

AGENDA
HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, July 9, 2014 – 4:30 PM

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

(A Quorum of the City Council May Attend This Meeting)

Discussion and possible action on the following:

1. Approval of the report from the June 5, 2014 HP/DRC meeting.
2. Request from Scott Gulan, representing Guu Inc., for façade improvement grant funds in the amount of \$17,679.455 and design review for exterior building work, including the installation of windows, doors, and covered stairs at **1140 Main Street (Parcel ID 2408-32-2029-31)**.
3. Adjourn.

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Thursday, June 5, 2014 –4:30 p.m.

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

PRESENT: Alderperson Mary Stroik, Tim Siebert, George Hanson and Karl Halsey.

EXCUSED: Lee Beveridge and Tom Baldischwiler

ALSO PRESENT: Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, and Luke Hilgers.

INDEX:

Discussion and possible action on the following:

1. Approval of the report from the May 7, 2014 HP/DRC meeting.
2. Request from Luke Hilgers for design review to reconstruct a weakened portion of the eastern façade at **1141-57 Main Street (Parcel IDs 2408-32-2026-01)**.
3. Adjourn.

Nomination by Commissioner Hanson to have Commissioner Siebert chair the meeting; seconded by Alderperson Mary Stroik. **Motion Carried 4-0.**

1. Approval of the report from the May 7, 2014 HP/DRC meeting.

Motion by Commissioner Hanson to approve the report from the May 7, 2014 HP/DRC meeting; seconded by Alderperson Stroik. Motion carried 4-0.

2. Request from Luke Hilgers for design review to reconstruct a weakened portion of the eastern façade at **1141-57 Main Street (Parcel IDs 2408-32-2026-01)**.

Economic Development Specialist Kyle Kearns explained that the property owner was notified by the Inspection Department that part of the façade is unsafe. Therefore, the applicant has pursued fixing the wall and has included a project id for the work. Repairs would include removing the façade, repairing structural components, reinstalling like materials, window frames, and brick. Staff would recommend approval with the conditions listed in the packet.

Director Ostrowski stated staff could approve this as long as it was like materials, but did want to bring this before the commission in case something would happen.

Commissioner Hanson asked if the brick is taken off, what would be installed.

Luke Hilgers, 8215 County Road I, stated the plan is to take off all the brick veneer façade along the side, and support the problematic column. The bricks to be taken out would only be related to the window framing and column repair.

Commissioner Hanson asked if the new brick would match the old brick.

Mr. Hilgers provided samples of brick, and stated the removed area would be replaced with full bricks and not brick veneer which currently exists. Brick colors will match as close as possible as well.

Director Ostrowski asked if replacement brick would occur along the front of the Gyro and Kabob House, to which Mr. Hilgers stated yes because the windows need to be properly framed.

Commissioner Siebert asked if the contractor can do the work while meeting the staff conditions, to which Mr. Hilgers stated he has used this contractor before and has confidence in his work.

Commissioner Hanson stated he has no issues with this repair as long as the brick matches as close as possible with the bricks that will remain.

Commissioner Siebert asked what was planned for the awnings. Mr. Hilgers replied, stating the awnings will be kept intact and reinstalled after repairs are made.

Motion by Commissioner Hanson to approve the design review request to reconstruct a weakened portion of the eastern façade at 1141-57 Main Street (Parcel IDs 2408-32-2026-01) with the following conditions;

- **New brick, window panes, and window framing shall match closely in texture, size, color, and material with the previous and/or existing.**
- **Type N mortar shall be used and applied matching the existing mortar texture, color, width, and strength.**
- **Awnings shall be reinstalled using existing frames and mounts.**

Seconded by Alderperson Mary Stroik.

Motion carried 4-0.

3. Adjourn.

Meeting adjourned at 4:40 p.m.

