab & Footings

Black iron with opaque planks

2 Door Hinge Gate

Both dumpsters will cater to several businesses along Main Street. Dumpster corral 1 is nearly triple the size of Dumpster corral 2, as the majority of businesses along north Main Street between Strongs Avenue and Third Street will utilize it.

Staff would recommend approving the proposed design and materials of Dumpster Corrals 1 and 2 with the condition that the chairperson and designated agent shall have the authority to make minor changes.



Dumpster Example – Steel Bars and Opaque Planks



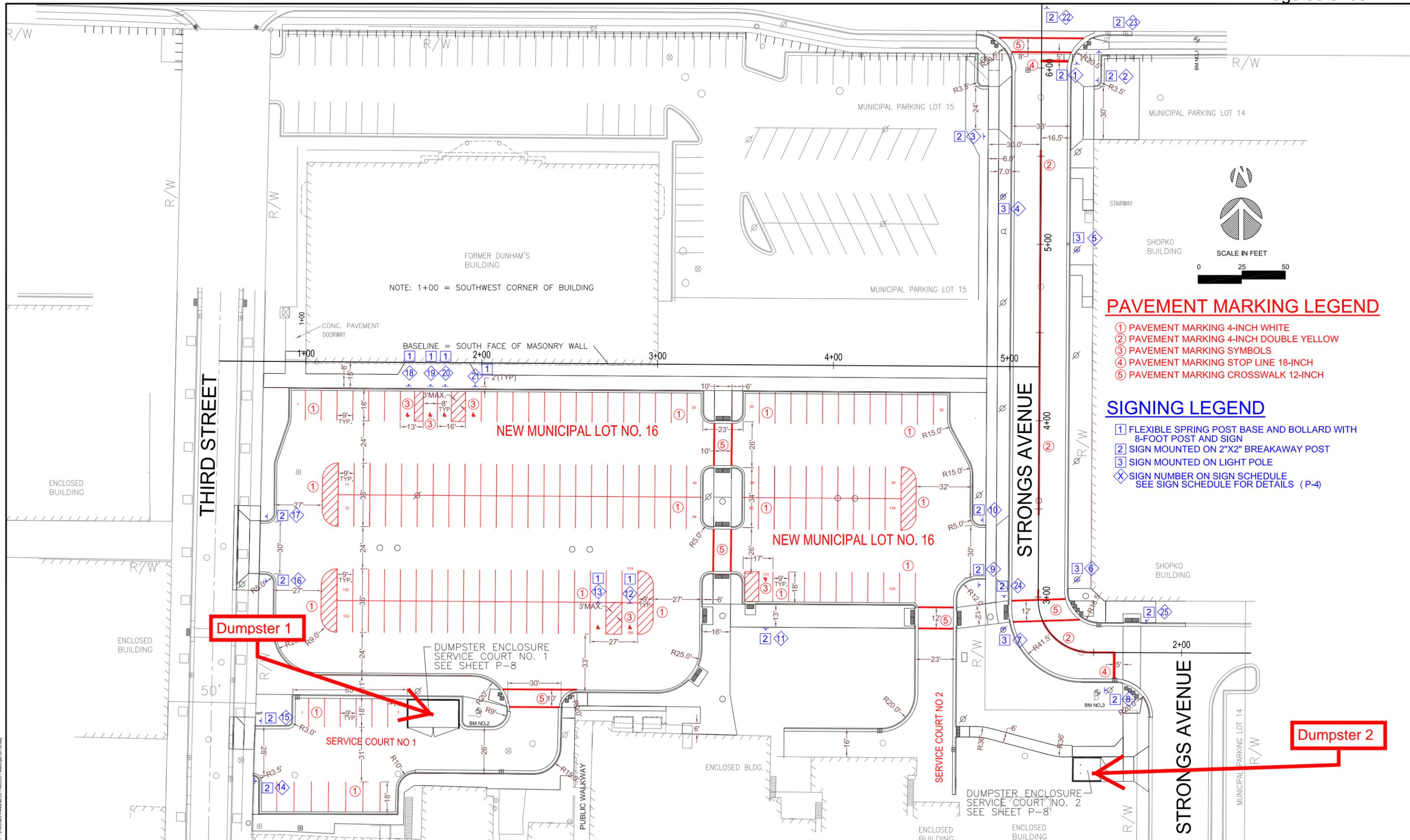
Dumpster Example - Gate



Dumpster Example



Dumpster Example

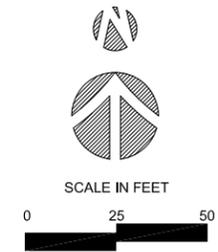


PAVEMENT MARKING LEGEND

- ① PAVEMENT MARKING 4-INCH WHITE
- ② PAVEMENT MARKING 4-INCH DOUBLE YELLOW
- ③ PAVEMENT MARKING SYMBOLS
- ④ PAVEMENT MARKING STOP LINE 18-INCH
- ⑤ PAVEMENT MARKING CROSSWALK 12-INCH

SIGNING LEGEND

- ① FLEXIBLE SPRING POST BASE AND BOLLARD WITH 8-FOOT POST AND SIGN
- ② SIGN MOUNTED ON 2"X2" BREAKAWAY POST
- ③ SIGN MOUNTED ON LIGHT POLE
- X SIGN NUMBER ON SIGN SCHEDULE SEE SIGN SCHEDULE FOR DETAILS (P-4)



1:0013 - CONTRACTS/PLANS/CONTRACT - STRONGS PARKING LOT PROJECT/Municipal Lot 16



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: Plan Staff
CC:
Date: 2/27/2014
Re: Determination of process and procedures relating to the designation of potential historic properties, buildings, and districts identified within the Intensive Survey report.

