

AGENDA
HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, April 1, 2015 – 4:30 PM

Conference Room D – 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 Scott Gulan, representing Guu Inc., for an amendment to the façade improvement grant contract for an additional \$11,027.53 worth of funds, relating to exterior building work at **1140 Main Street (Parcel ID 2408-32-2029-31)**.
3. Request from Golden Sands Resource Conservation & Development Council, for design review of the greenspace currently north of the Fox Theater and Children’s Museum.
4. Adjourn.

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Thursday, March 5, 2015 –4:00 p.m.

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

PRESENT: Chairperson Lee Beveridge, Alderperson Mary Stroik, Commissioner Garrett Ryan, Commissioner Karl Halsey, and Commissioner Robert Woehr.

EXCUSED: Commissioner Tim Siebert and Commissioner Tom Baldischwiler

ALSO PRESENT: Associate Planner Kyle Kearns, Shane Beversdorf, Mike Beacom, and Mary McComb.

INDEX:

Discussion and possible action on the following:

1. Approval of the report from the December 3, 2014 HP/DRC meeting.
2. Request from TLC Sign, representing the business owner, to install an awning and signage at **1052 Main Street (2408-32-2029-38)**.
3. Adjourn.

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1. Approval of the report from the December 3, 2014 HP/DRC meeting.

Motion by Commissioner Beveridge to approve the report from the December 3, 2014 HP/DRC meeting, seconded by Commissioner Halsey. Motion carried 4-0

2. Request from TLC Sign, representing the business owner, to install an awning and signage at **1052 Main Street (2408-32-2029-38)**.

Economic Specialist Kyle Kearns stated the request is for an awning at 1052 Main Street for State Farm Insurance. Two awning designs have been submitted, of which the customer prefers the red option over the black. In reviewing the request, it meets a majority of the sign ordinance and design guideline recommendations. The guidelines recommend awnings not exist where there is no evidence of prior existence. Although staff has not found any prior evidence of awnings, staff feels the awning would add appeal and aesthetics to the building. Mr. Kearns continued, stating the Wisconsin Historic Preservation Architect was contacted regarding the proposal, whom relayed no concerns regarding the proposed awning. Mr. Kearns then identified that the building has an existing built-in overhang, which, when taking into consideration the 30 inch projection of the proposed awning, would meet the 42 inch projection requirement. The awning projection may be limited by the short sign area between the first floor entryway the second floor windows. Additionally, signage on the awning meets the graphic requirements. Therefore, staff recommends approving the black awning with the conditions as outlined in the staff report, citing that the black awning harmonizes better with the building colors and historic color scheme downtown.

Aldersperson Mary Stroik arrived at 4:02p.m.

Shane Beversdorf (applicant), 1052 Main Street, provided clarification that the red in the renderings provided is much brighter than the actual awning color. Mr. Beversdorf explained he likes the downtown area and feels it is the best fit for his business. In his opinion the black awning would be hard to see as well as it has a tendency to fade.

Commissioner Beveridge emphasized that this building is not really the type to have an awning, and stated his concern for rain, snow and ice run-off from the awning on the sidewalk. He added, striped awnings are historically preferred even though some have been installed in the downtown area without permission.

Commissioner Woehr asked if the insurance office spans the entire front façade, and if an alternate earth toned color with red lettering would be a compromise, as the black color would be a stark imprint on such a beige building.

Mr. Beversdorf pointed out that the awning would reach out further than the existing projection sign, striping is not permitted by corporate standards, and more samples from the canvas company need to be obtained to see if there is a more acceptable earth tone fabric.

Commissioner Ryan asked if the commission worked off of a set of specific color standards, to which Mr. Kearns stated no specific paint palette has been adopted, but many paint companies have a historic palette.

Commissioner Beveridge commented that a great amount of signage is proposed on the awning. Mr. Kearns clarified that the proposed project meets the Main Street signage specifications.

Commissioner Ryan pointed out the black color is more classic looking and suggested using the white font color from the red awning rendering. Commissioner Beveridge added a suggestion of using the black awning with a red color font instead of the gold.

Mike Beacom (owner), 1052 Main Street, stated the corporation has very little flexibility; the business is a good one to have downtown; and the red does not look too stark or out of place.

Commissioner Ryan asked what State Farm has done in other Historic Districts, to which Mr. Beversdorf emphasized both awning options are pursued by State Farm corporate.

