

AGENDA  
HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

**Wednesday, September 2, 2015 – 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. A physical inspection of the site described below by the Commission will take place at **4:00 PM**:
  - The first and only site to be inspected will be 1055 Main Street;

Following the site inspection referenced above, the Commission will convene its formal meeting at **4:30 PM** in the City Conference Room, 1515 Strongs Avenue for discussion and possible action on the following:

2. Approval of the report from the July 1, 2015 HP/DRC meeting.
3. Request from Jeff Peterson, representing the property owner, for design review approval to construct an addition at **2101 Clark Street (Parcel ID 2408-33-2006-04)**.
4. Façade Improvement Grant Program summary.
5. Request from DBGreen LLC., for façade improvement grant funds in the amount of \$119,445.00 and design review for exterior building work at **1055 Main Street (Parcel ID 2408-32-2026-11)**.
6. Design Guideline review relating to regulating paint color.
7. Adjourn.

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, July 1, 2015 –4:30 p.m.

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

PRESENT: Chairperson Lee Beveridge, Alderperson Garrett Ryan, Commissioner Tim Siebert, Commissioner Sarah Scripps, and Commissioner Bob Woehr.

ABSENT: Commissioner Tom Baldischwiler and Commissioner Joe Debauche

ALSO PRESENT: Director Ostrowski, Associate Planner Kyle Kearns, Alderperson Kneebone, Lori Buchkowski, Tim Buchkowski and Scott Gulan.

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INDEX:

Discussion and possible action on the following:

1. Approval of the report from the May 5, 2015 HP/DRC meeting.
2. Request from Tim and Lori Buchkowski, representing TLB Properties LLC., for design review approval of an awning and painting scheme at Arbuckles Eatery & Pub located at **1320 Strongs Avenue (Parcel ID 2408-32-2026-45)**.
3. Request from Scott Gulan, representing Guu Inc., for an amendment to the façade improvement grant contract for additional funds in the amount of \$1,293.02, relating to exterior building work at **1140 Main Street (Parcel ID 2408-32-2029-31)**.
4. Adjourn.

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1. Approval of the report from the May 5, 2015 HP/DRC meeting.

**Motion by Commissioner Siebert to approve the report of the May 5, 2015 HP/DRC meeting; seconded by Commissioner Scripps. Motion carried 5-0.**

2. Request from Tim and Lori Buchkowski, representing TLB Properties LLC., for design review approval of an awning and painting scheme at Arbuckles Eatery & Pub located at **1320 Strongs Avenue (Parcel ID 2408-32-2026-45)**.

Associate Planner Kyle Kearns explained the request is for replacing the bubble awning with a more triangular awning spanning across the front façade in a black sunbrella fabric, and painting of the façade with a grey and black color scheme. Staff has reviewed the request and feels the awning meets the design guidelines, but would like to see the paint colors in more earth tones such as a lighter gray with a darker gray or pewter accent, which more so mimics a stone appearance.

Tim Buchkowski of TLB Properties stated that the paint request is to have the building be mostly grey and the black would be used just for accents.

**Motion by Commissioner Woehr to split the request into two separate action items; seconded by Commissioner Siebert. Motion carried 5-0.**

Mr. Kearns explained the renderings do not fully represent the request as the shadow of the building did not allow for the new proposed coloring to show through. Commissioner Siebert asked if the design guidelines specified awning width, to which Mr. Kearns stated no.

Commissioner Woehr asked if the color shown was the same in the request, and if there would be a logo on the awning. Mr. Buchkowski stated yes the same logo would be on the awning as well as a smaller version on the sides.

Commissioner Scripps pointed out that the triangular awning is more in conformance with the design guidelines.

**Motion by Commissioner Siebert to approve the request for a design review of a new awning at Arbuckles Eatery & Pub located at 1320 Strongs Avenue (Parcel ID 2408-32-2026-45) with the following conditions:**

- 1. The awning shall meet the following ordinance requirements:**
  - a. Canopies (awnings) must maintain a minimum clearance between the bottom of the canopy and the finished grade of 8.5 feet.**
  - b. Canopies (awnings) shall project a minimum of 3.5 feet to provide pedestrian protection from the elements.**
  - c. Canopies (awnings) may extend to a point not more than 2 feet in from the face of the curb, or 7 feet from the building, whichever is less.**
  - d. Canopies must be constructed of fire resistant materials.**
- 2. The color of the awning shall match or complement the color scheme of the main façade.**
- 3. The chairperson and designated agent shall have the authority to approve minor changes to the awning and paint scheme.**

**seconded by Commissioner Ryan. Motion carried 5-0.**

Commissioner Woehr read a portion of the design guidelines and questioned if the Commission has any authority over the paint colors. Mr. Kearns stated under the section regarding the painting of masonry surfaces, the Commission has authority in guiding the applicant with a paint color closely matching natural masonry.

Commissioner Siebert asked if the rendering in the packet was the building in question, to which Lori Buchkowski stated yes, but the computer did not allow for details to be highlighted in the proposed color. She would like to highlight the detailing on the top of the building with an accent color of black to match the awning. Mr. Buchkowski added if the Commission preferred the Pewter color they would be agreeable to that as well.

**Motion by Commissioner Woehr to approve the request for a design review of paint scheme at Arbuckles Eatery & Pub at 1320 Strong Avenue (Parcel ID 2408-32-2026-45) with the following conditions:**

1. A color scheme that more closely matches the original brick color which is visible on the side of the building side shall be used, or a more natural/earth town scheme, such as a light gray with dark gray (pewter) accents. The color scheme should be for the entire front façade.
2. The brick façade and all materials proposed to be painted shall be cleaned appropriately using the gentlest means possible, such as hand washing with natural chemicals.
3. Sandblasting, ice blasting, corncob blasting or another method or high pressure water blasting shall not be used to clean the brick.
4. Where mortar joint repair is needed due to cracks, missing and crumbling mortar, and loose bricks, type N mortar shall be used, matching in color, texture, width, strength, and profile to the original.
5. Caulk shall be prohibited for use in brick mortar joints.

**seconded by Commissioner Siebert.**

Commissioner Ryan asked if there was any rotten wood on the façade and if it would be addressed, to which Mr. and Mrs. Buchkowski answered yes. Furthermore, they stated the aged boards are included in the repair and maintenance, and they are in agreeance that the conditions listed by staff were agreeable to them.

Commissioner Ryan suggested an amendment to include addressing the rotted wood on the building facade.

**Motion amended by Commissioner Woehr to approve the request for a design review of paint scheme at Arbuckles Eatery & Pub at 1320 Strong Avenue (Parcel ID 2408-32-2026-45) with the following conditions:**

1. A color scheme that more closely matches the original brick color which is visible on the side of the building side shall be used, or a more natural/earth town scheme, such as a light gray with dark gray (pewter) accents. The color scheme should be for the entire front façade.
2. The brick façade and all materials proposed to be painted shall be cleaned appropriately using the gentlest means possible, such as hand washing with natural chemicals.
3. Sandblasting, ice blasting, corncob blasting or another method or high pressure water blasting shall not be used to clean the brick.
4. Where mortar joint repair is needed due to cracks, missing and crumbling mortar, and loose bricks, type N mortar shall be used, matching in color, texture, width, strength, and profile to the original.
5. Caulk shall be prohibited for use in brick mortar joints.
6. Rotten wooden boards on the front façade shall be repaired or replaced prior to the application of paint.

**seconded by Commissioner Siebert. Motion carried 5-0.**

3. Request from Scott Gulan, representing Guu Inc., for an amendment to the façade improvement grant contract for additional funds in the amount of \$1,293.02, relating to exterior building work at **1140 Main Street (Parcel ID 2408-32-2029-31).**

Associate Planner Kyle Kearns explained the front of the facade of Guu's is almost completed and work has begun on the north side. This final design review is for the patio area, roof overhang, and two types of fencing along with an amendment to the façade grant to include these projects. Staff recommends that the overhang be attached to the existing hardware on the building, or the hardware placed in mortar joints so that it will not affect the integrity of the exterior if it were ever removed and the historical integrity can still be maintained.

Commissioner Siebert asked for clarification as to where the corrugated fence is going, to which Mr. Gulan explained it would go on the east side and south sides of the patio area to screen the view of the mechanicals that are attached to the building. He continued to explain that the black metal fencing would match the dumpster corrals in the area and would be on the northern most portion of the patio. Commissioner Ryan asked if the plastic panels will be installed like the dumpster corrals, to which Mr. Gulan stated no.

Commissioner Scripps asked what the rationale of two fencing types was, to which Mr. Gulan stated the interior fence would tie into the bar area similar to others throughout Stevens Point.

A completion date is scheduled for August 1, 2015.

**Motion by Commissioner Siebert to approve the fencing at 1140 Main Street (Parcel ID 2408-32-2029-31) with the following conditions:**

1. Fencing proposed east of the patio, including the gate for deliveries and staff use, shall be the proposed black metal fencing.
2. Cedar wood identified on the corrugated fence shall be stained or finished with a weather resistant finish.
3. A second bid shall be submitted from the applicant for fencing to be reviewed and approved by the chairperson and designated agent.
4. The chairperson and designated agent shall have the authority to review and/or approve minor amendments to the project.

**seconded by Commissioner Scripps**

Commissioner Ryan asked if the Façade Grant funds would be dispersed after completion of the project to which Mr. Kearns stated yes.

**Motion carried 5-0.**

Mr. Gulan continued to explain the project in that the overhang roof would be equal distance between the neighboring buildings and would be constructed of a standing seam black metal roof.

**Motion by Commissioner Ryan to approve the roof structure / overhang with the following conditions:**

- **The roof/overhang shall be attached to existing mounting hardware or attached to hardware placed in the mortar joints and not in the brick.**

**seconded by Commissioner Siebert.**

Commissioner Ryan asked what Mr. Gulan was going to do with the treated wooden poles and stairs, to which he responded by indicating they could be painted.

Commissioner Siebert suggested with the roof being so dark, would a lighter color be acceptable to the applicant. Mr. Gulan stated yes that would be acceptable.

**Amendment to the motion by Commissioner Ryan to approve the request from Scott Gulan, representing Guu Inc., for an amendment to the façade improvement grant contract for additional funds in the amount of \$1,293.02, relating to exterior building work at 1140 Main Street (Parcel ID 2408-32-2029-31) with the following conditions:**

1. **Exposed wood on exterior stairs shall be painted to match accent colors on the building of roof/overhang. Colors shall be reviewed and or approved by the Chairperson & designated agent.**
2. **The applicant shall submit paint colors for painting of the north façade to be reviewed and or approved by the Chairperson & designated agent.**
3. **The roof/overhang shall be attached to existing mounting hardware or attached to hardware placed in the mortar joints and not in the brick.**
4. **Fencing proposed east of the patio, including the gate for deliveries and staff use, shall be the proposed black metal fencing.**
5. **Cedar wood identified on the corrugated fence shall be stained or finished with a weather resistant finish.**
6. **A second bid shall be submitted from the applicant for fencing to be reviewed and approved by the chairperson and designated agent.**
7. **The applicant shall submit a paint sample to be reviewed and approved by the Chairperson and designated agent.**
8. **Brick façade and all materials proposed to be painted shall be cleaned appropriately using the gentlest means possible, such as hand washing, with natural chemicals.**
9. **Sandblasting, iceblasting, corncob blasting, or another method or high pressure water blasting shall not be used to clean the brick.**
10. **Where mortar joint repair is needed due to cracks, missing and crumbling mortar, and loose bricks, type N mortar shall be used, matching in color, texture, width, strength, and profile to the original.**
11. **Caulk shall be prohibited for use in brick mortar joints.**
12. **Lighting above the existing awning on the south façade shall be repaired and restored to its original functioning state.**

13. 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.
14. Updated proof of insurance shall be submitted.
15. The chairperson and designated agent shall have the authority to review and/or approve minor amendments to the project.
16. Double hung second floor windows shall be installed where possible.
17. Windows shall consist of wood and shall be permitted to be wrapped in aluminum cladding.
18. All windows shall be clear and transparent except that on the south façade they shall be permitted to have a tint.
19. All windows and doors, commercial and/or residential, including window trim shall match in color and be approved by the HP/DRC chairperson and designated agent.
20. Gliding/sliding windows shall be installed along the east building façade.
21. Windows and doors shall match that of the original window design.
22. The applicant shall supply additional details regarding the stairwell, including designs, materials, color, and etcetera to be approved by the HP/DRC chairperson and designated agent.
23. All window shall match that exactly of the window opening, except that on the north façade renovations activities may incorporate creating new window and door openings to be approved by the HP/DRC chairperson and designated agent.
24. All work shall be completed within one year.
25. Project must adhere to Façade Improvement Grant Program Guidelines.
26. No funds shall be disbursed until project is fully completed. The maximum City participation shall not exceed \$30,000.00 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:

seconded by Commissioner Siebert. Motion carried 5-0.

4. Adjourn.

Meeting adjourned at 5:15 p.m.

# Administrative Staff Report

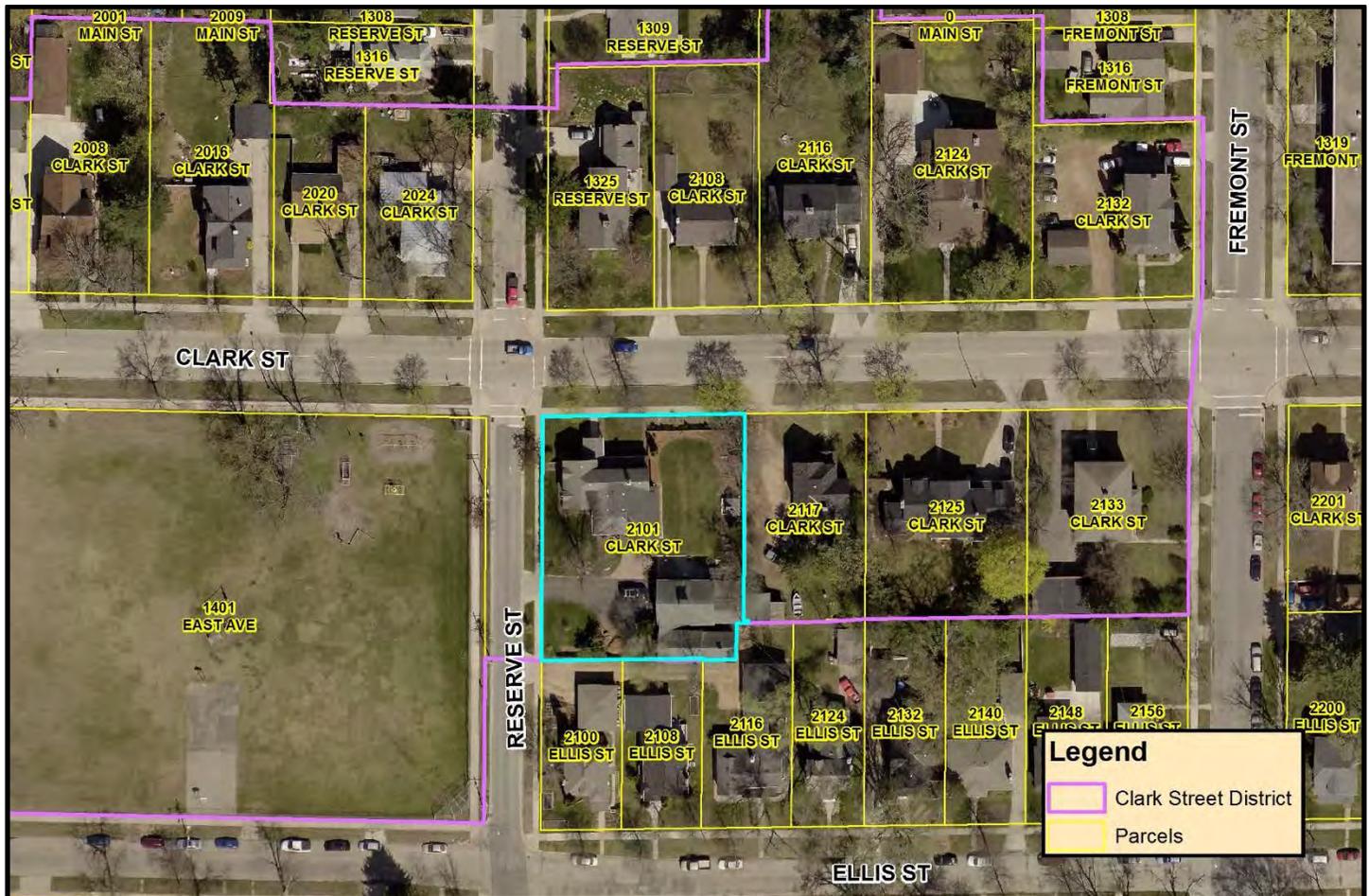
## Home Addition Design Review Request 2101 Clark Street September 2, 2015



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

<p><b>Applicant(s):</b></p> <ul style="list-style-type: none"> <li>• Jeff Peterson, representing property owners</li> </ul> <p><b>Staff:</b></p> <ul style="list-style-type: none"> <li>• Michael Ostrowski, Director <a href="mailto:mostrowski@stevenspoint.com">mostrowski@stevenspoint.com</a></li> <li>• Kyle Kearns, Associate Planner <a href="mailto:kkearns@stevenspoint.com">kkearns@stevenspoint.com</a></li> </ul> <p><b>Parcel Number(s):</b></p> <ul style="list-style-type: none"> <li>• 2408-33-2006-04</li> </ul> <p><b>Zone(s):</b></p> <ul style="list-style-type: none"> <li>• "R-3" Single and Two-Family District</li> </ul> <p><b>Council District:</b></p> <ul style="list-style-type: none"> <li>• District 3 – Ryan</li> </ul> <p><b>Lot Information:</b></p> <ul style="list-style-type: none"> <li>• Actual Frontage: 125 feet</li> <li>• Effective Depth: 125 feet</li> <li>• Square Footage: 150</li> <li>• Acreage: 0.430</li> </ul> <p><b>Structure Information:</b></p> <ul style="list-style-type: none"> <li>• Year Built: addition 1890 (125 years)</li> <li>• Number of Stories: 2</li> </ul> <p><b>Current Use:</b></p> <ul style="list-style-type: none"> <li>• Residential</li> </ul> <p><b>Applicable Regulations:</b></p> <ul style="list-style-type: none"> <li>• Chapter 22</li> <li>• Downtown Design Guidelines</li> </ul>	<p><b>Request</b></p> <p>Request from Jeff Peterson, representing the property owner, for design review approval to construct an addition at <b>2101 Clark Street (Parcel ID 2408-33-2006-04)</b>.</p> <p><b>Attachment(s)</b></p> <ul style="list-style-type: none"> <li>• Property Data</li> <li>• Application</li> <li>• Renderings</li> </ul> <p><b>City Official Design Review / Historic District</b></p> <ul style="list-style-type: none"> <li>• Clark Street Historic Residential District</li> </ul> <p><b>Staff Recommendation</b></p> <p>Based on the findings below, staff would recommend approval of the request with the following conditions:</p> <ol style="list-style-type: none"> <li>1. Columns at the addition entrance shall match those found at the front of the home, without stone.</li> <li>2. The overhang at the entrance of the addition shall be shingled.</li> <li>3. Trees shall not be removed during the construction of the addition.</li> <li>4. Building codes and zoning ordinance requirements shall be met</li> <li>5. All applicable building permits shall be obtained.</li> </ol>
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## Vicinity Map



## Scope of Work

Jeff Peterson of J.L. Peterson Builders LLC, representing the property owners is requesting design review approval to construct and addition onto the rear of the home located at 2101 Clark Street. The home falls within the Clark Street Historic District, is situated on a large corner lot, and has a detached garage. Specific details regarding the proposed addition are below.