The intensive survey conducted in 2011 identified several properties, structures, and districts eligible for local, state, or national historic nomination and recognition. See the attached documents for a complete list. Furthermore, attached you will find a list of current, districts, buildings, and sites on the local, state or national register.

Staff anticipates the pursuit of new historic districts and properties once the new Historic Preservation Design Guidelines are adopted. This would involve either adding districts and/or properties to the local historic district register and/or nominating them for state and national recognition. Within the Intensive Survey were included completed Wisconsin Historical Society district nomination forms for several potential historic districts (see attached). The Intensive Survey identifies that the proposed Clark Street – Main Street Residential Historic District be pursued first followed by the others. Prior to nominating any districts or structures, education to inform effected property owners and the general public of the benefits of nomination and historic preservation should be pursued. This educational process would involve creating educational materials and conducting public meetings and workshops. Individual properties and structures can also be nominated for recognition at that time.

Nomination to the state and national registers go hand in hand and can take up to two years. The first step in the process is to fill out a questionnaire, followed by the nomination form. The questionnaire is reviewed by state historic preservation staff upon which a recommendation is provided regarding the district or property requested for nomination.

Description	Property or Building Name	Address	Year Built	Approval Date	State/Nation/Local
Building	Folding Furniture Works Building	1020 First Street	1920	7/29/1993	State/Nation/Local
Building	Fox Theater	1116-1128 Main Street	1910	7/26/1982	State/Nation
Building	Green, August G & Theresa House	1501 Main Street	1987	6/1/2005	State/Nation
Building	Hardware Mutual Insurance Companies Building	1421 Strongs Avenue	1924	12/1/1994	State/Nation/Local
Building	Hotel Whiting	1408 Strongs Avenue	1923	9/13/1990	State/Nation/Local
Building	Jensen J.L. House	1100 Brawley Street	1915	7/28/1988	State/Nation/Local
Building	Kuhl Christina House	1416 Main Street	1886	1/9/1978	State/Nation/Local
District	Mathias, Mitchell Public Square	Main Street from Strongs		8/13/1986	State/Nation/Local
Building	McMillan David House	1924 Pine Street	1950	12/16/1974	State/Nation
Building	Nelson Hall	1209 Freemont Street	1915	6/29/2005	State/Nation/Local
Building	Stevens Point State Normal School	2100 Main Street	1894	12/12/1976	State/Nation/Local
Building	Temple Beth Israel	1475 Water Street	1905	3/1/2007	State/Nation/Local
Building	Frame Memorial Church	1300 Main Street	1865	11/17/1986	Local
Building	Church of the Intercession	1417 Church Street	1971	11/17/1986	Local
Building	Andrae House	1249 Clark Street	1880	11/17/1986	Local
Building	WI Bell Building	1045 Clark Street		11/17/1986	Local
Building	J.W. Moxon House	1700 College Avenue	1920	4/18/1988	Local
Building	Carl Hassell House	2317 Jefferson Street	1940	4/18/1988	Local
Building	Dr. Alfred Earl House	1924 Main Street	1910	4/18/1988	Local
Building	Edward McGlachlin House	2017 Main Street	1950	4/18/1988	Local
Building	A.J. Agnew House	1901-03 Pine Street		4/18/1988	Local
Building	W.J. Clifford House	1554 Strongs Avenue	1960	4/18/1988	Local
Building	John Slothower House	1640 Main Street	1920	4/18/1988	Local
Building	Matthew Wadleigh House	2024 Main Street	1910	4/18/1988	Local
Building	Philip Rothman House	1716 Water Street	1938	4/18/1988	Local
Building	A.G. Green House	1501 Main Street	1987	5/16/1988	Local
Building	G.W. Green House	1424 Clark Street	1920	5/15/1989	Local
Building	Fisher house	1808 Clark Street	1935	4/18/1989	Local

1	<u>District</u> Church Street Residential Historic District		<u>Surveyor</u> Timothy F. Heggland	<u>SHSW Staff</u> _____
	<u>City</u> Stevens Point	<u>County</u> Portage	<u>Survey</u> Stevens Point Intensive Survey	<u>Date</u> 2011
	<u>Film Rolls/Negatives</u> N/A			
	<u>Streets</u> Church Street	<u>Numbers</u> 1525, 1532, 1533 1541, 1548, 1549, 1556, 1557, 1564, 1567, 1572, 1577, 1582, 1587	<u>Streets</u>	<u>Numbers</u>

2 **Boundary Description**
 The district boundaries begin at a point that corresponds to N corner of the lot that is associated with 1532 Church St. The line then continues SW along the S curblin of Court St. 85.99 feet until reaching a point that corresponds to the W corner of said lot. The line then turns 90° and continues SE along the rear lot lines of said lot and also the lots associated with 1548, 1556, 1564, 1572, and 1582 Church St. until reaching a point on the north curblin of Brawley St. that corresponds to the south corner of the lot associated with 1582 Church St. The line then turns 90° and continues NE along said curblin to the E corner of said

3 **Boundary Justification**
 The boundaries of the district enclose all the land that has historically been associated with the district's resources.

- 4 **SOURCES OF INFORMATION**
- A. City of Stevens Point Real Estate Tax Rolls, 1854-1990.
 - B. *Stevens Point Daily Journal*. Various Issues.
 - C. Nelson, Wendell. *Houses That Grew*. Stevens Point, 1983.
 - D. Sanborn-Parris Fire Insurance Maps of Stevens Point. 1884-1946
 - E. City of Stevens Point Assessor's Office.