Administrative Staff Report



Scott Gulan
Façade Grant and Design Review
1140 Main Street
July 9, 2014

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

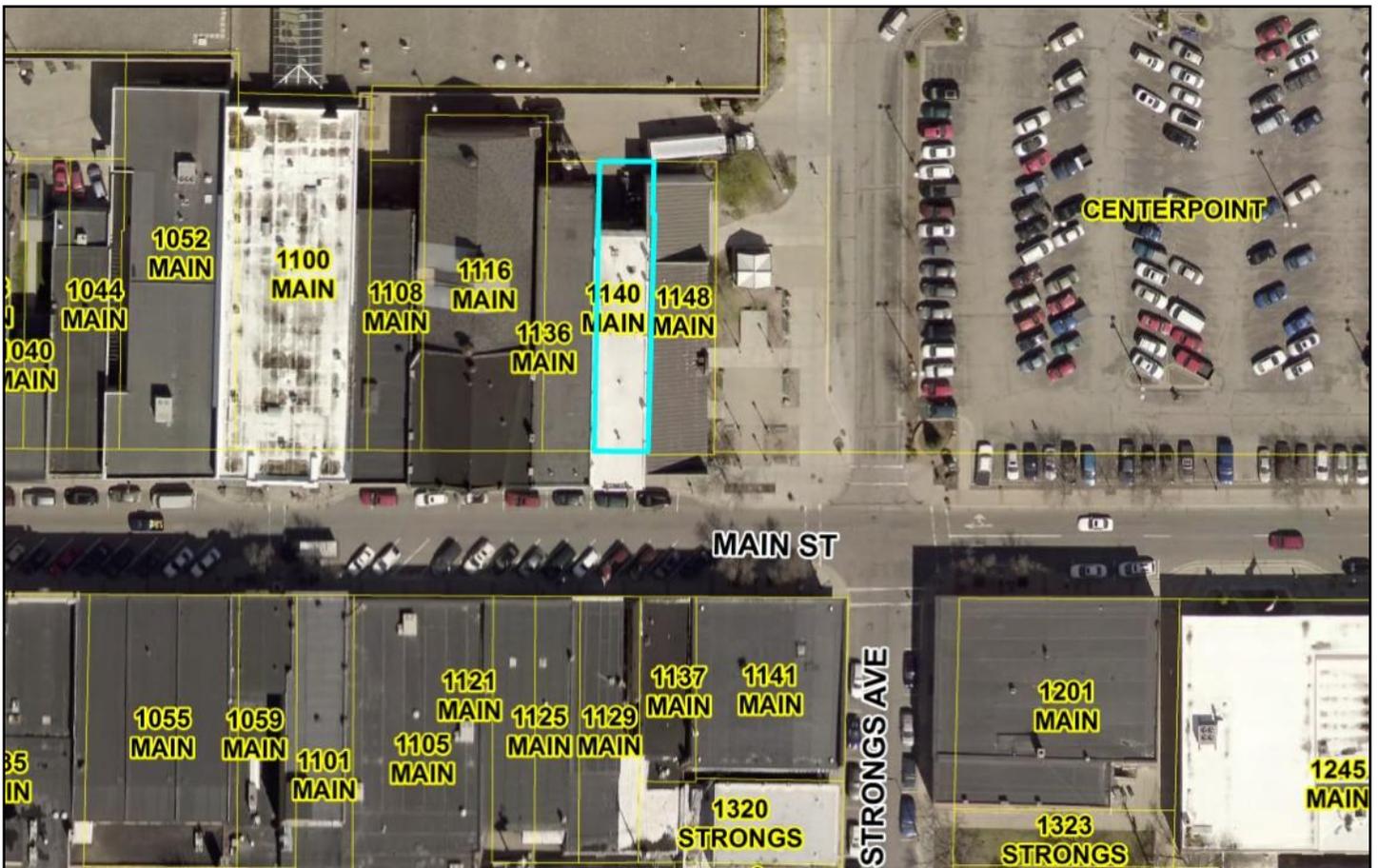
<p>Applicant(s):</p> <ul style="list-style-type: none"> • Scott Gulan <p>Staff:</p> <ul style="list-style-type: none"> • Michael Ostrowski, Director mostrowski@stevenspoint.com • Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none"> • 2408-32-2029-31 <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 1 – Doxtator <p>Lot Information:</p> <ul style="list-style-type: none"> • Actual Frontage: 25 feet • Effective Frontage: 25 feet • Effective Depth: 132 feet • Square Footage: 3,300 • Acreage: 0.076 <p>Structure Information:</p> <ul style="list-style-type: none"> • Year Built: addition 1896 (118 yrs) • Number of Stories: 2 <p>Current Use:</p> <ul style="list-style-type: none"> • Restaurant/Tavern on first floor, Vacant Second Floor <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 Scott Gulan, representing Guu Inc., for façade improvement grant funds in the amount of \$17,679.455 and design review for exterior building work, including the installation of windows, doors, and covered stairs at 1140 Main Street (Parcel ID 2408-32-2029-31).</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"> • Downtown 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. • Double hung second floor windows shall be installed where possible. • Windows shall consist of wood and shall be permitted to be wrapped in aluminum cladding. • All windows shall be clear and transparent except that on the south façade they shall be permitted to have a tint. • All windows and doors, commercial and/or residential, including window trim shall match in color to be approved by the HP/DRC chairperson and designated agent. • Gliding/sliding windows shall be installed along the east building façade. • Windows and doors shall match that of the original window design. • The applicant shall supply additional details regarding the stairwell, including design, materials, color, etcetera to be approved by the HP/DRC Chairperson and designated agent. • All windows shall match that exactly of the window opening, except that on the north façade renovation activities may incorporate creating new window and door openings to be approved by the HP/DRC chairperson and designated agent. • 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 \$18,030.15 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
Storefront Windows (1st Floor—South Façade)	a. BET Bio Emergency Techs \$6,354.22	\$3,177.11
	b. C.R. Construction - \$7,853.85	\$3,926.925
Storefront Doors (South Façade)	a. BET Bio Emergency Techs \$3,256.78	\$1,628.39
	b. C.R. Construction - \$2,805.40	\$1,402.70
2nd Story South Façade Windows	a. BET Bio Emergency Techs \$7,467.35	\$3,733.675
	b. C.R. Construction - \$6,602.22	\$3,301.11
North Façade Windows	a. BET Bio Emergency Techs \$2,845.33	\$1,422.665
	b. C.R. Construction - \$4,401.48	\$2,200.74
North Façade Door	a. BET Bio Emergency Techs \$678.45	\$339.225
	b. C.R. Construction - \$966.15	\$483.075
Side Windows (East Façade)	a. BET Bio Emergency Techs \$2,256.78	\$1,128.39
	b. C.R. Construction - \$3,955.40	\$1,977.70
Exterior Stairwell (North Façade)	a. BET Bio Emergency Techs \$12,500.00	\$6,250.00
	b. C.R. Construction - \$9,475.80	\$4,737.90
TOTALS	a. BET Bio Emergency Techs - \$35,358.91	\$17,679.455
	b. C.R. Construction - \$36,060.30	\$18,030.15

