

AGENDA
HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, April 2, 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 March 5, 2014 HP/DRC meeting.
2. Request from Tony Ketterer, representing Great Lakes Educational Loan Services Inc., for design review approval of a freestanding sign at **1101 Centerpoint Drive (Parcel ID 2408-32-2029-61)**.
3. Request from Peter Spencer for design review to install a black steel fence to enclose the alley west of **920 Clark Street (Parcel IDs 2408-32-2018-15 and 2408-32-2018-16)**.
4. Request from Peter Spencer, representing the property owner, Michael Munagian, for façade improvement grant funds in the amount of \$16,144.00 and design review for exterior building work, including the installation of windows, masonry restoration, electrical, and painting at **1313 Second Street (Parcel ID 2408-32-2018-06)**.
5. Adjourn.

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, March 5, 2013 –4:00 p.m.

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

PRESENT: Lee Beveridge, Alderperson Mary Stroik, George Hanson, and Tom Baldischwiler.

ABSENT: Tim Siebert - excused

ALSO PRESENT: Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, City Attorney Andrew Beveridge, Dan Drexler, Steve Smith, Noah Eschenbauch, and Cathy Dugan.

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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.

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1. Approval of the report from the February 5, 2014 HP/DRC meeting.

Motion by Commissioner Hanson to approve the report from the February 5, 2014 HP/DRC meeting; seconded by Alderperson M. Stroik. Motion carried 3-0.

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)**.

Director Ostrowski explained on Monday Mid-State received approval from the Plan Commission for a sign variance to allow for a larger free standing sign. All of the other wall signs met the sign requirements, however the commission must still review the design as they fall within the downtown historic / design review district.

Commissioner Hanson asked where the free standing sign would be placed, to which Steve Smith from Mid-State explained by the Centerpoint Drive building entrance. Director Ostrowski then pointed out the diagram for sign placement on page five of the staff report. Commissioner Hanson continued to express his concern regarding sign placement to ensure visibility prior to the property entrance on Centerpoint Drive so as not to be missed or cause traffic concerns. Director Ostrowski

explained the sign would need to remain on the Mid-State property which begins at the west line of Third Street. Dan Drexler of Stratford Sign Company stated the design of the sign included the visibility concerns and due to the amount of utilities at the corner, exact placement has yet to be determined. Mr. Smith added they are waiting until some of the snow melts to determine a location with the best visibility. He also stated they are working with the city on a way-finding sign plan and will be placing signage on I-39 by exit 158A for northbound traffic and exit 161 for southbound traffic.

Commissioner Beveridge asked if the sign was two sided, to which Mr. Smith stated yes. He also added the Plan Commission did not like the aluminum wrapped sign supports, so they are proposing stone to wrap the supports which matches the exterior of the building.

Commissioner Beveridge then asked if the sign would be lighted, to which Mr. Drexler stated it is internally lit, but only the letters and logo will light up. Commissioner Hanson asked about a reader board, to which Mr. Drexler stated one is proposed directly under the logo and lettering.

Motion by Commissioner Hanson to approve the request from Stratford Sign Company for design review of a freestanding sign and four wall signs at 1001 Centerpoint Drive (Parcel ID 2408-32-2029-64) with the following conditions:

- **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 board 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 free standing sign shall apply to the design review approval.**
- **All electrical wiring shall be hidden from view.**

seconded by Commissioner Beveridge. Motion carried 3-0.

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)**.

Director Ostrowski explained that Noah Eschenbauch is requesting approval for façade work and to access grant funds for exterior façade renovations including windows, storefronts, doors, and masonry. There is an \$800.00 discrepancy in amounts requested versus the amount determined in the staff report due to the window/glass bids of K & W and Esser glass. Mr. Eschenbauch explained his uncertainty of the bid from K & W and whether the installation of three doors was included. The applicant furthermore stated an updated bid would be submitted, however Esser glass is favored.

Commissioner Hanson asked for clarification of the proposed and existing renderings on page 48 of the staff report. Mr. Eschenbauch explained that they will be replacing all glass, removing the aluminum paneling, installing transom windows, and performing masonry repairs. Commissioner Hanson pointed out that one bid states single pane whereas the other states double pane, to which Mr. Eschenbauch stated all are proposed to be one inch thick double pane low E glass windows. Commissioner Beveridge asked about some of the windows being blocked, to which Mr. Eschenbauch explained a few windows on the west façade utilize mechanical equipment that will remain.

Commissioner Hanson asked what the plan was for the middle entrance, to which Mr. Eschenbauch pointed out transom windows are proposed, carrying the same line throughout the storefront. He continued stating both of the commercial spaces are being remodeled and brought up to code, along with second floor apartments.

Commissioner Hanson then asked what would be done about the portion of the building that was Church's Plumbing and Heating, and the previous truck ramp. Mr. Eschenbauch explained on the east side of the building there was a garage door into the building, which at this time will remain enclosed and covered. Right now the garage door is sealed with spray foam; that area had been used as storage space in the past and will probably remain as storage.

Commissioner Beveridge asked what was under the metal at the front, to which Mr. Eschenbauch stated glass may be underneath. He is unsure if it is original to the building, however it is proposed to be removed and replaced with energy efficient windows. Commission Beveridge stated that if the glass is original, and intact, it should not be removed.

Economic Development Specialist Kyle Kearns asked that a staff recommendation be added that states once the storefront is exposed we would inspect the property and assist in determining actions regarding restoration activities. He then clarified that the A & I bid which includes single hung windows on the second floor, and that the bids from River City and Esser both include double hung. Mr. Eschenbauch stated single hung windows are preferred on the second floor, which will all be aluminum to match the store front. Windows around the rest of the building will be the exact same model of window and color, however constructed of vinyl.

Commissioner Beveridge asked if there was a plan to maintain the projecting signs, to which Mr. Eschenbauch stated Galaxy Hobby will be maintained, however the east storefront will be an office for his apartment rental business which may also eventually utilize the existing frame.

Aldersperson Mary Stroik asked if there was enough parking, to which Mr. Eschenbauch stated yes, we own the lot to the west of the building and have a full parking lot.

Mr. Eschenbauch asked for the commission's input regarding future painting of the eastern façade of the building, which abuts Father Fat's outside dining area. Director Ostrowski pointed out that the area is already painted. Mr. Kearns stated as the façade is visible from Third Street and staff and the commission should be notified prior to any painting as design review may be required.

Commissioner Tom Baldischwiler arrived at 4:21 PM.

Commissioner Hanson asked for clarification regarding the bricked up window and door openings. Mr. Eschenbauch stated one of the doors is a fire escape door on the southwest side and would remain a solid steel door. The other door accesses an apartment and is proposed to be replaced with an egress window if the building code allows.

Cathy Dugan, 615 Sommers Street, commented that windows on the side and rear façades are proposed to be vinyl, which is not usually permitted. Also, she pointed out the east side windows have a rounded top. Mr. Eschenbauch responded stating the original window is a square window with rounded brick. The proposed renovation plan shows vinyl windows for the east, west, and south facades, but will have a color that matches the windows on the front of the building.

Motion by Commissioner Hanson to approve the request from Noah Eschenbauch for façade improvement grand funds in the amount of \$10,278.60 and design review for exterior building work at 925-33 Clark Street (Parcel ID 2408-32-2019-02) with the following conditions:

- The chairperson and designated agent shall have the authority to review and/or approve minor amendments to the project.
- The applicant shall notify the designated agent and Commission chairperson subsequent to the removal of existing storefront materials upon which adequate review will occur relating to the renovation and rehabilitation activities proposed for the storefront.
- 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.
- Mullions shall be carried across the entire storefront including those for the middle storefront entrance.
- The applicant shall submit an updated bid from K & W Glass Inc. for renovation and rehabilitation of the first floor storefront including all applicable improvement activates to be reviewed by the designated agent and Commission chairperson.
- 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.
- Any additional renovation and rehabilitation activities to the exterior façade not included within this façade grant and design review request shall be prohibited unless approval is received by the commission and/or designated agent.
- The maximum City participation shall not exceed \$10,278.60 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	Details	Proposed Matching Grant Assistance
2nd Story North	A & I Exteriors – \$5,434.12(Includes	\$2,717.06

Façade Windows	materials – \$3,719.84, labor – \$800.00, wrapping – \$800.00 & disposal – \$114.28)	
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)		\$10,278.60

seconded by Alderperson Mary Stroik. Motion carried 4-0.

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**).

Director Ostrowski explained these are the dumpster corrals that are proposed for Municipal lot 16 between the Mid-State building and the Great Lakes facility. Two locations were identified. The exterior material will be similar to the dumpster corral on the square, but will be shorter and will not have brick pillars.

Commissioner Hanson asked what businesses would be using dumpster two, and if it will be adequate to meet the needs of the Fox Theater. Director Ostrowski answered the Fox Theater, Guu's, and other businesses will utilize the dumpster.

Commissioner Beveridge questioned the utilization of space east of service court two, to which Director Ostrowski responded Guu's would likely install a patio development, with the remaining portion developed as greenspace.

Motion by Commissioner Hanson to approve the request from the City of Stevens Point for the 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) with the condition that the chairperson and designated agent shall have the authority to make minor changes, seconded by Commissioner Baldischwiler. Motion carried 4-0.

5. Determination of process and procedures relating to the designation of potential historic properties, buildings, and districts identified within the Intensive Survey report.

Economic Development Specialist Kyle Kearns explained the commission's interest to nominate additional historic districts and the process for nomination to the National Register. Within the 2011 Intensive Survey, recommendations and nomination forms were included for five districts. Prior to creating the districts, the state also has a review process that includes a questionnaire to be sure

eligibility exists. The process is quite lengthy, taking up to two years to complete. Included in the packet is a listing of the current districts and/or individual properties designations that are currently in the city. Director Ostrowski added there are two different designations; locally designated and state/national designation. Local designation follows the city's Design Review Guidelines, along with the states. Furthermore, nationally registered properties or districts are eligible to receive tax credits totaling up to 40% for rehabilitation improvements. To offer additional assistance to designation districts, façade grant funds or another improvement program could be offered which could garner support for a local designation.

Commissioner Hanson asked if the historic district designation will help keep structures as single family residences rather than multiple family dwellings. Director Ostrowski responded stating the structures could be converted as the guidelines only regulate the exterior, unless they take the tax credits. The zoning ordinance regulates the occupancy and use.

Commissioner Beveridge asked where we start. Mr. Kearns explained we would start by creating an outline on how to proceed, to have a document in place to help guide the process and identify a timeline for that process. Once complete, the outline and timeline would be reviewed by the commission for approval. The educational component to inform the property owners, along with submission of the state questionnaires would follow. Director Ostrowski added that he would like to include a representative from the Wisconsin Historical Society during presentations to the property owners to answer any questions. Commissioner Beveridge pointed out there will be an initial fear by property owners, to which Director Ostrowski agreed, furthermore demonstrating the need for a state representative.