### Proposed Addition:

- Addition Size: Approx. 535 s.f.
- Length: 28' 9" (33' w/porch)
- Finishing Materials:
  - a. Windows: Pella Designer Series double hung/picture units (white) with grills to replicate existing house
  - b. Siding: Exteria Roughsawn Cedar in Forest Green color (siding is actually a vinyl shake type product)
  - c. Siding corners and frieze boards: Composite materials painted white
  - d. Soffit: White aluminum vented soffit
  - e. Fascia: White aluminum
  - f. Shingles: Standard 30 year architectural shingles (if possible, owners would like to have steel roof over new entrance as shown on plans)
  - g. Gutters: There are no gutters planned at this time
  - h. Foundation: New foundation will not be visible
- Width: 18' 5 1/2"
- 1 Story with pitched roof

- i. Stone veneer for porch columns: Has not been decided on at this point
- j. Interior doors and trim: Doors and trim to match existing adjacent styles and finishes.

Note: The proposed addition may be slightly larger than the submitted plans.

## CHAPTER 22: HISTORIC PRESERVATION

### Division 5.02 Regulation of Construction, Reconstruction, Alteration, and Demolition

No owner or person in charge of a historic structure or historic site, or property located within a historic district shall reconstruct, alter, or demolish all or any part of the exterior of such property or construct any improvement upon such designated property or properties or cause or permit any such work to be performed upon such property or demolish such property unless approval has been granted by the commission.

Upon the filing of any request for a design review certificate with the commission, the commission shall review the request in accordance with the design guidelines. If the commission determines that the application for a design review certificate and the proposed changes are consistent with the design guidelines, it shall issue the design review certificate. Upon the issuance of such certificate, any other required permits shall be obtained.

## Guidelines of Review

### Additions (Stevens Point Design Guidelines Sec. 5.3)

1. Additions should be located to the rear or non-character defining elevation. With historic residential structures, additions should be placed in a manner that they are not clearly seen from the public right-of-way. Landscaping can often be used to minimize the visual impact that additions may have to the historic structure.

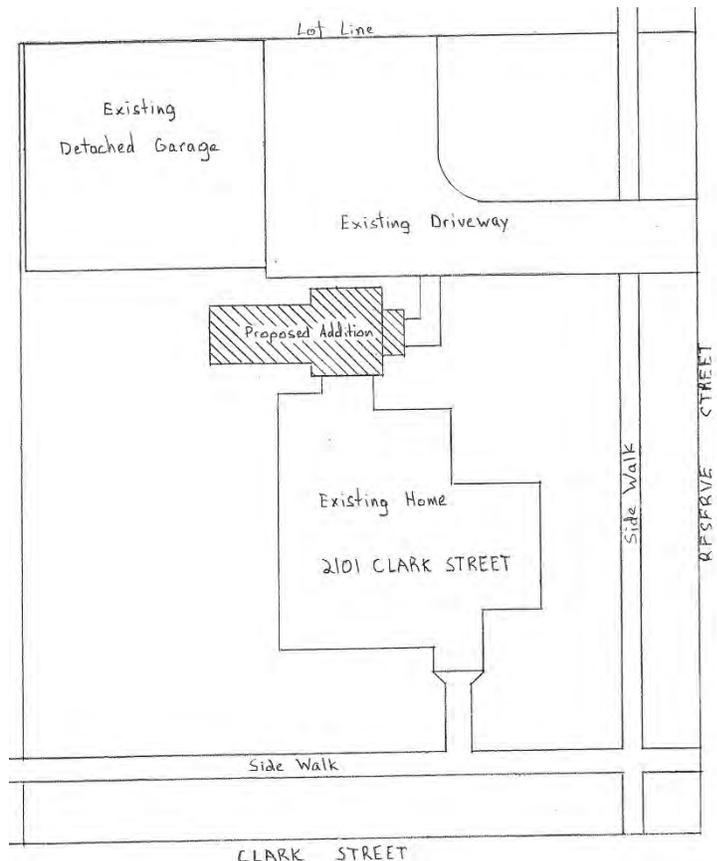
**Analysis:** The home is situated on a corner lot. The addition is proposed on the rear of the home.

**Findings:** While the addition will be visible from the right-of-way, it is proposed on the rear (inner) most portion of the lot, on the back of the house, and between home and detached garage.

2. Additions should be compatible in materials, design, roof form, and proportion to the main structure. However, new additions should be constructed at a scale smaller than the historic structure so as not to overpower the existing historic building.

**Analysis:** The applicant has indicated shingles, siding, trim and windows will match the original home, which was updated recently (siding and windows in 2006). The addition is single story and is 535 square feet.

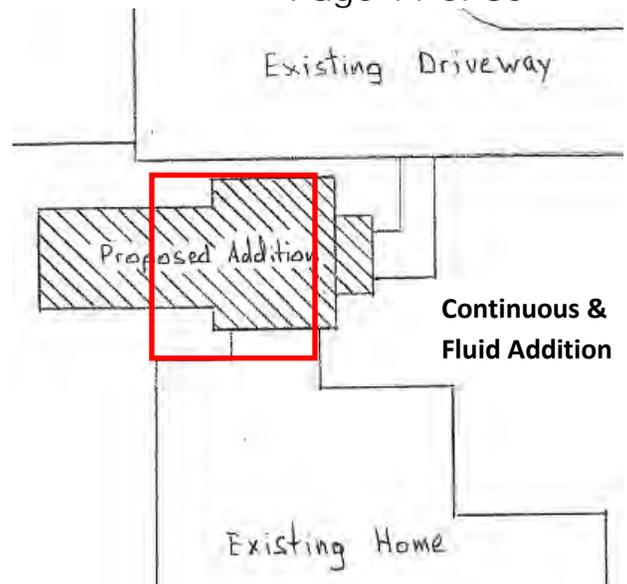
**Findings:** The addition and proposed materials should complement the existing home and the size of the addition should not overpower the large 3,000 square foot home.



3. Additions, like new construction, are representative of the time in which they are built. Therefore, contemporary designs are permitted, but should always be compatible with the existing historic structure.

**Analysis:** The proposed addition is almost 18 ½ feet wide by nearly 33 feet long, including the entrance portico. Furthermore, as seen in the above site plan, the addition is off-set of the primary structure and encroaches toward the existing detached garage. The reason that the addition is not completely connected to the existing home is that about ten feet of the connection would be to an existing porch.

**Findings:** While the addition is elongated and does not completely connect to the existing home, the view from the street is kept harmonious with the existing structure.



4. An addition should never mimic or recreate the architecture of the primary historic structure.

**Analysis:** The primary structure has unique roof lines with varying slopes. Furthermore, windows are very vibrant throughout the home, as they encompass several porches. The proposed addition is of simple design, with a similarly sloped roof found elsewhere on the home, and protruding gable which connects the structures. Windows are in abundance on the addition, ranging from large to small picture windows and double hung styles. A small roof overhang is proposed at the addition entrance with which columns support.

**Findings:** The addition matches and compliments many architectural features found on the primary structure. As no brick columns or metal roofs exist on the primary structure, staff would recommend the columns at the addition entrance match those found at the front of the home, without brick. Furthermore, the overhang shall be shingled.

5. Additions to historic structure should be clearly identifiable as such. Additions should be set back and constructed at a smaller scale than the original building. Architectural details should complement the main structure but should be clearly differentiated.

**Analysis:** The proposed addition is located south of the home and within the rear/side yard. The addition is connected to the home via the southern entrance, nearest the detached garage. No new architectural details are proposed.

**Findings:** The addition is clearly identifiable and is proposed in the rear most side of the home and property.

6. Significant trees or other landscape should not be removed or damaged when constructing an addition.

**Analysis:** A large tree exists west of the proposed addition.

**Findings:** Staff would recommend that trees shall not be removed during the construction of the addition.

After review, staff has determined the addition to somewhat compliment the historic home. The design is does not create a continuous and fluid character in relation to the home, which resembles a shed or detached structure. Therefore, staff would recommend approving the addition subject to the submission of a new design, and other conditions identified on page one.

Photos



Old Photo – Unknown Date



West Façade (Facing Reserve Street)



North Façade (Facing Main Street)



Northeast Façade (Facing Main Street)



Southwest Façade (Proposed Addition Area)



Detached Garage – West Façade (Facing Reserve Street)

Name and Address		Parcel #	Alt Parcel #	Land Use
Dale R & Heather M Warner 2101 Clark St Stevens Point, WI 54481		240833200604	240833200604	Residential
		Property Address		Neighborhood
		2101 Clark St		294 Main & Clark Neighborhood
		Subdivision		Zoning
Display Note		Metes And Bounds		R3-TWO FAMILY

## OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
Dale R & Heather M Warner	8/2/2002	\$177,500	Warranty Deed	611959		Land & Build.
Robert & Johnna Clegg III	4/2/1999	\$154,400	Warranty Deed	55	7630	Land & Build.
Richard F & Dorothy A Blenker	6/2/1998	\$87,400	Warranty Deed	54	721	Land & Build.
Richard F & Dorothy A Blenker	6/2/1998	\$85,000	Warranty Deed	54	720	Land & Build.
William E & Denise I Fowler	7/28/1993	\$85,000	Land Contract	606	332	Land & Build.

## SITE DATA

## PERMITS

Actual Frontage	125.0	Date	Number	Amount	Purpose	Note
Effective Frontage	125.0	4/23/2008	35417	\$50,000	009 Basmt Imprvmt/A	siding & windows
Effective Depth	150.0	12/4/2006	34438	\$20,000	024 Exterior Renovat	
Square Footage	18,750.0	6/2/1998	27640	\$0	044 Inter Renov/Remd	
Acreage	0.430	6/2/1998	27640	\$900	090 Roof/Strip & re-ro	
		6/2/1998	27640	\$0	032 Furnace (HVAC)	

## 2015 ASSESSED VALUE

Class	Land	Improvements	Total
(1) - A-Residential	\$12,600	\$222,000	\$234,600
<b>Total</b>	<b>\$12,600</b>	<b>\$222,000</b>	<b>\$234,600</b>

## LEGAL DESCRIPTION

W1/2 LOT 6 ALL LOTS 7&8 N23' OF LOTS 9 & 10 PRT LOT 11 DES AS COM NW COR SD LOT 11 S24' E20' N22 1/2' E8' N 1 1/2' TO NL LOT 11 W28' TO POB BLK 1 MARTIN & VAUGHN 611959

## DWELLING DATA (1 of 1)

Style	X 05 Two Story			Basement	Full	Exposed	No
Ext. Wall	Alum / Vinyl / Steel			Heating	Basic		
Story Height	2	Age	50	Fuel Type	Gas		
Year Built	1890	Eff. Year	1965	System Type	Hot Water		
Class	(1) - A-Residential			Total Rooms	10	Bedrooms	4
Int. Cond. Relative to Ext.	Interior Same As Exterior			Family Rooms	0		
Physical Condition	Good			Full Baths	3	Half Baths	1
Kitchen Rating	Good			Bath Rating	Good		

## FEATURES

## ATTACHMENTS

Description	Units	Description	Area
Rec Room Very Good	1,127	Enclosed Frame Porch	80
Fireplace	1	Open Frame Porch	42
Openings	1	Enclosed Frame Porch	270
Additional Plumbing Fixtures	4	Enclosed Frame Porch	286
Metal / Gas Fireplace	1	Enclosed Frame Porch	44
		Concrete / Masonry Patio	322
		Screen Porch (Frame)	312

Name and Address		Parcel #	Alt Parcel #	Land Use
Dale R & Heather M Warner 2101 Clark St Stevens Point, WI 54481		240833200604	240833200604	Residential
		Property Address		Neighborhood
		2101 Clark St		294 Main & Clark Neighborhood
Subdivision		Zoning		
Display Note		Metes And Bounds		R3-TWO FAMILY

**LIVING AREA**

Description	Gross Area	Calculated Area
Basement	1,360.0	
Finished Basement Living Area	0.0	0.0
First Story	1,459.0	1,459.0
Second Story	1,503.0	1,503.0
Additional Story	0.0	0.0
Attic / Finished	0.0	0.0
Half Story / Finished	0.0	0.0
Attic / Unfinished	0.0	
Half Story / Unfinished	0.0	
Room / Unfinished	0.0	
Total Living Area		2,962.0

**DETACHED IMPROVEMENTS**

Description	Year Built	Square Feet	Grade	Condition
Garage - Det Frame with Loft	1890	2,300.0	B	Average

**PROPERTY IMAGE**



**PROPERTY SKETCH**



# 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  
[community\\_development@stevenspoint.com](mailto:community_development@stevenspoint.com)  
<http://stevenspoint.com>

## APPLICATION FOR DESIGN REVIEW

### ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #	—	Date Submitted	8/20	Assigned Case Manager	Kyle Kearns
Associated Permits or Applications (if any)	—			Pre-Application Conference Date	8/20/15
Decision		Date Reviewed	<del>8/29/2</del>	Staff Signature	
Notes:					

### APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/> )	
Applicant Name	J.L. Peterson Builders LLC	Contact Name	Jeff Peterson
Address	5963 Oakwood Avenue	Address	
City, State, Zip	Stevens Point, WI 54482	City, State, Zip	
Telephone	715-344-8594	Telephone Cell	715-340-3039
Fax	—	Fax	
Email	jlpbltrs@charter.net	Email	

### OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? <input type="checkbox"/> )		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	Dale Warner	Owner's Name	
Address	2101 Clark Street	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

### PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
Legal Description of Subject Property		
Area of Subject Property (Acres/Sq Ft)		Area of Building or Structure (Sq Ft)
Approx 21,600 sq. ft.		535 sq. ft.

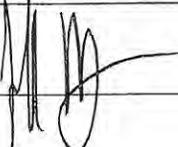
Current Zoning District(s)		Current Historic District(s) - Local, State, National	
Designated Future Land Use Category		Current Use of Property	Proposed Use of Property
		Private Residence	Private Residence
Briefly describe the proposed building, structure construction, reconstruction or exterior alteration. Please also provide rationale for the design review request, along with the time schedule (if any) for the project. (Use additional pages if necessary)			
<p>Description - Proposed addition of new entry &amp; exercise area. Addition would provide needed storage at entry, an area for exercising and a more attractive rear entrance.</p> <p>Schedule - Hoping to proceed ASAP</p>			
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? Explain your answer.			
No. The entire existing structure will stay as is, except for the rear entrance door. New entry will enhance existing structure			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.			
yes. All exterior & interior finishes will match existing house			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer.			
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 <a href="http://www.stevenspoint.com">www.stevenspoint.com</a> ) Explain your answer.			

**EXHIBITS**

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

**CERTIFICATION AND SIGNATURE**

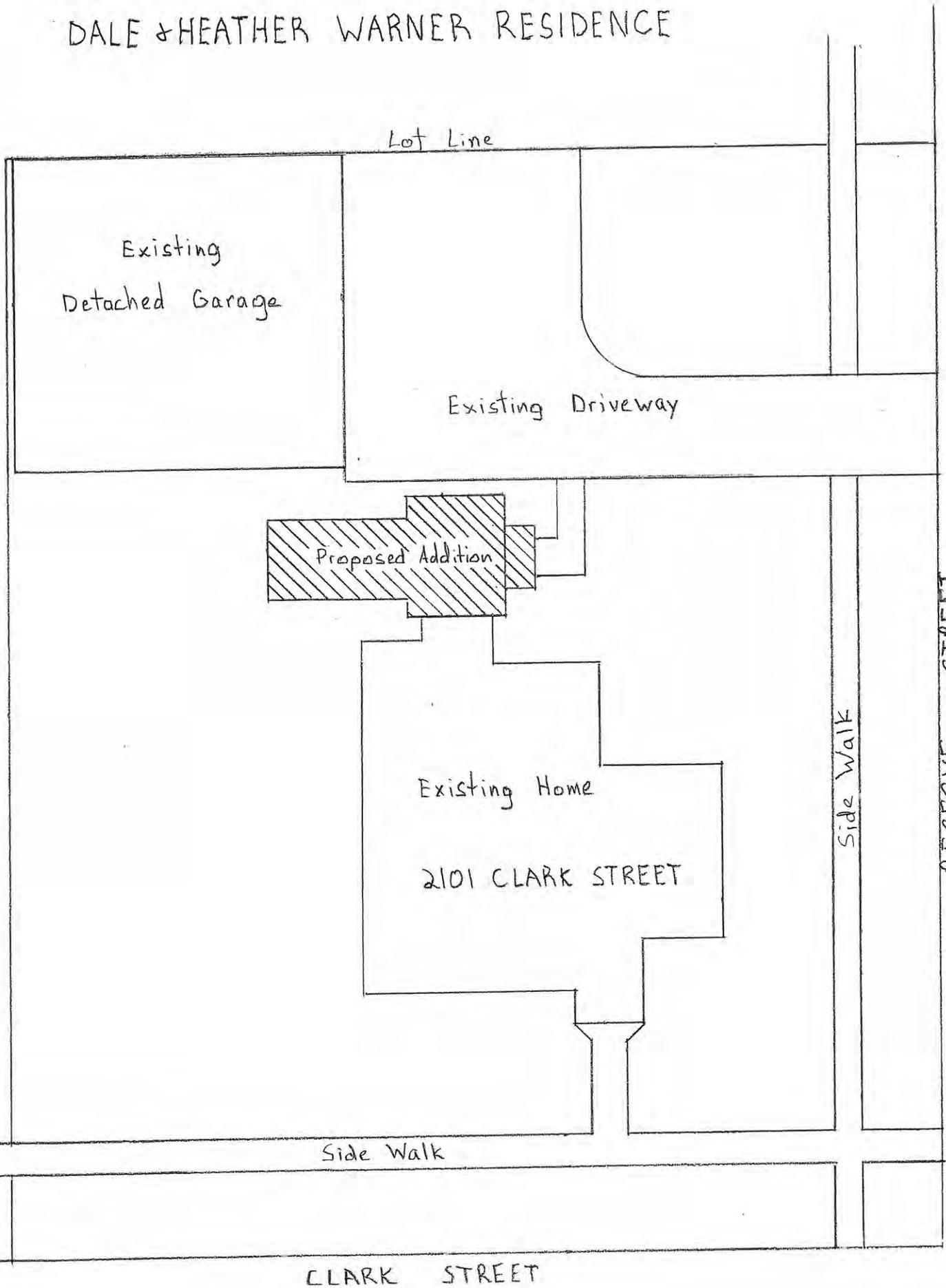
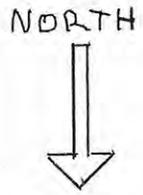
By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete 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
	8/20/15	Dale R. Wan	8/26/15