HISTORIC PRESERVATION DIVISION
 WISCONSIN HISTORICAL SOCIETY
 HP-02-66 (7/16/98)

5 **MAP REFERENCE**

USGS quad: Stevens Point
 scale: 1-24,000

UTM References	H.
A. 16/295010/4932680	I.
B.	J.
C.	K.
D.	L.
E.	M.
F.	N.
G.	O.

6 **Opinion of National Register Eligibility**
 date: _____ initials: _____
 _____ eligible _____ not eligible _____ unknown
 _____ national _____ state _____ local

7 DESCRIPTION

General character, building types, styles, environment, important natural and man-made features, qualities that distinguish district from surroundings, nature of intrusions, and generally excepted properties.

The Church Street Residential Historic District is located just south of the downtown commercial core of the city of Steven Point and it is a small residential district that occupies both sides of the 1500 block of Church St. The single family residences that occupy the lots in the district are almost all good middle-size examples of the most popular styles that were built in Stevens Point and include Greek Revival, Italianate, Queen Anne, American Foursquare, Bungalow, and Period Revival style examples that date from the 1860s to the 1930s. The district contains 15 buildings and represents the only concentration of intact historic residences of this size that is located south of and in close proximity to the historic downtown commercial core of the city.

The most striking thing about the district is its stylistic diversity, which can be at least partly attributed to the continuing need and desire of its residents to live near to their places of work just a few blocks away in the NRHP-listed Mathias Mitchell Public Square-Main Street Historic District commercial core. There are no real concentrations of particular styles in the district. Rather, it appears that the larger parcels associated with the older houses in the district were gradually subdivided and the new lots then occupied by later houses, a process that continued well into the 1930s. Other houses simply replaced smaller, earlier ones.

It is both size and the higher overall level of integrity in the district that sets its houses apart from the other streets in the historic residential neighborhood that surround them. To the east, west, and south of the district are houses that display a similar mix of styles but which lack the level of integrity that is found in the district and these houses are also typically somewhat smaller in scale. To the north is the Portage County Courthouse-Stevens Point City Hall and also the non-residential buildings of different types that are located in the historic commercial core. There are no non-contributing resources within the district boundaries and integrity levels in the district are generally good.

8 SIGNIFICANCE

Areas of significance

Architecture: Italianate History: _____
Queen Anne _____
Colonial Revival _____

Period of Significance: Ca.1860-1937

Historical Development and Statement of Significance.

The Church Street Historic District is believed to be of local architectural significance (Criterion C) because it contains a small but very intact collection of historic residential buildings that is the only one of its kind that is now to be found immediately south of the historic downtown commercial core of the city. Most of the earliest buildings in the district were built in the mid-1880s and are brick clad Italianate style examples, while the latest contributing buildings are later examples of the Period Revival styles. The majority, however, were built in the years between 1891 and 1937 and are good examples of the Queen Anne, Bungalow and the Colonial and Tudor Revival styles. All of these buildings are of medium size, and a number have fine designs that were probably supplied by the better builders that practiced in Stevens Point during these years. Collectively, the district's resources are of greater importance than its individual components because of their generally good degree of integrity, which helps to make it possible to study the range of designs that were available to the middle class in Stevens Point during these years.

The Church Street Historic District is therefore believed to be of architectural significance because it represents a coherent whole that is clearly distinct from surrounding neighborhood and because it contains individual buildings of architectural merit that are representative of the styles that were prevalent both in Stevens Point and elsewhere in the state during this period. The significance of the district is further enhanced by its generally well maintained status.

DISTRICT SURVEY FORM: CONTINUATION SHEETNo. 2.1 of 2.1

2. Boundary Description, Continued

lot, then crosses Church St. and continues NE until reaching a point on said curblineline that corresponds to the E corner of the lot associated with 1587 Church St. The line then turns 90° and continues NW along the rear lot lines of the lots associated with 1587, 1577, 1567, 1557, 1549, 1541, 1533, and 1525 Church St. until reaching the N corner of the lot associated with 1525 Church St. The line then turns 90° and continues SW along the side lot line of the lot associated with 1525 Church St. until reaching a point on the E curblineline of Church St. that corresponds to the W corner of said lot. The line then turns 90° and continues SE along the E curblineline of Church St. approx. 20 feet, then turns 90° and continues SW across Church St. to a point on the W curblineline of said street that corresponds to the POB.

Church Street Historic District
Sevens Point, Portage Co. WI
Sevens Point Intensive Survey
December, 2011



SW NE SECTION 32 T24N R08E

Last Update: 01

POTENTIALLY ELIGIBLE INDIVIDUAL RESOURCES

As noted previously, the survey inventoried 787 resources within the project area. The following five potentially eligible historic districts contain a total of 157 of these resources:

Historic Districts

- | | |
|--|--------------|
| 1. <u>Clark Street-Main Residential Street Historic District</u> | 89 Buildings |
| 2. <u>Pine Street-Plover Street Residential Historic District</u> | 35 Buildings |
| 3. <u>Church Street Residential Historic District</u> | 15 Buildings |
| 4. <u>Sunset Fork Residential Historic District</u> | 11 Buildings |
| 5. <u>Church of the Intercession-St. Stephens R. C. Church Historic District</u> | 7 Buildings |

In addition to the districts listed above, all of which are more fully described in the District Survey Forms that are located at the end of this report, the following twenty-nine resources or groups of resources are being recommended as being potentially eligible for listing in the National Register of Historic Places (NRHP) on an individual basis:

Individual Resources

1. Wisconsin Central Railroad Yard Complex. Patch Street. This complex consists of the original brick and stone roundhouse and two adjacent brick repair shop buildings, all of which were built in 1872 (the roundhouse was expanded in 1917) and all three of which are still used today by the Canadian National Railway, which has a major switching facility in Stevens Point. These are all Astylistic Utilitarian Vernacular Form buildings and they are rare, very early examples of the types of buildings that were constructed specifically for railroad purposes and their significance is heightened by the fact that they are still used for their original purpose today.