Cathy Dugan, 615 Sommers Street, stated she is hopeful to have citizens help with the educational portion, and if presented in the right way to the property owners, it can be helpful.

Director Ostrowski stated Joe DeRose or someone else at the Wisconsin Historical Society can be contacted before the next meeting to explain the process for district nomination and provide examples from other communities.

6. Adjourn.

Meeting adjourned at 4:54 p.m.



Memo

Michael Ostrowski, Director
Community Development
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481

Ph: (715) 346-1567 • Fax: (715) 346-1498
mostrowski@stevenspoint.com

City of Stevens Point – Department of Community Development

To: Historic Preservation / Design Review Commission
From: Plan Staff
CC:
Date: 4/2/2014
Re: Request from Tony Ketterer, representing Great Lakes Educational Loan Services Inc., for design review approval of a freestanding sign at **1101 Centerpoint Drive (Parcel ID 2408-32-2029-61).**

Tony Ketterer, representing Great Lakes Educational Loan Services Inc., is requesting to install an approximate 32 square foot freestanding sign at 1101 Centerpoint Drive. The building was formerly a part of the Centerpoint Mall however is now being leased by the above business. They anticipate to be operating out of the facility within a few weeks, as it is still being remodeled and renovated. Sign details have been provided below, along with a rendering attached.

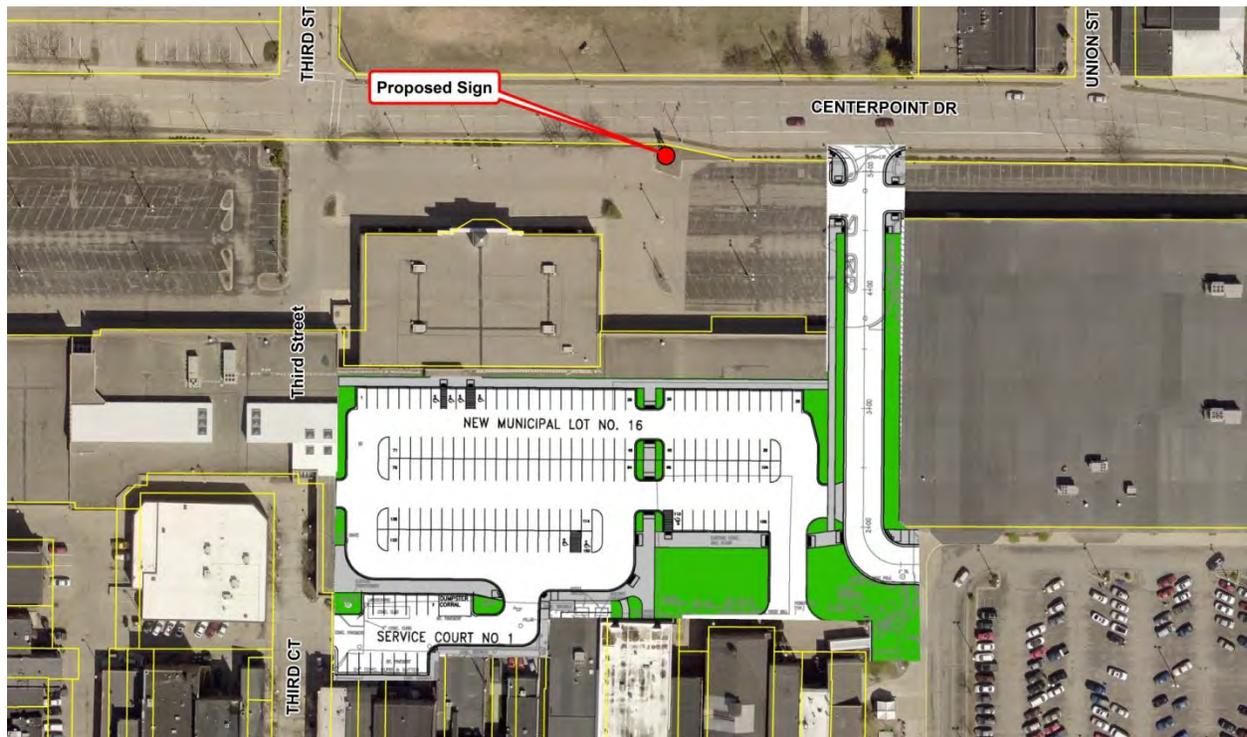
Sign Details

- Display: Logo, Name and Address (double sided)
- Signage: Less than 32 s.f. (8' x 4')
- Sign Height: 6 feet 6 inches (including supports)
- Sign Width: 10 feet (including supports)
- Setback: 5 Feet
- Lighting: Non-Lit
- Materials: Synthetic Materials & Wood

The sign is proposed at the same location as the existing Centerpoint Mall freestanding sign which will be removed prior (see photo). Staff would recommend that landscaping be improved, such as rock, edging, or shrubs around the sign and be provided throughout the entire landscape island.



Vicinity Map



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 1101 Centerpoint Drive falls within. The following design guidelines relate to freestanding signage within the district.

Sign Guidelines

1. The request for design review meets all applicable requirements of the sign regulations of the City of Stevens Point.

Analysis: The proposed freestanding sign meets the sign, height, and setback requirements for the B-3 Central Business District. No plant material, stone, brick, or timbers are proposed around the sign base; however some plant material currently exists.

Findings: Staff would recommend that landscaping be improved, such as rock, edging, or shrubs around the sign and be provided throughout the entire landscape island.

2. Size, scale, location, style and material of signage should be compatible with the architecture of the historic buildings and character of the district.

Analysis: Very few historic buildings exist within the immediate vicinity of the property. The majority of the surrounding property is vacant, used as parking, or remains as renovated and rehabilitated Centerpoint Mall structures.

Findings: The proposed sign is not overly large for the 20,000 plus square foot facility on over ½ acre. Additionally, the sign should not be distracting to motorists or pedestrians as it stands at just over 6 feet and will be setback from the right-of-way (sidewalk) five feet. The colors of the sign also match that of the building exterior which is primarily dark brown brick. Required landscaping will also assist in adding to the aesthetics.

3. Historic sign materials such as wood, metal, and masonry are preferred for sign construction. Contemporary materials such as plastic and vinyl are permitted if they are of high quality, sturdy material and do not produce glare.

Analysis: The sign is proposed to be constructed of synthetic materials, specifically, high density urethane sign foam, dimensionally sandblasted. The sign posts will be treated wood.

Findings: The proposed sign compliments the contemporary modern building design which has very few architectural design elements. Staff would recommend that the sign be constructed of high, quality, sturdy material that produces no glare.

4. External lighting, such as gooseneck style is preferred over back lit or internally lit wall, projecting and freestanding signs.

Analysis: The sign is not proposed to be lit.

Findings: If lighting is pursued at a later date, staff would recommend allowing the chairperson and designated agent to approve exterior lighting which meets the sign guidelines and downtown design review guidelines.

Based on the findings above, staff would recommend approving the sign as proposed, with the following conditions:

- The chairperson and designated agent shall have the authority to approve minor modifications to the sign such as location.
- Landscaping, such as rock, edging, or shrubs shall surround the base of the sign and be provided throughout the landscape island.
- The chairperson and designated agent shall have the authority to approve exterior lighting which meets the sign guidelines and downtown design review guidelines if requested.
- The sign shall be setback five (5) feet from the right-of-way.
- The sign shall be constructed of high, quality, sturdy material that produces no glare.
- The chairperson and designated agent shall have the authority to approve wall signs of similar design submitted for the building at a later date which meet the sign guidelines and downtown design review guidelines.

Name and Address	Parcel #	Alt Parcel #
Center Point Mall Corporation c/o Community Dev Authority 1515 Strongs Ave Stevens Point, WI 54481	240832202961	240832202961
	Property Address	
	1101 Centerpoint Dr	
Display Note		

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

PERMITS

Date	Number	Amount	Purpose	Note
11/20/2013	13-0706	\$540,200	042 Interior Renov/Remodel	remodel/buildout
11/20/2013	13-0706	\$190,000	020 Electrical	remodel/buildout
11/20/2013	13-0706	\$170,000	032 Furnace (HVAC)	remodel/buildout
11/20/2013	13-0706	\$23,000	066 Plumbing	remodel/buildout
11/5/2002	31812	\$7,500	099 Sign	Dunham Sports
10/23/2002	31175	\$10,000	042 Interior Renov/Remodel	Store - Dunham Sports

2013 ASSESSED VALUE

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

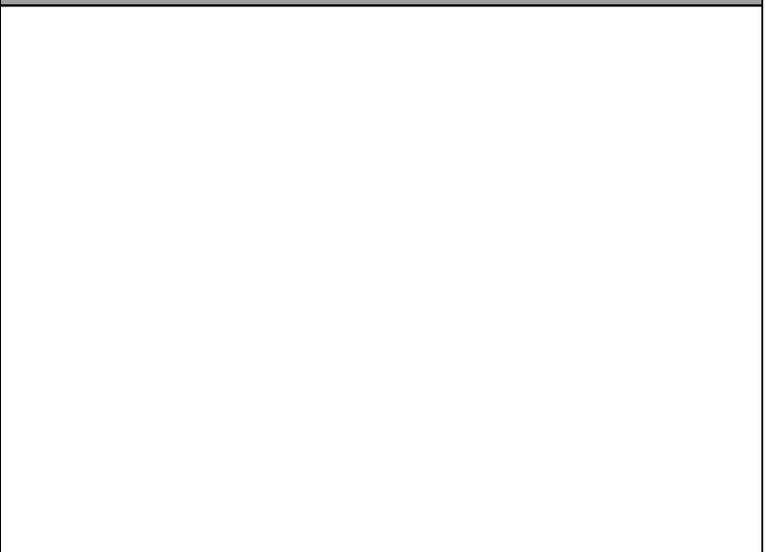
LEGAL DESCRIPTION

LOT 1 CSM #6808-25-31 BNG BNG PRT BLK 32 VAL BROWN'S ADD; SUBJ TO MEM LSE-PURCH DEV AGRMT DES IN 761824 BNG PRT NE NW S32 T24 R8 790/145-49 (nka 536128) 708/239-40 761824 776836RC

PROPERTY IMAGE



PROPERTY SKETCH





SCALE: 3/4" = 1'
2 - single sided signs back to back
making it Double Sided

QUANTITY: 1 1/2" thick 15lb HDU

MATERIAL: Baskerville bld, & Ms. Eaves

DESIGNER: B. Hoffmann 3/25/14

COLORS

BACKGROUND: White Paint

BACK: SW. 3019 Smoke Tree stain

BORDER: 1 1/4" SW. 7076 Cyberspace paint

PINSTRIP: 1 1/4" SW. 3019 Smoke Tree stain

LETTERS: *Pantone 541 and SW. Black

LOGO: *Pantone 541 and *Pantone 543

POST TRIM: *Pantone 543

POSTS: SW. 7076 Cyberspace stain

BACK SUPPORTS: SW. 3019 Smoke Tree stain

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CUSTOMER APPROVAL: _____ **DATE:** _____