Commissioner Beveridge asked if the awning could be brought out to the required 42 inches, to which Mr. Kearns added nearly a 1:1 slope would result. Commissioner Halsey pointed out that the increased slope may impede the visibility of the logo and business lettering on the second floor.

Aldersperson Stroik asked if there had been any issues with damage to awnings in the downtown area, to which Mr. Kearns answered few for vandalism, however there have been safety issues regarding snow and ice on awning.

Commissioner Halsey explained if the request meets the guidelines, then it should be allowed. Commissioner Beveridge clarified the guidelines are not met, as no past awnings have existed on the building nor is the color fitting for the downtown area.

Motion by Commissioner Ryan to approve the request from TLC Sign, representing the business owner, to install a black awning and signage at 1052 Main Street (2408-32-2029-38) as presented, with the ability to change the graphic font color and type along the valance; seconded by Commissioner Woehr.

Mr. Beversdorf commented that the black awning option is more expensive, and furthermore it may prevent him from pursuing the awning, therefore leaving the projection sign.

Mr. Beacom pointed out he does not like the overhanging sign and this building has always had an issue with signage.

Commissioner Ryan withdrew his motion.

Motion by Alderperson M. Stroik to approve the request from TLC Sign, representing the business owner at 1052 Main Street (2408-32-2029-38) to install a red or black awning as presented on the south façade with the following conditions:

- **A more historically appropriate awning made of canvas or similar material with canvas-like qualities shall be pursued to be reviewed and/or approved by the Chairperson and designated agent.**
- **The ratio for signage shall be less than or equal to 20% of the awning area. Signage shall be permitted to exist on the end panels with a maximum of 16 square feet in area, while still meeting the maximum of 20% of the total awning area.**
- **Applicable zoning requirements for awnings and signage within the district shall be met.**
- **Applicable building permits shall be obtained from the Community Development Department.**
- **The Chairperson and designated agent shall have the ability to approve minor changes or substitutions.**

Seconded by Commissioner Halsey.

Economic Development Specialist Kearns urged the commission to take caution in approving the request for the bright colored awning, as this approval may set a precedent within the downtown district. Mr. Kearns continued, citing several past examples of similar request for bright colored signs, awnings, and paint schemes that the Commission adjusted significantly to fit within the historic character of the downtown.

Commissioner Beveridge clarified that the commission has dealt with other corporations and branding in the downtown area for signage and most have reduced the size or changed the design to meet the historic guidelines.

Motion carried 3-2. (Commissioner Beveridge and Commissioner Ryan voting in the negative)

3. Adjourn.

Meeting adjourned at 4:45p.m.

Administrative Staff Report



Scott Gulan
Façade Grant and Design Review
1140 Main Street
April 1, 2015

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 (119 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 an amendment to the façade improvement grant contract for an additional \$11,027.53 worth of funds, relating to exterior building work 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 • Meeting Minutes – Grant Approval July 9, 2015 <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"> • Refuse and garbage containers shall be screened using vegetation or fencing, with materials and design to be submitted for review and/or approval by the HP/DRC chairperson and designated agent. • Updated proof of insurance shall be submitted. • 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 and 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, and 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
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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 \$28,706.98 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:

Improvement Activity	Proposed Matching Grant Assistance
First Floor Storefront Windows - 3 (South Façade)	\$4,177.11
Storefront Doors - 2 (South Façade)	\$2,628.39
Second Story Windows - 3 (South Façade)	\$3,733.68
Second Floor Windows - 2 (North Façade)	\$1,422.67
Entrance Door - 1 (North Façade)	\$339.23
Side Windows - 4 (East Façade)	\$1,628.39
Exterior Stairwell (North Façade)	\$8,750.00
Staining Mahogany Wood Doors & Windows	\$1,727.50
New Exterior Trim	\$1,050.03
Masonry Work	\$3,250.00
TOTALS	28,706.98

Vicinity Map



Scope of Work

Mr. Gulan received façade grant funds in the amount of \$18,030.15 on July 9, 2014 for the following activities:

Approved Façade Improvement & Activities:

1. Install 3 second floor (south façade) aluminum clad double hung windows.
2. Install 2 first floor (south façade) wooden commercial storefront doors with finished wooden exposed exterior.
3. Install 3 first floor (south façade) wooden commercial storefront windows with finished wooden exposed exterior.
4. Install 4 second floor (east façade) aluminum clad glider/slider windows in existing, but expanded openings.
5. Install 2 second floor (north façade) aluminum clad windows in existing, but expanded openings.
6. Install 1 second floor (north façade) heavy grade entrance door in an existing, but expanded opening.
7. Install 1 exterior metal covered staircase and railing to access the second floor (north façade) entrance.
8. Tuckpoint and repair masonry around windows and doors as necessary.