Vicinity Map



Scope of Work

Mr. Gulan was recently been granted a conditional use permit for the purposes of constructing second floor apartments at the property identified above. Currently, no occupants live on site, however a tavern operates on the first floor. The applicant is proposing to renovate and fully utilize the entire second floor with the creation of two units. Along with the interior renovation, exterior renovation is proposed to occur. Part of the exterior renovation would include creating a private rear entrance to access the second floor unit. New windows are also proposed for a majority of the second floor. It is important to note that additional work to the north façade is proposed at a later date, which involves creating a second business entrance, patio, and overhang.



Façade Improvement & Activities:

1. Install 3-5 second 1st floor (south façade) aluminum clad windows.
2. Install 2 aluminum clad commercial grade storefront doors (south façade).
3. Install 3 oversized double hung clad exterior/wood interior second floor windows on the south façade.
4. Install 2 clad exterior/wood interior second floor windows on the north façade.
5. Install heavy grade entrance door on the north façade.
6. Install 4 aluminum clad windows on the second floor (east façade).
7. Install an exterior metal staircase and roof to access the second floor on the north façade.

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:

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 second floor windows are severely degraded, especially along the east and north façade. Furthermore, the existing doors and windows are not original to the building. Aluminum clad windows and doors are proposed.

Findings: The proposed windows and doors will significantly increase the building aesthetics and more closely match the original design and purpose. Staff would recommend double hung second floor windows be installed where possible. Additionally, staff would recommend a consistent window color for all window and door trim to be approved by the chairperson and staff.

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.

Analysis: A total of 12 windows and 3 doors are proposed to be replaced. One bid includes the installation of wooden windows wrapped in aluminum clad. No door or window renderings have been provided. Four windows proposed along the east façade may be awning type windows, or glider windows in design.



