AGENDA
HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, February 3, 2016 – 4:30 PM

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

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

Discussion and possible action on the following:

1. Approval of the report of the November 4, 2015 HP/DRC meeting.
2. Amending the Stevens Point Historic Preservation Design Guidelines, to regulate paint.
3. Process and procedures relating to the designation of potential historic properties, buildings, and districts identified within the 2011 Intensive Survey Report.
4. Request from the City Parks and Recreation Department to remove ash trees, consistent with the adopted Emerald Ash Borer Management Plan in the Design Review District.
5. Amending the Stevens Point Historic Preservation Design Guidelines, to regulate trees and landscaping.
6. Staff Update (informational purposes only)
7. Adjourn.

Any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715)346-1569, TDD# 346-1556, or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, November 4, 2015 –4:30 p.m.

Portage County Annex Building
Conference Room 1 & 2 (First Floor)
1462 Strongs Avenue, Stevens Point, WI 54481

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

ALSO PRESENT: Director Ostrowski, Associate Planner Kyle Kearns, City Attorney Beveridge, Alderperson Kneebone, Alderperson McComb, Kent Hall, Sue Hall, Travis Haines, Cathy Dugan, Richard Ruppel, Jutta Brendel, Erick Yonke, Aaron Jones, Dylan Belisle, Logan Dredske, Same Cora, Cory Lasure, Justin Jones, Eric Storeres, Andrew Heck, Dylan Genrick, Jacob Livingston, Aaron Delanndrea, Tim Zimmerman, Cory Rehfeldt, Darlene Todd, and Tori Jennings.

INDEX:

Discussion and possible action on the following:

1. Approval of the reports of the September 2, 2015, Special September 16, 2015, and October 7, 2015 HP/DRC Meetings.
2. Request from Eric and Alicia Skrenes for design review to install an entry door at **1408 Clark Street (Parcel ID 2408-32-1006-16).**
3. Request from Eric Yonke, representing the property owner, for design review to demolish a garage and create a parking area at **1408-10 College Avenue (Parcel ID 2408-32-1004-06).**
4. Request from Candlewood Property Management LLC for design review to replace porches at **1517 Main Street (Parcel ID 2408-32-1006-02).**
5. Request from Sentry Insurance to expand a parking lot at **1421 Strongs Avenue (Parcel ID 2408-32-2024-06).**
6. Request from Peter Spencer for design review to install external sign lighting at 924 Clark Street **(Parcel ID 2408-32-2018-16).**
7. Adjourn.

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1. Approval of the reports of the September 2, 2015, Special September 16, 2015, and October 7, 2015 HP/DRC Meetings.

   Motion by Alderperson Ryan to approve the reports of the September 2, 2015, Special September 16, 2015, and October 7, 2015 HP/DRC Meetings; seconded by Commissioner Siebert.

   Motion carried 5-0.

2. Request from Eric and Alicia Skrenes for design review to install an entry door at **1408 Clark Street (Parcel ID 2408-32-1006-16).**

Economic Development Specialist Kyle Kearns explained the applicants have requested to install a new side door at their property of 1408 Clark Street. The existing door appears to be original, of wood construction, which is inefficient and there are other concerns with the wood separating. The proposed door is a fiberglass door with a composite shell that is designed to mimic wood, with a single pane window. In regards to design review, the proposed door should closely match the original materials and size. This door does appear wooden, but is not wooden; therefore staff would require that a more appropriate door be proposed.

Eric Skrenes, 1408 Clark Street, explained they had looked for wooden doors, but could not find one that matched the panel door. They have investigated some solid wood doors and they were cost prohibitive. In looking around at neighboring homes, most have fiberglass doors now. They then narrowed the search for something that looked like a wood door, but would be much more efficient.

Commissioner Woehr asked where the door leads to. Mr. Skrenes stated this is a door leading to the basement stairs. He then asked if the owner had looked into wood insulated doors, to which Mr. Skrenes stated yes and they were in the similar price range as a solid wood door.

Chairperson Beveridge stated that there is a company in town that does woodworking and is able to reconstruct a replica of the door.

Commissioner DeBauche asked if this door was on the driveway side of the structure, which would be a factor of durability for any door replacement, to which Mr. Skrenes stated yes.

Commissioner Woehr confirmed with the applicant if the door swing was going to be changed from an out-swing to swinging in and if there would be a storm door provided. Mr. Skrenes answered yes the swing would be changed, but a storm door would not be installed at this time.

Cathy Dugan, 615 Sommers Street, spoke about letting the public know that G & S Woodworking on the corner of Stanley and Maria is able to design doors and can create what a home owner wants.

Alderperson Ryan asked if the property owner would be interested in checking to see if the door can be rehabilitated and sealed, and if the cost was comparable to the fiberglass door. Mr. Skrenes stated yes he would be able to check into that.

Motion by Commissioner Siebert to deny the request from Eric and Alicia Skrenes for design review to install an entry door at 1408 Clark Street (Parcel ID 2408-32-1006-16) with a recommendation for the property owner to pursue door rehabilitation or a wood door replacement in which the chairperson and designated agent shall have the authority to review and approve; seconded by Commissioner Scripps.

Motion carried 5-0.

3. Request from Eric Yonke, representing the property owner, for design review to demolish a garage and create a parking area at **1408-10 College Avenue (Parcel ID 2408-32-1004-06)**.

Economic Development Specialist Kyle Kearns explained that the two stall garage at 1408 College Avenue was razed. The request for a permit and Historic Preservation / Design Review was obtained after the demolition. The applicant is also requesting to install a parking pad where the garage used to be to create an area for four parking stalls. Mr. Kearns identified the out building as having construction elements of the 1930's, and in 2008 the Assessor's office had the condition listed as fair. He continued explaining that the application cited the foundation and garage were sinking and that was the reason for razing the structure. Staff recommends denying the request and that the applicant either reconstructs a garage similar in size and materials, or maintain the area green space with no parking area installed. He noted that if there was a parking change for a multi – tenant building, a conditional use permit would be required, having to be reviewed the Plan Commission and Common Council.

Commissioner Woehr asked if any historic photos were located showing the out building, to which Mr. Kearns stated he was unable to locate any such photos. He then asked if a citation had been issued to the property owner, to which Director Ostrowski stated double permit fees had been charged for the razing permit.

Eric Yonke, 1418 College Avenue, stated he is representing the owners. He explained that he was working with an excavating company and the equipment just showed up, so they started work. The building inspectors had been by and stated that a razing permit was needed, to which he came in and obtained one from the Community Development Department at which time he learned of the Historic Preservation and Design Review Commission's regulations when razing a structure. Furthermore, regarding parking, he has been in conversation with a couple of asphalt companies, and stated they will not be able to do the asphalt due to the size and shape of the yard and driveway. He has also been speaking with Alchemy Concrete for some ideas for design. Mr. Yonke is asking for a slight change to the staff recommendations to allow for three parking stalls instead of two because the structure is a three unit building. Parking in the driveway is difficult in that it is very narrow and the cars would have to be moved for other tenants to get in and out as well as not being aesthetically pleasing to the neighborhood. He stated he would be willing to look into the costs of building a garage, and asked the commission to look at building a garage that could hold three vehicles with the understanding of the Plan Commission requirements for setbacks and size. He will try to do what he can to try to make this right. He continued stating this garage and the neighbors building were touching, and leaning against each other.

Alderperson Ryan clarified that the applicant felt the concrete sunk because of the neighboring property and water drainage, to which Mr. Yonke stated he feels it was because the concrete was poured into the garage later than when the garage was originally built.

Commissioner Beveridge asked if there were footings, to which Mr. Yonke stated he only observed some rocks but no plate or footings. He then asked how long the garage had been deteriorating, to which Mr. Yonke stated a lot in the last 2-3 years.

Commissioner Baldischwiler asked when the overhead door was added, to which Mr. Yonke stated it is the second one that the owners had installed, approximately 10 years ago, and continued stating that the vinyl siding was done in the late 80's.

Commissioner Scripps asked what the surface was right now, to which Mr. Yonke confirmed it was gravel.

Alderperson Ryan identified the scope of work in the packet, stating your original request is to pave the entire back yard, therefore, how much effort was put into repairing and saving the structure. Mr. Yonke responded that a city inspector visited the site in the fall of 2014 and suggested to try to raise the building corner by corner, or also raze it because it is leaning against the other building. We were aware that if the garage was removed, the chances of constructing another one in that space were not very likely.

Commissioner Woehr asked if this property was in the Traditional Neighborhood District and available for the reduced setbacks, to which Director Ostrowski stated yes a reduced setback of one foot can be obtained.