See: *Stevens Point Daily Journal*. August 17, 1898, p. 1; March 24, 1917, p. 1; June 28, 1958 (Centennial Issue), Section 8, p. 4.

2. Wisconsin Central Railroad Bridge. The original three-span Parker Overhead Truss railroad bridge at this location was begun in 1872. Historic photos suggest that this bridge was later replaced with the more massive one of similar design that is still extant today. If so, this bridge could be eligible for listing in the NRHP for its engineering significance as a good representative example of the kind of modifications that were made to early historic bridges in order to extend their service life. More research needs to be done, however, in order to document this still active bridge's history.

See: *Stevens Point Daily Journal*. May 2, 1885, p. 6; June 28, 1958 (Centennial Issue), Section 3, p. 2.

See also: Anderson, Judy C. and George Rogers. *For the Love of Postcards: A Pictorial Celebration of Portage County Heritage from the Post Card Collection of John Anderson*. Stevens Point, 1998, p. 11.

3. Thomas W. Anderson House. 1249 Clark Street. This is a fine and highly intact clapboard-clad Italianate Style house that was built in 1877 for Thomas W. Anderson as a wedding present for his daughter, Ada Anderson, and her husband, Gustave F. Andrae. In 1890-1891 a one-story Queen Anne style library addition was added on to the northwest corner of the original house and the resulting building is a fine example of the way in which such houses were sometimes modified by their early owners as need and changing fashion dictated. Since then the house has remained in an unaltered state and it also remained in the hands of the Andrae family and their descendants until at least 1983. Today, this is one of the most intact examples of the Italianate Style in Stevens Point and it is also one of the very few houses in the city to still retain its original wrought iron fence.

See: Nelson, Wendell. *Houses That Grew*. Stevens Point, 1983, p. 26. See also: *Stevens Point Daily Journal*. January 12, 1878, p. 6.

4. Taylor Smedley House. 1925 Church St. Stevens Point has an unusually large number of One-Story-Cube Vernacular Form houses that were built for the most part in the 1880s, and most of these houses were clad in clapboard and their exteriors are essentially unornamented. There are also a smaller number of these houses that are more elaborately ornamented and which are actually late examples of the Italianate Style and the Taylor Smedley house, which was built ca.1885, is Stevens Point's finest and most original example of these Italianate Style examples. Interestingly, Sanborn-Perris Fire Insurance maps show that this house was also originally clad in clapboard as well but was recased in brick between 1891 and 1898, and the bay window on the house's side elevation appears to date from this remodeling as well.

See: Nelson, Wendell. *Houses That Grew*. Stevens Point, 1983, p. 21. See also: Fire Insurance Maps of Stevens Point. New York: Sanborn-Perris Map Co., 1891, 1898.

5. Frame Memorial Presbyterian Church. 1300 Main St. This excellent brick-clad Gothic Revival Style church was completed in 1892 to a design supplied by Isaac Pursell, a noted Philadelphia, Pennsylvania architect who specialized in the design of churches. This church is still highly intact today and it is eligible for listing in the NRHP because of its architectural significance as an excellent example of the Gothic Revival style.

See: *Stevens Point Daily Journal*. March 12, 1892, p. 5; May 28, 1892, p. 5; October 1, 1892, p. 1; September 6, 1897, p. 1; April 16, 1907, p. 4; June 28, 1958 (Centennial Issue), Section 6, p. 10.

6. St. Peter's R. C. Church Complex. 800 Fourth Ave.; 820 Fourth Ave.; 708 First St. St. Peter's Roman Catholic Church Parish was founded in 1876 and the buildings that now house its various entities have been located on the south end of the block bounded by Fourth and Fifth avenues and N. First and N. Second streets since the parish built its second church on the southeast corner of Fourth Avenue and N. Second Street in 1897. This excellent, largely unaltered Gothic Revival style brick church was designed by Milwaukee architect Bernard Kolpacki and its original convent and rectory buildings were located next door on Fourth Ave, and the associated parish school was located on the southeast corner of the block bounded by Fourth and Washington avenues and West and First streets. In 1924, the original convent was replaced by the much larger American Foursquare style-influenced brick building located at 820 Fourth Ave, that is still extant today and in 1932, the original school was replaced by the fine, much larger brick-clad Collegiate Gothic style school that was designed by Fond du Lac architect Frank Stepnowski and which is located diagonally across the corner from the convent at 708 First St. All of these buildings are still in use today and they are still largely intact, and taken together they constitute a architecturally significant group of church-related buildings.

See: *Stevens Point Daily Journal*. February 13, 1897, p. 1; March 27, 1897, p. 6; May 24, 1897, p. 1; July 10, 1897, p. 1; December 18, 1897, p. 1; May 16, 1931, p. 1; May 18, 1931, p. 7; May 23, 1931, p. 1; June 25, 1931, p. 1; September 13, 1932 p. 1; June 28, 1958 (Centennial Issue), Section 6, p. 12.