Findings: Staff would recommend wooden windows be installed or wooden windows wrapped in aluminum clad. Windows along with east building façade, which are not original to the buildings era of construction are hidden from view and therefore should not decrease the building's historic character. Staff would recommend glider windows over awning style windows as they are more appropriate for commercial buildings.



- 3. Replacing transparent windows or doors with tinted or frosted glass is not recommended.

Analysis: It is unknown if windows or doors are proposed to be tinted, however, safety glass (tempered) is proposed for some windows due to their close proximity to the floor.

Findings: Staff would recommend that windows and doors be of a clear transparent finish, more so resembling the original glass, except for windows and doors along the south façade which would be permitted to have a tint due to the high exposure of the sun.

- 4. Sash window panes, muntins, and rails should not be replaced with those that are incompatible in size, configurations and reflective qualities or alter the relationship between window and wall.

Analysis: Muntins currently exist on the first floor, south façade, windows and doors. It is unclear whether the proposed windows and doors will also have muntins.

Findings: Staff has found no evidence that muntins are original to the building.



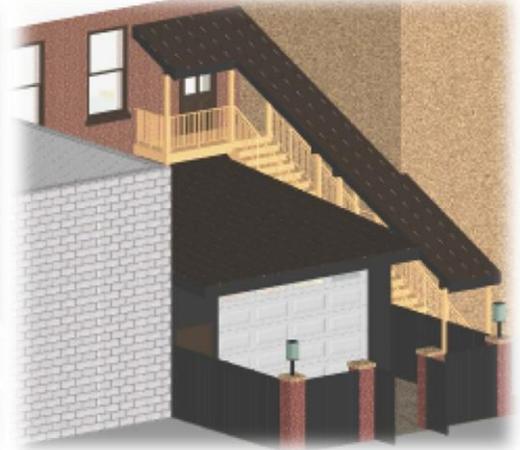
Porches & Entryways

- 1. Reconstruction of missing or extensively deteriorated porches is encouraged. Reconstructed porches should be based on documentary evidence. If adequate documentation is not available, a new design is appropriate if it is compatible with the style and period of the building.

Analysis: Currently an upper landing exists on the second floor north façade to service the entrance/exit. The existing door exists within the center of the façade with windows on each side.

The proposed rendering includes creating new window and door openings and involves relocating the stairwell on the west side of the building. The stairwell will be constructed of steel.

Findings: The existing second floor door was likely used as a fire escape and may have had a ladder. When taking into consideration the existing north façade with the proposed, significant improvements to the buildings' character are being made. Historically, access to the second floor likely would have occurred within the building, similar to the south façade building entrance. However, due to the first floor build-out, it is very difficult and costly to recreate a stairwell inside the building at this location. Little detail has been provided regarding the stairwell and second floor façade renovations. Therefore, staff would recommend approval of the submitted estimates with the condition that further stairwell details regarding materials and design, along with window and door replacement/openings be submitted by the applicant to be reviewed by the chairperson and staff. Also, due to the missing details and complexity of the project, staff would recommend that the chairperson and staff have the authority approve additional bids or minor building improvements. Again it is important to note that a second façade grant application will be submitted at a later date for the covered porch/patio.



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 1140 Main Street falls well within the Downtown Design Review District, along with the Mathias Mitchell Public Square.

Findings: This standard is met.

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

Analysis: The north façade faces the recently re-established Strongs Avenue and public parking lot. Furthermore, the south façade faces Main street and the east façade is visible from the via Strongs Avenue and the Shopko parking lot. The majority of requested façade improvement activities are visible from the above facades mentioned.

Findings: This standard is met.

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

Analysis: Façade improvement activities proposed include new storefront and residential windows, doors, and north façade stairwell.

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 aluminum clad windows, are not compatible with the original materials, however are much more efficient and long-lasting.

Findings: The applicant is significantly increasing the aesthetics and efficiency of this building to more closely match elements of its construction era. Furthermore, the applicant is creating a second entrance and building façade that has now become visible from the right-of-way. A significant improvement is being made from the existing façade to the proposed façade, which will likely incorporate multiple façade grants. The stairwell is not historically relevant to the building, however is proposed in a way and constructed of materials that will blend well with the building and improve aesthetics. Overall, the applicant's proposed façade improvements will significantly help to restore lost integrity to the building, especially on the north facade 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 and not allow for rehabilitation activities and uses.