Chairperson Beveridge asked if Mr. Yonke knew that this property is in the Historic Preservation District, to which he stated no.

Alderperson Ryan explained that he is concerned that if this is allowed, it will set a precedent. He understands that the main goal of a historic district is to maintain the integrity of the neighborhood. He continued stating not having a garage in a historic district is going to lower the property value, potentially paving the back yard, is not an appealing solution for someone that might want to purchase a single family home that is connecting or adjacent to this property. Lastly, he stated if we allow this to go through without the request of the garage being re-built to the same specifications, we are opening ourselves up for others that are not going to actively follow the guidelines.

Mr. Yonke stated regarding the historic context of the neighborhood, the structure is not relevant since there are so many college rentals in this block already. The context of historic is difficult to follow unless there is a plan as to how we treat college rentals. He felt the request would upgrade the neighborhood. If possible, he wants to have the opportunity to come before the commission with the opportunity with both a garage and a parking design.

Alderperson Ryan stated he is looking at the long term and at some point that property is going to turn over to new ownership. A house is going to be more attractive if it has covered parking, than if it doesn't. It was single family at one point and depending on how things go that area could become single family again.

Motion by Alderperson Ryan to postpone the request from Eric Yonke, representing the property owner, for design review to demolish a garage and create a parking area at 1408-10 College Avenue (Parcel ID 2408-32-1004-06), allowing for the applicant to gather additional information regarding the reconstruction of the garage or the construction of parking area; seconded by Commissioner Siebert.

Chairperson Beveridge stated that he and staff can work with the applicant on the designs.

Commissioner Woehr asked if the Traditional Overlay District controlled parking lots, to which Director Ostrowski stated it would require a ten foot setback and landscape screening.

Motion carried 5-0.

4. Request from Candlewood Property Management LLC for design review to replace porches at **1517 Main Street (Parcel ID 2408-32-1006-02).**

Economic Development Specialist Kyle Kearns explained the property at 1517 Main Street has two porches one on the east side and one on the west side of the home. The applicant is asking to alter the porches to use a wood composite material. The work was performed on the west porch. According to the design guidelines, all porches and entryways should be maintained where possible. If there are degraded areas, or areas in need of repair, they should solely be repaired only and not fully demolished. Therefore, staff recommends denying the request and to repair and maintain the east façade porch while the west façade porch be wrapped with brick and other elements similarly matching the existing brick and the existing porch on the east side.

Commissioner Woehr asked if the cracking was from the footing settling to which Mr. Kearns stated he is not aware of the cause. He explained that one of our building inspectors had done the rental inspection and observed several things in disrepair on the property including: one of the walls bowed out, window deterioration, porch deterioration, and some interior items. A building permit was not pulled for the west porch.

Chairperson Beveridge asked if a determination was made if the footing under the rail has risen, or has the deck settled. Mr. Kearns stated that was not in the inspector's report.

Travis Haines of Candlewood Properties explained the pillars along the porch are starting to pitch out. They have owned the property for over 18 years without relatively much change. Furthermore, he explained he did not realize the house itself was in a historical district. In determining how to correct the issues, they decided to go with wood, not realizing they had anything to comply with.

Commissioner Baldischwiler left 5:18 pm.

Mr. Haines continued stating once he was aware of the process, he spoke with mason Don Dulak to look at the property and give a bid for repairs. The way the porch is pitched, as soon as the contractor tried to support the roof, the pillars fell over. The brick on the steps was deteriorated to the point that they were able to pull most of them out, the base foundation is still there, as the composite decking is built over the top.

Commissioner Woehr asked if the east façade pillars also pitch out, to which Mr. Haines answered yes.

Chairperson Beveridge stated it appears that you are willing to follow staff recommendations, to which Mr. Haines stated yes.

Motion by Commissioner Siebert to deny the request from Candlewood Property Management LLC for design review to replace porches at 1517 Main Street (Parcel ID 2408-32-1006-02) and recommend that the applicant:

- **Maintain and repair the existing brick porch appropriately, meeting all historic preservation guidelines.**
- **Wrap the altered porch along the west façade with brick at the columns and railings/retaining walls, along with performing improvements to design elements similarly matching the original and existing brick porch.**
- **The designated agent and chairperson of the commission shall have the authority to approve the plan for restoring the altered porch.**

seconded by Alderperson Ryan.

Mr. Haines asked for clarification as to whether the applicant plans to straighten the other porch, or rebuild. Mr. Kearns answered by reading the staff recommendations from the staff report. Mr. Haines stated that he is getting a recommendation to do repairs, but how do they need to be performed. Director Ostrowski recommended working with the mason to determine to what extent can be repaired, where after, the chairperson and designated agent can review and approve the plan and repairs.

Motion amended by Commissioner Siebert to deny the request from Candlewood Property Management LLC for design review to replace porches at 1517 Main Street (Parcel ID 2408-32-1006-02) and recommend that the applicant:

- **Maintain and repair the existing brick porch appropriately, meeting all historic preservation guidelines.**
- **Wrap the altered porch along the west façade with brick at the columns and railings/retaining walls, along with performing improvements to design elements similarly matching the original and existing brick porch.**
- **Replacement steps shall be poured concrete with a brick inlay.**
- **The designated agent and chairperson of the commission shall have the authority to approve the plan for restoring the altered porch.**

- **Work shall be completed prior to June 1, 2016.**

seconded by Alderperson Ryan.

Motion carried 5-0.

5. Request from Sentry Insurance to expand a parking lot at **1421 Strongs Avenue (Parcel ID 2408-32-2024-06).**

Director Ostrowski explained that Sentry is requesting to expand the parking lot at the downtown Strongs Avenue location. With employee counts increasing, they are looking at adding approximately 30 additional spaces to the north of the existing lot. Currently, the area is private green space which provides a number of mature trees as well as other shrubbery and a hedge row. The proposed plan is to remove a number of mature trees. Our guidelines indicate any trees over six inches should be retained unless it is determined that they are diseased, dying, or storm damaged. In speaking with the city forester, there are a couple of trees that could likely be removed, however the majority of the trees are in good shape and would need pruning in the spring. In addition, there is a private walkway in that area. In regards to constructing the parking lot, the City Forester indicated that he does have concerns regarding the large Elm trees in the city right-of-way, if the parking lot is constructed. The construction of the parking lot may have the potential to damage the root system of the Elm trees. Our guidelines require the area to be maintained and certain mature trees to be maintained as well. Therefore, since the guidelines are not met, staff would recommend denial of the parking area as submitted.

Commissioner Scripps asked if the recommendation is for the entirety of the green area, to which Director Ostrowski stated yes the shrubbery along the Clark Street side adds a street defining element, that we recommend retaining. The greenspace itself serves as a pocket park that adds to the block and connects the Sentry building to the residential home to the east.

Commissioner Woehr asked about the handout, to which Director Ostrowski explained it relates to City Forester's comments for the site.

Daniel Von Ebers, Rettler Corporation, explained there is a significant need for additional parking and expansion. There is the space available within the Sentry property to create this lot and it can be created within the ordinance guidelines.

Director Ostrowski read the City Forester's comments about the trees on the site.

Dennis Grubba, Sentry Insurance, stated they are hoping and trying to get some guidance from the commission as to what they can do for expansion of parking. When creating the proposed lot, city guidelines for parking were followed which provided for greenspace and trees and shrubs.

Commissioner Siebert stated there are a couple of large city parking lots along Water Street that could be used, to which Mr. Grubba stated they wanted the parking to be as close to the building as possible.

Alderperson Ryan asked if they have considered alternatives such as park and ride, incentives to living close, or better year round parking for bikes/mopeds, to which Mr. Grubba stated they currently promote all of these options to the employees. Alderperson Ryan then asked what percentage of the lot and the lot across the street is full, to which Mr. Grubba answered it is a guesstimate of over 95% full. Alderperson Ryan then asked for clarification if Sentry is averse to using other lots, to which Mr. Grubba stated no, they have signs posted within the building for the associates to use parking along Water Street, and behind the old AT&T building.

Chairperson Beveridge asked if there were any assigned parking or assignments based on a seniority system, to which Mr. Grubba stated there are some assigned parking spots but not based on seniority.

Alderperson Ryan asked if it was possible to give permits to new employees, to which Mr. Grubba stated there is a permit policy in place to keep track of Sentry employees and to control non-associates from parking there. Alderperson Ryan clarified he is suggesting forcing the newer employees to utilize the other lots further out since walking the two blocks to the building is not any different than what other employees do.

Commissioner Scripps asked if it was only the distance that the employees don't like, or the location of the other lots, to which Mr. Grubba answered both.