It is important to note that the total dollars approved was for the highest contractor bid received, including all building improvement activities. Upon approval, certain conditions were added relating to the building improvement activities. Conditions pertaining to increases in project costs have been provided below. Meeting minutes from the original meeting are attached as well.

- The chairperson and designated agent shall have the authority to review and/or approve minor amendments to the project.
- The applicant shall install wood windows and doors including exterior wood finish for the first floor south façade and submit updated bids to be reviewed and/or approved by the chairperson and designated agent.
- Windows shall consist of wood and shall be permitted to be wrapped in aluminum cladding.
- The applicant shall supply additional details regarding the stairwell, including design, materials, color, etc. 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 and east façade renovation activities may incorporate creating new windows and/or door openings to be approved by the HP/DRC chairperson and designated agent.

A façade contract was never signed for the project. The improvement project has been delayed due to the state approved plans required, as well as the approval necessary for providing access to the second floor apartments via a stairwell on property owned by the City's Redevelopment Authority.

Costs have significantly increased partially due to the pursuit of wooden windows required by the Commission, masonry work, and changes to the approved stairwell. Therefore, the applicant has requested an amendment to the façade grant approval. Two bids from qualified contractors have been submitted for all improvement activities. Below are tables outlining the original approval and requested amendment, separate for each contractor.

*First Bid: Preferred Contractor – Rockwood Home Builders (BET Bio Emergency Techs)

Activity	Contractor / Work	Approved Full 07/09/14	Approved Half 07/09/14	Amended Full	Amended Half	Difference (Increase)
First Floor Storefront Windows - 3 (South Façade)	Rockwood Home Builders	\$6,354.22	\$3,177.11	\$8,354.22	\$4,177.11	\$1,000.00
Storefront Doors - 2 (South Façade)	Rockwood Home Builders	\$3,256.78	\$1,628.39	\$5,256.78	\$2,628.39	\$1,000.00
Second Story Windows - 3 (South Façade)	Rockwood Home Builders	\$7,467.35	\$3,733.68	\$7,467.35	\$3,733.68	\$0.00
Second Floor Windows - 2 (North Façade)	Rockwood Home Builders	\$2,845.33	\$1,422.67	\$2,845.33	\$1,422.67	\$0.00
Entrance Door - 1 (North Façade)	Rockwood Home Builders	\$678.45	\$339.23	\$678.45	\$339.23	\$0.00
Side Windows - 4 (East Façade)	Rockwood Home Builders	\$2,256.78	\$1,128.39	\$3,256.78	\$1,628.39	\$500.00
Exterior Stairwell (North Façade)	Rockwood Home Builders	\$12,500.00	\$6,250.00	\$17,500.00	\$8,750.00	\$2,500.00
Staining Mahogany Wood Doors & Windows	Rockwood Home Builders	N/A	N/A	\$3,455.00	\$1,727.50	\$1,727.50
New Exterior Trim	Rockwood Home Builders	N/A	N/A	\$2,100.05	\$1,050.03	\$1,050.03
Masonry Work	Rockwood Home Builders	N/A	N/A	\$6,500.00	\$3,250.00	\$ 3,250.00
TOTALS		\$35,358.91	\$17,679.46	\$57,413.96	\$28,706.98	\$11,027.53

Second Bid: Willow Creek Builders

Activity	Contractor / Work	Approved Full 07/09/14	Approved Half 07/09/14	Amended Full	Amended Half	Difference (Increase)
Exterior Building & Stairs	Willow Creek Builders	N/A	N/A	\$ 21,010.00	\$ 10,505.00	N/A
Windows Mahogany	Willow Creek Builders	N/A	N/A	\$ 17,300.00	\$ 8,650.00	N/A
Cladded Windows	Willow Creek Builders	N/A	N/A	\$ 15,200.00	\$ 7,600.00	N/A
Exterior Doors	Willow Creek Builders	N/A	N/A	\$ 4,200.00	\$ 2,100.00	N/A
Masonry	Willow Creek Builders	N/A	N/A	\$ 4,200.00	\$ 2,100.00	N/A
Exterior Trim	Willow Creek Builders	N/A	N/A	\$ 1,350.00	\$ 675.00	N/A
TOTALS		N/A	N/A	\$ 63,260.00	\$ 31,630.00	N/A