Administrative Staff Report

Peter Spencer
Fence - Design Review
920 Clark Street
April 2, 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"> Peter Spencer <p>Staff:</p> <ul style="list-style-type: none"> Michael Ostrowski, Director mostrowski@stevenspoint.com Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 2408-32-2018-15 2408-32-2018-16 <p>Zone(s):</p> <ul style="list-style-type: none"> "B-3" Central Business District <p>Council District:</p> <ul style="list-style-type: none"> District 4 – Wiza <p>Lot Information:</p> <p>2408-32-2018-15</p> <ul style="list-style-type: none"> Actual Frontage: 50 feet Effective Frontage: 50 feet Effective Depth: 108 feet Square Footage: 5,400 Acreage: 0.124 <p>2408-32-2018-16</p> <ul style="list-style-type: none"> Actual Frontage: 22 feet Effective Frontage: 22 feet Effective Depth: 124 feet Square Footage: 2,728 Acreage: 0.063 <p>Structure Information:</p> <ul style="list-style-type: none"> Year Built: addition 1928 (85 years) Number of Stories: 2 <p>Current Use:</p> <ul style="list-style-type: none"> Vacant 	<p>Request</p> <p>Request from Peter Spencer for design review to install a black steel fence to enclose the alley west of 920 Clark Street (2408-32-2018-15, 2408-32-2018-16).</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>Based on the findings below, staff would recommend approving the design review request regarding the installation of a fence, subject to the following condition(s):</p> <ol style="list-style-type: none"> Exiting the alleyway from the inside using the gate shall be permissible at all times in the event of an emergency. Damage of any kind to the fence or operating mechanism shall be fixed immediately. The Historic Preservation / Design Review Commission Chairperson and designated agent shall have the ability to approve minor changes to the fence design.
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Applicable Regulations:

- Chapter 22
- Downtown Design Guidelines

Vicinity Map**Scope of Work**

Peter Spencer, building owner, is requesting design review to install a black steel gate within the alleyway adjacent to 920 Clark Street. The alleyway is located on the property and is not dedicated right-of-way.

Mr. Spencer has stated that the design will be similar to other fences found within downtown, specifically those found at 945 Clark Street and which surround the dumpster corrals at the downtown square. A mechanical motor will operate a 12 foot wide vehicle access gate, while a second pedestrian access gate is also proposed (see attached rendering). The entire gate will be 8 feet high and resembled the photo. It is important to note that the applicant has indicated that the gates will be accessible to operate from the inside, in the event that exits from other buildings are used.

The primary reason for this request is to secure the premise and reduce trespassing along with refuse build-up. Additionally, tenant vehicle parking occurs within the alley and the building.



Standards of Review

Design Guidelines

The following standards would apply to this request:

Fences and Walls

Many different types of fencing and walls can be found in historic districts including low masonry walls, wooden picket and privacy fences, and wrought iron fences and gates. In residential areas, fences and walls were used historically to enclose yard areas and define property lines. In commercial areas, fences and walls can be used to screen service areas and parking lots. Fences are prominent landscape features and should be constructed in a manner and design that is sensitive to the character of the historic structure and district.

1. Wood, brick, stone, decorative block, and iron are appropriate fencing materials in the historic districts. Welded wire, when permanently attached to wooded or iron posts is allowed if covered with vegetation. Vinyl fences and chain link fences are not recommended.

Analysis: The proposed fence is constructed of steel with E-Coat finish described below:

Galvanized steel framework is subjected to a multi-stage pre-treatment/wash (with zinc phosphate), followed by a duplex cathodic electrocoat system consisting of an epoxy primer, which significantly increases corrosion protection, and an acrylic topcoat, which provides the protection necessary to withstand adverse weathering effects (Ameristar - Montage. Accessed March 24, 2014, <http://www.ameristarfence.com/residential-ornamental-wrought-iron-steel-fence-montage>).

Findings: The proposed steel fence should provide aesthetically pleasing views that match the neighboring buildings. Additionally, the steel fence somewhat resembles iron fences which are appropriate within the historic districts.

2. Fences and walls should be properly maintained according to guidelines for masonry, wood, and metal.

Analysis: No fence materials exist on the site. The proposed fence has a durable and long-lasting finish.

Findings: This standard is met.

3. New fences and walls should be of a design that is appropriate to the architectural style and period of the historic structure.

Analysis: The proposed fence design incorporates thick posts with two cross bars near the top and one near the bottom.

Findings: Although the fence lacks significant details, it is contemporary and fitting on a property that has no historical evidence of ever having a fence. Several other fences exist within the downtown of similar size and design which add to the aesthetics of the area while also serving their initial purpose.

4. Fences and walls should be used to screen service areas, garbage receptacles, and parking lots in the commercial areas.

Analysis: The alley has become an attractive area for pedestrians, therefore collecting several kinds of refuse. Additionally, the building is susceptible to vandalism such as graffiti which has plagued it in the past.

Findings: The fence will better protect the recently restored building and create a more aesthetically pleasing environment free from refuse.

Based on the findings above, staff would recommend approving the fence, as it will add aesthetics to the area, assist in protecting the building and neighboring buildings and reduce refuse within the alley.

Building Images



920 Clark Street Alley



Alley



Alleyway – West Side



920 Clark Street – Restored Facade

Name and Address		Parcel #	Alt Parcel #	Land Use
Peter J & Connie R Spencer 5748 Regent St Stevens Point, WI 54482		240832201815	240832201815	Warehouse, Storage/Retail Stor
		Property Address		Neighborhood
		920 Clark St		Cntrl Bus & 2nd St area(Comm)
Subdivision		Zoning		
Display Note	Revised Parcel for 2014	S E & Other Plat		B3-CENTRAL BUSINESS

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Peter J & Connie R Spencer	4/30/2013	\$38,900	Warranty Deed W/Add'L P	794286		Land & Build.
George J Mattlin Jr	3/12/2001	\$86,400	Warranty Deed	58	4951	Land & Build.

SITE DATA

PERMITS

Actual Frontage	50.3	Date	Number	Amount	Purpose	Note
Effective Frontage	50.3	10/3/2013	13-0554	\$1,500	020 Electrical	replace main service
Effective Depth	101.8	5/14/2013	13-0191	\$21,000	024 Exterior Renovati	new windows,doors,av
Square Footage	5,116.5					
Acreage	0.117					

2013 ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	\$35,600	\$36,100	\$71,700
Total	\$35,600	\$36,100	\$71,700

LEGAL DESCRIPTION

LOT 1 CSM#10353-46-83 BNG PRT LOT 7 BLK 5 STRONG ELLIS & OTHERS ADD .12A 784286

PROPERTY IMAGE

PROPERTY SKETCH

Parcel # 240832201815
West 1/2 of Building



Name and Address		Parcel #	Alt Parcel #	Land Use
Peter J & Connie R Spencer 5748 Regent St Stevens Point, WI 54482		240832201815	240832201815	Warehouse, Storage/Retail Stor
		Property Address		Neighborhood
		920 Clark St		Cntrl Bus & 2nd St area(Comm)
Subdivision		Zoning		
Display Note	Revised Parcel for 2014	S E & Other Plat		B3-CENTRAL BUSINESS

BUILDING SUPERSTRUCTURE DATA

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

Total Area		3,550
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BASEMENT DATA

COMPONENTS

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

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

Site Improvement	Units	Age	52
		Year Built	1928
		Eff. Year	1962
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	2.00
		Business Name	Mattlin Auto Parts w/warehouse

Name and Address		Parcel #	Alt Parcel #	Land Use
Peter J & Connie R Spencer 5748 Regent St Stevens Point, WI 54482		240832201816	240832201816	Warehouse, Storage/Retail Stor
		Property Address		Neighborhood
		924 Clark St		Cntrl Bus & 2nd St area(Comm)
Subdivision		Zoning		
Display Note	Revised Parcel for 2014	S E & Other Plat		B3-CENTRAL BUSINESS

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Peter J & Connie R Spencer George J Mattlin Jr	4/30/2013	\$38,900	Warranty Deed W/Add'L P	784286		Land & Build.
	3/12/2001	\$62,400	Warranty Deed	58	4951	Land & Build.

SITE DATA

PERMITS

Actual Frontage	25.1	Date	Number	Amount	Purpose	Note
Effective Frontage	25.1	10/3/2013	13-0555	\$1,500	020 Electrical	main panel & rewire
Effective Depth	124.8	5/14/2013	13-0191	\$21,000	024 Exterior Renovati	new windows, doors, a
Square Footage	3,137.7					
Acreage	0.072					

2013 ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	\$18,000	\$25,900	\$43,900
Total	\$18,000	\$25,900	\$43,900

LEGAL DESCRIPTION

LOT 2 CSM#10353-46-83 BNG PRT LOT 6 BLK 5 STRONG ELLIS & OTHERS ADD .07A 784286

PROPERTY IMAGE

PROPERTY SKETCH

Parcel # 240832201816
East 1/2 of Building



Name and Address		Parcel #	Alt Parcel #	Land Use
Peter J & Connie R Spencer 5748 Regent St Stevens Point, WI 54482		240832201816	240832201816	Warehouse, Storage/Retail Stor
		Property Address		Neighborhood
		924 Clark St		Cntrl Bus & 2nd St area(Comm)
		Subdivision		Zoning
Display Note	Revised Parcel for 2014	S E & Other Plat		B3-CENTRAL BUSINESS

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Warehse, Storage (C avg)	1928	1,400	Masonry - Avg	12
1	2	Store, Retail (C avg)	1928	650	Masonry - Avg	12
Total Area				2,050		

BASEMENT DATA

COMPONENTS

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

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

Site Improvement	Units	Age	48
		Year Built	1928
		Eff. Year	1966
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	1.00
		Business Name	Store w/ warehouse behind



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	3/21/14	Assigned Case Manager	Kyle Kears
Associated Permits or Applications (if any)	—			Pre-Application Conference Date	—
Decision		Date Reviewed		Staff Signature	
Notes: Gate & fence similar to Father Fats. Main gate to be electric for vehicle access. Second gate for pedestrian access					

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	Peter Spences	Contact Name	Peter Spences
Address	920 Clark Street	Address	5748 Rogon St.
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	Stevens Point, WI 54481
Telephone	715 341-8260	Telephone	715 341-8200
Fax		Fax	
Email	peterconniespences@gmail.com	Email	peterconniespences@gmail.com

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	Same	Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY *add a fence/gate to the alley/driveway*