Commissioner Siebert pointed out that this is the only greenspace along Clark Street from the bridge to Trinity Lutheran Church. Mr. Grubba stated Sentry is a big fan of greenspace, and do not want to remove it, but parking is needed.

Commissioner Woehr asked if they had considered a parking structure, to which Mr. Grubba stated Sentry is looking into the costs of that as well.

Commissioner Debauche asked how they determined the number of spaces needed, to which Mr. Von Ebers stated that was based on the needs of Sentry and the number of employees.

Alderperson Ryan asked if there have been incentives for a discount on health insurance if people were willing to walk. He does not see the need of removing the greenspace versus employees walking two blocks to park. You have told us already that there is parking that would meet your needs just two blocks away that is not being utilized. Commissioner Siebert added there are three major parking lots on Water Street that could easily accommodate the parking needs. Alderperson Ryan added that from the photos provided, it appears that the lots are only half full. Mr. Grubba stated he can get more current photos that would show there was not a single open stall and they can also get current numbers of parking stalls as well as employees who park there.

Commissioner Scripps asked if the staff has other recommendations in terms of alternatives.

Mr. Kearns stated the recommendations from the staff are listed in the report, and it is up to the commission if they want to see updated photos and parking numbers, but it does not take away from the fact that we have identified the area as having historic defining characteristics.

Motion by Commissioner Siebert to deny request from Sentry Insurance to expand a parking lot at 1421 Strongs Avenue (Parcel ID 2408-32-2024-06), seconded by Alderperson Ryan.

Mr. Von Ebers asked if it was possible to maintain the evergreens but add parking without the listed number of parking spaces as shown on the plan. Chairperson Beveridge explained that the issue is not the parking, but the historic characteristics of the greenspace.

Kent Hall, 200 Pine Bluff Road, urged the commission to deny the request, stating there are alternatives for parking, it is a historic location, and that there are rare birds residing in the greenspace. He then read a prepared statement from Alderperson McComb who is also against this request.

Cathy Dugan, 615 Sommers Street, objected to the expansion of the parking into the greenspace, and she read a prepared statement in opposition.

Trevor Roark, 601 Washington Avenue, pointed out there is a lack of greenspace downtown already. He asked if Sentry has found alternatives such as employees using the city bus, bike parking, or walking incentives. He suggested prioritizing parking for senior employees, or even to lease or rent parking stalls from the city.

Tori Jennings, 1632 Ellis Street, encouraged Sentry to take a leadership role for coming up with parking alternatives. She is against the expansion of the parking lot.

Commissioner Siebert pointed out there were letters from the Sanders and Alderperson McComb against the expansion of the parking lot that he would like placed in the record, as well as the comments from the City Forester.

Motion carried 5-0.

6. Request from Peter Spencer for design review to install external sign lighting at 924 Clark Street **(Parcel ID 2408-32-2018-16).**

Economic Development Specialist, Kyle Kearns stated the request from Peter Spencer is for lighting at the old Bumper to Bumper building where a new restaurant has opened, El Jefe. The sign was approved internally by the chair and staff as it meets the guidelines. The request is for additional lighting of an LED strip to be added on top of the awing, illuminating the sign, in an L-shaped bracket

that would not be seen from the street. The guidelines recommend lighting to be a goose neck style which would shine light down onto the sign or building. Staff recommends approval, as the proposed lighting will not be intrusive to the surrounding properties and will create a unique aesthetic. Director Ostrowski added that the low illumination will keep the light pollution down. Chairperson Beveridge stated he has reviewed this as well, and felt it was ok but being that the request is so different, he has brought it before the commission.

Commissioner Woehr asked if the light would be on all night, or just when the restaurant is open, to which Mr. Kearns answered he was unsure.

Commissioner Beveridge stated staff could review after the light is installed for a timeframe as to when to have it illuminated or not.

Motion by Alderperson Ryan to approve the request from Peter Spencer for design review to install external sign lighting at 924 Clark Street (Parcel ID 2408-32-2018-16) with the following conditions:

- **All electrical wiring and bulbs shall be hidden from view.**
- **The aluminum L-bracket shall be painted matching the brown color of the building.**
- **The bracket shall have holes or screening as to not retain water**

seconded by Commissioner Siebert. Motion carried 5-0.

7. Adjourn.

Meeting adjourned at 6:10 p.m.

NOTE:

The attached items were provided to the Historic Preservation Design Review Commission prior to the November 4, 2015 meeting or at the meeting, seperate from the Histroric Preservation Agenda and Packet.

City Forester Comments

Sentry Park Trees

Three of the four Spruce trees look to be in fine shape. The smallest spruce is suppressed and skinny.

The maple behind the Sanders house is in poor shape, and probably warrants removal.

The large maple tree along the parking lot has deadwood, and signs of past broken limbs. There is also some decay and woodpecker activity on the tree. The dead limbs and broken stubs should be pruned and the extent of decay should be evaluated further to get a more accurate decision on the tree. The tree is located next to picnic tables and parking stalls which is why it would be important to further evaluate of the tree. The tree appears to be declining. Past parking lot work and resulting root damage may have helped the tree decline.

The remaining maple looks like it only needs to be thinned and dead-wooded and it would be fine.

These observations were made from the ground and with leaves off, without knowledge of any past construction that may have occurred around the trees. I only did a walk around visual inspection of the trees.

I also wanted to note that the two large elm trees in the city right-of-way along Clark Street. Much of the root system of the two trees I'm sure extend under the sidewalk and into the Sentry green-space. A parking lot in this area would negatively impact the trees root system.

From: Mary
To: garrettryanalder@gmail.com; bobandhilde@core.com; jdebauch@yahoo.com; sscrips@uwsp.edu; tjsiebert@charter.net; tbadger4@sbcglobal.net; appraise@charter.net
Cc: Michael Ostrowski; Mike Wiza; Kyle Kearns; marymccombalder@gmail.com
Date: Tuesday, November 3, 2015 2:29:07 PM

Dear Members of the Historic Preservation Design Review Commission:
(Due to a Library Board meeting, I can't attend the HPDRC meeting tomorrow.)

As a Downtown business owner, I ask the Commission to deny Sentry's request to replace the green "parklet" between its building and the historic Andrae house with a parking lot.

A parking lot, no matter how well masked by trees and hedges, fails to meet criteria for an addition to Stevens Point's historic Downtown. It's also unnecessary.

This green space has existed for 91 years. It used to be larger, but over time, the insurance company has carved away the green to expand its parking, in addition to leveling the block south of Sentry. The result is an ugly flattened landscape instead of a former vibrant commercial and residential area. The Sentry-Whiting Hotel area has been Stevens Point's most "big city" corner. Part of its charm is the green oasis behind Sentry.

The Design Review Guidelines call for keeping "significant and character-defining" flora. Staff analysis focuses on the mature trees as the primary character-defining elements of the space. However, grass ("groundcover" in the Guidelines) is also a defining element. Even if the parking plan could retain or replace trees, groundcover will be lost. Have you ever walked through there on a hot day and noticed how cool the parklet is? That's due to trees *and* grass. The lot would replace a significant grassy area with hard surface, again going against Guidelines.

The walkway would be lost. So the parking lot would interfere with pedestrian mobility, defined in our Guidelines as part of a vibrant downtown. An additional parking lot once again privileges vehicles over other forms of transportation.

Sentry proposes screening the lot with the existing hedge. This might be effective for passing vehicle traffic. It would not mitigate the effect on pedestrians or bicyclists who would still be hit by the negative visual impact of cars beyond the hedge. Even the increased setback that staff would require doesn't lessen the impact of more cars and more hard surfaces in an already over-parking-lotted Downtown.
It's clear that even if some of the trees and green could be maintained, this parking lot is simply against the spirit as well as the letter of our Guidelines.

Also questionable is whether additional parking is necessary. Clearly, Sentry wishes to make life easier for their employees. However, just a few hundred steps west of Sentry, Public Lot 1 has ample unoccupied spaces (see yellow area in photo below). The recent parking study found that Lot 1 has 25 – 60% vacancy rates for its 131 spaces. The reserved Alternative School parking could easily be moved to the middle rows, and permits issued for Sentry employees to park in the row nearest their workplace. If 300-400 steps is too far for Sentry employees, Sentry could consider a parking structure or shuttles from its headquarters building.

To sum up, Sentry's parking lot would result in the loss of a nearly 100-year old green space for a non-existent need.

Sincerely,

Mary McComb
Owner
Sugar Doll Chocolate & Cards
1336 Strongs Avenue
Stevens Point, Wisconsin 54481
715-341-5556
mary@sugardollpoint.com
M-F 10-5:30, Sat 10-4

Attachment: Photo of current Sentry parking and available public parking nearby.