Although project activities are not equally identified amongst bids, the total lowest bid was submitted from Rockwood Home Builders. When comparing the original approved amount in July, 2014 for Rockwood Home Builders, it is evident where increases have occurred which total \$11,027.53. The entire project totals \$57,413.96 of which \$28,706.98 (half) is eligible for reimbursement if approved. The exterior stairwell and masonry work are the primary reason for the increases. The applicant has stated that the masonry activities include work around existing window and door openings as well as for a new door opening on the second floor north façade. Additionally, the increase in the covered stairwell is due to the excavation and footings required per state building review. Again, two second floor apartments were constructed for which a second exit is required for which the stairwell will accommodate.

All proposed improvement or renovation must obtain Historic Preservation / Design Review approval.

Standards of Review

As façade grant funds have already been awarded, in the amount of \$18,030.15, an amendment is requested for additional funds to cover the added costs. Furthermore, façade improvement grant activities have not changed significantly from the original approval; therefore, detailed review is not needed. Materials for windows, added masonry work, and major changes to the stairwell construction have occurred. The above submitted bids are competitive and fairly close.

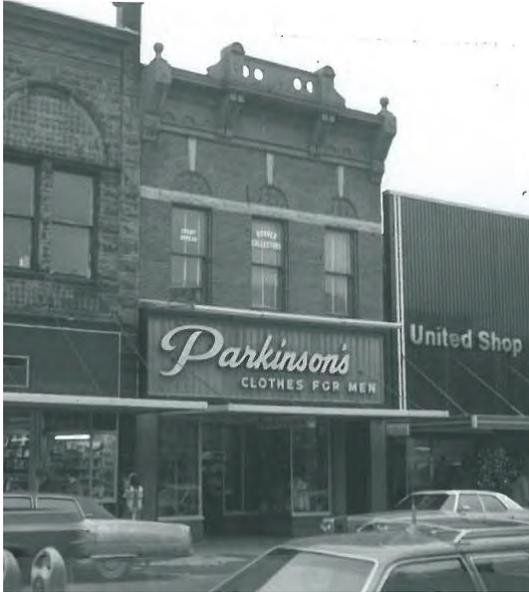
Staff would recommend approval of the façade grant amendment request. As the new bids reflect the most recent costs, staff would recommend approval of a total of \$28,706.98 for façade grant improvement activities with the following conditions:

- Updated proof of insurance shall be submitted.
- 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, and 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 \$28,706.98 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:

Improvement Activity	Contractor / Work	Cost	Proposed Matching Grant Assistance
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Storefront Doors - 2 (South Façade)	Rockwood Home Builders	\$5,256.78	\$2,628.39
Second Story Windows - 3 (South Façade)	Rockwood Home Builders	\$7,467.35	\$3,733.68
Second Floor Windows - 2 (North Façade)	Rockwood Home Builders	\$2,845.33	\$1,422.67
Entrance Door - 1 (North Façade)	Rockwood Home Builders	\$678.45	\$339.23
Side Windows - 4 (East Façade)	Rockwood Home Builders	\$3,256.78	\$1,628.39
Exterior Stairwell (North Façade)	Rockwood Home Builders	\$17,500.00	\$8,750.00
Staining Mahogany Wood Doors & Windows	Rockwood Home Builders	\$3,455.00	\$1,727.50

New Exterior Trim	Rockwood Home Builders	\$2,100.05	\$1,050.03
Masonry Work	Rockwood Home Builders	\$6,500.00	\$ 3,250.00
TOTALS		\$57,413.96	\$28,706.98

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					

2014 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	48
		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



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	Scott Gulan	Contact Name	
Address	1140 MAin Street	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715-252-3016	Telephone	
Cell		Cell	
Fax	715-344-3002	Fax	
Email	sgulan@hotmail.com	Email	

PROJECT SUMMARY

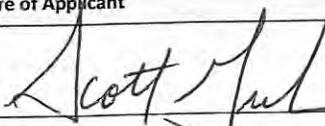
Scope of Work to be Undertaken (attach contractor estimates, if available)	
Multiple facade projects on my building: Windows, Door, Brick Work, Patio, Fencing	
Describe the Positive Impact Your Project will Bring to Stevens Point	
This project will bring more people to the downtown business district. Also, beautify my building that is in need of some repair.	
Total Cost of Project Improvements	Amount of Matching Grant Assistance Requested
\$ 55,000 - \$60,000	\$ 27,500 - \$30,000
Estimated Start Date	Estimated Completion Date
04/01/15	05/31/15
Number of Commercial Tenant Spaces Within the Building	Number of Residential Tenant Spaces Within the Building
One	upper 2 bedroom apt. and upper 4 bedroom apt.