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
--------------	---------	------	------------------------------------

Storefront Windows (1st Floor–South Façade)	a. Install (3) 3x8 aluminum clad windows set in 9x8 opening	c. BET Bio Emergency Techs \$6,354.22	\$3,177.11
	a. Install 3 aluminum clad SDL windows	d. C.R. Construction - \$7,853.85	\$3,926.925
Storefront Doors (South Façade)	a. Install 2 aluminum clad access door	c. BET Bio Emergency Techs \$3,256.78	\$1,628.39
	b. Install 2 commercial grade entry doors	d. C.R. Construction - \$2,805.40	\$1,402.70
2nd Story South Façade Windows	a. Install 5 aluminum clad Andersen / Weathershield windows	c. BET Bio Emergency Techs \$7,467.35	\$3,733.675
	b. Install 3 oversized double hung clad exterior/wood interior safety glass windows	d. C.R. Construction - \$6,602.22	\$3,301.11
North Façade Windows	a. Install 2 aluminum clad windows in separate openings	c. BET Bio Emergency Techs \$2,845.33	\$1,422.665
	b. Install 2 oversized double hung clad exterior/wood interior safety glass windows	d. C.R. Construction - \$4,401.48	\$2,200.74
North Façade Door	a. Install entrance door	c. BET Bio Emergency Techs \$678.45	\$339.225
	b. Install heavy grade entry door and lockset	d. C.R. Construction - \$966.15	\$483.075
Side Windows (East Façade)	a. Install (4) 3x5 aluminum clad windows in separate openings	c. BET Bio Emergency Techs \$2,256.78	\$1,128.39
	b. Install 4 aluminum clad windows.	d. C.R. Construction - \$3,955.40	\$1,977.70
Exterior Stairwell (North Façade)	a. Install an exterior metal stair and roof	c. BET Bio Emergency Techs \$12,500.00	\$6,250.00
	b. Install exterior steel staircase and roof	d. C.R. Construction - \$9,475.80	\$4,737.90
TOTALS		c. BET Bio Emergency Techs - \$35,358.91	\$17,679.45
		d. C.R. Construction - \$36,060.30	\$18,030.15

Findings: The applicant is requesting a total of \$17,679.45. Two bids for complete work have been submitted that vary slightly in almost every improvement activity. Individual improvement activities amongst both bids fluctuate with some lower and some higher in comparison however the total price is within less than \$1,000 from each other. Furthermore, the lower bid from 'BET Bio Emergency Techs' lacks detail regarding window, door, and stairwell design and materials. Therefore, staff would recommend that due to the differences amongst project activities, and the closeness of bids, the higher amount of \$18,030.15 for reimbursement be approved. Project costs will likely change due to the complexity of the project.

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 entryways/porches are somewhat met.

Findings: The applicant requests to use aluminum clad windows, and awning style or glider style windows for certain window openings that do not specifically meet the design guidelines. Aluminum clad windows can be found on several other buildings in the downtown district and have been approved as they are much more efficient, weather resistant, and long-lasting. Windows along the east façade are somewhat hidden, yet visible and will be replaced with awning style or glider type windows. Staff has recommended glider type windows wrapped in aluminum as they are more fitting within the commercial area. Lastly, the stairwell to access the second floor apartments is not ideal for a main façade, however is proposed in a way that will improve and match the overall design as seen in the rendering. 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 and improve aesthetics. It is one of very few buildings along Main Street that now has the potential to create a second storefront and is the first to access funding. 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: Interior improvements to the second floor are also proposed. A conditional use permit for multiple-family occupancy has been obtained, along with the extension of premise to the proposed patio area. Proper building permits will be obtained for interior and exterior work.

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: Primary focus for maintenance and repair to the building has been given to the south façade facing Main Street, which has left the north façade in disrepair. This building improvement project is the first of a few buildings now facing the newly established Third Street, Strongs Avenue, and public parking lot to rehabilitate their north façade into a second entrance. Other buildings are likely to follow suit and rehabilitate their now visible north façade.

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, especially those on the east and north facade. The project will significantly increase the building's efficiency and aesthetics, along with its marketability to residential tenants.

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

Findings: A second use for the building, apartments, are planned which will increase the density of downtown. Currently, the second floor is utilized as storage. Restoring a use to the second floor will assist in creating a much more aesthetically pleasing north façade.