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
2408-32-2018-15	2408-32-2018-15	
Legal Description of Subject Property		
—		
Area of Subject Property (Acres/Sq Ft)		Area of Building or Structure (Sq Ft)
0.117 & 0.072		5600 sq. ft

Current Zoning District(s) B-3 Downtown		Current Historic District(s) - Local, State, National Design Review	
Designated Future Land Use Category Downtown	Current Use of Property vacant	Proposed Use of Property Retail / Residential	
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)			
Add a fence/gate to the alley at 920 Clark St. It will be the same as Father Fats and the dumpster area on the square			
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?			
no			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements.			
yes			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)?			
yes			
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)			
yes			

EXHIBITS

Letter to District Alderperson (www.stevenspoint.com/Directory)	<input type="checkbox"/>	Additional Exhibits If Any (List):
Photographs of Building or Structure	<input checked="" type="checkbox"/>	
Renderings or Elevations	<input checked="" type="checkbox"/>	
Site Plan (for additions, and new construction)	<input checked="" 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
	3-21-14		3-21-14

Buildings

Alley

Buildings

920
Clark St.

Approx.
25'

Mechanical
Vehicle Gate

↙
Pedestrian
Access Gate

12'

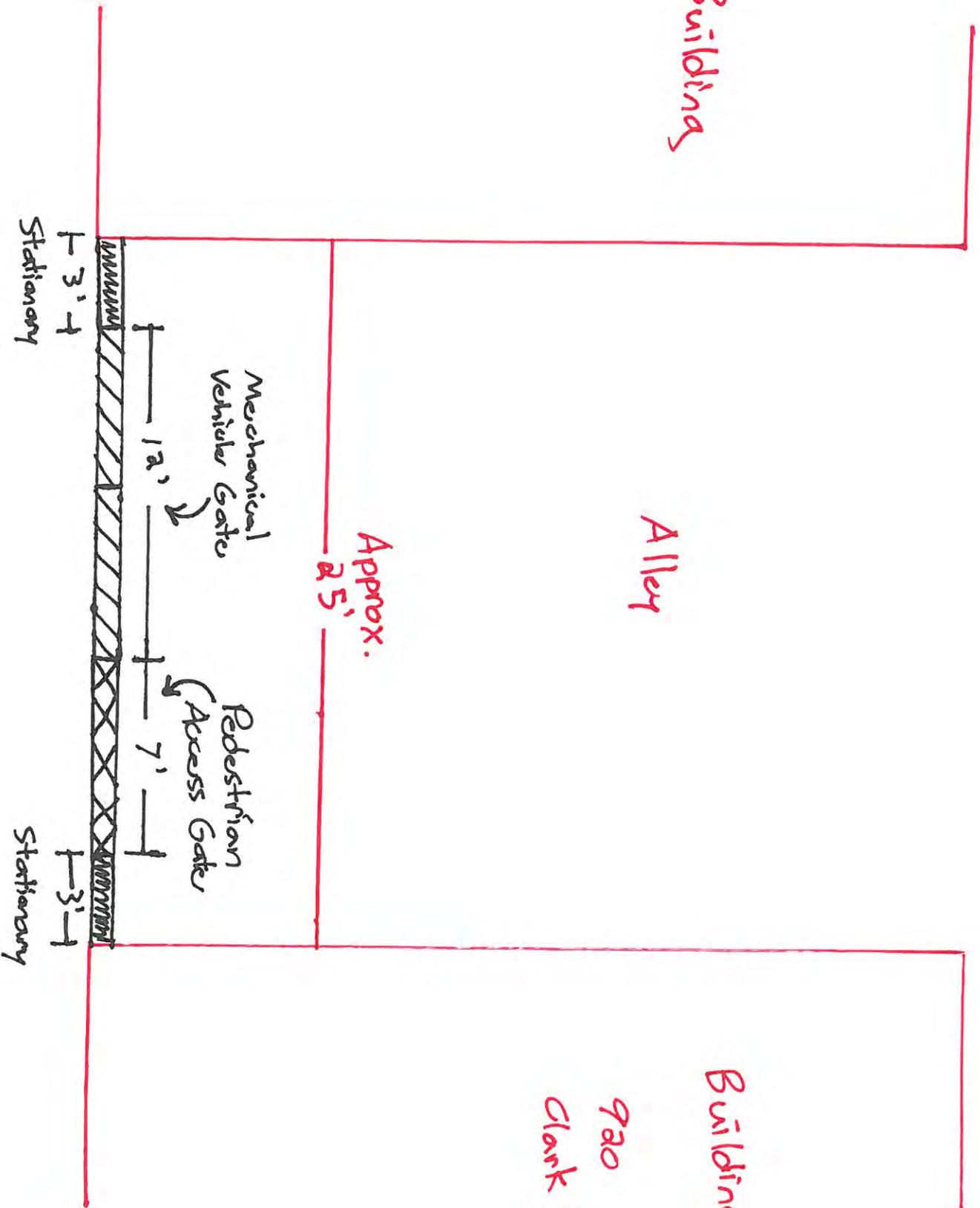
7'

3' →

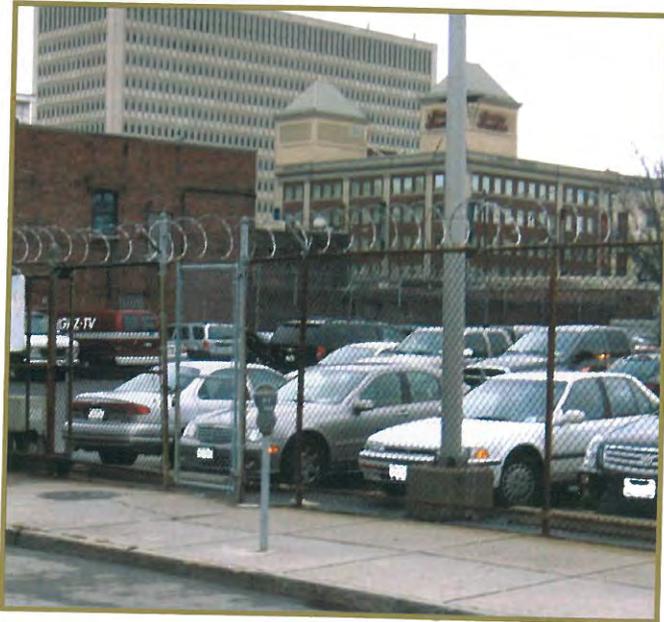
Stationary

3' →

Stationary



THE PERIMETER



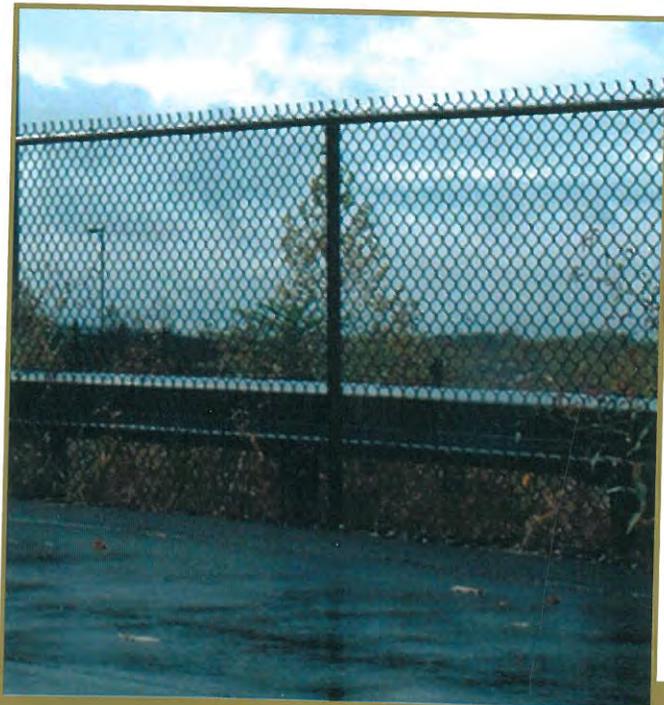
OLD LOOK



CLASSIC

NEW LOOK

The extended picket Classic or Genesis styles are attractive replacements for fences with barbed wire or tape.



OLD LOOK



MAJESTIC

NEW LOOK

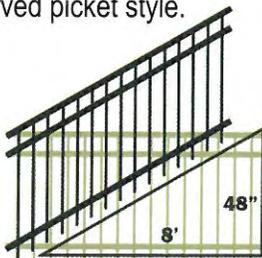
The smooth lines of the Majestic style make it an ideal upgrade for a plain chain link perimeter.

ADDITIONAL FEATURES

MONTAGE PLUS® ADDS INCREASED SECURITY OVER CHAIN LINK AT AN AFFORDABLE PRICE

**AND . . .
IT RACKS TO
FOLLOW VIRTUALLY
ANY GRADE**

Montage Plus® will rack up to 48" on Classic, Majestic and Genesis style panels; up to 18" on Invincible® curved picket style.