7. Stevens Point Brewery Complex. 2617 Water St. The Stevens Point Brewery occupies the site of the city's first brewery, which was begun by Ruder & Wahl ca.1857. Parts of today's brewery complex already existed in 1897, the year that Gustav Kuenzel bought the brewery from the Lutz family. In 1902, the brewery was reorganized as the Stevens Point Brewing Co. and in 1907, the complex was rebuilt and expanded using designs supplied by Richard Griesser, a Chicago architect and brewery specialist, and much of today's complex dates from that year. In 1936, the present garage building was built alongside the brewery to a design supplied by Christian Madsen, a Stevens Point architect. While changes have been made to the complex since then it is still largely intact, it is now the oldest intact industrial complex remaining in Stevens Point, and its historic significance is heightened by the fact that it is still used for its original purpose today.

See: *Stevens Point Daily Journal*. November 4, 1897, p. 1; April 23, 1898, p. 14; February 23 1907, p. 8; March 16, 1907, p. 9; August 27, 1936, p. 1; June 28, 1958 (Centennial Issue), Section 5, p. 6. See also: Apps, Jerry. *Breweries of Wisconsin*. Madison: University of Wisconsin Press, 1992, pp. 147-155.

8. Sisters of St. Joseph Convent. 1300 Maria Drive. The first portion of this fine brick-clad Romanesque Revival Style convent was built in 1902 at a cost of nearly \$200,000 and it was then and still is one of Stevens Point's most impressive buildings. Although primarily used as a convent for this Roman Catholic order, the building also once housed a girl's school as well and in 1915-1917 a large addition designed by the prominent

Milwaukee architectural firm of Erhard Brielmaier & Sons was added onto the original building in order to house this expanding program. Additional buildings were later added to the grounds of the convent as well, including a grotto and a chapel for the Sister's cemetery. In 1959 the attic story of the convent was remodeled and then, in 1965, the convent greatly enlarged by the addition of a new wing housing a new chapel and infirmary that was designed in a Contemporary Style by Robert Hackner, an architect based in La Crosse, Wisconsin. After the new Maria High School for girls was built in Stevens Point in 1956, the convent once again reverted to its original purpose as the mother house of its order and it remains so to this day. While the historic portions of this building have been altered, the entire building should be reevaluated in 2015, when the 1965 addition is 50-years-old.

See: *Stevens Point Daily Journal*. January 7, 1909, p. 1; December 11, 1909, p. 1; May 6, 1911, p. 3; February 13, 1915, p. 1; March 27, 1915, p. 5; January 5, 1916, p. 1; July 22, 1916, p. 2; July 25, 1916 p. 1; August 17, 1922, p. 2; January 12, 1959, p. 1; February 3, 1965, p 16

9. Vetter Manufacturing Company Complex. 2116 Wood St. Very little remains of Stevens Point's many historic industrial enterprises so it is especially fortunate that the principal buildings associated with the Vetter Company have survived. The Vetter Co. was established in 1893, when Herman Vetter took over an old planning mill on the south side of the city and began to manufacture mill work. By 1909, the firm had grown to the point where a new factory building was needed and the result was a four-story-tall Astylistic Utilitarian form brick building whose reinforced concrete frame was the first of its kind in Stevens Point. In 1915, the continued growth of the firm necessitated the construction of an adjacent three-story warehouse building of similar design and these two buildings and an earlier stone powerhouse building are all still highly intact today and are eligible for NRHP listing for both architecture and history.

See: *Stevens Point Daily Journal*. April 6, 1907, p. 1; April 13, 1909, p. 9; May 17, 1909, p. 4; June 12, 1909, p. 9; July 10, 1909, p. 8; November 13, 1909, p. 1; April 23, 1910, p. 9; February 27, 1915, p. 1; January 9, 1922, p. 1; June 28, 1958 (Centennial Issue), Section 6, p. 4.

10. Soo Line Engine No. 2713 and Caboose 158. Ca.1701 Monroe St. This 4-6-2 Pacific Class H-21 Steam Locomotive was built in 1911 by the American Locomotive Co. of Schenectady, NY, and was put in service in that year for the Wisconsin Central Railroad. Subsequently, the locomotive served the Soo Line and it was donated by this company to the city of Stevens Point in 1955 and it has now been restored along with its attached caboose. The locomotive sits in a shelter that was designed especially to house it and it is located adjacent to the still active Stevens Point rail yard of the Canadian National Railroad (formerly the Soo Line's yard).

See: *Stevens Point Daily Journal*. May 27, 1955, p. 1.

11. First Baptist Church. 1948 Church St. This brick-clad church was built in 1916 to a design supplied by Milwaukee architect Clare C. Hosmer and it is a very fine example of a church designed in the Prairie School style. Interestingly, parts of an earlier Gothic Revival style church on this site belonging to this congregation appear to have been incorporated into the newer building as well and a Women's Parlor addition that was built in 1925 is also attached to one side of the 1916 building. Never-the-less, true Prairie School style churches are very rare and the First Baptist Church is potentially eligible for NRHP listing because it is both a very good and a largely intact example. In addition, the church is still the home of the Baptist congregation today.

See: Nelson, Wendell. *From an Eternal Faith, A Gift of Timeless Art: The First Baptist Church of Stevens Point, Wisconsin, 1855-2005*. Bancroft, WI: Old Keene Store Publishers, 2005. See also: *Stevens Point Daily Journal*. April 24, 1916, p. 1.

12. Wisconsin Central/Soo Line Railroad Depot. 1625 Depot St. This large brick-clad two-story passenger depot railroad building and its adjacent two-story freight depot building were both completed in 1918 and both of them were designed and built by Christian Madsen, a successful builder/architect whose firm, known as the Withee Construction Co., was located in Withee, Wisconsin. Remarkably, both buildings are still in use today as the Stevens Point depot of the Canadian National Railroad, but what is especially notable about them is the fact that both buildings are good, quite intact examples of the Prairie School style. Since Prairie School style railroad depots are at least as rare as Prairie School Style churches, these two buildings are also believed to be

eligible for NRHP listing, both for their architecture and for the part they have played and continue to play in the city's railroad history.