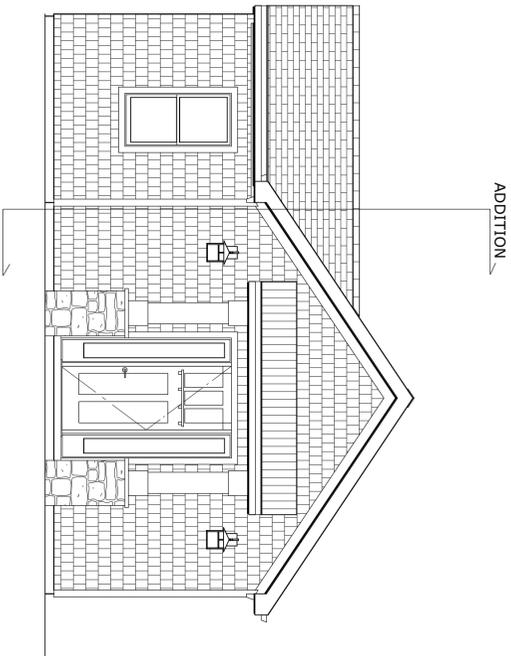
SITE PLAN

Page 17 of 85  
Scale - 1" = 20'

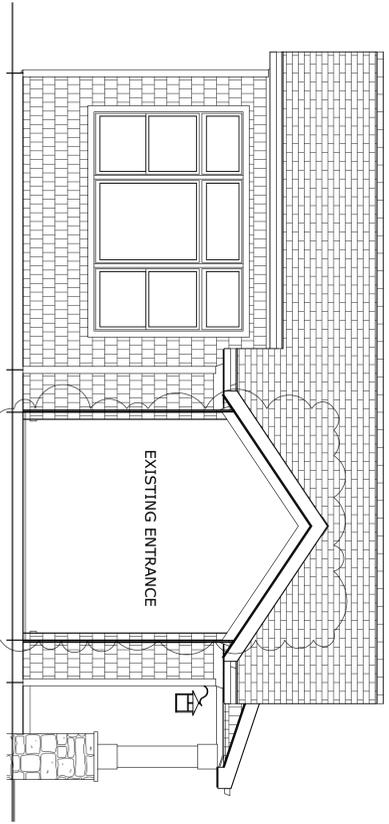
DALE & HEATHER WARNER RESIDENCE



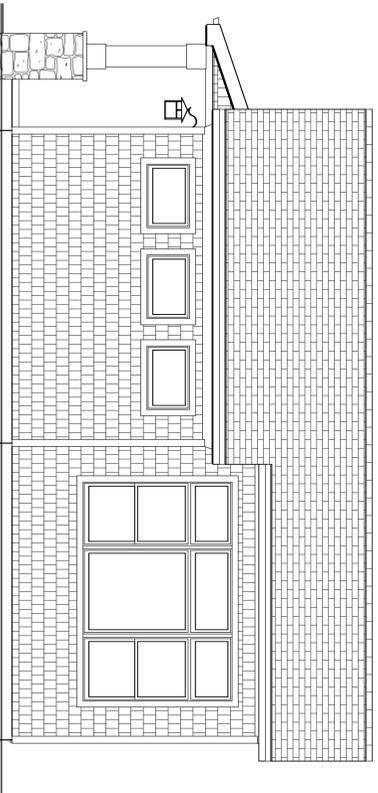
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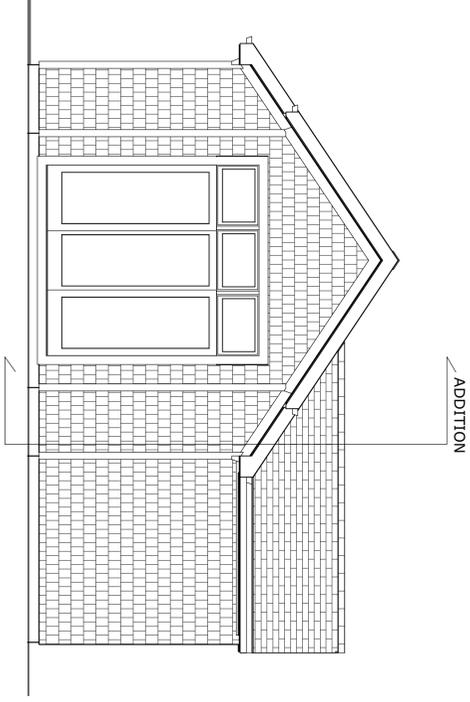
**Front Elevation**  
1/4" = 1'-0"



**Left Elevation**  
1/4" = 1'-0"



**Right Elevation**  
1/4" = 1'-0"



**Rear Elevation**  
1/4" = 1'-0"

**NOTE:**  
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EACH CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL LOCAL AND STATE BUILDING CODES THAT ARE APPLICABLE FOR THEIR SPECIFIC TRADE. PLEASE CONSULT THE LATEST ADDITION OF THE VA UNIFORM DWELLING CODE AS PUBLISHED BY THE DEPARTMENT OF COMMERCE OR CONTACT THE LOCAL BUILDING INSPECTOR FOR THEIR OPINION.

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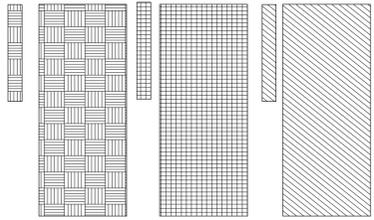
PROJECT DESCRIPTION:  
**WARNER ADDITION**

DRAWINGS PROVIDED BY:

DATE:  
1/22/2015

SHEET:

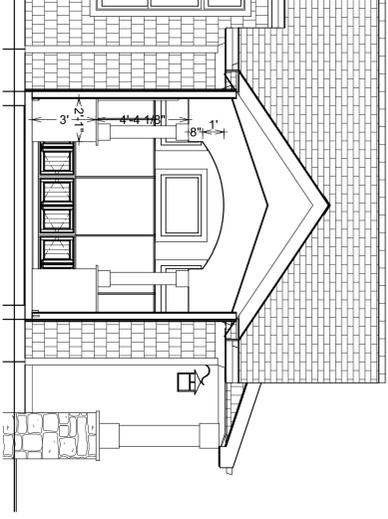
**A-1**



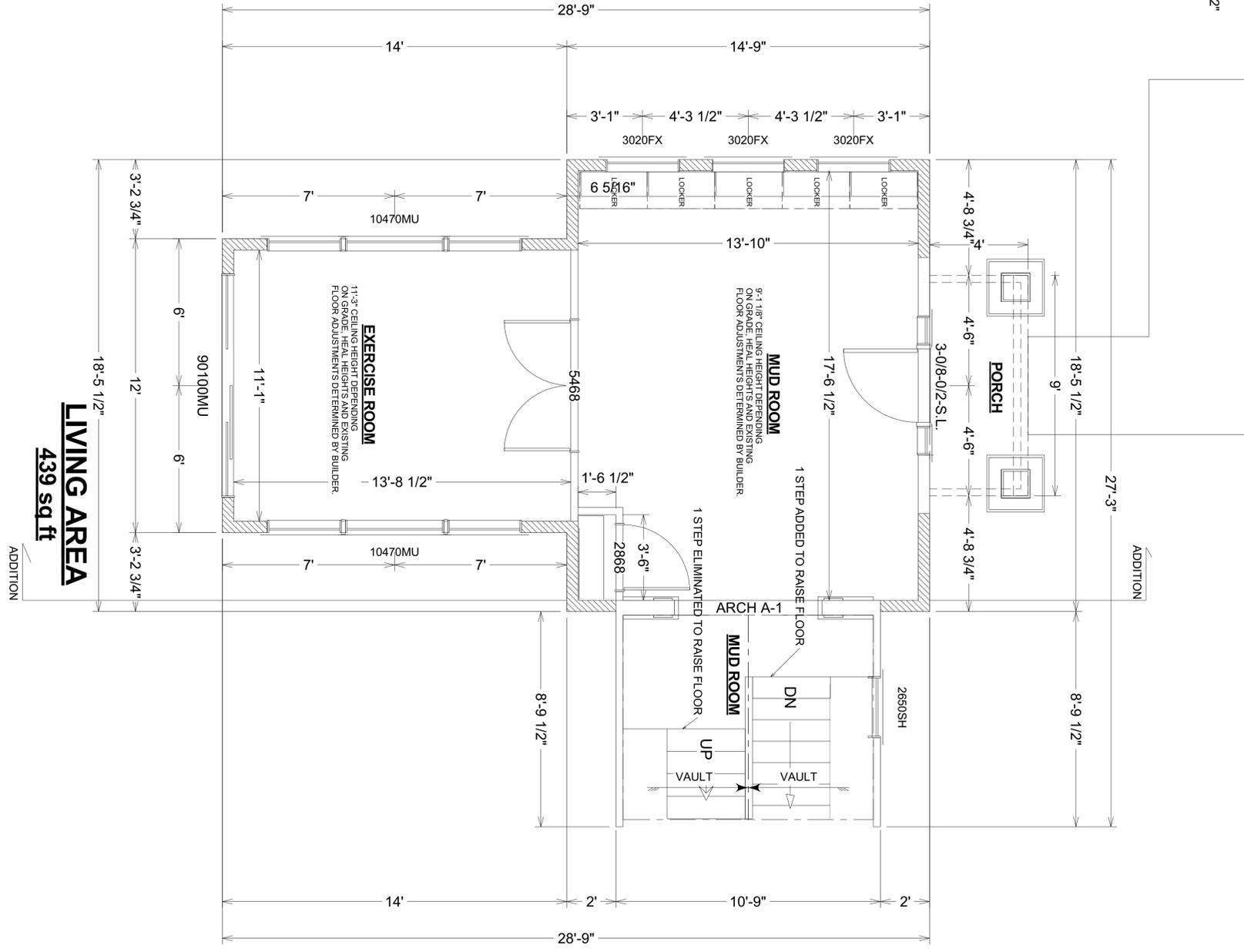
48" wood structural panel, 7/16" sheathing on one side, block all seams and nail with 8D nails at 6" O.C. at all panel edges and 12" O.C. at intermediate supports or 1 1/2" 16 gauge staples 3" O.C. at all edges and 6" at intermediate supports.

Metal wind bracing required at garage walls where no structural sheathing is used.

APA narrow wall continuously sheathed per s.comm. 21.25(9)5, fig. 21.5-k with 2'-0" returns continuous structural panel, 7/16" sheathing on one side, block all seams and nail with 8d nails at 6" o.c. at all panel edges and 12" O.C. at intermediate supports or 1 1/2" 16 gauge staples 3" O.C. at all edges and 6" at intermediate supports.  
Note: Staples not allowed at overhead garage door panels.



1  
A-1



**LIVING AREA**  
439 sq ft

# FLOOR PLAN

3/8" = 1'-0"

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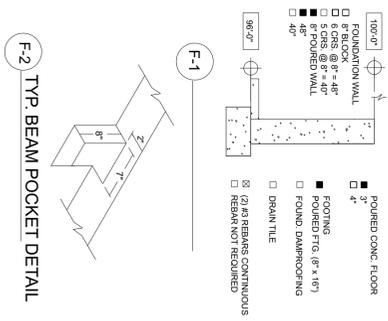
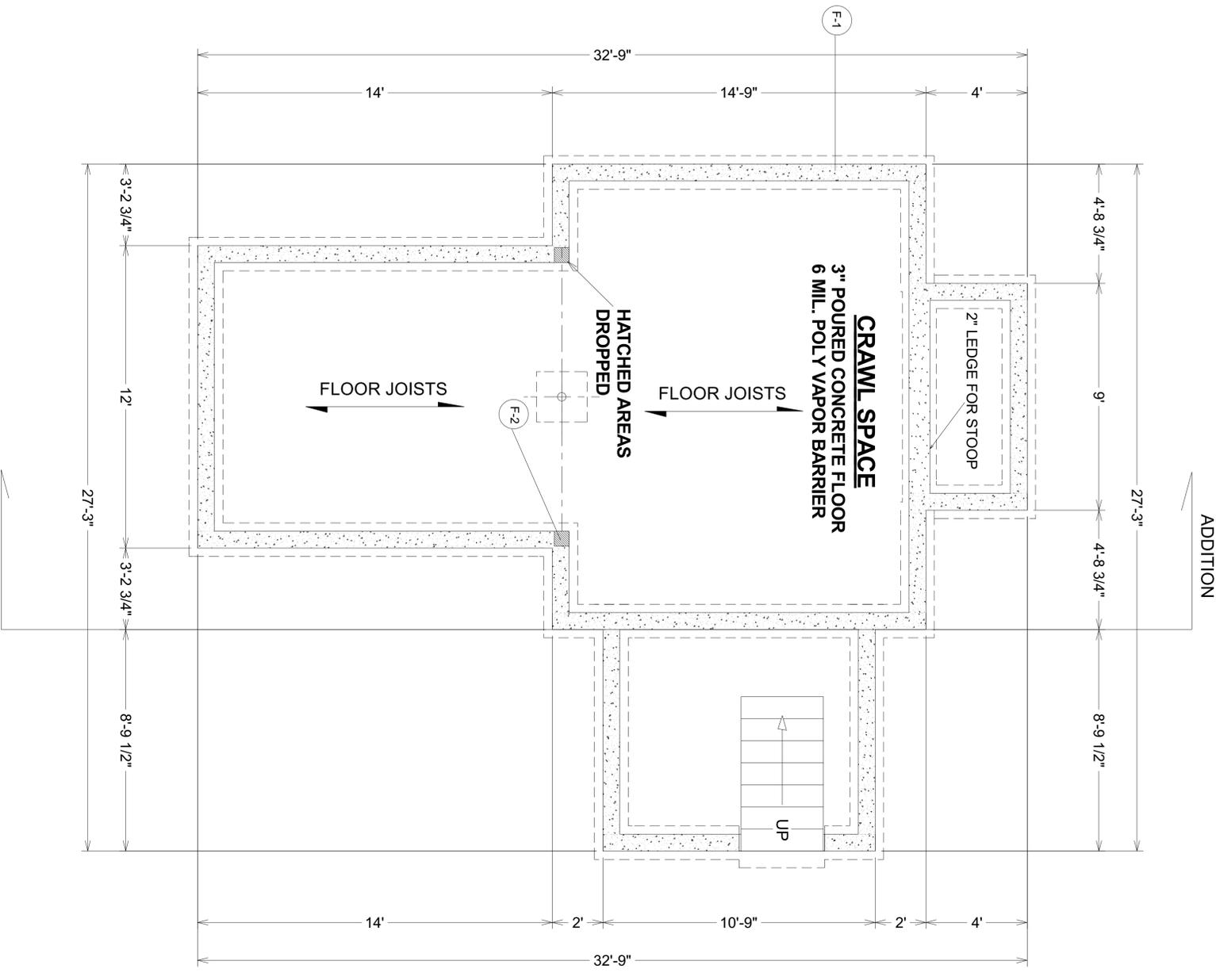
PROJECT DESCRIPTION:  
**WARNER ADDITION**

DRAWINGS PROVIDED BY:  
DATE: 1/22/2015

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**A-2**

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# FOUNDATION PLAN

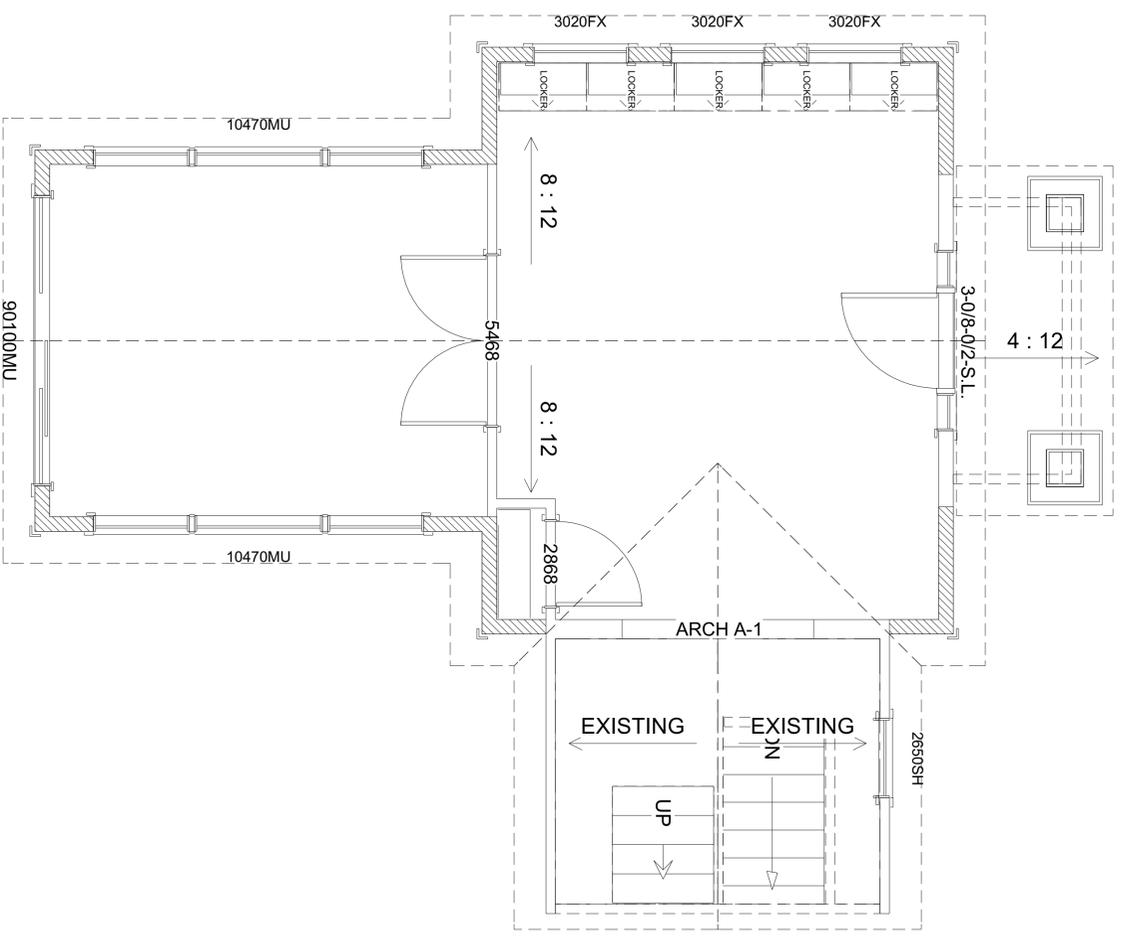
3/8" = 1'-0"