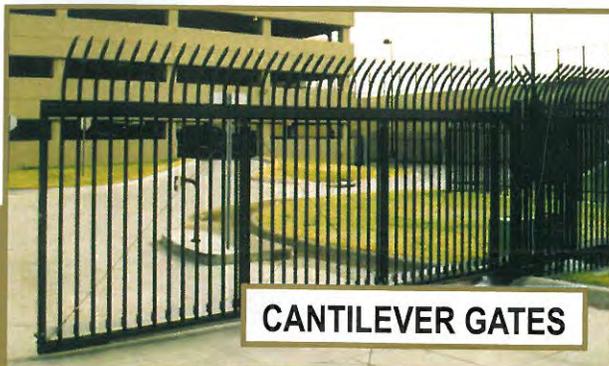
GATES & ACCESSORIES



ROLL GATES



SWING GATES



CANTILEVER GATES



FINIALS



RINGS

Administrative Staff Report

Michael Munagian
Façade Grant and Design Review
1313 Second Street
April 2, 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"> Peter Spencer representing Michael Munagian <p>Staff:</p> <ul style="list-style-type: none"> Michael Ostrowski, Director mostrowski@stevenspoint.com Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 2408-32-2018-06 <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: 2408-32-2018-15</p> <ul style="list-style-type: none"> Actual Frontage: 26 feet Effective Frontage: 26 feet Effective Depth: 54 feet Square Footage: 1,404.0 Acreage: 0.032 <p>Structure Information:</p> <ul style="list-style-type: none"> Year Built: 1900 (114 years) Number of Stories: 2 <p>Current Use:</p> <ul style="list-style-type: none"> Residential & Commercial 	<p>Request</p> <p>Request from Peter Spencer, representing the property owner, Michael Munagian, for façade improvement grant funds in the amount of \$16,144.00 and design review for exterior building work, including the installation of windows, masonry restoration, electrical, and painting at 1313 Second Street (Parcel ID 2408-32-2018-06).</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> Parcel Data Sheet Application Contractor Bids <p>City Official Design Review / Historic District</p> <ul style="list-style-type: none"> Design Review District <p>Register of Historic Places</p> <ul style="list-style-type: none"> Mathias Mitchell Public Square – Main Street Historic District <p>Staff Recommendation</p> <p>Approve, subject to the following condition(s):</p> <ul style="list-style-type: none"> The HP/DRC chairperson and designated agent shall review/and or approve the renovation and rehabilitation activities behind wood paneling once they have been removed, which may include the approval of additional grant funds. First floor and second floor window and door framing shall match in color. Double hung residential second floor windows shall be installed. The installation of transom window insert headers, mimicking a full window shall be installed at each second floor window opening. The applicant shall submit two updated glass bids which include the window insert to be reviewed and approved by the Chairperson and designated agent. Second floor residential awnings shall be permitted if transom inserts cannot be pursued. Prepping and cleaning of brick for paint shall be performed via hand washing methods using organic compounds (no volatile soaps). Pressure washing of brick shall be prohibited. Caulk shall not be used as a fill in the place of brick mortar. Type N mortar shall be used as defined by the American Society for Testing and Materials (ASTM) and shall match to the greatest extent
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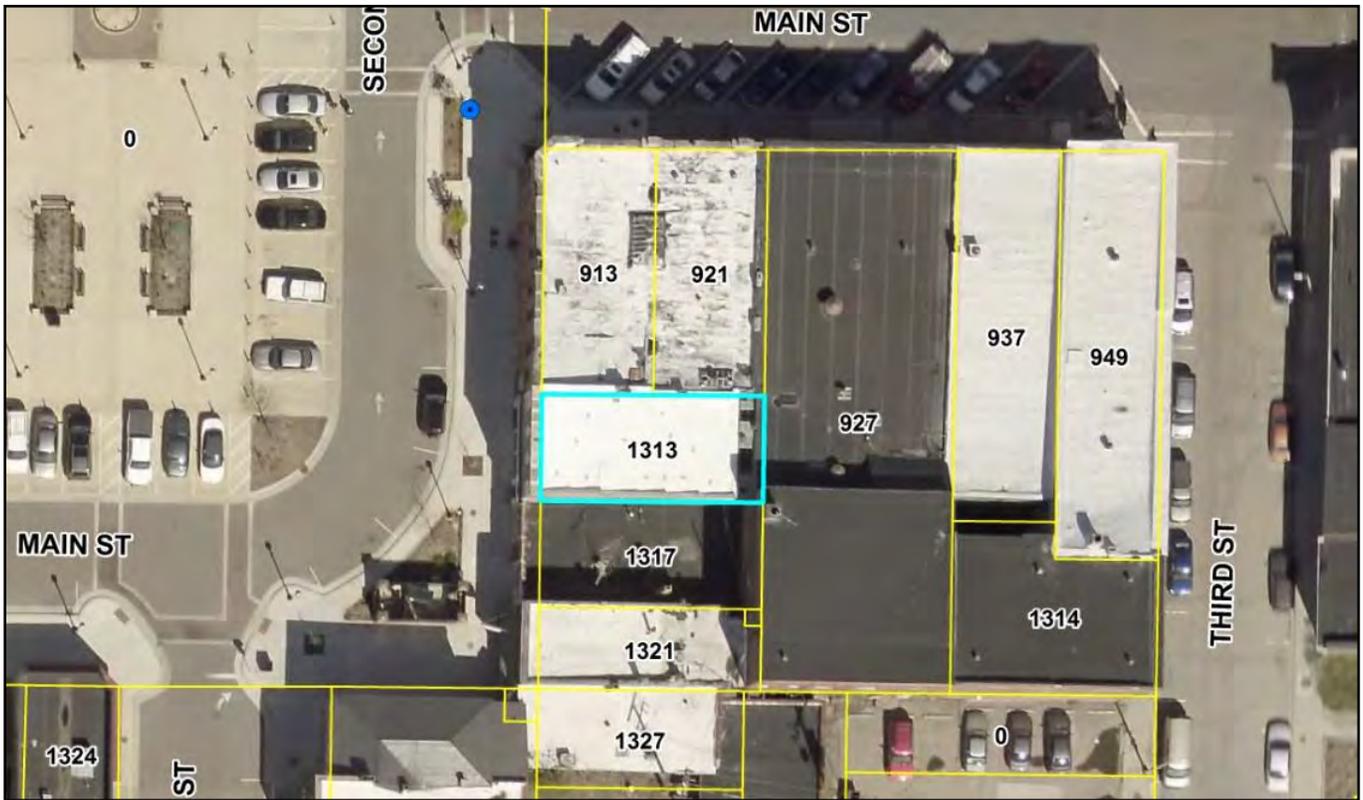
Applicable Regulations:

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

- possible the original mortar and spacing on the building.
- The applicant shall work with the HP/DRC chairperson and designated agent to finalize the paint color scheme for the second floor brick, cornice, and ornate detailing.
 - All electric wire and conduit for lighting and security shall be hidden from view.
 - All lighting shall be a soft yellow glow and not an intense white light.
 - Exterior light fixtures shall be submitted to the chairperson and designated agent for review and/or approval prior to installation.
 - No punctures or holes shall be created within the iron/steel or directly into the masonry brick when attaching lighting or signage.
 - A bid from Central State Electric shall be submitted with costs for signage lighting.
 - All work shall be completed within one year.
 - The project must adhere to Façade Improvement Grant Program Guidelines.
 - The applicant must submit proof of insurance.
 - The property must be current on all real estate and personal property taxes.
 - No funds shall be disbursed until project is fully completed.
 - The maximum City participation shall not exceed **\$16,144.00** and no individual cost shall exceed the following, unless approval has been given to the HP/DRC Chairperson and designated agent in reviewing additional bids or building improvements:

Improvements	Cost (bids)	Proposed Matching Grant Assistance
Windows	• Esser Glass Inc. - \$13,535.00 (lift rental included - \$460.00)	\$6,767.50
Masonry	• Don Dulak & Son Masonry - \$10,350.00 (lift rental included - \$1,200.00)	\$5,175.00
Painting	• Bill Wanserski Painting - \$1,870.00	\$935.00
Demolition	• Guzman Case Corp. - \$3,623.00	\$1,811.50
Lighting	• Central State Electric - \$1,810.00	\$905.00
Lift	• Wood St. Rental Center Inc. - \$1,100.00	\$550.00
TOTAL (Lowest Bid)	\$32,288.00	\$16,144.00

Vicinity Map



Scope of Work

Peter Spencer, representing the property owner, is requesting Façade Improvement Grant Program funds for an exterior renovation to the building at 1313 Second Street. The building was formerly used as a bakery and food catering business. During the previous use, exterior renovation occurred in 2010, which re-introduced transom windows into the façade, however was still not historically accurate. The previous renovation has not lasted long and boards covering masonry have begun to warp and rot. Furthermore, paint has also faded and window seals have deteriorated. The applicant and owner would like to fully restore the building façade by removing all wood and paneling and install all new windows.



2008



2010



2014

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

Façade Improvements & Activities:

- Remove existing wood and paneling,
- grind out all open joints, and tuckpoint brick,
- clean and paint upper brick (two color gray scheme),
- restore steel beam and support posts,
- install three (3) new residential windows,
- install new first floor commercial windows,
- install two (2) new first floor doors
- and install two 4-6 new light fixtures and associated electrical wire.

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

1. Deteriorated masonry units should be repaired rather than replaced using materials that match the original in size, texture, color, and overall appearance. Synthetic materials are not recommended on historic structures for the wholesale covering of a structure.

Analysis: Masonry on the first floor has been covered with synthetic materials and wood paneling. The proposed renovation involves removing the paneling and restoring original brick.

Findings: This standard is met. The extent and condition of original brick beneath wood paneling is unknown, therefore, staff would recommend the applicant inform staff and the chairperson when brick has been exposed to investigate and/or approve renovation activities that may change project funding.

2. Paint should not be applied to masonry surfaces that were historically not painted.

Analysis: Paint is proposed for the second floor façade after cleaning, prepping and necessary tuckpointing / brick repair have occurred. The second floor is currently painted light gray with a second darker gray accenting building details.

Findings: Staff would recommend permitting the second story façade to be painted, as paint removal would likely damage masonry beyond repair. The applicant shall work with the HP/DRC chairperson and designated agent to finalize the paint color scheme for the second floor brick, cornice, and ornate detailing.

3. Removal of paint from a masonry structure is encouraged when the underlying masonry units are character defining and are in good condition, and only if safe and proper paint removal procedures are used resulting in no damage to the masonry.

Analysis: The building's second story has been painted for several decades.

Findings: Removal of decade old paint on 114 year old brick may negatively impact the brick even when even using hand cleaning methods. Therefore, staff would recommend allowing painting of the second story façade.

Windows & Entryways

1. Retain and preserve historic windows and doors. All elements associated with historic windows and doors should be retained and preserved including frames, trim, sashes, muntins, glass, lintels, shutters, and hardware.

Analysis: The existing commercial and residential windows, along with doors are not original to the building. For example, the commercial doors and windows currently encroach outward from the building. Furthermore, the residential windows do not have rounded headers do to the low inside ceiling and are disproportionate (smaller) than the window opening width. Aluminum clad windows are proposed to be silver in color for both commercial and residential windows.

Findings: The proposed windows and doors will more so match the original design. The residential windows will better fit within the window opening, and although they are not proposed to have rounded headers, they will have larger glass. Staff would recommend double hung residential, second floor windows. Additionally, due to the difficulty in installing residential windows fitting the exact window opening staff would recommend the installation of transom window insert headers that mimic a window. This would ensure that if window awnings are ever removed, the window openings would somewhat resemble a full window. The applicant shall then submit two updated glass bids which include the window insert to be reviewed and approved by the Chairperson and designated agent.

2. If replacement of a window or door unit is necessary, the new unit should be replaced to match the original in size, scale, material, detail, pane and/or panel configurations. Exterior aluminum clad is permitted to be installed on new wooden windows.

Please see comments above regarding new windows and doors.

3. Canvas awnings can be installed over windows and doors if they are historically appropriate. Awnings should fit within the frame of the window and be installed in a manner that does not obscure or hide any historic materials. See 4.5 for further details.

Analysis: Awnings currently exist over the second story residential windows, partially to hide the solid wood transoms above the windows.

Findings: The awnings do not seem original to the building, therefore, staff would recommend their removal unless glass transom inserts mentioned above cannot be pursued.



Storefronts

1. Retain and preserve historic materials including wood, stone, architectural metal, and cast iron.

Analysis: The proposed project activities will result in exposing the horizontal beam, separating the first and second story, along with the front support members.

Findings: The proposed finished product is anticipated to somewhat resemble the photo provided.