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): The general contractor will be at the meeting to answer any and all questions.
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
	3/27		

Rockwood Home Builders
 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 Per new state approved plans. This is also the first floor upgrade to mahogany wood and stained. This is also specific to the new elevations in the rear of the building from the cities recent work.

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	\$5,256.78
(3) 3x8 front windows set in 9x8 opening	\$8,354.22

Front 2nd floor exterior

(3) 3x8 windows in separate openings	\$7,467.35
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Back Windows Exterior

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

Side windows

(4) 3x5	\$3,256.78
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Exterior metal stair and roof per code	\$17,500.00
Includes the concrete and excavation of the area needed for the structure.	

Staining 3 coats mahogany wood doors and windows	\$3,455.00
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New Exterior Trim	\$2,100.05
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Masonry on new door opening second floor and for rest of windows	\$6,500.00
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Total	\$57,413.96
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Rockwood Home Builders
6886 O'neil Rd
Plover WI 54467
Phone: 715-412-1949
Fax: 715-295-0255

The above number reflects the estimated costs for the new plan approved by the state. Due to the excavation and footings necessary, the masonry needed to put the door in and tuck-point the areas around and below the door (must be done simultaneously) and the upgrade to the wood windows, the cost of the back façade as increased. All changes are due to the new plan, the arrangements made for the wood material on the windows and changes in elevations made by the city during the remake of the property to the north of Guu's.

Willow Creek Builders
 E1285 Cobb Town Road
 Waupaca, WI
 54981
 920-422-1204

To: Scott Gulan
 Owner Guu's Inc
 From: Kirt Johnson
 Willow Creek
 Re: Façade Estimate

Exterior Building and Stairs	21,010
Material	6,500
Labor	5,010
Metal Roof	2,850
Excavation and concrete for load bearing footings	6,650
Windows Mahogany	17,300
Material	9,450
Labor	5,500
Staining	2,350
Cladded windows	15,200
Material (10 windows for nine openings)	8,400
Labor	6,800
Exterior doors with door closers (3)	4,200
Material	2,350
Labor	1,850
Masonry (Jerry Johnson)	4,200
Exterior Trim	1,350
Total	\$63,260

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, July 9, 2014 –4:30 p.m.

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

PRESENT: Chairperson Lee Beveridge, Alderperson Mary Stroik, Commissioner Tim Siebert, and Commissioner Tom Baldischwiler.

ABSENT: George Hanson

ALSO PRESENT: Economic Development Specialist Kyle Kearns, Scott Gulan, and Joel Berens.

INDEX:

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.

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

Motion by Commissioner Siebert to approve the report from the June 5, 2014 HP/DRC meeting; seconded by Alderperson Stroik. Motion carried 4-0.

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)**.

Economic Development Specialist Kearns introduced and described the grant project request, stating it involves the replacement of 12 windows and 3 doors, along with the construction of a covered stairwell. Mr. Kearns continued, stating that a second façade grant will likely be requested in the future for additional renovation and rehabilitation activities on the recently exposed north façade. Lastly, Mr. Kearns informed the commission of the recent approval given to the applicant to construct two apartment units on the second floor and extend the premise for the bar/tavern.

Scot Gulan, applicant, confirmed that the project has two parts, one that will begin later and involve renovations to the rear (north) façade with the creation of an overhang, patio, and outdoor seating area.

Chairperson Beveridge asked if a second exit exists on the second floor, to which Mr. Gulan replied two exits will exist, one on Main Street and the other on the north façade using the proposed covered stairwell.

The commission conversed about former occupants and businesses operating within the building. Mr. Gulan added that he purchased the building in 1996, after the previous owners performed several repairs.

Chairperson Beveridge asked the applicant why doors and windows are proposed to be changed to aluminum clad, as the existing wood doors offer an inviting feel. Mr. Gulan replied, the existing doors and storefront windows are 20 years old, and as the second floor proposed windows are aluminum clad the proposed first floor trim would match. Joel Berens, contractor, added that the building has a double entrance for the bar, however not for the apartment entrance.