From: ada sanders
To: Michael Ostrowski; Kyle Kearns
Subject: Fw: Proposed Expanded Parking Lot 1421 Strongs Avenue
Date: Wednesday, November 4, 2015 8:22:27 AM

Gentlemen...FYI....
ada sanders

----- Forwarded Message -----
From: ada sanders <aasan04@yahoo.com>
To: Garrett Ryan <garrettryanalder@gmail.com>; Tim Siebert <tjsiebert@charter.net>; Thomas Baldischwiler <tbadger4@sbcglobal.net>; Lee Beveridge <appraise@charter.net>; Sarah Scripps <sscripps@uwsp.edu>; Joseph DeBauche <jdebauch@yahoo.com>; Robert Woehr <bobandhilde@core.com>
Sent: Tuesday, November 3, 2015 9:11 PM
Subject: Proposed Expanded Parking Lot 1421 Strongs Avenue

Historic Preservation Design Review Commissioners:

Removal of the last surviving remnant of the once elegant corporate park that, in its original configuration, created a beautiful and distinguished setting for the Classic building that housed the Hardware Mutual Insurance Company since 1922, would substantially diminish the historic streetscape that has been a prominant feature of the central business district for as long as memory serves.
Too many of this city's historically important sites have been subjected to ill-conceived destruction resulting in a dismal loss of character.
There are good, tested, preferable alternatives to the proposed demolition that provide long-term,
rather than short-term solutions while maintaining the character of the environs
and the city in general.
We strongly support denial of the requested permit.
Ada Andrae Sanders
d. k. sanders jr.
Jeanette Sanders

Memo

Plan Staff
Community Development
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481
Ph: (715) 346-1567 • Fax: (715) 346-1498

City of Stevens Point – Department of Community Development

To: Historic Preservation / Design Review Commission

From: Plan Staff

CC:

Date: 1/28/2016

Re: Amending the Stevens Point Historic Preservation Design Guidelines, to regulate paint.

The Commission has discussed the regulation of paint within Historic Districts and for historically designated properties at multiple meetings. A recommendation was made to amend the Stevens Point Design Guidelines to include language addresses regulation and reference to acceptable paint colors and pallets.

Therefore, based on comments, concerns, and recommendations from the commission the draft amendment was created below:

Section 3.11 Stevens Point Design Guidelines

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~~and may also have to receive approval for the painting of certain materials in ~~those~~ cases where outlined previously. The HP/DRC or their designated agent should be contacted whenever painting is proposed to ensure necessary approvals~~, if any,~~ are followed. The guidelines for paint presented in this document are included only as a guide to the proper methods to apply and maintain paint on a historic structure.

Paint serves two primary purposes on a historic structure: to provide character and detail to the building, and to preserve and protect wood and some metal surfaces. Masonry surfaces were historically left unpainted while some metal surfaces such as copper or bronze were left uncoated as well.

~~Paint color and its application are non permanent changes to a structure that often reflect personal taste. It also~~Paint provides a level of visual detail on a structure much to the same degree as an

architectural component like a cornice or porch. The body of a building is typically painted a lighter color than the trim and other detailing, thus accentuating the architectural detail of the structure.

The Historic Preservation / Design Review Commission, as well as the City's Common Council have adopted the following paint pallets to be used for properties within historic and design review districts and individual designated historic properties. They are available within the City's Community Development Department.

1. *Sherwin-Williams: America's Heritage—Historical Exterior Colors*
2. *Benjamin Moore: Color Collections: Historical Colors*
3. *Valspar Paint: National Trust Historic Colors - Exterior*

The Historic Preservation Design Review Commission chairperson and designated agent can approve adopted paint pallet colors. Note that approved paint color does not have to be specifically bought from the above paint manufacturer. The applicant shall be permitted to color match paint from the approved color palettes utilizing a different paint manufacturer.

Paint Guidelines

1. *Avoid bright colors such as day-glow, neon, and metallic colors in historic districts.*
2. *No more than three of the approved colors for the body, trim, and accent color are recommended. Both the trim and accent color should complement the body color.*
3. *Using high-quality paint, apply a sound paint film to surfaces that were historically painted.*
4. *Follow preparation and application guidelines in previous sections on wood, metal, and masonry materials.*
5. *Select paint schemes that are most appropriate to the architectural style and period of the historic structure.*
6. *Painting architectural features such as trim, brackets, corner boards and moldings a different color than the body of the structure will accentuate these architectural details.*
7. *When applying paint to a historic building, care should be given not to conceal any architectural details or texture of the underlying material.*
8. *"Liquid vinyl" treatments are not recommended on historic structures.*
9. *Masonry surfaces were historically unpainted and should not be painted. Paint previously painted masonry material in colors that reflect the underlying material.*

Sec. 7.4 Major and Minor Works

7.4.1 Major Works (HP/DRC Approval)

a. *New Construction or additions to primary building*
b. *Exterior alterations to principal elevations of buildings*

c. *Demolition of any structure*
d. *Relocation of any structure*
e. *Removal of accessory structures*
f. *Construction of new accessory structures*
g. *Construction or removal of chimneys when made of brick*
h. *Alteration, addition, or removal of existing decks*
i. *Construction of new decks*
j. *Construction of new driveways*
k. *New or expanded parking areas*
l. *Construction, addition, or removal of porches or steps*
m. *Changes to historic roof features*
n. *Construction, addition or removal of swimming pools*
o. *Installation of new windows and doors*
p. *Alteration of exterior surfaces*
q. *Substantial changes to a design review certificate*
r. *Renewal of an expired design review certificate on projects of substantial proportion*
~~r.~~s. *Painting using colors not approved by the Historic Preservation Design Review Commission*

7.4.2 Minor Works (Staff Approval)

a. *Addition, or repair of existing accessory structures*
b. *Replacement of synthetic siding*
c. *Addition, or repair of existing awnings & shutters*
d. *Installation of new awnings and shutters when appropriate*
e. *Repair or replace existing siding, windows, doors, (no change)*
f. *Construction of appropriate fences, walls, or hedges*
g. *Repair or replacement of exposed foundations (no change)*
h. *Installation or replacement of gutters*
i. *Emergency removal of dead, diseased, or dangerous trees*
j. *Removal of deteriorated accessory buildings (non¬contributing)*
k. *Repair of existing masonry*
l. *Installation or removal of HVAC or mech. equipment (rear yard)*
m. *Repair or replacement of existing porches (no change)*
n. *Installation of appropriate signs*
o. *Installation of satellite dishes & TV antennas (rear yard)*
p. *Repair of existing stairs and steps*
q. *Repair, replacement, or construction of walkways*
r. *Installation of storm windows and doors*
s. *Replacement of existing roof coverings (no change)*
t. *Removal of live trees greater than 6" in diameter*
~~t.~~u. *Painting using colors approved by the Historic Preservation Design Review Commission*

7.4.3 Maintenance (No Approval)

~~a. Painting~~
~~b.~~a. *Repair or replacement of existing driveways & walks (no change)*
~~c.~~b. *Repair or replacement of existing fences or walls (no change)*
~~d.~~c. *Repair or replacement of existing gutters or downspouts (no change)*
~~e.~~d. *Minor plantings or clearing of overgrown bushes & shrubs*
~~f.~~e. *Repair or replacement of exterior lighting fixtures (no change)*

~~g.~~f. Repairs, including repointing, to existing masonry
~~h.~~g. Repair or replacement of existing parking lots (no change)
~~i.~~h. Repair of existing roof coverings (no change)
~~j.~~i. Repair or replacement of existing signs (no change)
~~k.~~j. Repair to existing swimming pools
~~l.~~k. Construction of wooden trellises in rear yard
~~m.~~l. Repair or replacement of existing sidewalks
~~n.~~m. Window air conditioners at rear elevations

With the adoption of color pallets, a few samples will need to be purchased to have on hand within the department and at historic preservation meetings.

Benjamin Moore

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America's Heritage

The America's Heritage Palette pays homage to key architectural styles throughout American history. Ranging from exuberant hues that adorned ornately appointed Victorians to the softer, restrained shades of Craftsman bungalows, our featured color combinations are based on authentic schemes from their respective eras. Each has endured the test of time and is sure to provide beauty and enjoyment for centuries to come.