2. Retain and preserve commercial storefronts and storefront details that contribute to the historic character of the building including display windows, recessed entryways, doors, transoms, corner posts, columns, and other decorative features.



Analysis: The support posts, horizontal beam and other original building elements will be exposed. Also, entryways will remain recessed and receive additional glass.

Findings: In order to expose the posts and beam, the entire first floor storefront will be moved back, as seen in the photo taken of the interior.



3. If reconstructing a historic storefront, base the design on historic research, physical evidence, and photographic documentation, if available. Recreate the original architectural elements including overall proportions, fenestration, dimensions, and orientation.

Analysis: The proposed reconstruction will include removing non-historic elements to more so match original building style and design.

Findings: Historical photos have been obtained which are being used as a reference during the building restoration activities. Due to the unknown condition of original first floor masonry and material, staff would recommend allowing the chairperson and designation agent to approve related project changes.

Lighting

1. The design of lighting fixtures and poles should be compatible in size, scale, material, and brightness with the structure, landscape, and neighborhood setting.

Analysis: A total of four lights are proposed; two LED lights hidden in the first floor entryways and two proposed on the exposed support posts. Light fixtures for exterior lights are proposed to be of an antique design.

Findings: Staff would recommend that all wire and conduit be hidden from view. If LED lighting is permitted, it should maintain a soft yellow glow and not an intense white light. Additionally, staff would recommend light fixture designs for exterior lights be submitted to the chairperson and designated agent prior to installation for review and/or approval.

2. If a lighting fixture is attached to an historic structure, it should be done in a way that does not damage the structure or any architectural feature and can be removed without damaging the structure.

Analysis: Exterior lights are proposed to exist on support posts constructed of iron or steel. One bid for lighting and electrical work includes the installation of two additional lights for signage.

Findings: Staff would recommend that no punctures or holes be created within the iron/steel or directly into the masonry brick when attaching lighting or signage. Staff would also recommend gooseneck style lighting fixtures for signage and an updated bid from Central State Electric which includes signage lighting.

Façade Improvement Grant Standards

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

Analysis: The building located at 1313 Second Street falls well within the Downtown Design Review District.

Findings: This standard is met.

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

Analysis: The west façade faces Second Street (the Square).

Findings: This standard is met.

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

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

Findings: This standard is met.

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

Analysis: The majority of the work will match that of the original building, removing the existing non-historic elements. Some project activities, square windows, are not compatible with the original materials. The second floor residential windows specifically are not proposed to match the window openings exactly as interior remodeling has lowered the ceiling. See comments above relating to this proposed activity.

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

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

Analysis: A second bid for masonry work has not been submitted. Additionally as several contractors will utilize a lift, a single bid has been obtained for a lift rental which may reduce overall project costs. Lastly, an electrical bid for lighting does not include lighting for signage.

Findings: Staff would recommend that if the applicant pursues signage lighting, a second complete bid for lighting should be submitted from the contractor, to be reviewed and approved by the HP/DRC chairperson and designated agent. As tuckpointing is a more specialized type of work and the contractor has a proven track record on other historic buildings within the City, staff feels that one masonry bid will suffice. Also, the bid for a high lift rental will suffice as several contractors have included a lift rental within bids which can potentially be removed, thus lowering the total project cost.

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

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

Improvements	Details	Cost (bids)	Proposed Matching Grant Assistance
Windows	First floor commercial storefront windows & two doors. Three second floor windows.	<ul style="list-style-type: none"> Precision Glass & Door, LLC - \$21,000.00 Esser Glass Inc. - \$13,535.00 (lift rental included - \$460.00) 	\$10,500.00 \$6,767.50
Masonry	Masonry cleaning, prepping and tuckpointing	<ul style="list-style-type: none"> Don Dulak & Son Masonry - \$10,350.00 (lift rental included - \$1,200.00) 	\$5,175.00
Painting	Prime and paint brick, beams and posts (gray 2-color scheme)	<ul style="list-style-type: none"> Bill Wanserski Painting - \$1,870.00 SDS Painting Co, Inc. - \$3,850.00 	\$935.00 \$1,925.00
Demolition	Construct security wall, remove all cladding and wood frame	<ul style="list-style-type: none"> Guzman Case Corp. - \$3,623.00 E.B. Sommers, Inc. - \$5,708.00 	\$1,811.50 \$2,854.00
Lighting	Two (2) hidden entryway lights and potentially four (4) exterior mounted lights for signage and aesthetics.	<ul style="list-style-type: none"> O'Neil Electric Inc. - \$2,760.00 Central State Electric - \$1,810.00 	\$1,380.00 \$905.00
Lift	Separate Lift Rental (1 month)	<ul style="list-style-type: none"> Wood St. Rental Center Inc. - \$1,100.00 	\$550.00
TOTAL (Lowest Bid)		\$32,288.00	\$16,144.00

Findings: The requested assistance is \$16,144.00. This standard is met. It is important to note that coordination from all contractors to perform work closely together may reduce total project costs by up to \$1,660.00 as a single lift can be utilized.

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

Analysis: Proof of insurance has not been provided.

Findings: The applicant must submit proof of insurance before the signing of the façade grant agreement.

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

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

Findings: The applicant requests to install smaller square aluminum windows in taller rounded head window openings. As stated above, the interior ceiling has been lowered, making it very difficult to install full size windows that are fully operational. The proposed windows will be larger than the existing and will significantly increase the window aesthetics. Furthermore staff has recommended the installation of transom inserts to be installed, mimicking a window. It is important to note that the proposed changes to the building are significant and will drastically increase the buildings overall historical relevance and integrity. Although design and materials may not match the design guidelines, the Commission can approve them on a case by case basis.

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

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

Findings: This standard is met.

Ranking of Projects for Grant Funds

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

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

Findings: This building is located in the downtown square which is the busiest place in downtown, especially during the summer months for events and the daily farmers market. No use has occupied the first floor commercial storefront since the closure of the previous business nearly two years ago. Much of the buildings integrity was lost through previous renovation activities, with the addition of wood panels. Its location on the square may certainly promote others in this visible area to restore and/or renovate storefronts.

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

Findings: Moisture from rain and the winter months has penetrated behind the wood paneling and started to deteriorate the visible wood. Deterioration is also anticipated to have occurred behind the paneling as water cannot escape. Window seals have also deteriorated significantly. The proposed new windows and removal of wooden panels will significantly increase aesthetics and preserve the building.



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

Findings: Restoring portions of the original façade will significantly improve the architectural integrity of the building. Original brick, beams, posts, and entrances will be exposed as panels along the first floor columns will be removed.

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

Findings: Like many, this building is a contributing building within the historic district. The second floor retains a greater amount of original detail, including ornate brick work near the building crown. Original design elements on the first floor are absent, as original brick and beams have been covered by paneling. All existing design elements on the second story will be preserved. Proposed architectural design elements on the first floor will match more closely to the original design.

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

Findings: The property is proposed to entertain a single commercial tenant, Yoga Studio, once restoration is complete. The second floor is currently being utilized for residential apartments. Several interior renovations will also be made to the building to accommodate the proposed use.

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

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

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

Findings: The creation of jobs is anticipated, however will likely be part-time positions.

8. Projects that incorporate mixed uses or multiple tenants.

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

Building Images



West Façade (Facing the Square)



Residential Entrance



Commercial Entrance



Deterioration



Deterioration



Deterioration



Upper Facade



Commercial Windows

Historic Images



1920's



1970-80's

Name and Address		Parcel #	Alt Parcel #	Land Use
Michael W Munagian 923 Harlocke St #3 Iowa City, IA 52246		240832201806	240832201806	Store, Retail / Apt(s)
		Property Address		Neighborhood
		1313 Second St		Cntrl Bus & 2nd St area(Comm)
Subdivision		Zoning		
Display Note		Metes And Bounds		B3-CENTRAL BUSINESS

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Michael W Munagian	9/28/2012	\$150,000	Warranty Deed	776352		Land & Build.
Justin M & Julie B Gasper	10/1/2008	\$90,000	Warranty Deed	723153		Land & Build.
Kathryn A Buatti &	8/31/2001	\$49,300	Quit Claim Deed	594020		Land & Build.

SITE DATA

PERMITS

Actual Frontage	26.0	Date	Number	Amount	Purpose	Note
Effective Frontage	26.0	10/26/2012	12-0704	\$3,800	066 Plumbing	bathroom/water heater
Effective Depth	54.0	9/13/2010	37364	\$1,709	099 Sign	bldg sign ltrs
Square Footage	1,404.0	9/14/2009	36577	\$4,000	044 Inter Renov/Remo	
		9/14/2009	36577	\$12,500	020 Electrical	400 amp/2nd fl wiring/
Acreage	0.032	9/14/2009	36577	\$4,900	032 Furnace (HVAC)	service to 2nd fl
		9/14/2009	36577	\$3,200	066 Plumbing	hwb/bathroom/sink

2013 ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	\$10,700	\$132,800	\$143,500
Total	\$10,700	\$132,800	\$143,500

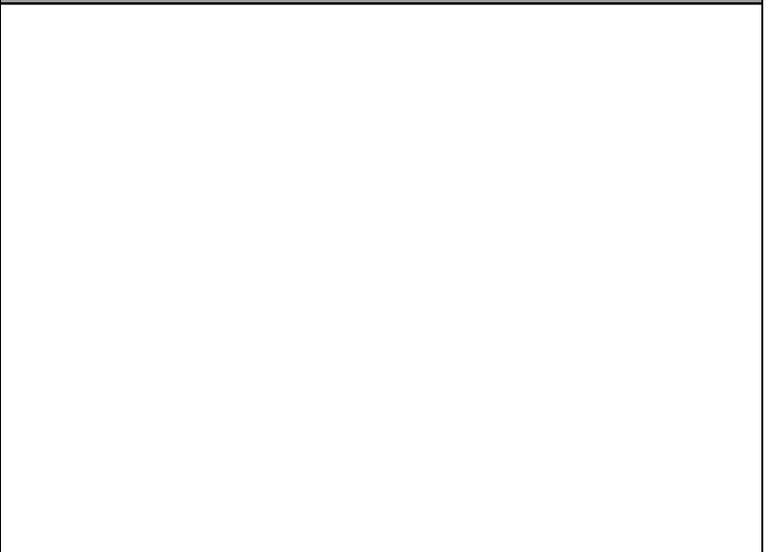
LEGAL DESCRIPTION

BEG 60' S OF NW COR LOT 2 BLK 5 TH S 26' TH E 54' MOL TH N 26' TH W 54' TO POB 545/297 CERT 776352

PROPERTY IMAGE



PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Michael W Munagian 923 Harlocke St #3 Iowa City, IA 52246		240832201806	240832201806	Store, Retail / Apt(s)
		Property Address		Neighborhood
		1313 Second St		Cntrl Bus & 2nd St area(Comm)
		Subdivision		Zoning
Display Note		Metes And Bounds		B3-CENTRAL BUSINESS