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PROJECT DESCRIPTION:  
**WARNER ADDITION**

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 DATE: 1/22/2015

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**NOTE:**  
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 DWELLING CODE AS PUBLISHED BY THE DEPARTMENT  
 OF COMMERCE OR CONTACT THE LOCAL BUILDING  
 INSPECTOR FOR THEIR OPINION

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# ROOF PLAN

3/8" = 1'-0"

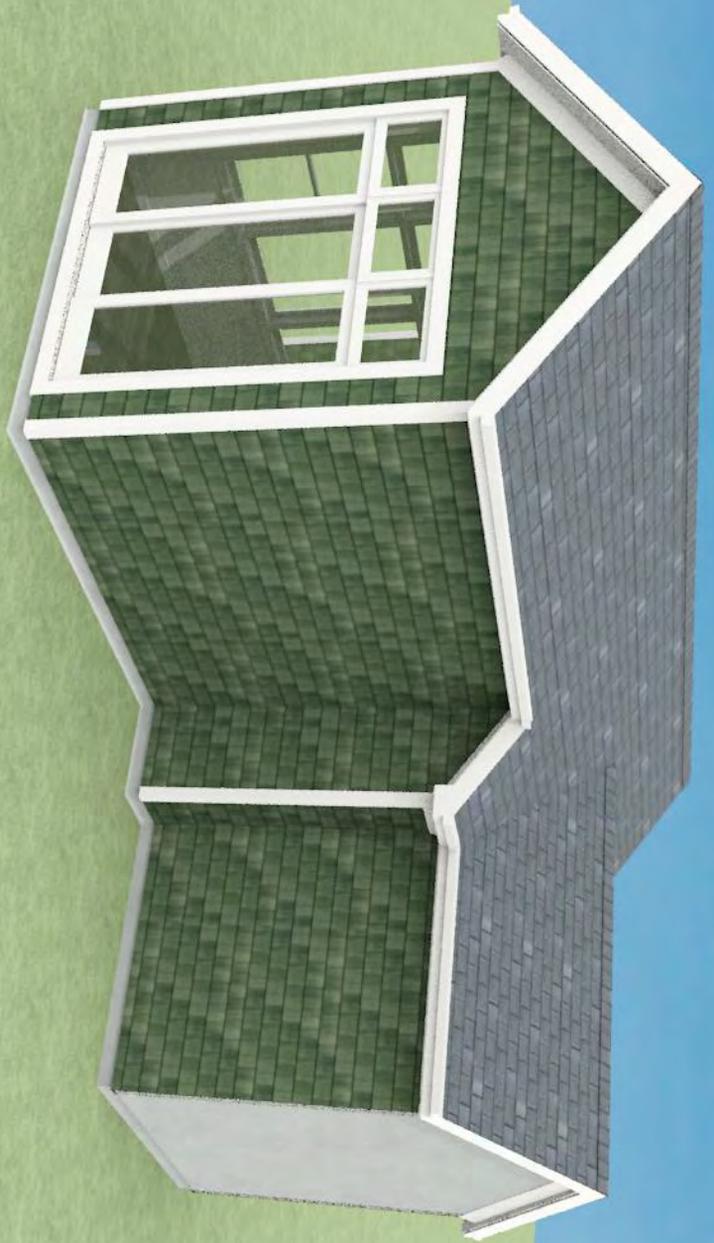
DATE: 1/22/2015	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION: WARNER ADDITION	NO.    REVISION DESCRIPTION    BY    DATE	
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Front (west façade)



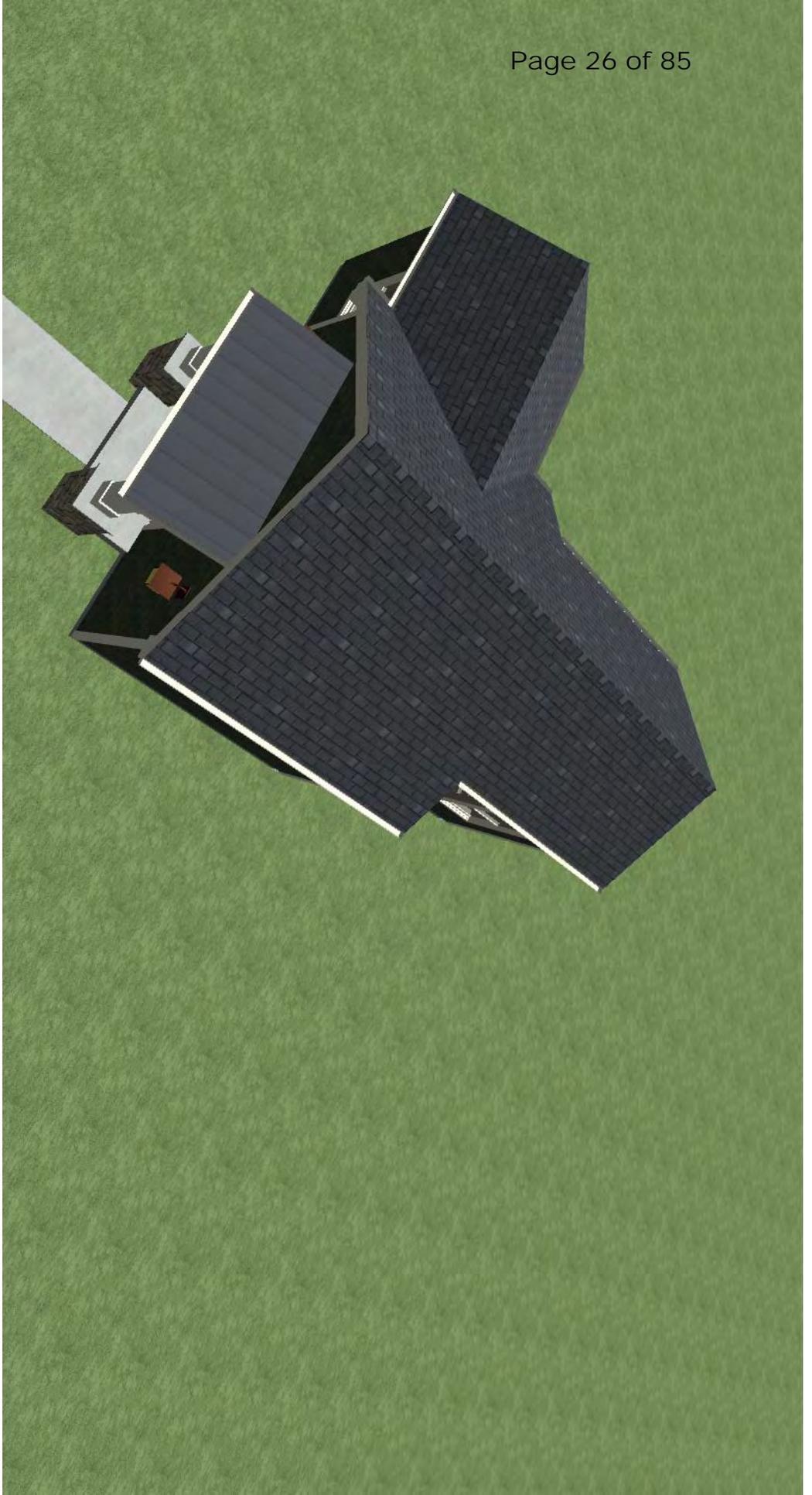
Back (southeast façade)



Back (northeast façade)



Back (southwest façade)

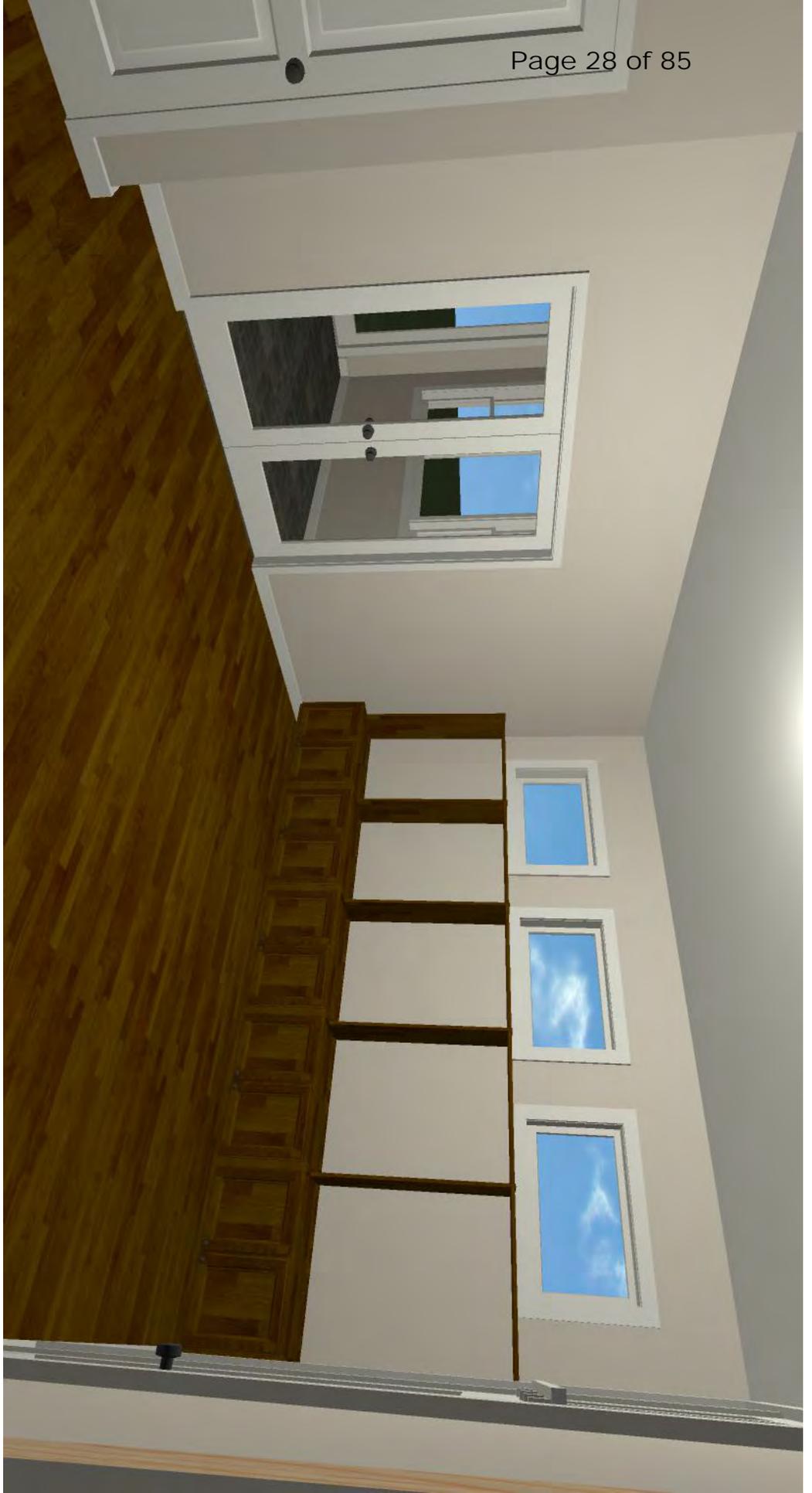


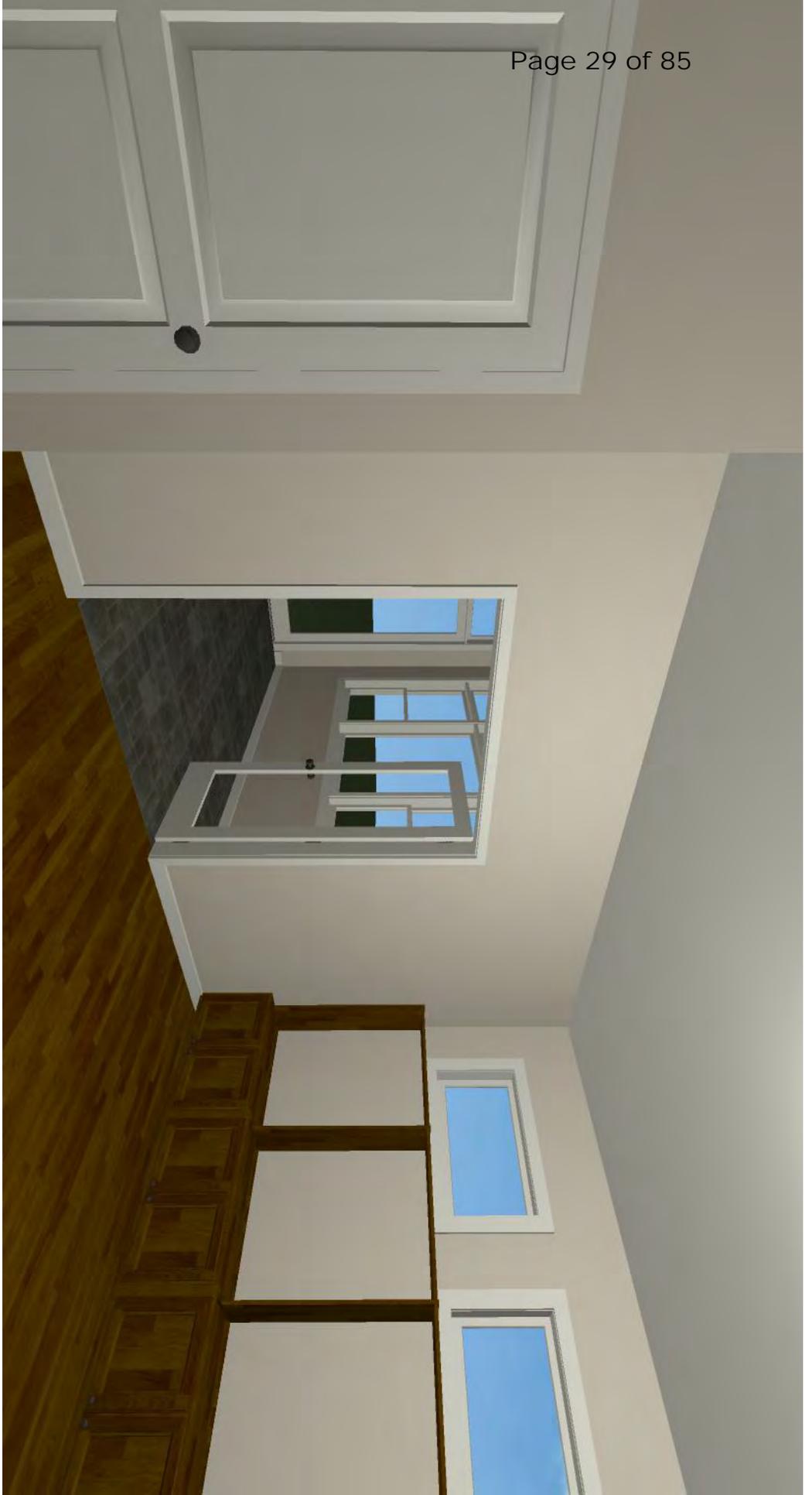
Top View



Interior View 1

Interior View 2





Interior View 3

Interior View 4





# Memo

## Plan Staff

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: 8/27/2015  
Re: Downtown Façade Improvement Grant Program Summary

#### Façade Improvement Grant Program Summary

The façade improvement grant program has been in place for over three years and has attracted 12 participants with project funds totaling \$172,059.49. A spreadsheet has been attached that displays project specifics and fund balances.

Staff anticipates the program continuing for at least another year, however recent interest in the program from a potential applicant with a request likely to exceed the \$30,000 maximum may nearly deplete the funds.

Facade Improvement Grant Program

Project Funding as of 7/28/2015

	Applicant	Business / Project	Address	\$ Approved	\$ Reimbursed	\$ Total	Status
1	Debbie Roman Schrank	Specialized Computers	832 Main St.	\$ 16,425.00	\$ 16,425.00	\$ 16,425.00	Complete
2	& Jay Schrank						
3	Wilfred Fang	Ideal Custom Frames & Gifts	1040 Main St.	\$ 6,767.50	\$ 5,812.50	\$ 5,812.50	Complete
4	Jerry Kowski	The Wooden Chair	1059 Main St.	\$ 11,856.11	\$ 8,780.86	\$ 8,780.86	Complete
5	Troy Hojnacki	Graffiti's Turret	912 Main Street	\$ 5,431.25	\$ 5,027.50	\$ 5,027.50	Complete
6	Troy Hojnacki	1225 Second Street	1125 Second St.	\$ 21,670.00	\$ 14,938.62	\$ 14,938.62	Complete
7	Peter & Connie Spencer	Mattlin Building	920 Clark St.	\$ 16,880.78	\$ 16,648.63	\$ 16,648.63	Complete
8	Mark Grubba	Grubba Jewelers	949 & 937 Main Street	\$ 25,333.00	\$ 16,633.25	\$ 16,633.25	Complete
9	Jeffrey Brown	Kristin's Riverwalk	1140 Clark Street	\$ 9,522.30	\$ 9,522.30	\$ 9,522.30	Complete
10	Noah Eschenbauch	Galaxy Hobby	925-33 Clark Street	\$ 11,766.06	\$ 12,141.06	\$ 12,141.06	Complete
11	Michael Munagian	Yoga Studio	1313 Second Street	\$ 18,149.17	\$ 18,002.19	\$ 18,002.19	Complete
12	Guu Inc.	Restaurant/Bar	1140 Main Street	\$ 30,000.00	-	\$ -	In Progress
	Paradise Solutions Inc.	Security Technology Firm	1043 Union Street	\$ 18,127.58	-	\$ -	In Progress
<b>TOTAL</b>				\$ 191,928.75	\$ 123,931.91	\$ 123,931.91	

<b>Starting Balance</b>	\$ 300,000.00
<b>Allocated Funds</b> (In-progress approved \$ + reimbursed \$)	\$ 172,059.49
<b>Available Funds</b>	\$ 127,490.51
<b>Reimbursed Funds</b>	\$ 123,931.91
<b>Recording Fees</b>	\$ 450.00
<b>Fund Balance</b>	\$ 175,618.09