Mr. Kearns asked which two doors are proposed to be replaced on the main (south) façade, to which Mr. Gulan stated both exterior doors. The interior or second door to the bar will remain.

Mr. Berens described that aluminum clad doors are more efficient, less maintenance, and less expensive; however, wooden doors can be installed if preferred by the commission. Mr. Berens went on further describing the vinyl insert windows on the second floor, and stated the proposed windows involve replacing window framing. Lastly, he described the windows on the western façade that need to be modified in order to meet building code for the apartments on the second floor.

Commissioner Siebert asked what window type is proposed. Mr. Berens responded slider or glider aluminum clad windows are proposed for four windows along the west façade. He also clarified that poured concrete exists above the windows that will be removed when the openings are enlarged, and replaced with matching brick around the new windows. Commissioner Baldischwiler questioned the existence of the poured concrete. Mr. Berens replied that it may be patch work performed to fix degrading masonry.

Mr. Kearns asked whether masonry costs, specifically for work around the windows, are requested for the façade grant, as the submitted bids do not include masonry work. Mr. Gulan said that any associated costs for masonry around windows would be minor and likely not included in the façade grant.

Commissioner Siebert asked for clarification regarding enlarging the western façade windows openings, to which Mr. Berens added that the window lines of all four windows currently do not match. In order to create flush window lines, two windows must be enlarged on the top and two on the bottom.

Mr. Kearns asked what color is proposed for the aluminum clad trim, to which Mr. Gulan replied that a dark bronze / charcoal color is proposed, which can be found on several recently renovated storefronts downtown.

Commissioner Siebert described the historic character of the wooden storefront doors, windows, and grids. The commission discussed at length the nature of the existing wood framing and potential for other window and door options, specifically, wooden frames, window panes, and grids on the storefront commercial doors and windows. Both the applicant and contractor, displayed their willingness and options to install wood windows and doors, matching the existing. Mr. Kearns stated that a condition can be added to the grant approval regarding wooden windows and doors, allowing staff and the chairperson to approve updated bids and additional costs. Mr. Berens added that masonry work may be included if wooden doors and windows are pursued, as the window anchors are attached to the brick. Removal will likely damage window and door jams. Furthermore, he described three solid window panes would be installed upon which framing and/or grids would be applied to represent window lites.

Chairperson Beveridge asked for clarification on the rear (north) façade. Mr. Gulan stated that this request involves installing two windows, a single door, and covered staircase. Mr. Kearns asked if

the rear windows will be enlarged and if the door will be moved the west. Mr. Gulan confirmed that the center door will be moved to the west where a window exists, allowing the former doorway to be transformed into a floor-to-ceiling window, along with the eastern existing window. All windows and doors on the rear (north) façade will be a dark bronze aluminum clad. Chairperson Beveridge asked for the apartment composition, to which Mr. Gulan replied, two apartment units consisting of a two-bedroom unit and a four-bedroom unit.

Mr. Kearns asked for the applicant to provide details for the covered staircase. Mr. Berens replied that the architect is still working on specifics for the staircase, however, it will likely be constructed of metal, both stairs and railings, along with the roof. The materials for the staircase would match that of the aluminum window and door cladding. Furthermore, state and city code may require certain design elements for safety that have not been finalized as the plan is being reviewed at the state level.

Commissioner Siebert questioned the plan for the existing utilities, to which Mr. Berens responded, informing that the utilities will remain, but will be hidden by a separate corridor under the anticipated overhang that will be proposed in the future.

Motion by Commissioner Siebert to approve the request by Scott Gulan for façade improvement grant funds in the amount of \$18,030.15 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) with the following conditions:

- 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.
- The applicant shall install wood windows and doors including exterior wood finish for the first floor south façade and submit updated bids to be reviewed and/or approved by the chairperson and designated agent.
- Windows shall consist of wood and shall be permitted to be wrapped in aluminum cladding unless described in other conditions.
- 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 unless described in other conditions.
- 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 and east façade renovation activities may incorporate creating new windows and/or 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

seconded by Commissioner Baldischwiler. Motion carried 4-0.