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. Great ornate detail exists on the building and will remain. However, little detail exists on the north façade of the building. The proposed renovation activities to the north façade will create new character defining elements that never existed previously.

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

Findings: The owner currently utilizes the first floor for a bar/restaurant, and the second floor as storage. Part of the project involves creating apartments on the second floor. In order to do so, adequate access needs to be provided and involves creating an external covered stairwell. Furthermore, window upgrades are needed for the new use, which will also increase energy efficiency.

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

Findings: It is anticipated that the renovation will attract customers, particularly residential tenants, but also eventually commercial customers when the patio is constructed.

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

Findings: A business currently exists in the first floor. No new jobs are anticipated from the proposed improvements; however growth from the business could trigger additional employment. Also, persons occupying the apartments will increase density within downtown, having an overall positive impact on business.

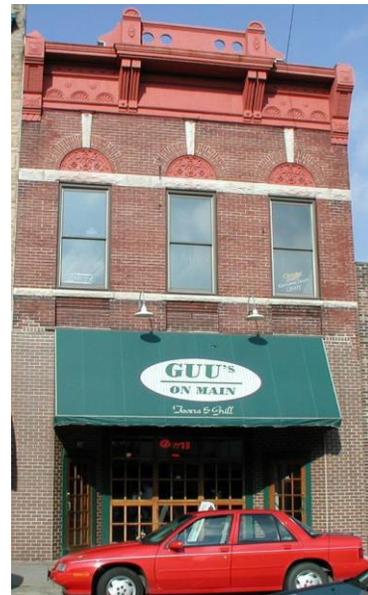
8. Projects that incorporate mixed uses or multiple tenants.

Findings: The building offers space for one commercial tenant on the first floor and will now offer two apartment units, totaling 6 bedrooms on the second floor.

Building Images



Photograph - 1977



Photograph 2001



South Façade



South Façade Windows



South Façade Entrance



East Facade



North Facade



North Façade Entrance



North Façade Mechanical Equipment



North Façade – Second Story

Name and Address		Parcel #	Alt Parcel #	Land Use
Guu Inc 1140 Main St Stevens Point, WI 54481		240832202931	240832202931	Bar/Tavern w/ Warehouse above
		Property Address		Neighborhood
		1140 Main St		Cntrl Bus & 2nd St area(Comm)
Subdivision		Zoning		
Display Note		Valentine Brown Addn		B3-CENTRAL BUSINESS

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

SITE DATA

PERMITS

Actual Frontage	Effective Frontage	Effective Depth	Square Footage	Acreage	Date	Number	Amount	Purpose	Note
25.0	25.0	132.0	3,300.0	0.076					

2013 ASSESSED VALUE

Class	Land	Improvements	Total
(2) - B-Commercial	\$21,800	\$130,600	\$152,400
Total	\$21,800	\$130,600	\$152,400

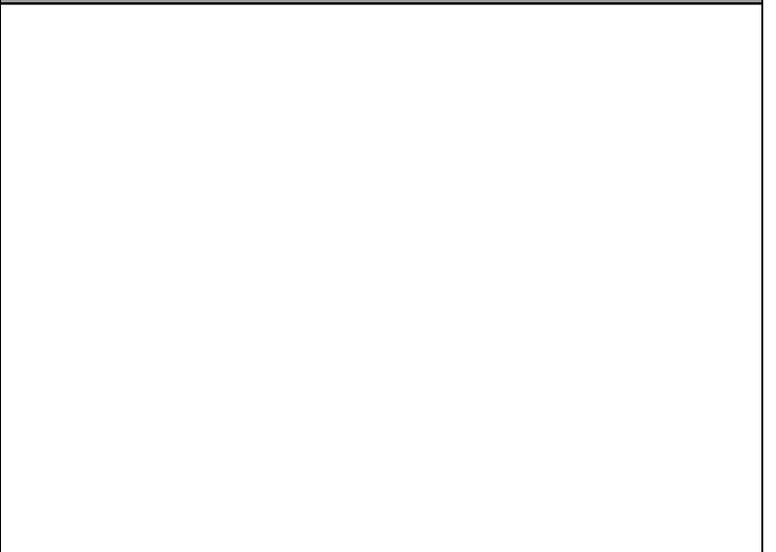
LEGAL DESCRIPTION

W 1/2 LOT 8 BLK 29 V BROWN ADD 674/745

PROPERTY IMAGE



PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Guu Inc 1140 Main St Stevens Point, WI 54481		240832202931	240832202931	Bar/Tavern w/ Warehouse above
		Property Address		Neighborhood
		1140 Main St		Cntrl Bus & 2nd St area(Comm)
		Subdivision		Zoning
Display Note	Valentine Brown Addn		B3-CENTRAL BUSINESS	