See: Nelson, Wendell. *The Dream of Years: A History of the Wisconsin Central/Soo Line/Canadian National Depots in Stevens Point, Wisconsin*. Bancroft, WI: Old Keene Store Publishers, 2009. See also: *Stevens Point Daily Journal*. March 17, 1917, p. 1.

13. Consolidated Water Power & Paper Co. Powerhouse and Dam. West end of Wisconsin St. Construction started on the paper manufacturing plant of the Consolidated Water Power & Paper Co.'s new Stevens Point Division in 1919, and two portions of that plant's original resources are still extant and intact today; the plant's separate hydroelectric brick-clad powerhouse building and the adjacent dam, which spans the width of the Wisconsin River. This mill specialized in the manufacture of specialty papers and it has now been replaced by the much larger plant of the New Age Paper Co. The original powerhouse and its associated dam are still in use by the New Age Co. today, however, and they are eligible for listing in the NRHP for their architectural and engineering significance and for their important continuing role in the industrial history of Stevens Point.

See: *Stevens Point Daily Journal*. February 12, 1919, p. 6; June 28, 1958 (Centennial Issue), Section 3, p. 4.

14. Stevens Point Armory-Pavilion. 2442 Sims Ave. Built in 1921 as a combined armory for the Stevens Point unit of the Wisconsin National Guard and as a cattle exhibition barn and cattle sales pavilion for the Portage County Fair, this brick-clad, largely intact building has a tall octagonal plan central core from which three one-story wings radiate, and it was designed by Major Henry C. Hengels, the State of Wisconsin's military architect. The result is a unique dual-purpose building whose overall form imitates the kind of wooden fairground buildings that can be found in other Wisconsin counties but whose brick cladding reflects its other use as an armory.

See: *Stevens Point Daily Journal*. August 28, 1920, p. 1; November 26, 1920, p. 1; December 10, 1920, p. 5; December 7, 1921, p. 8; December 9 1921, p. 7; December 19, 1921, p. 1; November 1, 1923, p. 6.

15. Wisconsin Telephone Co. Building. 1045 Clark St. This fine, highly intact Tudor Revival style building was completed in 1925 to house the operations of the Wisconsin Telephone Co.'s Stevens Point telephone service. This company was a part of the Bell Telephone System (A. T. & T.) and its new building has been in continuous use by the company ever since and still houses A. T. & T's switching equipment today. Although the name of the building's architect is not known, the building's design is a fine example of the adaptation of the Tudor Revival style to an early twentieth century commercial building and the building also now represents much of the history of the telephone industry in Stevens Point as well.

See: *Stevens Point Daily Journal*. August 13, 1924, p. 1; September 26, 1925, pp. 4-6.

16. Central State Teachers College Training School Building. 1101 Reserve St. This large, three-story-tall, Neo-Classical Revival Style brick-clad T-plan building was completed in 1929 to a design supplied by Arthur Peabody, the State of Wisconsin's head architect, and its purpose was to house the training school of what was then called the Central State Teacher's College, today's UW-Stevens Point. Construction of this building freed up much needed space in the college's original building and it also provided the college with what at that time was a state of the art facility for the training of teachers. Today, this largely intact building houses the UW-Stevens Point's Communication Arts Center and it is eligible for NRHP listing both for its architecture and for its historic role as one of UW-Stevens Point's earliest buildings.

See: *Stevens Point Daily Journal*. April 11, 1928, p. 1; June 28, 1958, Section 6, p. 13, (Centennial Issue).

17. Automobile Service Garage and Gas Station. 1232 Park St. This small, unassuming Astylistic Utilitarian Vernacular Form one-story building was built ca.1930 and housed an automobile service garage and gas station. Early examples such as this are becoming very rare and the building's significance is considerably enhanced by its very high degree of integrity.

See: City of Stevens Point Assessor's Records.

18. Carl H. Landa House. 2048 Dixon St. This fine brick-clad Spanish Colonial Revival style house was built in 1937 for Carl H. Landa, possibly to a design supplied by Stevens Point architect Chris Madsen, and it is still highly intact and is eligible for listing in the NRHP because of its architectural significance as an excellent representative example of this style.

See: Nelson, Wendell. *Houses That Grew*. Stevens Point, 1983, p. 83. See also: City of Stevens Point Assessor's Records.

19. Jules Iverson Park. 4100 Main St. The first portion of today's Iverson Park, which borders both sides of the Plover River immediately south of Main St., was a 47-acre parcel purchased by the City of Stevens Point in 1921 as the site of a new city water pumping station. Besides the new pumping station, the City also developed a bath house and a summer bathing beach on the river shore as well, and this part of the parcel was originally known as Robertson Park. Little else was done to develop this land, however, until 1935, when local jeweler Jules Iverson donated an additional 60-acres of land adjacent to the city-owned parcel for use as a park. Fortunately, the timing of Iverson's gift, during the depth of the Great Depression, coincided with the availability of Federal aid in the form of FERA and WPA funds, which resulted in the landscaping of the park, the construction of nine outstanding Rustic Style buildings and other amenities, and the landscaping and rip-rapping of the course of the Plover River through the upper part of the park. The result is a still highly intact designed landscape that is believed to be eligible for NRHP listing as both a designed landscape and as an intact collection of some of Wisconsin's best examples of the stone Rustic Style park buildings that were funded by the Federal government during the Depression period.