# Administrative Staff Report



**DBGreen LLC**  
**Façade Grant and Design Review**  
**1055 Main Street**  
**September 2, 2015**

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

<p><b>Applicant(s):</b></p> <ul style="list-style-type: none"> <li>Andrew Green, representing DBGreen LLC.</li> </ul> <p><b>Staff:</b></p> <ul style="list-style-type: none"> <li>Michael Ostrowski, Director <a href="mailto:mostrowski@stevenspoint.com">mostrowski@stevenspoint.com</a></li> <li>Kyle Kearns, Associate Planner <a href="mailto:kkearns@stevenspoint.com">kkearns@stevenspoint.com</a></li> </ul> <p><b>Parcel Number(s):</b></p> <ul style="list-style-type: none"> <li>2408-32-2026-11</li> </ul> <p><b>Zone(s):</b></p> <ul style="list-style-type: none"> <li>"B-3" Central Business District</li> </ul> <p><b>Master Plan:</b></p> <ul style="list-style-type: none"> <li>Downtown District</li> </ul> <p><b>Council District:</b></p> <ul style="list-style-type: none"> <li>District 1 – Doxtator</li> </ul> <p><b>Lot Information:</b></p> <ul style="list-style-type: none"> <li>Actual Frontage: 68 feet</li> <li>Effective Frontage: 68 feet</li> <li>Effective Depth: 133.4 feet</li> <li>Square Footage: 9,069.9</li> <li>Acreage: 0.208</li> </ul> <p><b>Structure Information:</b></p> <ul style="list-style-type: none"> <li>Year Built: 1910 (105 yrs)</li> <li>Number of Stories: 2</li> </ul> <p><b>Current Use:</b></p> <ul style="list-style-type: none"> <li>Vacant – formerly retail</li> </ul> <p><b>Applicable Regulations:</b></p> <ul style="list-style-type: none"> <li>Chapter 22</li> <li>Downtown Design Guidelines</li> <li>Façade Improvement Grant Program Guidelines</li> </ul>	<p><b>Request</b></p> <p>Request from DBGreen LLC., for façade improvement grant funds in the amount of \$119,445.00 and design review for exterior building work at <b>1055 Main Street (Parcel ID 2408-32-2026-11)</b>.</p> <p><b>Attachment(s)</b></p> <ol style="list-style-type: none"> <li>Parcel Data Sheet</li> <li>Application</li> <li>Contractor Bids</li> <li>Site Plan</li> <li>Renderings</li> </ol> <p><b>City Official Design Review / Historic District</b></p> <ol style="list-style-type: none"> <li>Downtown Design Review District</li> <li>Mathias Mitchell Public Square Historic District</li> </ol> <p><b>Staff Recommendation</b></p> <p>Approve, subject to the following condition(s):</p> <ol style="list-style-type: none"> <li>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.</li> <li>The applicant shall inform the designated agent of any changes to window and door activities prior from occurring, upon which the chairperson and designated agent shall have the authority to review and approve changes.</li> <li>Windows and doors shall 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 limited tint due to the high exposure of the sun.</li> <li>The applicant shall submit window and door trim color to be reviewed and approved by the chairperson and designated agent. The color shall be consistent for all window and door trim on the building.</li> <li>New windows and doors shall of the same design and material as originals being restored.</li> <li>Mechanical equipment located on the first floor rooftop (rooftop deck) shall be screened using fencing to be reviewed and approved by the chairperson and designated agent.</li> <li>The applicant shall submit details regarding rooftop fencing, i.e. height, color, etc., to be reviewed and approved by the</li> </ol>
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chairperson and designated agent.

8. Fence supports should be fastened to the facade within brick mortar.
9. All windows shall match that exactly of the window opening.
10. Due to the cost of the project and the request to secure funds over the \$30,000 maximum, a minimum of three bids shall be submitted for the proposed activities. All three bids shall list detailed components or each project activity.
11. All work shall be completed within one year, with extensions up to one additional year to be approved by the chairperson and designated agent.
12. Project must adhere to Façade Improvement Grant Program Guidelines.
13. No funds shall be disbursed until project is fully completed.
14. The chairperson and designated agent shall have the authority to review and/or approve minor amendments to the project.
15. The maximum City participation shall not exceed \$90,000. Individual lines items shall be reviewed and approved upon receiving the two additional bids.

## Vicinity Map



## Scope of Work

---

Mr. Green is requesting façade funds to rehabilitate and renovate 1055 Main Street. Currently, the building is completely vacant, and has been vacant for several years. The applicant is proposing to renovate and fully utilize the building. The second floor is slated for three residential units and two office suites, and the entire first floor is proposed for three commercial suites.

The proposed renovation activities include the following:

### Façade Improvements & Activities:

#### **North Façade (Main Street)**

1. Demolish/remove existing commercial storefront
2. Tuckpoint and repair brick
3. Install four custom reproduction sandstone columns
4. Install new commercial glazing (glass windows)
5. Remove/restore twelve second floor windows

#### **South Façade (Library Parking Lot)**

1. Tuckpoint and repair brick
2. Restore two windows with replica windows
3. Remove/restore six second floor windows and two first floor windows.
4. Remove/replace two first floor doors
5. Install new handrail system around rooftop deck

Further project details can be found in the documents attached. All proposed improvement or renovation must obtain Historic Preservation / Design Review approval.

## Standards of Review

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### **Design Guidelines**

The following standards would apply to this request:

#### **Exterior Walls (Sec. 3.1)**

##### **Masonry (Sec. 3.2.2)**

4. 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:** Brickwork, including tuckpointing is included on the north and south side of the building. Furthermore, the bricks are proposed to be removed in a former window opening to restore the window.

**Findings:** Staff would recommend that type N mortar be used as defined by the American Society for Testing and Materials (ASTM), matching in color and texture to the original mortar.

#### **Windows & Doors (Sec. 3.4)**

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 first floor glass windows and doors are not historically accurate, and are proposed to be replaced with full height glazing. Second floor windows and doors on the north and south façade are proposed to be removed and restored/refurbished and then reinstalled. The applicant is proposing a new window



and picture window unit above the second floor south façade staircase encasement to match window window lines (see photo).

**Findings:** The proposed window and door activities will significantly increase the building aesthetics, as the existing windows have slowly deteriorated. The applicant's proposal will create a more appropriate, historical character to the storefront as well. Those windows and doors that can be restored are proposed, and those where replacement is needed will utilize wood matching closely to the existing and original. Trim color for windows has not been proposed, therefore staff would recommend the applicant submit a trim color to be reviewed and approved by the chairperson and designated agent. Additionally, staff would recommend a consistent window color for all window and door trim. Furthermore, a few windows previously indicated will be placed in covered bricked-in areas (see photo). Staff would recommend those windows be of the same design and material as originals being restored.

3. 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:** The entire storefront glazing is proposed to be replaced and will likely incorporate an aluminum cladding. Two windows are proposed to be replaced on the south façade second floor, with a third potentially replaced on the south façade first floor given its existing concealment. Additional replacements might occur as restoration occurs if certain windows are beyond repair.

**Findings:** Given the uniqueness of the window and door restoration and repair, staff would recommend the applicant inform the designated agent of changes prior to any project window and door work occurring upon which the chairperson and designated agent shall have the authority to review and approve changes.

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

**Analysis:** It is unknown as to what glass is proposed in the storefront and second floor windows.

**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 limited tint due to the high exposure of the sun.

### Storefronts (Sec. 3.7)

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 storefront currently has two entrances and has been lowered in height, allowing for signage via unoriginal paneling fascia. The proposal includes removing the paneling fascia, restoring the full height glazing and restoring three entrances. Furthermore, four architectural columns are proposed, closely matching those found on the original façade.

**Findings:** The applicant is committed to restoring the storefront to its original character. All proposed project activities on the front (north façade) assist in creating an original storefront, with recessed entrances, full height glass, columns, etc. This standard is met.

5. 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:** Historic photos have been provided which identify all elements proposed for the first floor storefront.

**Findings:** This standard is met. The applicant is proposing to almost exactly recreate the original storefront.

### Rear Elevations (Sec. 3.9)

2. Historic structures that are adjacent to rear parking areas or public rights-of-ways are encouraged to utilize rear entrances allowing public and private access. If the rear entrance is public, awnings and other exterior features should be more subdued than those of the primary elevation.

**Analysis:** Two existing rear entrances are proposed to remain and be updated with new doors. Both entrances face a public parking lot. The southeast door will offer access to the first floor, whereas, the southwest door will provide access to the second floor and potentially the first.

**Findings:** This standard is met.

3. Whenever a rear elevation faces a public right-of-way or parking facility, particularly on the waterfront, unnecessary utility lines and equipment should be removed, whenever possible. New utility and mechanical equipment should be placed in inconspicuous locations such as the roof or screened from public view.

**Analysis:** Rooftop mechanical equipment currently exists above the first floor in the area proposed for a rooftop deck.

**Findings:** The applicant has identified that mechanical equipment will be moved to the second floor rooftop or screened. Staff would recommend that mechanical equipment located on the first floor rooftop (rooftop deck) be screened using fencing to be reviewed and approved by the chairperson and designated agent.

#### **Architectural Details (Sec. 3.10)**

2. When architectural components and details must be replaced, the new components or details should match the historic elements as closely as possible in style, proportion and material.

**Analysis:** The applicant is proposing to recreate columns matching closely to those found originally on the structure and depicted in many historic photos. Four full sandstone columns are proposed, which separate the storefront entrances. It is unknown what material original columns were. Furthermore, the columns represent over a third of the total project costs.

**Findings:** Restoring the original design and architectural elements to the building façade certainly matches closely with the design guidelines however also are a large expense within the total budget. This is discussed further in standards below.

#### **Fences & Walls (Sec. 4.6)**

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

**Analysis:** The proposed second floor rooftop fence will be constructed of steel and likely painted black. Details have not been provided regarding the height or attachment method.

**Findings:** A black steel fence should complement the building and other fences found within the downtown district. Staff would recommend further information regarding fence details, to be reviewed by the chairperson and designated agent.

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

**Analysis:** Fence design looks of a simple style from the proposed rendering, with two-rail horizontal supports and vertical rails spanning the length of the fence. Specific fence details are unknown. Attachment appears to occur from the exterior brick via steel supports.

**Findings:** The simple fence design should complement the building. Staff would recommend the applicant submit further details regarding the fence and that steel supports should be fastened to the facade within brick mortar.

## Façade Improvement Grant Standards

The following standards would apply to this request:

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

**Analysis:** The building located at 1055 Main Street falls within the Downtown Design Review District and Mathias Mitchell Public Square District.

**Findings:** This standard is met.

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

**Analysis:** The north façade faces Main Street, whereas the south façade faces the library public parking lot. Entrances exist at both sides of the building.

**Findings:** All rehabilitation activities are proposed to occur on both facades of the building, yet the majority will occur along the north façade. While the south façade does not border a street, it is visible from nearby Clark Street and the public parking lot. This standard is met.

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

**Analysis:** Façade improvement activities proposed include the installation of sandstone columns, removal of storefront glazing and paneling, installation of new glazing, restoration of windows, brick tuckpointing, installation of new doors, and rooftop handrail system.

**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:** Sandstone columns, which similarly match original columns are proposed. It is unknown if the columns were a structure component of the façade, however were a significant architectural component. Decorative brick elements exist on the building, and are proposed to be repaired and tuckpointed.

**Findings:** Proposed project activities will assist in restoring the building to its original character and will not negatively change functionality or building design. Restoration of windows will ensure the originals remain, but are more efficient without changing the appearance. Overall, the applicant's proposed façade improvements will significantly help to add and restore integrity to the building located in the center of the historic district. Although not every improvement activity matches the original, such as the rooftop handrail system, proposed materials compliment the building and design. This standard is met.

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

**Analysis:** The applicant has submitted only one bid from a contractor (Guzman Case Corporation). The bid includes are each proposed project activity on separate line items.

**Findings:** Staff would recommend the applicant submit a second bid, or multiple bids for all proposed building improvement activities to be reviewed and approved by the chairperson and designated agent. The lower costs for approved building improvement project activities shall be reflected in the project budget and total maximum City participation.

**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
Windows/ Glazing	1. Remove & Restore 12 Second Floor windows (north façade)	a. Guzman Case Corp - \$19,200.00	\$9,600.00
	2. Remove & Restore eight Second Floor windows (south façade) and 1 window in new opening	a. Guzman Case Corp. - \$16,050.00	\$8,025.00
	3. Remove commercial storefront (north façade) windows/doors and install new storefront	a. Guzman Case Corp. - \$66,040.00	\$33,020.00
	4. Install two wood windows on first floor (south façade)	a. Guzman Case Corp. - \$3,700.00	\$1,850.00
Doors	1. Refurbish/install three new wood frame second floor doors (south façade)	a. Guzman Case Corp. - \$8,400.00	\$4,200.00
	2. Re-build /refurbish two first floor south façade entry doors	b. Guzman Case Corp. - \$6,250.00	\$3,125.00
Masonry	1. North façade brick conditioning / tuckpointing	a. Guzman Case Corp. - \$8,500.00	\$4,250.00
	2. South façade brick conditioning / tuckpointing	a. Guzman Case Corp. - \$13,700.00	\$6,850.00
	3. Reconstruct and install four north façade reproduction sandstone columns	a. Guzman Case Corp. - \$88,700.00	\$44,350.00
Fencing	1. Install new steel guard rail on south façade rooftop porch	a. Guzman Case Corp. - \$8,350.00	\$4,175.00
<b>TOTALS</b>		\$238,890.00	\$119,445.00

**Findings:** The applicant is requesting a total grant award of \$119,445.00. Only one bid for complete work has been submitted which is significantly over the maximum amount. Therefore, the request must also receive review and approval from the City Finance Committee and Common Council. Given the size of the request, staff would recommend that a minimum of three bids be submitted for project activities, which is one more than a normal request. Upon initial review of the project staff feels a larger request for funds is warranted given the building's size and potential impact to the downtown area. However, the \$120,000 request will nearly deplete most of the funds left in the program. At this point, staff would recommend approving up to \$90,000 of grant funds for the entire project. Staff feels that this can be justified in that this building will have three separate storefronts and will drastically change the aesthetics and viability of the area.

**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, masonry, etc. are provided in the above section.

**Findings:** The applicant's requests are somewhat met. The rooftop handrail system is not historic to the building but will create an added element for the apartments and improve aesthetics on the south façade. See the analysis and findings in the above section.

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

**Analysis:** Interior work is also proposed. Proper building permits should be obtained for interior and exterior building improvements.

**Findings:** This standard is met.

## Ranking of Projects for Grant Funds

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

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

**Findings:** This building improvement project request was likely sparked from other projects within the downtown. It is one of the most prominent vacant buildings in downtown and along Main Street. The aesthetics of the area and on Main Street will greatly improve with the proposed renovation and eventually commercial use on the first floor. Interior renovations are proposed for the building as well, which will likely raise the property value.

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

**Findings:** The building has sat vacant for several years, with the second floor in particular being vacant for decades. With minimal maintenance, the building likely would have continued to degrade. With new ownership, interior and exterior renovation will assist in stopping any degradation and restore the building. Furthermore, the project will significantly increase the building's efficiency and aesthetics, along with its marketability to any prospective business in the future.

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

**Findings:** Much of the architecture on the front façade has been removed and/or covered. The proposed request involves removing paneling to expose the original lintel and install reproduction sandstone columns. The applicant has submitted historic photos which identify the architectural columns that have since been removed. Furthermore, restoration of existing windows is proposed, rather than the installation of new windows. The restoration proposed will greatly assist in restoring historical integrity and architecture elements.

**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. Ornate brick detail exists on the building above and around windows. Furthermore, the massive building size creates a large storefront, which was partially hidden. Brick work will assist to maintain the ornate detailing. In addition, the new storefront and columns will open the storefront as it once was. Many building features previously lost will be restored.

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

**Findings:** The property has been vacant for several years. The owner has received a conditional use permit to construct three second floor apartments. The apartments will have access to a proposed rooftop deck on the

south side of the building. Once renovation is complete, the overall appearance shall be much more aesthetically appealing, especially with multiple uses.

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

**Findings:** The applicant has reached out to several community members to gain insight on the building's history and architectural features. In addition, the applicant is working with the state's historic preservation architect to apply for historic tax credits and ensure measures are taken to maintain and improve the historic integrity. It is anticipated that the renovation will attract additional customers and marketability to the future business, which will help to ensure growth downtown.

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

**Findings:** The project will assist in creating luxury apartments for workers likely employed in downtown, while also create tenant space for one to three businesses that may have multiple employees. Furthermore, second floor office suites are proposed.

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

**Findings:** The proposed renovation includes: one to three commercial storefronts, accessible via a common entrance; two second floor office suites; and three second floor apartment units, ranging from one to three bedrooms. It is evident that a mix of uses are proposed to maximize the building's space.

After review and based on the findings mentioned above, staff recommends approving the façade improvement grant contract and design review of proposed renovation and rehabilitation activities at 1055 Main Street with the conditions outlined on page one of the staff report. The applicant is committed to restoring several original and architectural building elements that will significantly improve the character of not only the building but the downtown as well. Additional information and review is required for certain project activities.

Building Images



North Façade (Facing Main Street)



North Façade (Facing Main Street)



South Façade



South Façade (First Floor)



South Façade (Entrance)



South Façade (Rooftop)

Name and Address		Parcel #	Alt Parcel #	Land Use
DBGreen LLC 605 N Maple Bluff Ct Stevens Point, WI 54482		240832202611	240832202611	Store, Retail / Warehouse
		Property Address		Neighborhood
		1055 Main St		Cntrl Bus & 2nd St area(Comm)
Subdivision		Zoning		
Display Note		Metes And Bounds		B3-CENTRAL BUSINESS

**OWNERSHIP HISTORY**

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
DBGreen LLC	7/17/2015	\$115,000	Warranty Deed	808644		Land & Build.
Robert T Wray II et al	10/4/2012	\$0	Transfer on Death	776589		Land & Build.
Anita F Wray	10/16/2008	\$0	Transfer on Death	723708		Land & Build.
Anita F Wray	10/15/2008	\$0	Quit Claim Deed	723705		Land & Build.