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Bar/Tavern (C avg)	1896	2,800	Masonry - Avg	16
1	2	Warehse, Storage (C avg)	1896	2,800	Masonry - Avg	10

Total Area	5,600
-------------------	-------

BASEMENT DATA

COMPONENTS

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Bar/Tav/Restaurant Unf Bsmnt	2,800				

DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS

STRUCTURE DATA

Site Improvement	Units	Age	47
		Year Built	1896
		Eff. Year	1967
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	2.00
		Business Name	Bar Tavern w/ warehouse above

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	6/19/14	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	Scott Gulan	Contact Name	
Address	1140 Main Street	Address	
City, State, Zip	Stevens Point WI	City, State, Zip	
Telephone	715 252 3016	Telephone	
Cell	1	Cell	
Fax		Fax	
Email	sgulan@hotmail.com	Email	

PROJECT SUMMARY

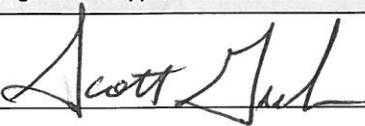
Scope of Work to be Undertaken (attach contractor estimates, if available)	
New entry doors and windows on my building	
Describe the Positive Impact Your Project will Bring to Stevens Point	
Replacing blighted and/or broken doors and windows will make an immediate improvement to my building and well as downtown.	
Total Cost of Project Improvements	Amount of Matching Grant Assistance Requested
\$ 36,000 ++	\$ 18,000
Estimated Start Date	Estimated Completion Date
7/15/14	09/01/14
Number of Commercial Tenant Spaces Within the Building	Number of Residential Tenant Spaces Within the Building
1	2

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 checked="" type="checkbox"/>	Additional Exhibits If Any (List):
Two bids from qualified contractors detailing the cost of the work to be done.	<input checked="" type="checkbox"/>	
Drawings detailing all of the work to be completed as part of the project.	<input checked="" type="checkbox"/>	
A description/sample of project materials and colors.	<input checked="" type="checkbox"/>	
Proof of insurance.	<input checked="" type="checkbox"/>	
Must be current on all real estate and personal property taxes.	<input checked="" type="checkbox"/>	
No outstanding amounts owed to the City of Stevens Point.	<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 (If not the Applicant)	Date
	6/11/14		

BET Bio Emergency Techs
6886 O'neil Rd
Plover WI 54467
Phone: 715-412-1949
Fax: 715-295-0255

To: Scott Gulan
Owner Guu's
From: Joel Berens
Rockwood Home Builders
Re: Guus' on Main

Estimate for Guu's On Main

All windows include price of window with historic approval on aluminum clad, masonry and installation needed. All safety glass necessary.

Front first floor

2 front access doors	Andersen / Weathershield	\$3, 256.78
(3) 3x8 front windows set in 9x8 opening	Andersen / Weathershield	\$6,354.22

Front 2nd floor exterior

(5) 3x8 windows in separate openings	Andersen / Weathershield	\$7, 467.35
--------------------------------------	--------------------------	-------------

Back Windows Exterior

(2) 3x8 windows in separate openings	Andersen / Weathershield	\$2,845.33
Entrance door		\$678.45

Side windows

(4) 3x5		\$2,256.78
---------	--	------------

Exterior metal stair and roof per code		\$12,500.00
----------------------------------------	--	-------------

\$35,358.91



C.R. Construction

MARVIN Full Service Remodeling & Construction
 Your Central WI Factory Authorized Installer
 Replacement Windows • Additions
 Kitchens • Bathrooms
 Residential & Light Commercial
 Free Estimates • Fully Insured

**1602 Tamarack
 Plover, WI 54467**

Ed Plada (715) 345-2128 Mobile (715) 340-2610 **715-345-2128 mobile 715-340-2610**