Colors Shown

BODY	TRIM	ACCENT	ACCENT 2
SW 2804	SW 2805	SW 0023	SW 2835
Renwick Rose Beige	Renwick Beige	Pewter Tankard	Polished Mahogany

OTHER COLORS

BODY	TRIM	ACCENT	ACCENT 2
SW 2824	SW 2813	SW 2833	SW 0005
Renwick Golden Oak	Downing Straw	Roycroft Vellum	Deepest Mauve

BODY	TRIM	ACCENT	ACCENT 2
SW 2822	SW 2823	SW 2810	SW 2811
Downing Sand	Rookwood Clay	Rookwood Sash Green	Rookwood Blue Green

Due to individual computer monitor limitations, colors seen here may not accurately reflect the selected color. To confirm your color choices, visit your neighborhood Sherwin-Williams store and refer to our in-store color cards.

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Colors Shown

BODY	TRIM	ACCENT	ACCENT 2
SW 0014	SW 2822	SW 2814	SW 2856
Sheraton Sage	Downing Sand	Rookwood Antique Gold	Fairfax Brown

OTHER COLORS

BODY	TRIM	ACCENT	ACCENT 2
SW 0009	SW 2829	SW 0024	SW 2819
Eastlake Gold	Classical White	Curio Gray	Downing Slate

BODY	TRIM	ACCENT	ACCENT 2
SW 0052	SW 0050	SW 2827	SW 0001
Pearl Gray	Classic Light Buff	Colonial Revival Stone	Mulberry Silk

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Colors Shown

BODY	TRIM	ACCENT	ACCENT 2
SW 2819 Downing Slate	SW 2813 Downing Straw	SW 2814 Rookwood Antique Gold	SW 2807 Rookwood Medium Brown

OTHER COLORS

BODY	TRIM	ACCENT	ACCENT 2
SW 2820 Downing Earth	SW 2805 Renwick Beige	SW 2803 Rookwood Terra Cotta	SW 2808 Rookwood Dark Brown

BODY	TRIM	ACCENT	ACCENT 2
SW 2815 Renwick Olive	SW 2822 Downing Sand	SW 2816 Rookwood Dark Green	SW 2817 Rookwood Amber

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Colors Shown

BODY	TRIM	ACCENT	ACCENT 2
SW 2835	SW 2833	SW 2806	SW 6244
Craftsman Brown	Roycroft Vellum	Rookwood Brown	Naval

OTHER COLORS

BODY	TRIM	ACCENT	ACCENT 2
SW 2834	SW 2843	SW 2846	SW 2837
Birdseye Maple	Roycroft Brass	Roycroft Bronze Green	Aurora Brown

BODY	TRIM	ACCENT	ACCENT 2
SW 2848	SW 2841	SW 2833	SW 2839
Roycroft Pewter	Weathered Shingle	Roycroft Vellum	Roycroft Copper Red

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Colors Shown

BODY	TRIM	ACCENT	ACCENT 2
SW 2821	SW 2851	SW 2846	SW 0050
Downing Stone	Sage Green Light	Roycroft Bronze Green	Classic Light Buff

OTHER COLORS

BODY	TRIM	ACCENT	ACCENT 2
SW 2823	SW 7005	SW 2822	SW 0018
Rookwood Clay	Pure White	Downing Sand	Teal Stencil

BODY	TRIM	ACCENT	ACCENT 2
SW 2813	SW 2833	SW 2848	SW 0077
Downing Straw	Roycroft Vellum	Roycroft Pewter	Classic French Gray

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Colors Shown

BODY	TRIM	ACCENT	ACCENT 2
SW 6119	SW 2842	SW 7012	SW 0048
Antique White	Roycroft Suede	Creamy	Bunglehouse Blue

OTHER COLORS

BODY	TRIM	ACCENT	ACCENT 2
SW 2857	SW 2814	SW 2829	SW 2847
Peace Yellow	Rookwood Antique Gold	Classical White	Roycroft Bottle Green

BODY	TRIM	ACCENT	ACCENT 2
SW 2844	SW 2821	SW 7006	SW 2801
Roycroft Mist Gray	Downing Stone	Extra White	Rookwood Dark Red

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Colors Shown

BODY	TRIM	ACCENT	ACCENT 2
SW 0032	SW 0050	SW 2853	SW 0045
Needlepoint Navy	Classic Light Buff	New Colonial Yellow	Antiquarian Brown

OTHER COLORS

BODY	TRIM	ACCENT	ACCENT 2
SW 2850	SW 2849	SW 0007	SW 2848
Chelsea Gray	Westchester Gray	Decorous Amber	Roycroft Pewter

BODY	TRIM	ACCENT	ACCENT 2
SW 2822	SW 2829	SW 0006	SW 2808
Downing Sand	Classical White	Tolle Red	Rookwood Dark Brown

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Colors Shown

BODY	TRIM	ACCENT	ACCENT 2
SW 2827	SW 2829	SW 6258	SW 2802
Colonial Revival Stone	Classical White	Tricorn Black	Rookwood Red

OTHER COLORS

BODY	TRIM	ACCENT	ACCENT 2
SW 2832	SW 7005	SW 2819	SW 0030
Colonial Revival Gray	Pure White	Downing Slate	Colonial Yellow

BODY	TRIM	ACCENT	ACCENT 2
SW 2826	SW 0050	SW 2838	SW 2846
Colonial Revival Green Stone	Classic Light Buff	Polished Mahogany	Roycroft Bronze Green

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EXTERIOR PHOTOS

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BACK EXTERIOR

SPACES

- ALL (24)
- CAPE COD COTTAGE (2)
- COLONIAL REVIVAL (4)
- CONTEMPORARY (3)
- CRAFTSMAN (3)
- FEDERAL GREEK REVIVAL (5)
- TUDOR (5)
- VICTORIAN (2)

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Community Development
City of Stevens Point
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Ph: (715) 346-1567 • Fax: (715) 346-1498

City of Stevens Point – Department of Community Development

To: Historic Preservation / Design Review Commission

From: Plan Staff

CC:

Date: 1/28/2016

Re: Process and procedures relating to the designation of potential historic properties, buildings, and districts identified within the 2011 Intensive Survey Report.

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

With the adoption of the new Historic Preservation Design Guidelines and the anticipated completion of the Comprehensive Plan in the coming year, staff feels that the pursuit of additional historic properties and districts is appropriate. Five new historic districts were identified to be created in the 2011 intensive survey which included a total of 157 buildings. In addition, 29 individual resources were identified for listing on the National Register of Historic Places (NRHP) on an individual basis.

Within the Intensive Survey report were completed Wisconsin Historical Society district nomination forms for several potential historic districts (see attached example). The Intensive Survey identifies that the proposed Clark Street – Main Street Residential Historic District be pursued first followed by the others. Prior to nominating any districts or structures, education to inform affected property owners and the general public of the benefits of nomination and historic preservation should be pursued. This educational process would involve creating educational materials and conducting public meetings and workshops. Individual properties and structures can also be nominated for recognition at that time.

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

Through the Certified Local Government (CLG) Sub-grant Application Evaluation Criteria, which is administered by the Wisconsin Historical Society, the City of Stevens Point can apply for assistance in preparing nominations to the National Register of Historic Places. See the attached CLG program summary and initiative outline. No match is required for the grant for which letters of intent to apply

must be submitted in the summer of 2016 and the final application in November 2016. This spring, neighborhood meetings should be held to determine neighborhood interest in pursuing historic districts. Joe DeRose, with the Wisconsin Historical Society, can be present at the meeting to address concerns and questions.

DISTRICT SURVEY FORM

1

District		Surveyor	SHSW Staff
Church Street Residential Historic District		Timothy F. Heggland	_____
City Stevens Point	County Portage	Survey Stevens Point Intensive Survey	Date 2011
Film Rolls/Negatives	N/A		

Streets	Numbers	Streets	Numbers
Church Street	1525, 1532, 1533 1541, 1548, 1549, 1556, 1557, 1564, 1567, 1572, 1577, 1582, 1587		

2

Boundary Description

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

3

Boundary Justification

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

4

SOURCES OF INFORMATION

A. City of Stevens Point Real Estate Tax Rolls, 1854-1990.

B. *Stevens Point Daily Journal*. Various Issues.

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

D. Sanborn-Parris Fire Insurance Maps of Stevens Point. 1884-1946

E. City of Stevens Point Assessor's Office.

5

MAP REFERENCE

USGS quad: Stevens Point

scale: 1-24,000

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

6

Opinion of National Register Eligibility

date: _____ initials: _____

_____ eligible _____ not eligible _____ unknown

_____ national _____ state _____ local

HISTORIC PRESERVATION DIVISION

WISCONSIN HISTORICAL SOCIETY

HP-02-66 (7/16/98)

7 DESCRIPTION

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

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

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

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

8 SIGNIFICANCE

Areas of significance

Architecture: Italianate
Queen Anne
Colonial Revival

History:

Period of Significance: Ca.1860-1937

Historical Development and Statement of Significance.