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Restaurant (C avg)	1900	1,300	Masonry - Avg	12
1	2	Apts (C avg)	1900	1,300	Masonry - Avg	12
Total Area				2,600		

BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Store, Retail - Finished Bsmnt	430				
1	2	Store, Retail - Unfin Bsmnt	870				

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

Site Improvement	Units	Age	34
		Year Built	1900
		Eff. Year	1980
		One Bedroom	
		Two Bedroom	1
		Three Bedroom	
		Total Units	1
		Stories	2.00
		Business Name	A Dash of Delicious

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



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

Façade Improvement Grant Program Application

ADMINISTRATIVE SUMMARY (Staff Use Only)

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

APPLICANT INFORMATION		Owner Information (Same as Applicant?) <input checked="" type="checkbox"/>	
Applicant Name	Michael W. Munaghan	Contact Name	
Address	1313/1315 Second Street	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	(414) 808-7032	Telephone	
Cell	same	Cell	
Fax		Fax	
Email	munaghan@yahoo.com	Email	

PROJECT SUMMARY

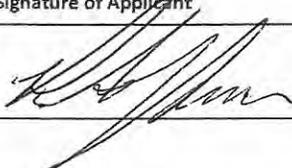
Scope of Work to be Undertaken (attach contractor estimates, if available)	
<p>1) Replace all glass & doors on the facade 2) Repair & replace brick on the facade 3) Paint the upper portion of the building 4) Install new lighting 5) Restore steel beam & cast support posts 6) Replace 3 upper windows</p>	
Describe the Positive Impact Your Project will Bring to Stevens Point	
<p>The upgrade of the facade will give the building a more historic appearance. The present facade is deteriorating rapidly and needs a more permanent structure keeping with others on the square.</p>	
Total Cost of Project Improvements	Amount of Matching Grant Assistance Requested
\$	\$
Estimated Start Date	Estimated Completion Date
April 15, 2014	Sept. 2014
Number of Commercial Tenant Spaces Within the Building	Number of Residential Tenant Spaces Within the Building
one	one

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

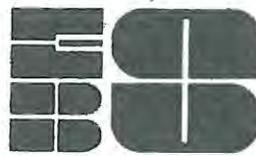
Complete detailed list of project revenues and expenses.	<input type="checkbox"/>	Additional Exhibits If Any (List):
Two bids from qualified contractors detailing the cost of the work to be done.	<input type="checkbox"/>	
Drawings detailing all of the work to be completed as part of the project.	<input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

CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner (If not the Applicant)	Date
	3-21-14		

GL	$2948 + 675 =$	3623
Cent. State Elect.		1810
Essex Glass	$9,210 + 620 + 3,245 + 460$	13,535
Wanserski Painting		1,870 ⁰⁰
Wood St. Rental		1,100 ⁰⁰
Dulak Masonry	$9150 + 1200$	<u>10,350</u>
Total		32,288



E. B. Sommers, Inc.

5100 Heffron Street ♦ Stevens Point, WI 54481

Phone 715-344-5465 ♦ Fax 715-344-5468

ebsummers@ebsummers.com

Mr. Peter Spencer
1313 Second Ave.
Stevens Point WI 54481

June 21, 2013

peterconniespencer@gmail.com

Install security wall and demo exterior facing of existing building

We propose to build a security wall and relocate one entry door and remove exterior finishes per my discussion with Peter.

- Construct a security wall constructed of 2x4 framing covered with 7/16" osb sheathing.
- Relocate one 3068 door by north entry.
- Remove wall framing near south entry for security wall.
- Remove existing facing material on existing building.
- Remove existing windows.
- Clean up and remove debris from job site

Total Cost wall security wall and demolition.

\$5,708.00

E. B. Sommers, Inc.
Michael Sommers
Michael Sommers
Vice-president



GUZMAN CASE CORPORATION
ARCHITECT • BUILDER • CONTRACTOR
3525 PAUL STEELE STEVENS POINT, WI 53151 • 715-441-6677 • FAX 715-441-6630

March 24, 2014

PROPOSAL

Peter Spencer
1313 and 1315 Second street North
Stevens point, WI 54481

PROJECT: Demolition of Building Components

We propose to:

Build a temporary wall inside the building to secure the building during the demolition phase
The temporary wall will be floor to ceiling and side wall to side wall (about 14' x 25')
The temporary wall will be 2x4 studs 24" oc with 1/2" osb on the exterior face.
The temporary wall will be built around the existing ducts (3)

Remove the existing front door and install the door and frame in the temporary wall.
Remove all cladding and wood frame from the building facade.
The amount to be removed is to expose brick and steel only.

All debris will be removed from site and disposed of by Guzman Case Corporation.

All work will be done in a neat and workman like manner and in accordance with standard practices. Application for payment will be made at the end of the project with payment due within ten days of the invoice date.

We agree to furnish labor and materials as indicated for the sum of:

\$2,948.00 Two Thousand Three Hundred Fourteen Dollars

Option no.1: Remove the widow unit, jambs, heads and sills from three units. This includes removing as much framing next to the window as practical.

Cost for option no. 1..... \$225.00 per unit

Submitted By:

Accepted By:

Jackson I. Case

Guzman Case Corporation

Peter Spencer

President

Title

Title

March 24, 2014

Date

Date

This proposal may be withdrawn if not accepted within 15 days.

This proposal includes all Wisconsin state sales tax and freight.

The owner shall furnish builders risk insurance with Guzman Case Corporation named as co-insured to the extent of insurable value during construction.

The above contract amount is subject to change if additional requirements are set by the Wisconsin Department of Professional Services, or local authorities for the state building plan approval.

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

Builder and Owner shall be bound by all applicable construction lien laws as described in Wisconsin State Statues "Liens" Chapter 779 covering 779.01 to 779.17.

ESSER GLASS INC.

Glazing Contractors

3601 Patch Street,
Stevens Point, WI 54481

Phone 715-344-1961

Toll Free 800-300-1961

Fax 715-344-3655

www.esserglasssp.com

Glass and Glazing Estimate

March 20, 2014

Peter Spencer

RE: 1313 2nd Street, Stevens Point

We propose to remove existing glazing for owner storage

Furnish and install new aluminum store front as follows

Hot Yoga Studio

Aluminum entrance to fit opening

52" x 178" consisting of

1 - 3' x 8' Kawneer 190 narrow stile door with 10" bottom rail,

Narrow side lite and transom 1W 1H

* 1 ½ pair butt hinges

* Adams Rite MS 1850 deadbolt with standard keyed cylinder / thumb turn

* CP - Co9 push / pull hardware

* DHP 416 AL heavy duty door closer

* Ada threshold with bottom rail weather strip

East / West Return Window

To fit opening 20" x 166" 1W 2H

West Elevation Window

To fit opening 167" x 166" 3W 2H

Apartment Entry

Aluminum entrance to fit opening

40 ½" x 166" consisting of

1 - 3' x 7' Kawneer 500 wide stile door with 10" bottom rail, transom 1W 1H

* 1 ½ pair butt hinges

* Keyed cylindrical lever lock set

* DHP 416 AL heavy duty door closer

* Ada threshold with bottom rail weather strip

* Immediate door frames to be Kawneer 451

4 ½" x 2" Non thermal

ESSER GLASS INC.

Glazing Contractors

3601 Patch Street,
Stevens Point, WI 54481

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Toll Free 800-300-1961

Fax 715-344-3655

www.esserglasssp.com

Glass and Glazing Estimate

* Side lite and window frames to be Kawneer "451 T"

4 ½" x 2" Thermally broken flush glaze

2 - *verticals on west elevation to be 4 ½" x 4 ½" Thermally broken flush glaze*

**** Subject to meeting wind load ****

* Aluminum finish to be #17 clear anodized

Glazing per code

1" OA LoE - Argon filled annealed and tempered insulating glass as required

FOR THE SUM OF \$ 9,210.00

Work by Others

2 - 5" x 5" posts

Brake metal post covers by Esser Glass, Inc.

Optional Pricing

For Glazeguard 250 stucco faced aluminum panels in a standard finish
for soffit returns at both entries

Yoga Studio block size 72" x 48"

Apartment Entrance block size 40" x 48"

PLEASE ADD \$ 620.00

RE: Apartment Windows

We propose to furnish and install

3 block size 40" x 64" single hung aluminum windows as follows

Windows to be manufactured by Thermal Windows, Inc.

Single hung, thermally broken 500 series with a 2 5/8" over depth,

in a clear anodized finish with 7/8" OA clear LoE - Argon filled glazing, fiberglass

insect screens (half) and standard hardware

FOR THE SUM OF \$ 2,920.00

Removal and reinstallation of window awnings by owner

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

Alternate Pricing

For 700 Series double hung and 3 ¼" OA depth in lieu of single hung

FOR THE SUM OF \$ 3,245.00

Pricing is based on the owner providing adequate lift to install 2nd level windows consecutively with out interruption.

If Esser Glass, Inc is required to provide a lift

PLEASE ADD \$ 460.00

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

Terms: Net 30 days



Frank Shields

President

Esser Glass, Inc

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

*Accept as proposed _____.

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

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

Work by others: Adequate wood blocking and opening preparation.

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

ESSER GLASS INC.

Glazing Contractors

3601 Patch Street,
Stevens Point, WI 54481

Phone 715-344-1961

Toll Free 800-300-1961

Fax 715-344-3655

www.esserglasssp.com

Glass and Glazing Estimate

NOT INCLUDED:

Boarding up openings or temporary enclosures

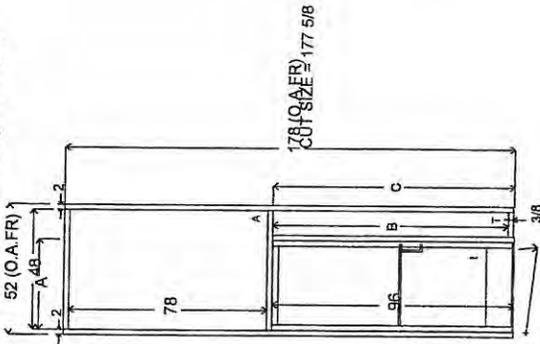
Wiring, pulling wires or hook up of any electrified hardware that may be

Included in this proposal.