**SITE DATA**

**PERMITS**

Actual Frontage	Effective Frontage	Effective Depth	Square Footage	Acreage	Date	Number	Amount	Purpose	Note
68.0	68.0	133.4	9,069.9	0.208					

**2015 ASSESSED VALUE**

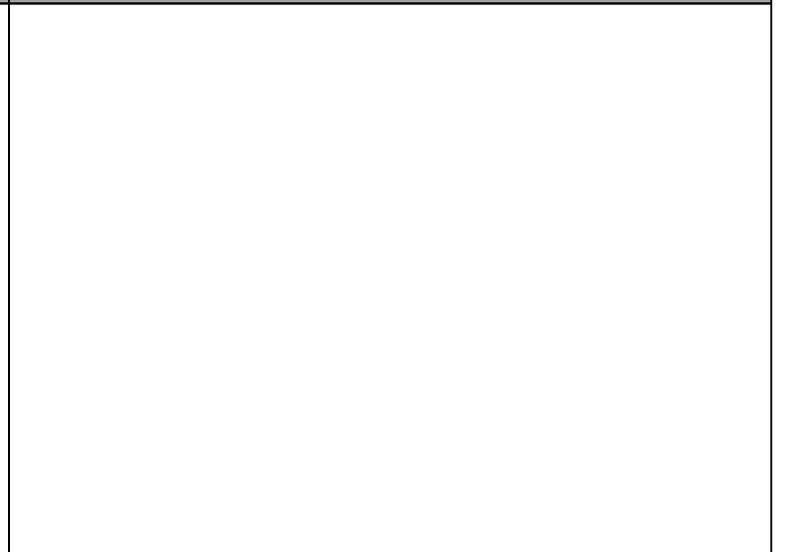
Class	Land	Improvements	Total
(2) - B-Commercial	\$59,900	\$182,200	\$242,100
<b>Total</b>	<b>\$59,900</b>	<b>\$182,200</b>	<b>\$242,100</b>

**LEGAL DESCRIPTION**

PRT NE NW S32 T 24 R8 COM 422' E OF NE COR LOT 3 BLK 5 ORIG PLAT TH 68.5' S TO 1/8 LN; E 68.5' N TO POB & THAT PRT DES IN 226/196 509/1185-88-JT ESMT FOR ING & EGR 808644

**PROPERTY IMAGE**

**PROPERTY SKETCH**



Name and Address		Parcel #	Alt Parcel #	Land Use
DBGreen LLC 605 N Maple Bluff Ct Stevens Point, WI 54482		240832202611	240832202611	Store, Retail / Warehouse
		Property Address		Neighborhood
		1055 Main St		Cntrl Bus & 2nd St area(Comm)
		Subdivision		Zoning
Display Note		Metes And Bounds		B3-CENTRAL BUSINESS

**BUILDING SUPERSTRUCTURE DATA**

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Store, Retail (D avg)	1910	8,160	Wood Frame - Avg	12
1	2	Warehse, Storage (D avg)	1910	6,800	Wood Frame - Avg	12

<b>Total Area</b>		14,960
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**BASEMENT DATA**

**COMPONENTS**

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Store, Retail - Unfin Bsmnt	8,160				

**DETACHED IMPROVEMENTS**

Structure	Year Built	Square Feet	Grade	Condition

**SITE IMPROVEMENTS**

**STRUCTURE DATA**

Site Improvement	Units	Age	50
		Year Built	1910
		Eff. Year	1965
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	2.00
		Business Name	Laabs Music w/apt

Department of Community Development Kyle  
 City of Stevens Point Economic Development  
 1515 Strongs Avenue Ph: (715) 346-1567 Stevens  
[kkearns@stevenspoint.com](mailto:kkearns@stevenspoint.com) [stevenspoint.com](http://stevenspoint.com)



Kearns  
 Specialist

Point, WI 54481 Fax: (715) 346-1498

### Façade Improvement Grant Program Application

Date Submitted	19 August 2015	Date Reviewed		Approved	Yes <input type="checkbox"/> (\$ _____) No <input type="checkbox"/>
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**ADMINISTRATIVE SUMMARY (Staff Use Only)**

**APPLICANT/OWNER INFORMATION**

APPLICANT INFORMATION		Owner Information (Same as Applicant? <input type="checkbox"/> )	
Applicant Name	<b>DBGreen, LLC</b>	Contact Name	<b>Andrew W. Green</b>
Address	<b>605 N. Maple Bluff Ct.</b>	Address	
City, State, Zip	<b>Stevens Point, WI 54482</b>	City, State, Zip	
Telephone	<b>N/A</b>	Telephone	
Cell	<b>715-459-6107</b>	Cell	
Fax	<b>N/A</b>	Fax	
Email	<b>dbgreen.llc@charter.net</b>	Email	

**PROJECT SUMMARY**

Scope of Work to be Undertaken (attach contractor estimates, if available)	
<p><b>Restore NORTH side of the building to the original 1908 design.</b></p> <ul style="list-style-type: none"> <li>➤ Demo exiting brown steel facade, infill brick, and existing glazing thereby exposing the original lintel.</li> <li>➤ Install (4) custom, reproduction sandstone columns.</li> <li>➤ Install new glazing</li> <li>➤ Restore the existing wood windows.</li> <li>➤ Tuck point the brickwork.</li> </ul>	<p><b>Restore SOUTH side of the building to the original 1908 design.</b></p> <ul style="list-style-type: none"> <li>➤ Demo (2) window infills and replace with replica windows.</li> <li>➤ Restore (6) existing wood windows.</li> <li>➤ Tuck point the brickwork.</li> <li>➤ Replace (2) entry doors on the first floor.</li> <li>➤ Install a new handrail system around deck</li> </ul>

Describe the Positive Impact Your Project will Bring to Stevens Point	
<ul style="list-style-type: none"> <li>➤ The project supports the Mission Statement of the Stevens Point Historical Preservation Committee, as well as the County, State and Federal Societies and their initiatives. It will restore a once grand building to its original glory, and will continue to drive economic development in the downtown district.</li> <li>➤ This upgrade is part of a larger project to restore the first floor for retail/commercial use, and to develop (3) luxury apartments on the second floor.</li> <li>➤ This development will bring additional residents to the Downtown, which in turn will economically support the current influx of new business ventures in the Downtown area. One of the common suggestions heard in the recent town-hall meetings for the Comprehensive Plan was the need to increase the density of residents in the Downtown area, and specifically, that luxury apartments would be needed.</li> </ul>	<ul style="list-style-type: none"> <li>➤ DBGreen, LLC has engaged the services of Wendell Nelson of Stevens Point, noted Architectural Historian, for research and as a resource for this project.</li> <li>➤ The restoration of the façade of 1055 Main Street will be a focal point for the Downtown and will ultimately drive additional investment.</li> <li>➤ This will be the most significant historical restorations in recent history and will be the catalyst for additional development in the Downtown Area.</li> <li>➤ It will draw visitors to the Downtown which will result in additional revenue for local business.</li> <li>➤ The local economy will receive a large lift during construction, and then there will be ongoing job creation from the new retail/commercial businesses that will be established.</li> <li>➤ Without this grant the project at 1055 Main Street cannot move forward.</li> </ul>
<b>Total Cost of Project Improvements</b>	<b>Amount of Matching Grant Assistance Requested</b>
\$ 238,890	\$ 119, 445
<b>Estimated Start Date</b>	<b>Estimated Completion Date</b>
Upon Approval	The majority of the work will be completed within 6 months from approval.
<b>Number of Commercial Tenant Spaces Within the Building</b>	<b>Number of Residential Tenant Spaces Within the Building</b>
Three (3) NEW Retail/Commercial Spaces	Three (3) NEW Residential Tenant Spaces.

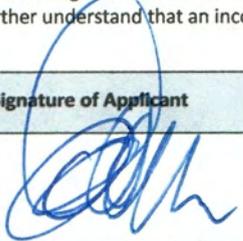
**EXHIBITS (The following materials must accompany your application in order to be considered for matching grant assistance funding)**

Complete detailed list of project revenues and expenses.	<input checked="" type="checkbox"/>	<b>Additional Exhibits If Any (List):</b>
Two bids from qualified contractors detailing the cost of the work to be done.	<input checked="" type="checkbox"/>	See attach cost breakdown contained with the included quotation.
Drawings detailing all of the work to be completed as part of the project.	<input checked="" type="checkbox"/>	Note that one (1) bid is attached. Because of the fast track nature of this project it was not possible to obtain multiple bids in time for grant submission. Once the grant is approved then additional bids will be obtained and reviewed with the Department of Economic Development prior to proceeding.

A description/sample of project materials and colors.	<input checked="" type="checkbox"/>	Currently under review with the State Historic Restoration Architect. It will also require approval of the Stevens Point Historic Preservation Society.
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
			



**GUZMAN CASE CORPORATION**

ARCHITECT • BUILDER • CONTRACTOR  
3525 PATCH STREET STEVENS POINT, WI 54481 (715) 344-6777 FAX (715) 344-6933

August 20, 2015

Andrew Green

Re: 1055 Main Street  
Stevens Point, WI 54481

**PROJECT: North Facade**

**(12) wood windows**

<b>Refinish, and tighten-fit of frames.....</b>	<b>\$19,200.00</b>
<b>Remove existing store front glazing, and</b>	
<b>Remove existing display ledge.....</b>	<b>\$13,680.00</b>
<b>Remove existing steel fascia.....</b>	<b>\$6,700.00</b>
<b>Remove existing brick, clay tile and bottom steel lintel.....</b>	<b>\$8,700.00</b>
<b>(4) Column fabrication, and installation.....</b>	<b>\$88,700.00</b>
<b>Brick conditioning / tuck pointing.....</b>	<b>\$8,500.00</b>
<b>Curtain wall glazing.....</b>	<b>\$36,960.00</b>

**Total fee for North facade.....\$182,440.00**

**(9) Wood windows**

<b>(1) Open masonry infill and install new to match wood window unit</b>	
<b>in the upper portion above the stair enclosure.....</b>	<b>\$3,250.00</b>
<b>(8) Refinish, and tighten-fit of frames.....</b>	<b>\$12,800.00</b>
<b>(3) Second floor doors, refurbish / install new</b>	
<b>wood frame units in the openings.....</b>	<b>\$8,400.00</b>
<b>Re-build the existing delivery door to facilitate</b>	
<b>a luxury apartment entrance.....</b>	<b>\$4,300.00</b>
<b>Re refurbish the existing entry door.....</b>	<b>\$1,950.00</b>
<b>Remove the existing (2) windows on the first floor and install new wood frame</b>	
<b>units detailed as original.....</b>	<b>\$3,700.00</b>
<b>Fabricate and install new guard rail at balcony edge.....</b>	<b>\$8,350.00</b>
<b>Brick conditioning / tuck pointing.....</b>	<b>\$13,700.00</b>

**Total fee for South facade.....\$56,450.00**

**Total fee for the project .....\$238,890.00**

Submitted By:

Accepted By:

*Jackson A Case AAA*  
Guzman Case Corporation

\_\_\_\_\_

DB Green LLC

\_\_\_\_\_  
President  
Title

\_\_\_\_\_  
Title

\_\_\_\_\_  
August 21, 2015  
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 Statutes "Liens" Chapter 779 covering 779.01 to 79.17.



1 North Elevation  
1/8" = 1'-0"

# North Elevation

#	Note
1	Tuck point existing brick
2	Existing Steel Lintel, Primed and Painted
3	Storefront Glazing
4	Insulated panels

PRELIMINARY

## 1055 Main Street Historic Renovation

1055 Main Street  
Stevens Point, WI 54481



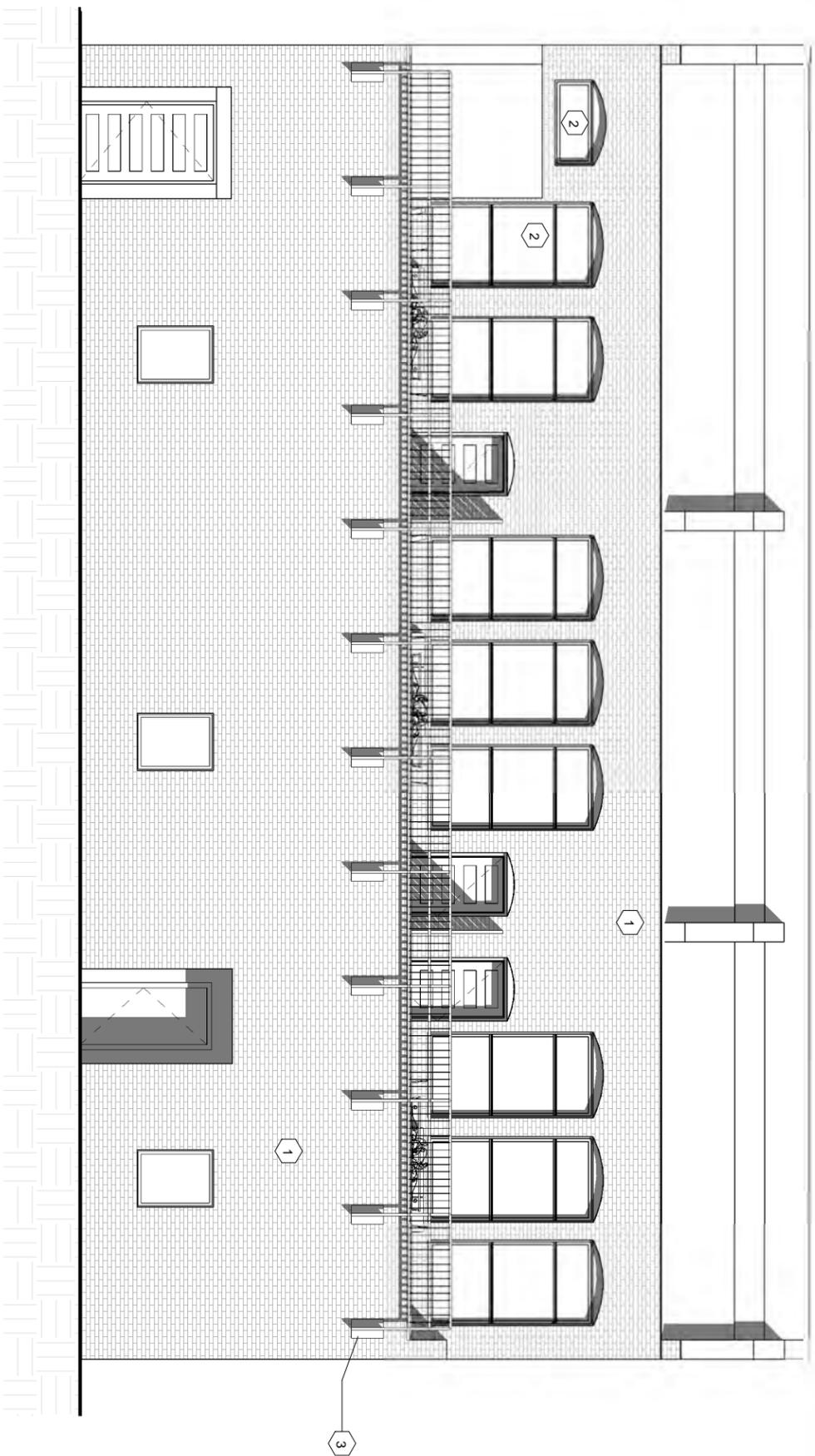
GUZMAN CASE CORPORATION  
3525 Patch St. Stevens Point, WI 54481  
(715) 344-6777

Project #: 1522

Date: 08/10/2015

Page: 4.1

1 South Elevation  
1/8" = 1'-0"



## South Elevation

#	Note
1	Tuck point existing brick.
2	Remove brick and frame in window.
3	Primed and painted steel guardrail.

PRELIMINARY

# 1055 Main Street Historic Renovation

1055 Main Street  
Stevens Point, WI 54481



GUZMAN CASE CORPORATION  
3525 Patch St. Stevens Point, WI 54481  
(715) 344-6777

Project #: 1522

Date: 08/10/2015

Page: 4.2

# Facade Grant Application – Supplemental Information

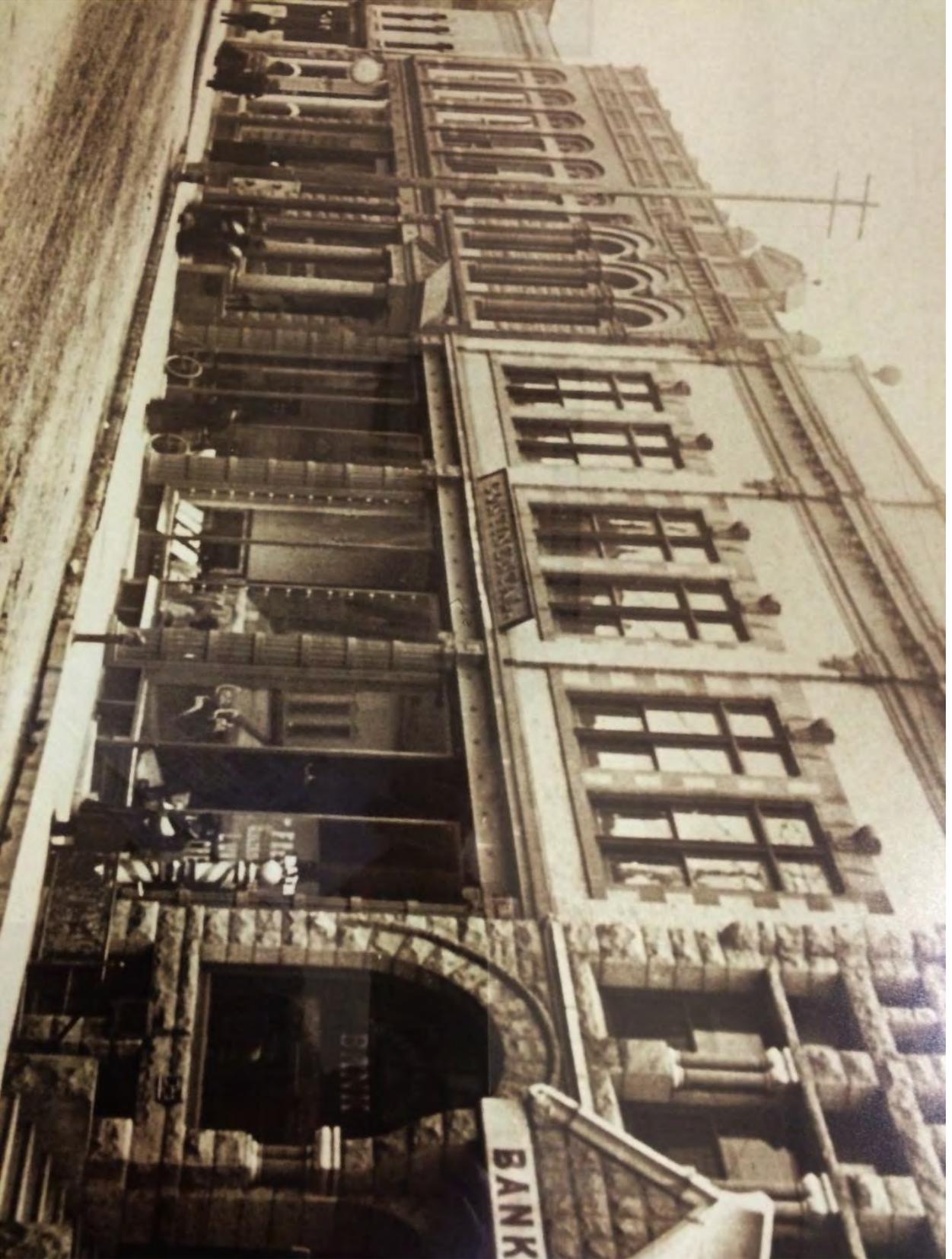
Property: 1055 Main Street    Owner: DBGreen, LLC

## Facade – Present Day





Original Facade, Circa 1908



**Renovated/Restored Façade – Coming Late 2015**





## Facade Grant Application – Supplemental Information # 2

### Façade Colors, Window Detail, South Handrail Detail

Property: 1055 Main Street    Owner: **DBGreen, LLC**

After much consultation with the State Preservation Architect (contact information follows), we have come to an agreement. Please see below additional information regarding colors for the façade, Window Specifications, and details of the South handrail.