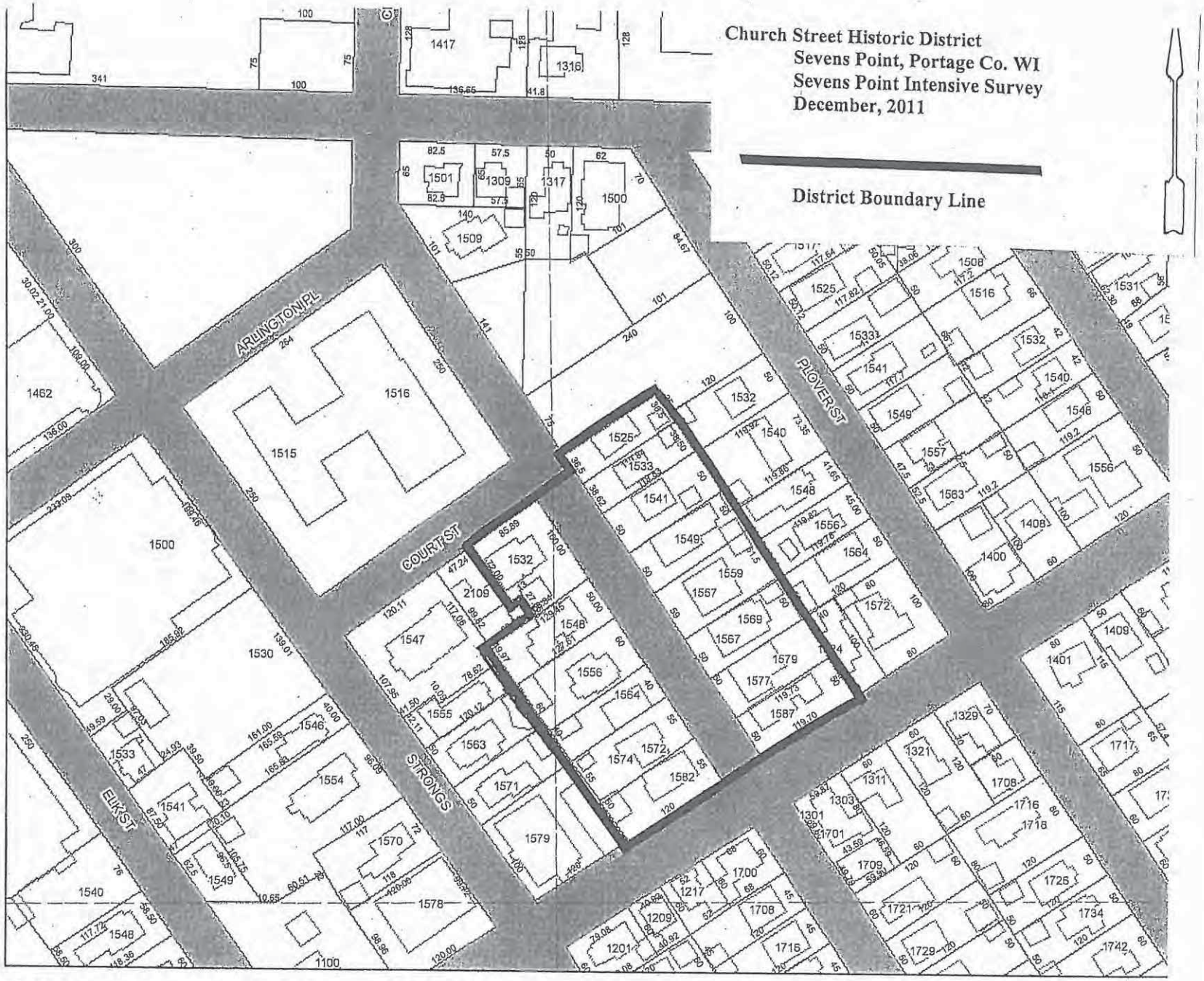
The Church Street Historic District is believed to of local architectural significance (Criterion C) because it contains a small but very intact collection of historic residential buildings that is the only one of its kind that is now to be found immediately south of the historic downtown commercial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

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

DISTRICT SURVEY FORM: CONTINUATION SHEET No. 2.1 of 2.1

2. Boundary Description, Continued

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



SW NE SECTION 32 T24N R08E

Last Update: O

POTENTIALLY ELIGIBLE INDIVIDUAL RESOURCES

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

Historic Districts

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

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

Individual Resources

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

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

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

See: *Stevens Point Daily Journal*. May 2, 1885, p. 6; June 28, 1958 (Centennial Issue), Section 3, p. 2. See also: Anderson, Judy C. and George Rogers. *For the Love of Postcards: A Pictorial Celebration of Portage County Heritage from the Post Card Collection of John Anderson*. Stevens Point, 1998, p. 11.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

See: City of Stevens Point Assessor's Records.

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

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

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

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

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

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

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

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

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

See: *Stevens Point Daily Journal*. January 12, 939, p. 1; February 8, 1939, p. 1; February 9, 1938, p. 1; September 21, 1939, p. 9; May 31, 1940, p. 2; May 8, 1940, p. 1.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GENERAL INFORMATION

How to Apply for Historic Preservation Fund Subgrants for Certified Local Governments

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Historic Preservation Fund (HPF) subgrants are administered by the Wisconsin State Historic Preservation Officer (SHPO). At the federal level, the program is managed by the National Park Service (NPS), U.S. Department of the Interior. The HPF is derived from federal offshore oil leases, not from tax revenues. The Catalog of Federal Assistance number is 15.904. The information below explains eligibility for subgrants, how to apply, all the forms and guidelines needed, and the application review process.

Who May Apply?

Only Wisconsin Certified Local Governments (CLG) may apply. For a list of CLGs please see our map (PDF, 217 KB) or the National Park Service CLG search page .

What Type of Activities can be Funded with CLG Subgrant Funds?

All proposed projects must assist Wisconsin historic resources in one of the following ways:

- Architectural, archaeological and historical survey projects to identify and evaluate historic properties. For intensive survey projects, the applicant must have survey boundaries approved by SHPO staff by June 15, 2015.
- Preparation of nominations to the National Register of Historic Places. For proposed National Register Historic District nominations, the applicant must have had a public meeting by June 15, 2015 to introduce the project to the neighborhood.
- Educational activities, such as workshops, slide or video programs, and the preparation of booklets, brochures or other publications that further the goals of historic preservation.
- Development of municipal preservation plans.
- Administration of municipal historic preservation programs.

Currently there are no subgrants for rehabilitating historic buildings. Wisconsin does offer the following income tax credits:

- Income-Producing Historic Building Tax Credit Information
- For Historic Home Tax Credit Information
- For Archaeological Sites, see the Archaeological Sites Property Tax Exemption Program

How Does a CLG Apply for Funding?

A CLG may apply to the Wisconsin SHPO for HPF subgrants during the annual application period. The funds are competitively awarded through this formal application process. Local governments may be certified and participate in review of National Register nominations and other CLG activities even if they do not choose to apply for CLG subgrant funds.

Application Evaluation Criteria

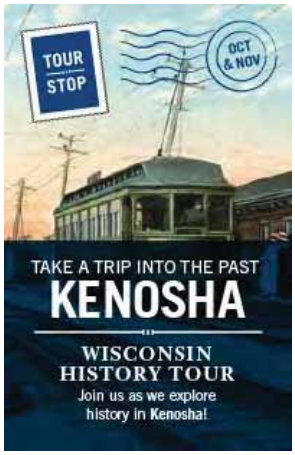
The application evaluation criteria are essential for planning a project and completing a letter of intent and application. Staff are available to review project ideas and draft applications if assistance is requested prior to November 1, 2015.

Certified Local Government Subgrant Criteria

Application Guidelines

These guidelines outline how to plan and apply for an HPF Subgrant. All applications must be post marked or received at the SHPO office by November 13, 2015.

Application Guidelines (PDF, 140 KB)



Letter of Intent

All applicants must submit a letter of intent to the SHPO that must be postmarked or received by September 11, 2015. The letter can be a single page that describes the proposed project and the approximate amount of funds that will be requested in the application. The letter does not formally obligate an organization to apply but are used by SHPO staff to anticipate funding requirements and to assist applicants in preparing their applications. Only CLG applications preceded by a letter of intent will be considered for funding. The SHPO will respond to letters of intent within three weeks.

Application Forms

If you would like to receive a paper copy, see below for contact information. Please include a brief description of your project with your application form.