See: *Stevens Point Daily Journal*. July 3, 1935, p. 1; March 17, 1936, pp. 1, 8; March 31, 1936, p. 9; April 1, 1936, p. 2; July 2, 1936, p. 1; August 20, 1936, p. 1; September 11, 1937, p. 4; September 16, 1937, p. 11; October 12, 1937, p. 1; October 31, 1938, p. 2; September 6, 1939, p. 10; June 18, 1940, p. 1; June 28, 1958 Section 4, p. 1 (Centennial Issue).

20. Bukolt Park. Bukolt Park St. Today's Bukolt Park was the site of the city's first water pumping station, which was built in 1887-1888 by the privately owned Stevens Point Water Co. In 1922, the company and the site on the Wisconsin River shore was purchased by the City of Stevens Point, which moved the pumping station to new facilities in what is now Iverson Park, and by 1925, community pressure was building to turn the old site into a public park. Once again, however, little was done until Federal aid in the form of FERA and WPA funds became available during the Depression. The result was the landscaping of the park, including the creation of a large lagoon complete with a landscaped island, and the construction of several outstanding stone Rustic Style park buildings including a bath house and a shelter house. This still highly intact designed landscape is also believed to be eligible for NRHP listing as both a designed landscape and as an intact collection of some of Wisconsin's best examples of the stone Rustic Style park buildings that were funded by the Federal government during the Depression period.

See: *Stevens Point Daily Journal*. November 13, 1935, p. 1; February 28, 1936, p. 9; June 25, 1936, p. 12; June 18, 1940, p. 1; June 28, 1958 Section 4, p. 1 (Centennial Issue). See also: Anderson, Judy C. and George Rogers. *For the Love of Postcards: A Pictorial Celebration of Portage County Heritage from the Post Card Collection of John Anderson*. Stevens Point, 1998, p. 17.

21. P. J. Jacobs High School. 2400 Main St. This large, excellent late Art Deco style high school building was constructed between 1936 and 1938 to a design supplied by the Madison, WI architectural firm of Law, Law, & Potter and it was largely built using WPA funds and labor. The excellent stone-clad exterior of the school; is especially notable, both for its design and because it also represents the kind of labor-intensive work that was favored by the WPA, for whom maximum employment was a principal goal. The school is now one of only two public school buildings in Stevens Point that predates World War II and it is still exceptionally intact and its significance is further enhanced by the fact that it is still in use as a school today.

See: *Stevens Point Daily Journal*. August 15, 1933, p. 1; April 15, 1935, p. 1; April 29, 1935, p. 1; January 21, 1936, p. 1; June 17, 1936, p. 1; July 2, 1936 p. 1; September 14, 1936, p. 1; October 12, 1937, p. 1; October 11, 1938, p. 1; June 28, 1958 Section 6, p. 12 (Centennial Issue).

22. Stevens Point Sewage Treatment Plant. 300 Bliss St. This excellent late Art Deco style sewage treatment plant consists of a two-story treatment plant/office building and two large circular plan digester tanks and they were constructed between 1939 and 1940 to a design supplied by the Chicago engineering/architectural firm of Consoer, Townsend, and Quinlan, and were built using funds supplied by both the city and the Progress Works Administration (PWA), a federal program initiated by the Franklin D. Roosevelt administration. The excellent stone-clad exteriors of the plant's several resources are especially notable, both for their design and because they also represents the kind of labor-intensive work that was favored by the depression-era federal work programs, for whom maximum employment was a principal goal. The plant is still exceptionally intact and its significance is further enhanced by the fact that it is still in use as the city's principal sewage treatment plant today.

See: *Stevens Point Daily Journal*. January 12, 1939, p. 1; February 8, 1939, p. 1; February 9, 1938, p. 1; September 21, 1939, p. 9; May 31, 1940, p. 2; May 8, 1940, p. 1.

23. Pacelli R. C. High School. 1301 Maria Dr. This very fine, largely unaltered Contemporary Style school building was designed by La Crosse, Wisconsin architect Robert A. Hacker and it was completed in 1956. Originally designed to be a high school for girls and known as Maria High School, today, the school is a co-ed facility and it is the finest of Stevens Point's several new 1950s and 1960s post-World War II era school buildings.

See: *Stevens Point Daily Journal*. June 1, 1954, p. 1; April 21, 1955, p. 1; May 18, 1955, p. 1; May 27, 1955, p. 1; February 23, 1956, p. 1; March 2, 1956, p. 1; March 23, 1956, p. 1; May 3, 1956, p. 1; August 28, 1956, p. 1.

24. Portage County Courthouse and Stevens Point City Hall. 1515 Church St. This Contemporary Style building was completed in 1957 to a design supplied by St. Paul, Minnesota architect Ray R. Gauger & Assoc. This large two-story building occupies an entire city block and it has an H-plan with the Strongs Avenue wing being given over to the City of Stevens Point's governmental offices, while the Church Street wing contain Portage County offices and the County courtrooms. This building is still used for its original purpose today and it is exceptionally intact, both inside and out and is one of the state's best early post-World War II courthouses.

See: *Stevens Point Daily Journal*. August 10, 1955, p. 11; January 7, 1956, p. 1; January 18, 1956, p. 1; September 20, 1956, p. 1; June 11, 1957, p. 1; August 15, 1957, p. 1; August 16, 1957, p. 1.

25. House. 4213 Simonis St. This highly intact, one-story-tall Contemporary Style house was built in 1959 and it is one of the best early modern houses in the city. This L-plan house is located on a heavily wooded lot and its street-facing façade is clad for the most part in vertical wooden boards and it contains no windows in order to provide privacy for the occupants. The rear elevation, however, consists mostly of glass and additional light is provided by a number of skylights. The name of the original owner of the house and of its architect have not yet been discovered.

See also: City of Stevens Point Assessor's Records.