Jen Davel

Preservation Architect

Wisconsin Historical Society

816 State St, Rm 312, Madison WI 53706

Phone: 608-264-6490

FAX: 608-264-6504

Email: [Jen.Davel@wisconsinhistory.org](mailto:Jen.Davel@wisconsinhistory.org)

### Façade colors:

The original sandstone columns were most likely the same reddish color that still exists on the upper part of the building. That will be the color of the replica columns.

Because of the size of the windows, there are very little exposed surfaces that will require paint. In that period of time it was most likely a very dark green, with black highlights as necessary – this will be used when required.

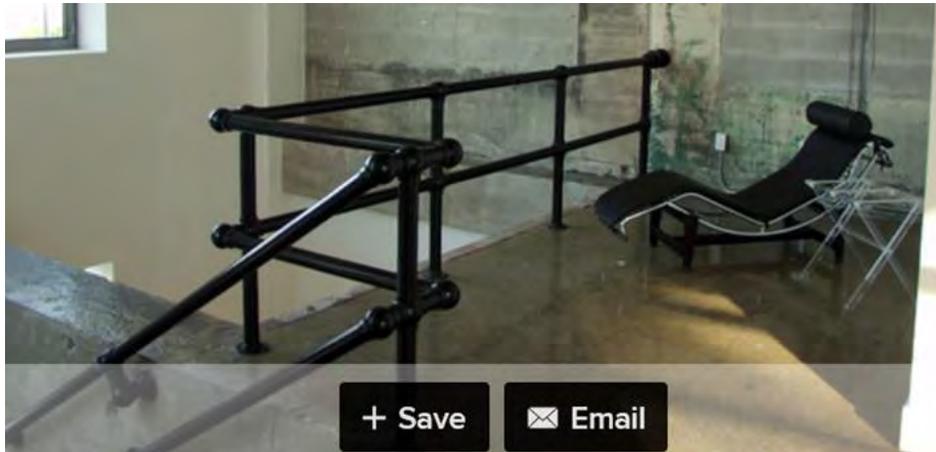
### Window Detail:

**From the Department of the Interior Standard for Rehabilitation/Restoration of Historic Buildings:**

**“Glass characteristics.** A replacement window can have insulated glass as long as it does not compromise other important aspects of the window match. The glass must be clear and nonreflective with a visual light transmittance of 72 or higher.”

**South handrail:**

The handrails that would match this period of time would be metal, painted black. A photograph example follows:



**Project Specifications:**

Please note that all design specifications for this project are regulated by:

The National Park Service, Department of the Interior, Technical Preservation Services:

**Preserving our nation's historic buildings.**

Technical Preservation Services develops historic preservation policy and guidance on preserving and rehabilitating historic buildings, administers the Federal Historic Preservation Tax Incentives Program for rehabilitating historic buildings, and sets the Secretary of the Interior's Standards for the Treatment of Historic Properties.

According to the following:

## **The Secretary of the Interior's Standards**

The Secretary of the Interior's Standards for the Treatment of Historic Properties are common sense historic preservation principles in non-technical language. They promote historic preservation best practices that will help to protect our nation's irreplaceable cultural resources.

[Standards for Preservation](#)

[Standards for Rehabilitation](#)

[Standards for Restoration](#)

[Standards for Reconstruction](#)

[History of the Standards](#)

[Guidelines for the Treatment of Historic Properties](#)

[Guidelines for the Treatment of Cultural Landscapes](#)

[Guidelines for Rehabilitating Historic Buildings](#)

[Guidelines on Sustainability](#)

## **Case for using existing materials in this restoration:**

The new façade will be an exact replica of the circa 1908 façade, of which there exists photographic evidence. There is no doubt that this will be the most costly of all options. It is however historically Correct, and will provide the maximum impact to the Downtown character.

From the Department of the interior:

The Secretary of the Interior's Standards for Rehabilitation require that "deteriorated architectural features be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual properties." Substitute materials should be used only on a limited basis and only when they will match the appearance and general properties of the historic material and will not damage the historic resource.

## **Introduction** [return to top ▲](#)

When deteriorated, damaged, or lost features of a historic building need repair or replacement, it is almost always best to use historic materials. In limited circumstances substitute materials that imitate historic materials may be used if the appearance and properties of the historic materials can be matched closely and no damage to the remaining historic fabric will result.

Great care must be taken if substitute materials are used on the exteriors of historic buildings. Ultraviolet light, moisture penetration behind joints, and stresses caused by changing temperatures can greatly impair the performance of substitute materials over time. Only after consideration of all options, in consultation with qualified professionals, experienced fabricators and contractors, and development of carefully written specifications should this work be undertaken.



In the reconstruction of the clock tower at Independence Hall, the substitute materials used were cast stone and wood with fiberglass and polyester bronze ornamentation. Photo: NPS files.

The practice of using substitute materials in architecture is not new, yet it continues to pose practical problems and to raise philosophical questions. On the practical level the inappropriate choice or improper installation of substitute materials can cause a radical change in a building's appearance and can cause extensive physical damage over time. On the more philosophical level, the wholesale use of substitute materials can raise questions concerning the integrity of historic buildings largely comprised of new materials. In both cases the integrity of the historic resource can be destroyed.

Some preservationists advocate that substitute materials should be avoided in all but the most limited cases. The fact is, however, that substitute materials are being used more frequently than ever in preservation projects, and in many cases with positive results. They can be cost-effective, can permit the accurate visual duplication of historic materials, and last a reasonable time. Growing evidence indicates that with proper planning, careful specifications and supervision, substitute materials can be used successfully in the process of restoring the visual appearance of historic resources.

This Brief provides general guidance on the use of substitute materials on the exteriors of historic buildings. While substitute materials are frequently used on interiors, these applications are not subject to weathering and moisture penetration, and will not be discussed in this Brief. Given the general nature of this publication, specifications for substitute materials are not provided. The guidance provided should not be used in place of consultations with qualified professionals. This Brief includes a discussion of when to use substitute materials, cautions regarding their expected performance, and descriptions of several substitute materials, their advantages and disadvantages. This review of materials is by no means comprehensive, and attitudes and findings will change as technology develops.

# Historical Use of Substitute Materials [return to top ▲](#)

The tradition of using cheaper and more common materials in imitation of more expensive and less available materials is a long one. George Washington, for example, used wood painted with sand-impregnated paint at Mount Vernon to imitate cut ashlar stone. This technique along with scoring stucco into block patterns was fairly common in colonial America to imitate stone.

Molded or cast masonry substitutes, such as dry-tamp cast stone and poured concrete, became popular in place of quarried stone during the 19th century. These masonry units were fabricated locally, avoiding expensive quarrying and shipping costs, and were versatile in representing either ornately carved blocks, plain wall stones or rough cut textured surfaces. The end result depended on the type of patterned or textured mold used and was particularly popular in conjunction with mail order houses. Later, panels of cementitious permastone or formstone and less expensive asphalt and sheet metal panels were used to imitate brick or stone.



Substitute materials need to be located with care to avoid damage. The fiberglass column base has chipped, whereas the historic cast iron would have remained sound. Photo: NPS files.

Metal (cast, stamped, or brake-formed) was used for storefronts, canopies, railings, and other features, such as galvanized metal cornices substituting for wood or stone, stamped metal panels for Spanish clay roofing tiles, and cast-iron column capitals and even entire building fronts in imitation of building stone.

Terra-cotta, a molded fired clay product, was itself a substitute material and was very popular in the late 19th and early 20th centuries. It simulated the appearance of intricately carved stonework, which was expensive and time-consuming to produce. Terra cotta could be glazed to imitate a variety of natural stones, from brownstones to limestones, or could be colored for a polychrome effect.

Nineteenth century technology made a variety of materials readily available that not only were able to imitate more expensive materials but were also cheaper to fabricate and easier to use. Throughout the century, imitative materials continued to evolve. For example, ornamental window hoods were originally made of wood or carved stone. In an effort to find a cheaper substitute for carved stone and to speed fabrication time, cast stone, an early form of concrete, or cast-iron hoods often replaced stone. Toward the end of the century, even less expensive sheet metal hoods, imitating stone, also came into widespread use. All of these materials, stone, cast stone, cast iron, and various pressed metals were in production at the same time and were selected on the basis on the basis of the availability of materials and local craftsmanship, as well as durability and cost. The criteria for selection today are not much different.

Many of the materials used historically to imitate other materials are still available. These are often referred to as the traditional materials: wood, cast stone, concrete, terra cotta and cast metals. In the last few decades, however, and partly as a result of the historic preservation movement, new families of synthetic materials, such as fiberglass, acrylic polymers, and epoxy resins, have been developed and are being used as substitute materials in construction. In some respects these newer products (often referred to as high tech materials) show great promise; in others, they are less satisfactory, since they are often difficult to integrate physically with the porous historic materials and may be too new to have established solid performance records.

## When to Consider Using Substitute Materials in Preservation Projects

[return to top ▲](#)

Because the overzealous use of substitute materials can greatly impair the historic character of a historic structure, all preservation options should be explored thoroughly before substitute materials are used. It is important to remember that the purpose of repairing damaged features and of replacing lost and irreparably damaged ones is both to match visually what was there and to cause no further deterioration. For these reasons it is not appropriate to cover up historic materials with synthetic materials that will alter the appearance, proportions and details of a historic building and that will conceal future deterioration.

Some materials have been used successfully for the repair of damaged features such as epoxies for wood infilling, cementitious patching for sandstone repairs, or plastic stone for masonry repairs.

Repairs are preferable to replacement whether or not the repairs are in kind or with a synthetic substitute material.

In general, four circumstances warrant the consideration of substitute materials:

1. the unavailability of historic materials;
2. the unavailability of skilled craftsmen;
3. inherent flaws in the original materials; and
4. code-required changes (which in many cases can be extremely destructive of historic resources).



The core of a deteriorated wood outrigger was first drilled out. Photos (left and right): Courtesy, Harrison Goodall.



An inert material was injected into the hollow outrigger, permitting the outer wood to be retained and preserved.

Cost may or may not be a determining factor in considering the use of substitute materials. Depending on the area of the country, the amount of material needed, and the projected life of less durable

substitute materials, it may be cheaper in the long run to use the original material, even though it may be harder to find.

Due to many early failures of substitute materials, some preservationist are looking abroad to find materials (especially stone) that match the historic materials in an effort to restore historic buildings accurately and to avoid many of the uncertainties that come with the use of substitute materials.

## **1. The unavailability of the historic material.**

The most common reason for considering substitute materials is the difficulty in finding a good match for the historic material (particularly a problem for masonry materials where the color and texture are derived from the material itself). This may be due to the actual unavailability of the material or to protracted delivery dates. For example, the local quarry that supplied the sandstone for a building may no longer be in operation. All efforts should be made to locate another quarry that could supply a satisfactory match. If this approach fails, substitute materials such as dry-tamp cast stone or textured precast concrete may be a suitable substitute if care is taken to ensure that the detail, color and texture of the original stone are matched. In some cases, it may be possible to use a sand-impregnated paint on wood as a replacement section, achieved using readily available traditional materials, conventional tools and work skills. Simple solutions should not be overlooked.

## **2. The unavailability of historic craft techniques and lack of skilled artisans.**

These two reasons complicate any preservation or rehabilitation project. This is particularly true for intricate ornamental work, such as carved wood, carved stone, wrought iron, cast iron, or molded terra cotta. However, a number of stone and wood cutters now employ sophisticated carving machines, some even computerized. It is also possible to cast substitute replacement pieces using aluminum, cast stone, fiberglass, polymer concretes, glass fiber reinforced concretes and terra cotta. Mold making and casting takes skill and craftsmen who can undertake this work are available. Efforts should always be made, prior to replacement, to seek out artisans who might be able to repair ornamental elements and thereby save the historic features in place.



Cast aluminum has been used as a replacement material for cast iron. Photo: NPS files.

### **3. Poor original building materials.**

Some historic building materials were of inherently poor quality or their modern counterparts are inferior. In addition, some materials were naturally incompatible with other materials on the building, causing staining or galvanic corrosion. Examples of poor quality materials were the very soft sandstones which eroded quickly. An example of poor quality modern replacement material is the tin coated steel roofing which is much less durable than the historic tin or terne iron which is no longer available. In some cases, more durable natural stones or precast concrete might be available as substitutes for the soft stones and modern terne-coated stainless steel or lead-coated copper might produce a more durable yet visually compatible replacement roofing.

### **4. Code-related changes.**

Sometimes referred to as life and safety codes, building codes often require changes to historic buildings. Many cities in earthquake zones, for example, have laws requiring that overhanging masonry parapets and cornices, or freestanding urns or finials be securely re-anchored to new structural frames or be removed completely. In some cases, it may be acceptable to replace these heavy historic elements with light replicas. In other cases, the extent of historic fabric removed may be so great as to diminish the integrity of the resource. This could affect the significance of the structure and jeopardize National Register status. In addition, removal of repairable historic materials could result in loss of Federal tax credits for rehabilitation. Department of the Interior regulations make clear that the Secretary of the Interior's Standards for Rehabilitation take precedence over other regulations and codes in determining whether a project is consistent with the historic character of the building undergoing rehabilitation.

Two secondary reasons for considering the use of substitute materials are their lighter weight and for some materials, a reduced need of maintenance. These reasons can become important if there is a need to keep dead loads to a minimum or if the feature being replaced is relatively inaccessible for routine maintenance.

## Cautions and Concerns [return to top ▲](#)

In dealing with exterior features and materials, it must be remembered that moisture penetration, ultraviolet degradation, and differing thermal expansion and contraction rates of dissimilar materials make any repair or replacement problematic. To ensure that a repair or replacement will perform well over time, it is critical to understand fully the properties of both the original and the substitute materials, to install replacement materials correctly, to assess their impact on adjacent historic materials, and to have reasonable expectations of future performance.

Many high tech materials are too new to have been tested thoroughly. The differences in vapor permeability between some synthetic materials and the historic materials have in some cases caused unexpected further deterioration. It is therefore difficult to recommend substitute materials if the historic materials are still available. As previously mentioned, consideration should always be given first to using traditional materials and methods of repair or replacement before accepting unproven techniques, materials or applications.



A waterproof coating is an inappropriate substitute material to apply to adobe as it seals in moisture and may result in spalling. Photo: NPS files.

Substitute materials must meet three basic criteria before being considered: they must be compatible with the historic materials in appearance; their physical properties must be similar to those of the historic materials, or be installed in a manner that tolerates differences; and they must meet certain basic performance expectations over an extended period of time.

## Matching the Appearance of the Historic Materials

In order to provide an appearance that is compatible with the historic material, the new material should match the details and craftsmanship of the original as well as the color, surface texture, surface reflectivity and finish of the original material. The closer an element is to the viewer, the more closely the material and craftsmanship must match the original.

Matching the color and surface texture of the historic material with a substitute material is normally difficult. To enhance the chances of a good match, it is advisable to clean a portion of the building where new materials are to be used. If pigments are to be added to the substitute material, a specialist should determine the formulation of the mix, the natural aggregates and the types of pigments to be used. As all exposed material is subject to ultraviolet degradation, if possible, samples of the new materials made during the early planning phases should be tested or allowed to weather over several seasons to test for color stability.

Fabricators should supply a sufficient number of samples to permit onsite comparison of color, texture, detailing, and other critical qualities. In situations where there are subtle variations in color and texture within the original materials, the substitute materials should be similarly varied so that they are not conspicuous by their uniformity.

Substitute materials, notably the masonry ones, may be more water-absorbent than the historic material. If this is visually distracting, it may be appropriate to apply a protective vapor-permeable coating on the substitute material. However, these clear coatings tend to alter the reflectivity of the material, must be reapplied periodically, and may trap salts and moisture, which can in turn produce spalling. For these reasons, they are not recommended for use on historic materials.

## Matching the Physical Properties

While substitute materials can closely match the appearance of historic ones, their physical properties may differ greatly. The chemical composition of the material (i.e., presence of acids, alkalines, salts, or metals) should be evaluated to ensure that the replacement materials will be compatible with the historic resource. Special care must therefore be taken to integrate and to anchor the new materials properly. The thermal expansion and contraction coefficients of each adjacent material must be within tolerable limits. The function of joints must be understood and detailed either to eliminate moisture penetration or to allow vapor permeability. Materials that will cause galvanic corrosion or other chemical reactions must be isolated from one another.

To ensure proper attachment, surface preparation is critical. Deteriorated underlying material must be cleaned out. Noncorrosive anchoring devices or fasteners that are designed to carry the new material

and to withstand wind, snow and other destructive elements should be used. Properly chosen fasteners allow attached materials to expand and contract at their own rates. Caulking, flexible sealants or expansion joints between the historic material and the substitute material can absorb slight differences of movement. Since physical failures often result from poor anchorage or improper installation techniques, a structural engineer should be a member of any team undertaking major repairs.

Some of the new high tech materials such as epoxies and polymers are much stronger than historic materials and generally impermeable to moisture. These differences can cause serious problems unless the new materials are modified to match the expansion and contraction properties of adjacent historic materials more closely, or unless the new materials are isolated from the historic ones altogether. When stronger or vapor impermeable new materials are used alongside historic ones, stresses from trapped moisture or differing expansion and contraction rates generally hasten deterioration of the weaker historic material. For this reason, a conservative approach to repair or replacement is recommended, one that uses more pliant materials rather than high-strength ones. Since it is almost impossible for substitute materials to match the properties of historic materials perfectly, the new system incorporating new and historic materials should be designed so that if material failures occur, they occur within the new material rather than the historic material.

## Performance Expectations

While a substitute material may appear to be acceptable at the time of installation, both its appearance and its performance may deteriorate rapidly. Some materials are so new that industry standards are not available, thus making it difficult to specify quality control in fabrication, or to predict maintenance requirements and long term performance. Where possible, projects involving substitute materials in similar circumstances should be examined. Material specifications outlining stability of color and texture; compressive or tensile strengths if appropriate; the acceptable range of thermal coefficients, and the durability of coatings and finishes should be included in the contract documents. Without these written documents, the owner may be left with little recourse if failure occurs.



The historic cornice was successfully replaced with a fiberglass cornice. Photo: NPS files.

The tight controls necessary to ensure long-term performance extend beyond having written performance standards and selecting materials that have a successful track record. It is important to select qualified fabricators and installers who know what they are doing and who can follow up if repairs are necessary. Installers and contractors unfamiliar with specific substitute materials and how they function in your local environmental conditions should be avoided.

The surfaces of substitute materials may need special care once installed. For example, chemical residues or mold release agents should be removed completely prior to installation, since they attract pollutants and cause the replacement materials to appear dirtier than the adjacent historic materials. Furthermore, substitute materials may require more frequent cleaning, special cleaning products and protection from impact by hanging window-cleaning scaffolding. Finally, it is critical that the substitute materials be identified as part of the historical record of the building so that proper care and maintenance of all the building materials continue to ensure the life of the historic resource.