Project Name: Spencer 1313 2nd Street St Pt

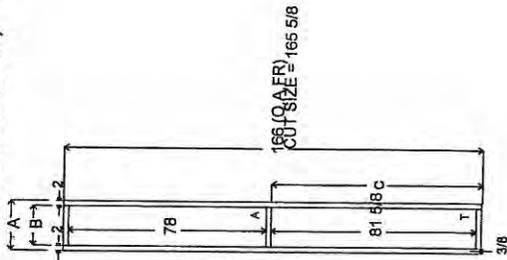
Date: 3/20/14 8:07 AM

(Frame Hot Yoga Studio) 1 Thus



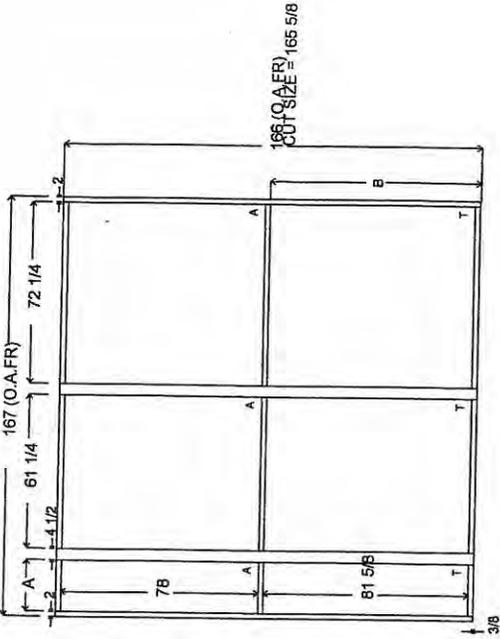
A=38 B=93 5/8 C=98

(Frame east west return) 1 Thus



A=20 (O.A.FR) B=18 C=84

(Frame west elev) 1 Thus



A=20 1/2 B=84

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



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

Date: 3/14/14

Project: 1313 N. 2nd St

To: Peter Spencer

Location: Stevens Point WI

Att:

Proposal #: 14-0043

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

- GLASS: 1" OA CLEAR LOW-E INSULATED (TEMPERED AS REQUIRED BY CODE)
FRAMING: KAWNEER 451T 2" x 4 1/2" THERMALLY IMPROVED STOREFRONT @ EXTERIOR FIXED
KAWNEER 451 2" x 4 1/2" NON-THERMAL STOREFRONT @ EXTERIOR DOOR FRAMES
DOORS: KAWNEER 190 NARROW STILE W/ 16" BOTTOM RAILS
FINISH: either #17 CLASS II CLEAR ANODIZED or #40 CLASS I DARK BRONZE ANODIZED

- (1) - 42" x 84" SINGLE DOOR W/ TRANSOM, (2) LITE HIGH SIDELITE & 4 1/2" VERTICAL TO ALIGN WITH WALL
(1) - (1) LITE WIDE x (2) LITE HIGH RETURN WALL
(1) - (3) LITES WIDE x (2) LITES HIGH W/ (2) 4 1/2" VERTICALS TO ALIGN WITH THE EXISTING CAST COLUMNS
(1) - (WIDTH TBD) x 84" SINGLE DOOR W/ TRANSOM. NO SIDELITE(S)
(3) GERKIN 5822 DOUBLE HUNG WINDOWS WITH SCREENS AND STANDARD HARDWARE

ALUMINUM DOOR HARDWARE TO CONSIST OF BB HINGES, DEADLOCK W/ CYLINDER, THUMBTURN AND PUSH/PULL @ HOT YOGA, RIM PANIC W/ CYLINDER AND FIXED PULL HANDLE @ APARTMENT ACCESS, STANDARD DUTY CLOSER, SWEEP AND THRESHOLD

*STOREFRONT FRAMING IS TO SIT BEHIND THE EXISTING CAST COLUMNS SO THE COLUMNS WILL BE VISIBLE FROM THE EXTERIOR

*THE 2" HORIZONTAL MULLION WILL BE PLACED WITHIN THE STOREFRONT FRAMING @ 120" ABOVE THE FLOOR

*TO MAKE WINDLOAD, THERE NEEDS TO BE (2) COLUMNS ADDED TO SUPPORT THE STOREFRONT FRAMING ((1) @ EACH CORNER). THE PRICE BELOW INCLUDED .040 BREAK METAL TRIM COLUMN WRAPS TO MATCH STOREFRONT FRAMING. THE SIZE OF THE COLUMNS IS TBD AS THE PROJECT PROGRESSES. ENGINEERING IS EXCLUDED AND IS TO BE BY OTHERS IF REQUIRED. COLUMNS ARE BY OTHERS

*ANY STEEL REQUIRED WITHIN THE STOREFRONT FRAMING IS INCLUDED

*APARTMENT ACCESS DOOR CAN AUTOMATICALLY LOCK BEHIND TENANT WHEN EXISTING

TOTAL AS DESCRIBED ABOVE, FABBED, FURNISHED AND INSTALLED, INCLUDING TAX AND DEMO/DISPOSAL OF THE EXISTING MATERIALS IS: \$21,000.00

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

Small print text containing terms and conditions of the proposal, including acceptance, payment, and liability clauses.

ACCEPTED: _____

PROPOSAL BY:

Handwritten signature of Brandt Laughnan

DATE: _____

Brandt Laughnan

Central State Electric
 3017 Hoover Road
 Stevens Point, WI 54481

Estimate

Date	Estimate #
3/7/2014	2646

Name / Address

Peter Spencer

If this Estimate is acceptable to you, please sign and date below. Please email, mail, or fax a copy back to us and keep a copy for your records.

Signature:

Date:

*Estimate valid, if accepted within 30 days.
 If not, please contact us for a requote.*

P.O. No.	Phone #	Fax #	Web Site	E-mail
	(715) 341-2762	(715) 295-0429	www.centralstateelectric.com	cselectric@ymail.com

Quantity	Description	Total
	1313 Second Street Facade Electrical	
	Install feed conduit and conductors from electrical panel.	
	Install one receptacle for security system.	
	Install two exterior lights on columns \$500.00 fixture allowance included.	
	Install two LED recess lights above doors.	
	Install photo eye control for lighting.	
14	Hours labor allowance.	
	Budget Base Bid	1,810.00
	Notes: We are unable to give an exact estimate, not knowing what is behind the facade and how much time it will take to install the fixtures at the locations. Extra hours not needed will be credited. Additional hours if necessary, shall be billed at \$65.00 per hour.	

Thank you for the opportunity to quote this project. Any question, please call Kevin (715)498-9740.

Total \$1,810.00



Payment is due within 30 days of sale. A 1.5% per month (18% per year) late payment fee will be assessed on any unpaid balance remaining after 30 days.



O'Neil Electric Inc.

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

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

Estimate

Date	Estimate No.
03/17/2014	1036
Exp. Date	
04/17/2014	

Address
Michael Munagian 1320 2nd Street Stevens Point, WI 54481

Date	Activity	Quantity	Rate	Amount
03/17/2014	Installation of two exterior can lights in entry (3 hours of labor, two can lights (with trims and bulbs) and a conduit run down to a switch or photo cell)	1	410.00	410.00
03/17/2014	Installation of two wall sconces and two antique sign lights (fixture allowance of \$250 for each fixture, 8 hours of labor and a conduit run down to a switch or photo cell)	1	1,800.00	1,800.00
03/17/2014	Installation of conduit from the rear of the building to the front of the building with up to 6 circuits (3/4" EMT conduit with fittings, #12 THHN stranded wire, Square D QO 20 amp breakers and 3 hours of labor)	1	550.00	550.00
			Total	\$2,760.00

Thank you for using O'Neil Electric Inc.

Accepted By _____

Accepted Date _____

Bill Wanserski Painting & Wall Covering

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

3-8-14

PROPOSAL SUBMITTED TO:

NAME	Peter Spencer
ADDRESS	
PHONE NO.	

WORK TO BE PERFORMED AT:

ADDRESS	
DATE OF PLANS	
ARCHITECT	

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

Prep Columns & Beam - Paint Two Coats
 Caulk & Prep Upper Brick Where Necessary
 Paint 2 Coats - Upper Brick & Trim

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

Dollars (\$ 1870⁰⁰)

with payments to be made as follows.

Respectfully submitted

Bill Wanserski
 Per *Owner*

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

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

ACCEPTANCE OF PROPOSAL

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

Signature _____

Date _____ Signature _____

1313 2nd St. Painting Quote SDS Painting Co., Inc.

Inbox x

SDS Painting sdspaint@gmail.com 2:15 PM (3 hours ago)

to me

March 20, 2014

Customer: Peter Spencer

Project: 1313 2nd. St.
Stevens Point, WI 54481

Quote: \$3,850.00

Includes: Scrape/Prep Existing Surfaces
Prime
Paint 2-Colors Heavy Duty Acrylic

Terms: Net 30

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

Thank you.

Wood Street Rental Center Inc.

2240 Wood Street
 Stevens Point, WI 54481
 www.woodstreetrental.com

715-342-9099 phone
 715-342-9098 fax

Status: Quote

Quote #: q193-1

Quoted To Date: Wed 3/12/2014 9:00AM

Operator: WAYNE BUSHMAN

Customer# 10631

MICHAEL MUNAGIAN
 1315 2ND ST
 Stevens Point, WI 54481

414 803-7032

Qty	Item#	Items Rented	Part#	Status	Agreed Return Date	Price
1	3405	LIFT, 40' BOOM 4X4 JLG 1Day \$200.00 1Week \$550.00 4Wks \$1,000.00 UNIT MUST BE RETURNED FULL OF FUEL OR A FEE OF \$8.00 PER GALLON CHARGE WILL BE MADE. X _____ CUSTOMER ACKNOWLEDGES THEY HAVE HAD PROPER TRAINING AND UNDERSTANDS THE SAFE OPERATION OF THIS UNIT AND HOLD WOOD STREET RENTAL CENTER HARMLESS FOR ANY AND ALL ACCIDENTS OR INCIDENTS THAT MAY OCCUR. X _____ PRE RENTAL INSPECTION COMPLETE. X _____ HOUR METER READING ON DEPARTURE.	LIFT-J46-1	Quoted	4/9/2014 9:00AM	\$1,000.00

Qty	Item#	Items Sold	Part#	Status	Each	Price
1	273	Delivery/Pickup		Delivery	\$100.00	\$100.00

DELIVERY AND PICKUP

Delivery Date: Wed 3/12/14 9:00 AM
Pickup Date: Wed 4/9/14 9:00 AM
Address: 1315 2ND ST ; Stevens Point, WI 54481
 MARKET SQUARE

Contact: MIKE
Phone: -

Quote valid for 30 days.



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

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

FOR: SPENCER

DATE: 3/11/14

1313 SQUARD,
STEVENS Point WI

.....
QUOTE:

REPAIR MASONRY Brick
UPPER PART.

CUT OUT BAD JOINT & BRICK

REPAIR CRACK, & STONE CAPS

AND LOWER PART BELOW WINDOWS

LABOR & MATERIAL * 9150.00

High LIFT # 1200.00

Don Dulak

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

THIS QUOTE IS GOOD FOR 30 DAYS FROM DATE ABOVE