3. Adjourn.

Meeting adjourned at 5:19 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

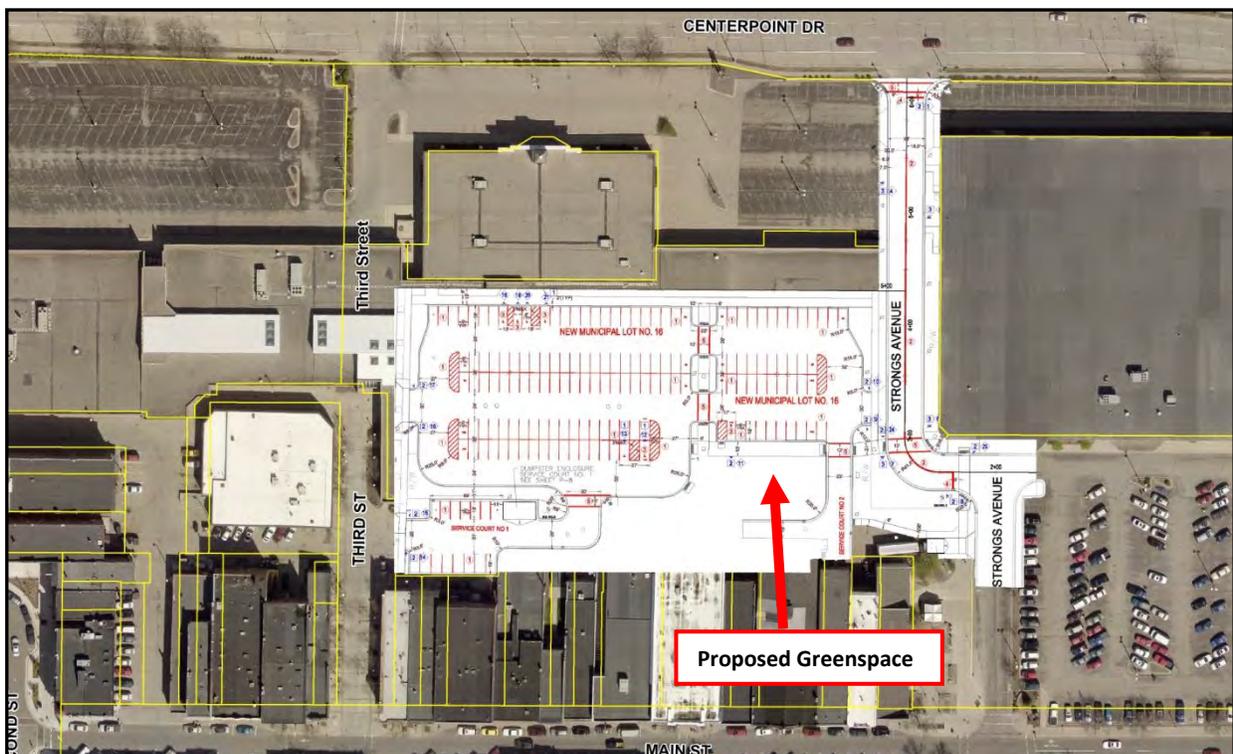
From: Plan Staff

CC:

Date: 4/1/2015

Re: Request from Golden Sands Resource Conservation & Development Council, for design review of the greenspace currently north of the Fox Theater and Children’s Museum.

The Redevelopment Authority of the City of Stevens Point has been working with Golden Sands Resource Conservation & Development Council to program vacant space within municipal lot 15, north of the Fox Theater and Children’s Museum. Several preliminary designs were presented to the Redevelopment Authority last year for which feedback and input was gathered to create the final design. The final design for greenspace has been submitted and is attached. The construction of the municipal lot 15 incorporated an area of greenspace north of the Fox Theater where grass was planted immediately after construction.