## Choosing an Appropriate Substitute Material [return to top ▲](#)

Once all reasonable options for repair or replacement in kind have been exhausted, the choice among a wide variety of substitute materials currently on the market must be made. The charts at the end of this Brief describe a number of such materials, many of them in the family of modified concretes which are gaining greater use. The charts do not include wood, stamped metal, mineral fiber cement shingles and some other traditional imitative materials, since their properties and performance are better known. Nor do the charts include vinyls or molded urethanes which are sometimes used as cosmetic claddings or as substitutes for wooden millwork. Because millwork is still readily available, it should be replaced in kind.

The charts describe the properties and uses of several materials finding greater use in historic preservation projects, and outline advantages and disadvantages of each. It should not be read as an endorsement of any of these materials, but serves as a reminder that numerous materials must be studied carefully before selecting the appropriate treatment. Included are three predominantly masonry materials (cast stone, precast concrete, and glass fiber reinforced concrete); two predominantly resinous materials (epoxy and glass fiber reinforced polymers also known as fiberglass), and cast aluminum which has been used as a substitute for various metals and woods.

**It is felt strongly that Tourism should be one of the long term goals for the downtown in conjunction with the Comprehensive Plan:**

#### GENERAL INFORMATION

## Your Historic Building and Heritage Tourism

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An important part of the tourism industry in Wisconsin and around the country is heritage tourism. Heritage tourism refers to tourist visits to historic sites and buildings. Heritage tourists seek to learn the history of new destinations. They tend to visit longer and spend more money than tourists who visit for other reasons. Therefore, a city that embraces its historic and architectural resources is investing in its economy.

Your efforts toward historic preservation or restoration of an older commercial building in your historic downtown will contribute to your community's unique character and economic development. Many people are drawn to historic buildings and believe that a night on the town in a historic commercial district is a special activity.



La Crosse, Wisconsin. City of La Crosse invited the public to visit and tour their historic downtown on October 12, 2013. Source: Photographer Mark Fay.

### Benefits of Heritage Tourism

As the owner of a historic commercial building, you can benefit from heritage tourism, which in turn benefits your local economy. Your building is part of a downtown scene that attracts both local and out-of-town consumers. Historic commercial buildings tend to attract new tenants that revitalize a downtown. Historic architecture contributes to the success of restaurants, shops and entertainment venues. Visitors and residents alike are attracted to a well-maintained and unique historic district that enhances quality of life. A community that accentuates its individuality will attract visitors who seek an experience they cannot find elsewhere.

If you complete a rehabilitation project on your historic commercial building, your building will also provide employment opportunities, both during your rehabilitation project and in the business that you run in your building.

## Significance of Tourism to Wisconsin's Economy

Tourism has emerged as one of the leading sources of jobs and taxes in Wisconsin. In addition to jobs the tourism industry in Wisconsin generates revenue through federal, state and local taxes.

Visitation to the state's historic downtown areas is an important part of the Wisconsin tourism industry. The Wisconsin Department of Tourism created a trip planning [webpage for heritage tourists](#) and a webpage for those who are interested in [Wisconsin's historical architecture](#).

The bottom line is that tourism is a major factor in the state's economy, and it is in the best interests of Wisconsin communities to promote the preservation and restoration of their historic commercial districts to attract heritage tourists.



Stoughton, Wisconsin. Visitors to the downtown historic district in Stoughton can shop and eat in a variety of rehabilitated buildings. Source: Photographer Mark Fay

## Developing Your Town's Heritage Tourism

Linking tourism with heritage and culture can do more for your local economy than promoting them separately. That's the central idea in cultural heritage tourism: save your heritage and your culture, share it with visitors and reap the economic benefits of tourism. Preservationists seek to preserve and protect historic, cultural and natural resources. Tourism, preservation, heritage and culture are much more likely to overlap. Some state tourism offices now help to develop heritage resources, and a number of preservation organizations market their sites to tourists.

Hopefully your community already has a cultural heritage program or other efforts to promote the architecture and businesses in your downtown area. If not, developing a strong cultural heritage program from scratch will require an investment and a commitment — an investment of financial resources and a commitment of human resources, including strong leadership.

Not every community can produce a successful cultural heritage tourism program. Communities that have lost too much of their heritage and not nurtured their cultural potential might not have the historic, cultural and natural resources it takes to develop an attractive program.



# Memo

## Plan Staff

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: 8/27/2015  
 Re: Design Guideline review relating to regulating paint color

The last Historic Preservation meeting garnered conversation regarding the Historic Preservation Design Guidelines and their definition of paint review. I have outlined pertinent sections of the Design Guidelines below with staff comments and have provided a summary of the Wisconsin State Historical Society (WHS) opinion of paint review. Furthermore, the original response from the WHS is attached, along with sample paint palettes.

#### **Chapter 22 – Historic Preservation**

##### **Division 5.02**

*No owner or person in charge of a historic structure or historic site, or property located within a historic district shall reconstruct, alter, or demolish all or any part of the exterior of such property or construct any improvement upon such designated property or properties or cause or permit any such work to be performed upon such property or demolish such property unless approval has been granted by the commission.*

#### **Design Guidelines**

##### **Sec. 3.11 Paint**

*Painting of materials, such as metal and brick are discussed throughout the design guidelines. Please refer to the appropriate sections for specifics relating to the painting of different materials. **The HP/DRC does not review paint color.** Therefore, a property owner within a historic district does not need to obtain design review approval for color, but may have to receive approval for the painting of certain materials in those cases where outlined previously.*

##### **Sec. 7.4.3 Maintenance (No Approval)**

###### *a. Painting*

In the past, the Historic Preservation Commission has reviewed colors for any façade improvement activity, including awnings, doors, trim, windows, and paint. The colors were primarily based on the discretion of the Commission, with no document or paint palette cited. Upon the adoption of the Design Guidelines, paint was a maintenance activity not requiring approval from the Commission.

However, as indicated previously other colors have been regulated such as those for new awnings, and new windows/trim which require Commission approval.

Staff reached out to the State Historical Society in April of 2014 (see attachments), to gather input regarding the review of paint colors. In summary, their response indicated that most communities do not regulate paint as it is considered a temporary improvement. Only two communities in Wisconsin were cited as regulating paint, Mineral Point and Cedarburg. When researching each community little was found online or within meeting minutes. From contacting Cedarburg staff confirmation was given regarding their review and/or approval of paint, however no adopted paint palette was utilized.

The Commission must determine whether they would like to regulate paint colors, and/or colors for other property improvements within Historic Districts. Ordinances previously provided may need to be amended depending on the direction of the Commission.

**From:** [DeRose, Joe R - WHS](#)  
**To:** [Davel, Jennifer N - WHS](#); [Kyle Kearns](#)  
**Subject:** RE: Paint Palette  
**Date:** Thursday, April 3, 2014 10:26:56 AM

---

I believe only Cedarburg and Mineral Point regulate paint colors so you might want to check their ordinances on line to see what they require.

---

**From:** Davel, Jennifer N - WHS  
**Sent:** Thursday, April 03, 2014 10:25 AM  
**To:** 'Kyle Kearns'; DeRose, Joe R - WHS  
**Subject:** RE: Paint Palette

Good Morning Kyle,

While I am not able to speak directly to what other communities have done regarding adopting a historic paint palette – I can give a little background on paint in general.

In terms of historic building rehabilitation and reviewing tax credit projects, we (the Wisconsin Historical Society and the National Park Service) do not review paint colors. The reason being that paint is looked upon as “temporary” in the life of a building. A paint application may last between 8-20 years, depending on how well the surface was prepared and the conditions it was painted. If building owners change, the paint color can change much quicker due to personal aesthetics.

If you are interested in a great resource for guidance, I recommend the book, “Paint in America, The colors of historic buildings” by Roger W. Moss. Moss is considered as the expert in this field.

Please feel free to contact me with any other questions.

Best,

Jen Davel  
Preservation Architect  
Wisconsin Historical Society  
816 State St, Rm 312, Madison WI 53706  
Phone: 608-264-6490  
FAX: 608-264-6504  
Email: [Jen.Davel@wisconsinhistory.org](mailto:Jen.Davel@wisconsinhistory.org)

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**From:** Kyle Kearns [<mailto:KKearns@stevenspoint.com>]  
**Sent:** Thursday, April 03, 2014 8:47 AM  
**To:** DeRose, Joe R - WHS

CLASSICAL/COLONIAL



AMERICAN SPIRIT

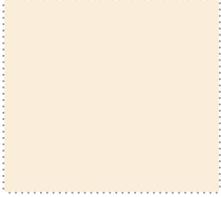
A NEW NATION



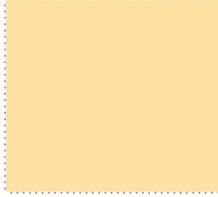
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**Classical White**  
SW 2829



**Classical Yellow**  
SW 2865



**Classical Gold**  
SW 2831



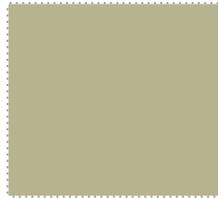
**Colonial Revival Gray**  
SW 2832



**Colonial Revival Tan**  
SW 2828



**Colonial Revival Stone**  
SW 2827



**Colonial Revival Green Stone**  
SW 2826



**Colonial Revival Sea Green**  
SW 2825

possible palettes



WALL **Classical Yellow** SW 2865  
TRIM **Classical White** SW 2829  
ACCENT **Colonial Revival Green Stone** SW 2826



WALL **Colonial Revival Stone** SW 2827  
TRIM **Colonial Revival Tan** SW 2828  
ACCENT **Classical White** SW 2829



WALL **Colonial Revival Gray** SW 2832  
TRIM **Colonial Revival Sea Green** SW 2825  
ACCENT **Classical Gold** SW 2831

Samples approximate the actual paint color.  
Some colors limited to select product lines.

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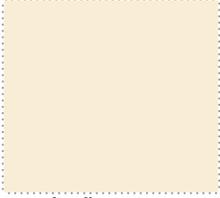


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**Roycroft Vellum**  
SW 2833



**Birdseye Maple**  
SW 2834



**Craftsman Brown**  
SW 2835 P1



**Quartersawn Oak**  
SW 2836



**Hammered Silver**  
SW 2840



**Roycroft Copper Red**  
SW 2839



**Polished Mahogany**  
SW 2838



**Aurora Brown**  
SW 2837



**Roycroft Mist Gray**  
SW 2844



**Roycroft Brass**  
SW 2843



**Roycroft Suede**  
SW 2842



**Weathered Shingle**  
SW 2841



**Bungalow Gray**  
SW 2845



**Roycroft Bronze Green**  
SW 2846



**Roycroft Bottle Green**  
SW 2847



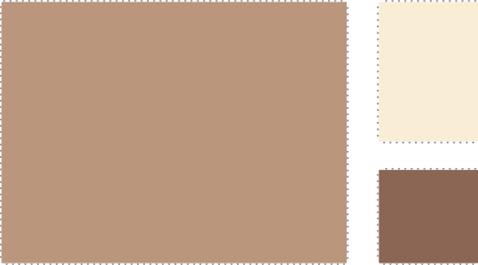
**Roycroft Pewter**  
SW 2848



WALL **Craftsman Suede** SW 2842  
 TRIM **Roycroft Brass** SW 2843  
 ACCENT **Polished Mahogany** SW 2838



WALL **Birdseye Maple** SW 2834  
 TRIM **Weathered Shingle** SW 2841  
 ACCENT **Roycroft Vellum** SW 2833



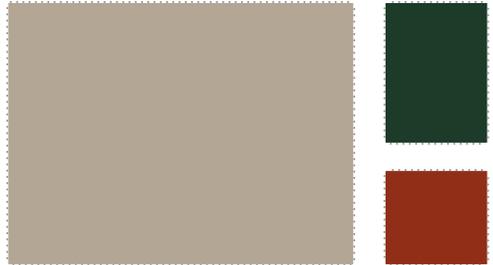
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 TRIM **Roycroft Vellum** SW 2833  
 ACCENT **Quartersawn Oak** SW 2836



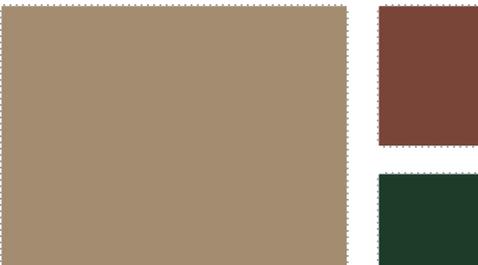
WALL **Aurora Brown** SW 2837  
 TRIM **Roycroft Suede** SW 2842  
 ACCENT **Roycroft Bronze Green** SW 2846



WALL **Roycroft Bronze Green** SW 2846  
 TRIM **Birdseye Maple** SW 2834  
 ACCENT **Hammered Silver** SW 2840



WALL **Bunglehouse Gray** SW 2845  
 TRIM **Roycroft Bottle Green** SW 2847  
 ACCENT **Roycroft Copper Red** SW 2839



WALL **Weathered Shingle** SW 2841  
 TRIM **Aurora Brown** SW 2837  
 ACCENT **Roycroft Bottle Green** SW 2847

p	Optimum color results are achieved using the designated Color-Prime.®
	Available only in Exterior Accents.®

Samples approximate the actual paint color.

Some colors limited to select product lines.

THE TYPICAL ARTS & CRAFTS HIPPED-roof square house often had clapboards or stucco at the first floor level and shingles at the second floor, and was designed to be painted with two Roycroft body colors. Depending on detailing, these homes were also painted in Colonial Revival fashion, with a medium body color and Roycroft Vellum or Classical White trim, or in Early Victorian style with a medium body color and a Roycroft dark trim.

[www.sherwin-williams.com](http://www.sherwin-williams.com)

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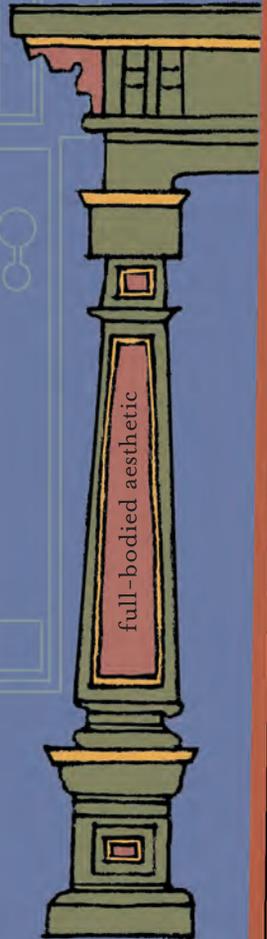
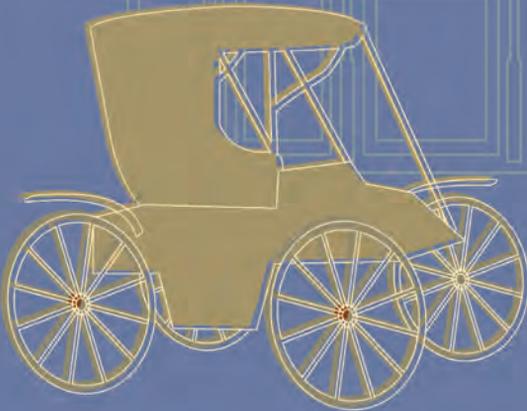


# VICTORIAN



*the painted ladies*

ORNAMENTATION



EXTERIOR COLOR PRESERVATION PALETTE®

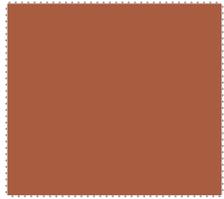
IT WAS A PERIOD OF CONTRASTS. *Natural shades of sand, stone, slate and earth, on homes designed in the style of a Gothic revival. Accents were everything, with ornate windows, doors and cornices painted in vivid hues that featured every ornament. And whether you're faithfully restoring a home in perfect detail, or simply love the look, our Victorian Preservation Palette has all the authentic colors you need.*



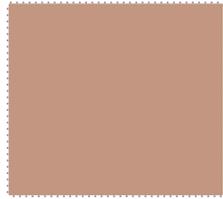
**Rookwood Dark Red**  
SW 2801



**Rookwood Red**  
SW 2802



**Rookwood Terra Cotta**  
SW 2803  
*\*ExteriorAccents® Vivid Yellow*



**Renwick Rose Beige**  
SW 2804



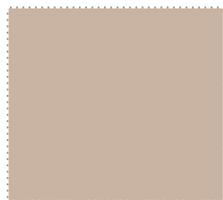
**Rookwood Dark Brown**  
SW 2808



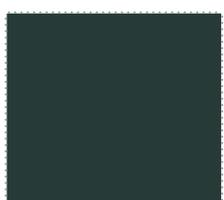
**Rookwood Medium Brown**  
SW 2807



**Rookwood Brown**  
SW 2806



**Renwick Beige**  
SW 2805



**Rookwood Shutter Green**  
SW 2809



**Rookwood Sash Green**  
SW 2810



**Rookwood Blue Green**  
SW 2811



**Rookwood Jade**  
SW 2812



**Rookwood Dark Green**  
SW 2816



**Renwick Olive**  
SW 2815



**Rookwood Antique Gold**  
SW 2814



**Downing Straw**  
SW 2813



**Renwick Golden Oak**  
SW 2824



**Rookwood Clay**  
SW 2823



**Downing Sand**  
SW 2822



**Downing Stone**  
SW 2821



**Rookwood Amber**  
SW 2817  
*\*ExteriorAccents® Vivid Yellow*



**Renwick Heather**  
SW 2818



**Downing Slate**  
SW 2819



**Downing Earth**  
SW 2820

*possible palettes*



BODY **Renwick Olive** SW 2815  
TRIM **Rookwood Dark Brown** SW 2808  
ACCENT **Renwick Golden Oak** SW 2824



BODY **Rookwood Blue Green** SW 2811  
TRIM **Rookwood Terra Cotta** SW 2803  
ACCENT **Renwick Beige** SW 2804



BODY **Downing Straw** SW 2813  
TRIM **Rookwood Red** SW 2802  
ACCENT **Rookwood Dark Green** SW 2816



BODY **Renwick Heather** SW 2818  
TRIM **Downing Slate** SW 2819  
ACCENT **Downing Stone** SW 2821



BODY **Downing Earth** SW 2820  
TRIM **Downing Sand** SW 2822  
ACCENT **Rookwood Amber** SW 2817

\* Available only in *Exterior Accents®*

Samples approximate the actual paint color.

Some colors limited to select product lines

FROM THE NATURAL TONES popularized by Andrew Jackson Downing, to the dark body colors and strong accents introduced by the Aesthetic Movement, the Victorian Preservation Palette has every color you need to create a historically correct Victorian exterior. A sumptuous assortment of browns, olives, reds and oranges is at your fingertips, shown in stunning combinations that would make any 19th century homeowner proud.

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