Certified Local Government (CLG) Application (PDF, 120 KB)

Application Review and Approval Process

Applications are reviewed by SHPO staff and approved by the Wisconsin Historic Preservation Review Board. Results will be made known to all the applicants in March 2016.

Subgrants Manual

Once a CLG is awarded a subgrant, the Subgrant Manual summarizes the federal regulations and Wisconsin requirements for project management that must be followed by the CLG. Failure to meet all of the requirements and procedures in the manual may result in cancellation of a subgrant and return of any affected reimbursement. CLGs can use the sample documents provided below as guidance to draft a Request for Proposal and a Contract to hire consultants to implement the subgrant project.

- Subgrant Manual (PDF, 646 KB)
- Reimbursement Request Form (PDF, 25 KB)
- Sample Request for Proposals (PDF, 11 KB)
- Sample Contract (Word 2003, 57 KB)

Learn More

Certified Local Government Subgrant Application Evaluation Criteria for FY 2016

How does my Community Become a Certified Local Government?

Certified Local Government Historic Preservation Program in Wisconsin

Have Questions

Contact Joe DeRose by phone at 608-264-6512 or by email below:

joe.derose@wisconsinhistory.org

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594

Department of Community Development
Ph: (715) 346-1567
Fax: (715) 346-1498

National Register Historic District Nomination Outline

INITIATIVE

The City of Stevens Point has three distinct historic districts.

1. Mathias Mitchell Public Square Historic District – National / State & Local Register
2. Clark Street Residential Historic District – Local Register
3. Downtown Historic / Design Review District – Local Register

Only the Mathias Mitchell Public Square District is on the state and national registers. This designation allows property owners within the historic district to obtain tax credits from the state and federal government for building renovation and restoration activities. Unfortunately, property owners in other districts are not eligible to receive tax credits, unless individually placed on the register.

In 2011, a contractor conducted a historical intensive survey of the community's historical integrity and character, which included several recommendations for historic preservation. A significant first step recommendation was to nominate additional districts to the national register, to assist with preserving historic neighborhood character, culture, and architecture. The following districts were proposed:

1. Clark Street – Main Street Residential Historic District (expands current local residential district)
2. Pine Street – Plover Street Residential Historic District (new district)
3. Church Street Residential Historic District (new district)
4. Sunset Fork Residential Historic District (new district)
5. Church of Intercession – Saint Stephens R.C. Church Historic District (new district)

Creating historic districts and achieving national register status is performed through individual state historic preservation offices (SHPO). The Wisconsin Historical Society (WHS) acts as the SHPO for the state and offers grants through the Certified Local Government (CLG) program to assist with costs for district nomination applications. The City of Stevens Point became a CLG in July on 1985 and is eligible to receive funding. District nomination applications can be quite lengthy, requiring great detail and thorough research. Grants through CLG can assist in reimbursing 100% of the costs for a qualified consultant to apply for district nominations.

NATIONAL REGISTERED DISTRICTS

The National Register is the official Federal list of districts, sites, buildings, structures, and objects significant in American History, architecture, archeology, engineering, and culture. National Register properties have significance to the history of their community, state, or nation (National Register of Historic Places Program: Frequently Asked Questions).

Benefits of Historic Preservation & District Nomination (Wisconsin Historic Preservation Commission Workshop)

- Assists in preserving culture and character for future generations
- Honorific Recognition
- Eligibility to apply for Federal renovation/rehabilitation tax credits – 20%
- Eligibility to apply for Wisconsin State renovation/rehabilitation tax credits – 20%
- Promotes Revitalization
- Encourages Tourism
- Stabilizes Neighborhoods
- Increases Property Values

DISTRICT NOMINATION STEPS (not all inclusive)

1. **Meeting with WI - SHPO:** The WHS is available to educate staff and commissioners about the CLG grant program, along with the district nomination process.
2. **WI-SHPO District Review:** Staff from the WI-SHPO will tour the proposed historic district(s), meet with staff, and review existing district materials to determine eligibility. Feedback regarding the district boundaries and properties will then be provided by the WI-SHPO.
3. **Historic District Workshop:** A workshop to educate stakeholders, property owners, commissioners, and the general public will be led by WI-SHPO staff and city staff. Nationally registered districts will be discussed thoroughly, along with the nomination process and proposal along with anticipated outcomes from the designation.
4. **Letter of Intent – Apply for CLG Funds:** A letter of intent to apply for CLG funds is due September 12, 2014. Furthermore the letter must specify the request, including proposed district nominations, as well as contractors pursued and capable of completing the national register district applications.
5. **Submission of CLG Application:** A complete CLG application must be submitted by November, 14 2014. At least two estimates from professional preferred consultants for project work must be included within the application. The project period will last from February, 2015 to July, 2016.
6. **Consultant:** A preferred WI-SHPO consultant will likely be chosen shortly after the award of CLG funds in February, 2015. Once chosen, the district nomination application process will begin, led primarily by the consultant.
7. **Proposed District Nomination Determination:** Review of the proposed district nominations will occur by the National Parks Services' Historic Preservation Division. Final determination of the proposed historic districts is anticipated for 2016.

ADMINISTRATIVE ROLE

City staff will initially work closely with the WI-SHPO and eventually the chosen consultant. Furthermore, the historic district designation process will be led by city staff through organizing meetings with the consultant or stakeholders, scheduling workshops, recording all comments, and acting as the liaison to parties involved. Staff may also assist with the creation of maps or educational materials. Lastly, staff will maintain and present all materials to the Historic Preservation / Design Review Commission and the general public.

Historic Preservation / Design Review Commission (HP/DRC): The HP/DRC will have a very active role in the overall process; invited to attend every meeting and event relating to the district nomination, while

also making key decisions such as consultant selection. Staff will present frequent progress reports for review during regular or special meetings. The HP/DRC will eventually make final recommendations on the entire nomination project to the common council.

Plan Commission, Finance Committee, and Common Council: Alderpersons and commission and committee members will be invited and encouraged to attend all workshops and commission meetings. Furthermore, all bodies will also be provided with project updates. The common council will make the final decision regarding the pursuit of additional historic districts and any financial appropriation associated.

COMMUNITY ENGAGEMENT

One or more community workshops will accompany the steps above. The community will be engaged through these workshops, especially those property owners whose properties are proposed within the districts. Educational materials, presentations, meeting minutes, maps, etc. will be available to the general public via a dedicated city project website. Furthermore, outside assistance from the WI-SPHO will be attained to present facts with regard to nationally registered historic districts. Much information can already be obtained and will remain available on the WHS website. All workshops and meetings will be notified on the city's website and/or using other sources.

Works Cited

Thomason & Associates Preservation Architects. (2006). *Wisconsin Historical Society* . Retrieved March 11, 2014, from Wisconsin Historic Preservation Workshop part 1: https://www.wisconsinhistory.org/hp/clgs/workshop/documents/hpcw1.pdf

National Register of Historic Places Program: Frequently Asked Questions. (n.d.). Retrieved March 11, 2014, from National Register of Historic Places Program: Frequently Asked Questions: http://www.nps.gov/nr/faq.htm

Memo

Plan Staff
Community Development
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481
Ph: (715) 346-1567 • Fax: (715) 346-1498

City of Stevens Point – Department of Community Development

To: Historic Preservation / Design Review Commission

From: Plan Staff

CC:

Date: 1/28/2016

Re: Request from the City Parks and Recreation Department to remove ash trees, consistent with the adopted Emerald Ash Borer Management Plan in the Design Review District.

In 2013 an Emerald Ash Borer Management Plan was adopted which outlined a process for treating or removing Ash trees on City property (see attached). Therefore, the City Forester has requested to remove Ash trees in two parking lots identified below. The City Forester has provided a memo, attached, with further information. A total of 15 trees are proposed to be removed and replaced.

While staff has the authority to approve the removal of tree greater than 6 inches in diameter, staff feels the trees proposed have character defining elements, and are not necessarily damaged or dying. Furthermore, given the amount of trees requested staff has presented this request before you.

The Historic Preservation Design Guidelines state the following regarding trees and vegetative landscaping:

Landscaping

The landscape of historic districts is often as historically significant as the structures themselves, particularly in the residential areas. Some of the trees in historic districts are as old if not older than the historic buildings. While a building can be renovated or restored, vegetation cannot. Therefore, it is critical that mature and historic trees contributing to the character of the district be preserved and maintained.

New vegetation should be sensitive to the existing character of the district as well. Care should be given to incorporate new landscaping that is appropriate in size, scale, and species.