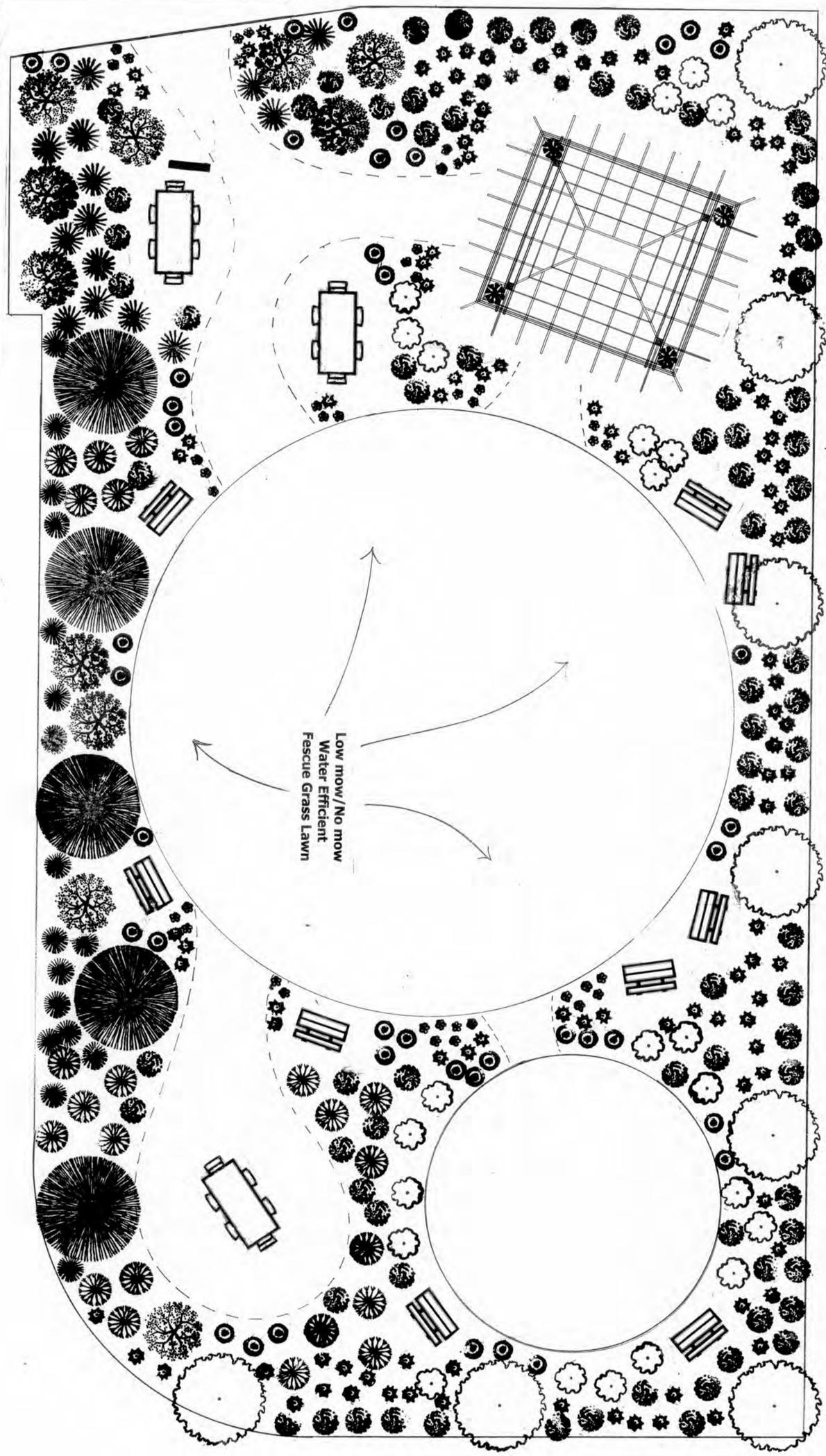
The proposed greenspace offers several benches, tables, and a pavilion/ pergola. Several native trees, shrubs and plants are proposed within the area to offer an aesthetically pleasing environment. Furthermore, a low-maintenance fescue grass is proposed in the center of the space, along with a labyrinth. Lighting exists around the parking lot to adequately light the area; however, additional lights may be proposed.

Staff would recommend approving the proposed greenspace design with the conditions below:

- Staff and the chairperson shall have the ability approve minor changes to the design.
- Staff and the chairperson shall have the ability to approve materials and design of benches, tables, chairs, lights, and the pavilion/ pergola.

Green Space Concept

Sustainable Landscape



Plant Key	
	Large Tree
	Pine/Spruce Tree
	Juneberry/Pagoda Dogwood
	Annabelle Hydrangea
	Red Stem Dogwood
	Witchhazel
	Snowberry, Coralberry, Blueberry, Ribes species
	Rhus Aromatica (gro-low)
	PJM Rhododendron
	Ornamental Grass Varieties
	Ornamental Vines
	Purple Dome Aster

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 Madison, WI 53405
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Property: Green Space
 Downtown Stevens Point
 Wisconsin 54481

Project: Landscape Concept
 Designer: Tom Giordano

Scale: 1/4" inch = 1 foot

Date: Jan. 26, 2015
 Page: 1 of 1