26. UW-Stevens Point Classroom Building. 1801 Fourth Ave. This four-story-tall rectilinear plan Contemporary Style brick-clad building was completed in 1966 to a design supplied by Frederick Loewen, an architect on the staff of the State of Wisconsin's Bureau of Engineering, and it was intended to house the classrooms and faculty offices of UW-Stevens Point's humanities enrollment. This building is still totally intact today and it represents a new emphasis on modern design on the part of the state's in-house design staff and became a model for other classroom buildings that would be built both on this campus and on other UW-System campuses. This building is now known as the Collins Classroom Center and it is eligible for its architectural significance and will be eligible for NRHP-listing in 2016, when it is 50 years old.

See: *Stevens Point Daily Journal*. May 7, 1965, p. 1. See also: *Wisconsin Architect*. September, 1968, pp. 14-17.

27. UW-Stevens Point James Albertson Learning Center. 900 Reserve St. This five-story-tall Contemporary Style brick-clad building was built in 1968 to a design supplied by the Oshkosh architectural firm of Irion, Reinke, & Associates, and it houses the campus's library and was intended to be the visually dominant building

on the campus. The construction of a high-rise library building to serve as a campus focal point was a new concept and it would later be replicated on other UW-System campuses. The Albertson Learning Center is still highly intact today and it continues to fulfill its original function. This building is eligible for its architectural significance and will be eligible for NRHP-listing in 2018, when it is 50 years old.

See: *Wisconsin Architect*. May, 1971, p. 20.

28. UW-Stevens Point Professional Studies Building. 1901 Fourth Ave. This four-story-tall rectilinear plan Contemporary Style brick-clad building was completed in 1971 to a design supplied by the State of Wisconsin's Bureau of Engineering, and it was intended to house the home economics, communicative disorders, and history departments of the University as well as others. This building is still totally intact today, it is a variation of the design of the 1966 Classroom Building cited above, and it too represents a new emphasis on modern design on the part of the state's in-house design staff. This building is eligible for its architectural significance and will be eligible for NRHP-listing in 2021, when it is 50 years old.

See: *Stevens Point Daily Journal*. November 20, 1969, p. 1; December 27, 1969, p. 1; March 11, 1970, p. 7; August 11, 1971, p. 18.

29. Sentry Insurance World Headquarters Complex. 1800 North Point Dr. This exceptional complex consists of two Contemporary Style buildings, both completed in 1974 to designs supplied by Flad and Assoc. of Madison, WI. The principal building is the Sentry Insurance World Headquarters Building, which is a massive large-scale suburban office building, and the second building is the much smaller but equally distinctive and complementary Sentry Insurance Public Amenities Building, which houses a theater and dining facilities. Both buildings are clad in limestone panels over reinforced concrete and they constitute, arguably, the finest suburban corporate headquarters complex in Wisconsin and will be eligible for NRHP-listing for their architectural significance in 2024, when they are 50 years old.

See: *Wisconsin Architect*. May, 1978, p. 7.

Bibliography

Principal Publications:

Anderson, Judy C. and George Rogers. *For the Love of Postcards: A Pictorial Celebration of Portage County Heritage from the Post Card Collection of John Anderson*. Stevens Point, 1998.

Apps, Jerry. *Breweries of Wisconsin*. Madison: University of Wisconsin Press, 1992.

A Standard History of Portage County, Wisconsin. Chicago: The Lewis Publishing Co., 1919, Vols. 1 & 2.

Brown, Thomas. *Gateway to the Pinerias*. Stevens Point, 1988.

Koyl, George S. (ed.) *American Architects Directory*. New York: R. R. Bowker Co., 1962.

Lathrop, Alan K. *Minnesota Architects: A Biographical Dictionary*. Minneapolis: University of Minnesota Press, 2010.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.

Nelson, Wendell. *The Dream of Years: A History of the Wisconsin Central/Soo Line/Canadian National Depots in Stevens Point, Wisconsin*. Bancroft, WI: Old Keene Store Publishers, 2009.

Nelson, Wendell. *From an Eternal Faith, A Gift of Timeless Art: The First Baptist Church of Stevens Point, Wisconsin, 1855-2005*. Bancroft, WI: Old Keene Store Publishers, 2005.

Nelson, Wendell. *Houses That Grew*. Stevens Point, 1983.

Reiff, Daniel D. *Houses From Books*. University Park, PA: The Pennsylvania State University Press, 2000.

Seiler, Mark R. *The Jewish Community of Stevens Point*. Stevens Point: 2008.

Stevenson, Catherine Cole and H. Ward Jandl. *Houses by Mail*. Washington D.C: The Preservation Press, 1986.

Withey, Henry A. and Elsie Rathburn Withey. *Biographical Dictionary of American Architects (Deceased)*. Los Angeles: Hennessey & Ingalls, 1970.

Wyatt, Barbara (ed.). *Cultural Resource Management in Wisconsin: Vols. 1-3, A Manual for Historic Properties*. Madison: State Historical Society of Wisconsin, 1987.

Maps:

Illustrated Historical Atlas of Wisconsin. Milwaukee: Snyder, Van Vechten & Co., 1878.

Standard Atlas of Portage County, Wisconsin. Chicago: G.A. Ogle & Co., 1915.

Sanborn-Perris Map Co. Fire Insurance Maps of Stevens Point, Wisconsin. New York: Sanborn-Perris Co., 1884, 1894, 1898, 1904, 1912; 1922, 1922 (updated to 1934), 1922 (updated to 1945).

Newspapers and Magazines:

Stevens Point Daily Journal. See especially: June 28, 1958 (Stevens Point Centennial Issue).