Estimate

Customer

Name Guu's on Main, Scott Gulan
 Address 1140 Main St.
 City Stevens Point State WI ZIP 54481
 Phone 715-344-3200

Date 6/12/2014
 Order No. _____
 Rep _____
 FOB _____

Qty	Description	Unit Price	TOTAL
3	Estimate based on visible details, any underlying structural issues will require a review of said issue and possibly change the work order. Remove and Replace front window sets with direct set aluminum clad SDL (Simulated divided light) safety glass window units (3 units), stained on interior to match existing woodwork. Exterior to reflect historic aesthetics while providing superior protection from the elements.	\$2,617.95	\$7,853.85
2	Remove and replace front entry doors with commercial grade aesthetically and historically acceptable units. (2 units)	\$1,248.90	\$2,497.80
2	Commercial DoorLocksets	\$153.80	\$307.60
3	Oversize double hung units clad exterior/wood interior Painted/stained to match interior trim. Safety glass is required due to the size of the unit and it's proximity to the floor.	\$2,200.74	\$6,602.22

Payment Details

Cash
 Check

Subtotal	\$17,261.47
Shipping & Handling	\$0.00
Taxes	
TOTAL	\$17,261.47

Office Use Only

This is for ESTIMATE purposes only. Any variations to the work described will result in a change order and a new cost estimate.

Thanks very much for your business



C.R. Construction

MARVIN Full Service Remodeling & Construction
 Replacement Windows • Additions
 Kitchens • Bathrooms
 Residential & Light Commercial
 Free Estimates • Fully Insured

**1602 Tamarack
 Plover, WI 54467**

Ed Plada (715) 345-2128 Mobile (715) 340-2610 **715-345-2128 mobile 715-340-2610**

Estimate

Customer

Name Guu's on Main, Scott Gulan
 Address 1140 Main St.
 City Stevens Point State WI ZIP 54481
 Phone 715-344-3200

Date 6/12/2014
 Order No. _____
 Rep _____
 FOB _____

Qty	Description	Unit Price	TOTAL
	Estimate based on visible details, any underlying structural issues will require a review of said issue and possibly change the work order.		
2	Oversize double hung units (same as front of building) clad exterior/wood interior, stained/painted to match interior trim. Safety glass required. Remove and replace existing.	\$2,200.74	\$4,401.48
1	Install heavy grade entry door. (insulated steel) painted	\$840.75	\$840.75
1	heavy grade lockset.	\$125.40	\$125.40
4	Install aluminum clad exterior/wood interior awning windows on east wall of building. Some demo work needed for these units. Interior stained/painted to match trim. Glider units can also be used in this detail. For this estimates purpose I used the awning type window.	\$988.85	\$3,955.40

Payment Details

Cash
 Check

Subtotal	\$9,323.03
Shipping & Handling	\$0.00
Taxes	
TOTAL	\$9,323.03

Office Use Only

This is for ESTIMATE purposes only. Any variations to the work described will result in a change order and a new cost estimate.

Thanks very much for your business



C.R. Construction

MARVIN
 Your Central WI
 Factory Authorized
 Installer
 Full Service Remodeling & Construction
 Replacement Windows • Additions
 Kitchens • Bathrooms
 Residential & Light Commercial
 Free Estimates • Fully Insured

**1602 Tamarack
 Plover, WI 54467**

715-345-2128 mobile 715-340-2610

Estimate

Customer

Name Guu's on Main, Scott Gulan
 Address 1140 Main St.
 City Stevens Point State WI ZIP 54481
 Phone 715-344-3200

Date 6/12/2014
 Order No. _____
 Rep _____
 FOB _____

Qty	Description	Unit Price	TOTAL
	Estimate based on visible details, any underlying structural issues will require a review of said issue and possibly change the work order.		
1	Install exterior steel stair case and roof for rear upper entry. This would be in compliance with existing building codes.	\$9,475.80	\$9,475.80
1	Page 1 total	\$17,261.47	\$17,261.47
1	Page 2 total	\$9,323.03	\$9,323.03

Payment Details

Cash
 Check

Subtotal	\$36,060.30
Shipping & Handling	\$0.00
Taxes	
TOTAL	\$36,060.30

Office Use Only

This is for ESTIMATE purposes only. Any variations to the work described will result in a change order and a new cost estimate.

Thanks very much for your business