Landscaping Guidelines

1. Retain and preserve significant and character-defining vegetation including mature trees, hedges, shrubs, and ground cover whenever possible.
2. Historic site features, such as walkways, walls, formal and informal gardens, fountains, and trellises should be retained.
3. Trees and other vegetation should not block views of historic structures and should be well maintained and pruned regularly.
4. When adding new landscaping, native and commonly occurring vegetation is recommended. New plant materials should be appropriate in species and scale to existing plant materials in the immediate vicinity.
5. Shrubbery planted along building edges and property lines should have a mature height of less than six (6) feet.
6. Trees, shrubs, and fencing should be used to screen service areas, garbage enclosures and, whenever possible, parking areas.
7. When undertaking new construction, significant trees or vegetation should be preserved.
8. Trees with a diameter of six (6) inches or greater should not be removed. Removal of significant trees should only be done if it has disease or storm damage, or is a safety hazard to historic structures.
9. If a diseased, storm damaged or safety hazard tree is removed, it should be replaced by a suitable species, as designated in an approved landscaping plan, within sixty (60) days from time of removal.

Given the spread of Emerald Ash Borer in neighboring areas, taking a pro-active approach may lead to a less negative impact on the City's Ash Tree population. The invasive species will likely arrive within a few years, upon which Ash tree devastation can occur in short time. The approach provided in the management plan and requested by the City Forester meets the guidelines above, as all removed Ash trees will be replaced by native and appropriate trees species. Staff would recommend approving the request to remove 15 trees within parking lots B (Lot 2) & D (Lot 4). Replacements shall be with the appropriate size trees as outlined in the zoning code.

Replacement Trees

Autumn Gold Ginkgo	Northern Catalpa	Kindred Spirit Oak	Amur Maackia

Staff would also recommend the chairperson and designated agent be able to approve similar requests in the future to carry out the management plan.

Ash Tree Parking Lot Replacements

Parking Lot 2 is at the north-west corner of Crosby Avenue and Water Street. Parking Lot 4 is on the south-west corner of Crosby Avenue and Water Street. There is a high density of green ash in these parking lots, and in the adjoining public and private parking lots, such as the Chase Bank parking Lot, MSTC parking lot and Public Parking Lot 6.

All these ash trees are prone to infestation by the emerald ash borer (EAB) once it is established in Stevens Point. EAB has not yet been detected in Portage County yet, but it has been found in Adams County. As part of Stevens Points Emerald Ash Borer Plan, as adopted by City Council, the city will begin reducing the City's public ash tree numbers, and replacing the ash trees with other species. Some ash trees in good health and form may be treated with an insecticide to protect the ash trees from the insect.

Many of the ash trees in parking lots 2 and 4 have poor form and are stagnated in growth. Die back in some of the trees has begun. The trees I feel do not warrant the investment of maintenance. I believe the trees should be removed and replaced. Doing both parking lots at once will make removal, replacement and watering operations more efficient. Also, once EAB arrives and if the other trees are removed, the entire area will not be void of trees since we had started the replacement process already. The city also needs to begin replacing some live ash trees already instead of just waiting for EAB, simply because we would not have the staff and time to remove, replace and maintain our municipal trees once EAB was established.

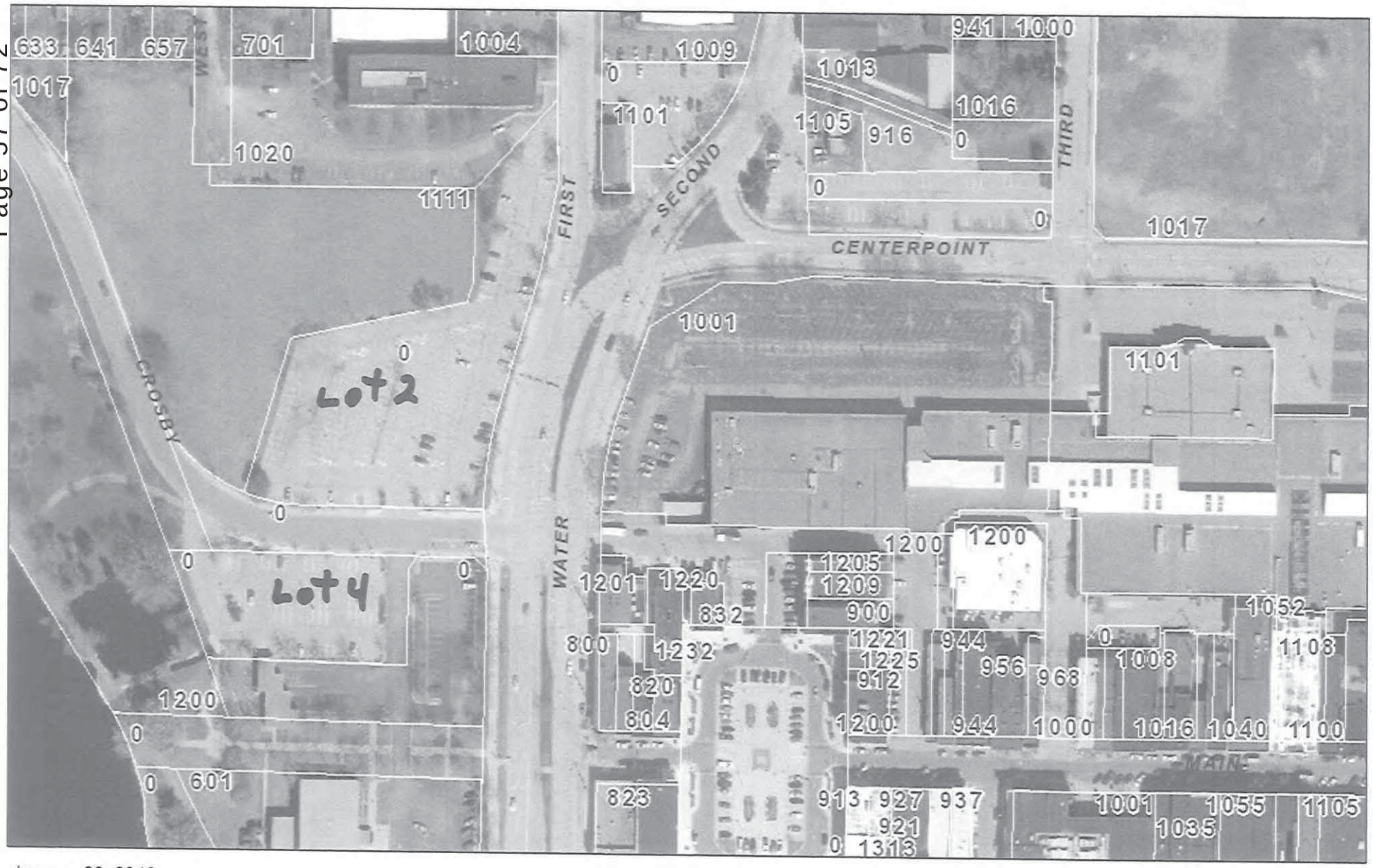
Parking Lot 2

1.) Green Ash 11 inch DBH replace with a 2 inch DBH Columnar Hackberry
2.) Green Ash 12 inch DBH replace with a 2 inch DBH Autumn Gold Ginkgo
3.) Green Ash 12 inch DBH replace with a 2 inch DBH Autumn Gold Ginkgo
4.) Green Ash 14 inch DBH replace with a 2 inch DBH Autumn Gold Ginkgo
5.) Green Ash 14 inch DBH replace with a 2 inch DBH Autumn Gold Ginkgo
6.) Green Ash 12 inch DBH replace with a 2 inch DBH Autumn Gold Ginkgo
7.) Green Ash 12 inch DBH replace with 2 inch DBH Northern Catalpa
8.) Green Ash 14 inch DBH replace with 2 inch DBH Mountain Ash (not a true ash)
9.) Green Ash 14 inch DBH replace with a 2 inch DBH Kindered Spirit Oak
10.) Green Ash 10 inch DBH replace with a 2 inch DBH Early Glow Buckeye

Parking Lot 4

11.) Green Ash 7 inch DBH replace with a 2 inch DBH Amur Maackia
12.) Green Ash 13 inch DBH replace with a 2 inch DBH Autumn Gold Ginkgo
13.) Green Ash 10 inch DBH replace with a 2 inch DBH Autumn Gold Ginkgo
14.) Green Ash 16 inch DBH replace with a 2 inch DBH Autumn Gold Ginkgo
15.) Green Ash 10 inch DBH replace with a 2 inch DBH Northern Catalpa

Stevens Point Tax Parcels Map



January 26, 2016

Centerlines

MunicipalBoundaries

<all other values>

CITY OF STEVENS POINT

Stevens Point Tax Parcels

1:2,000

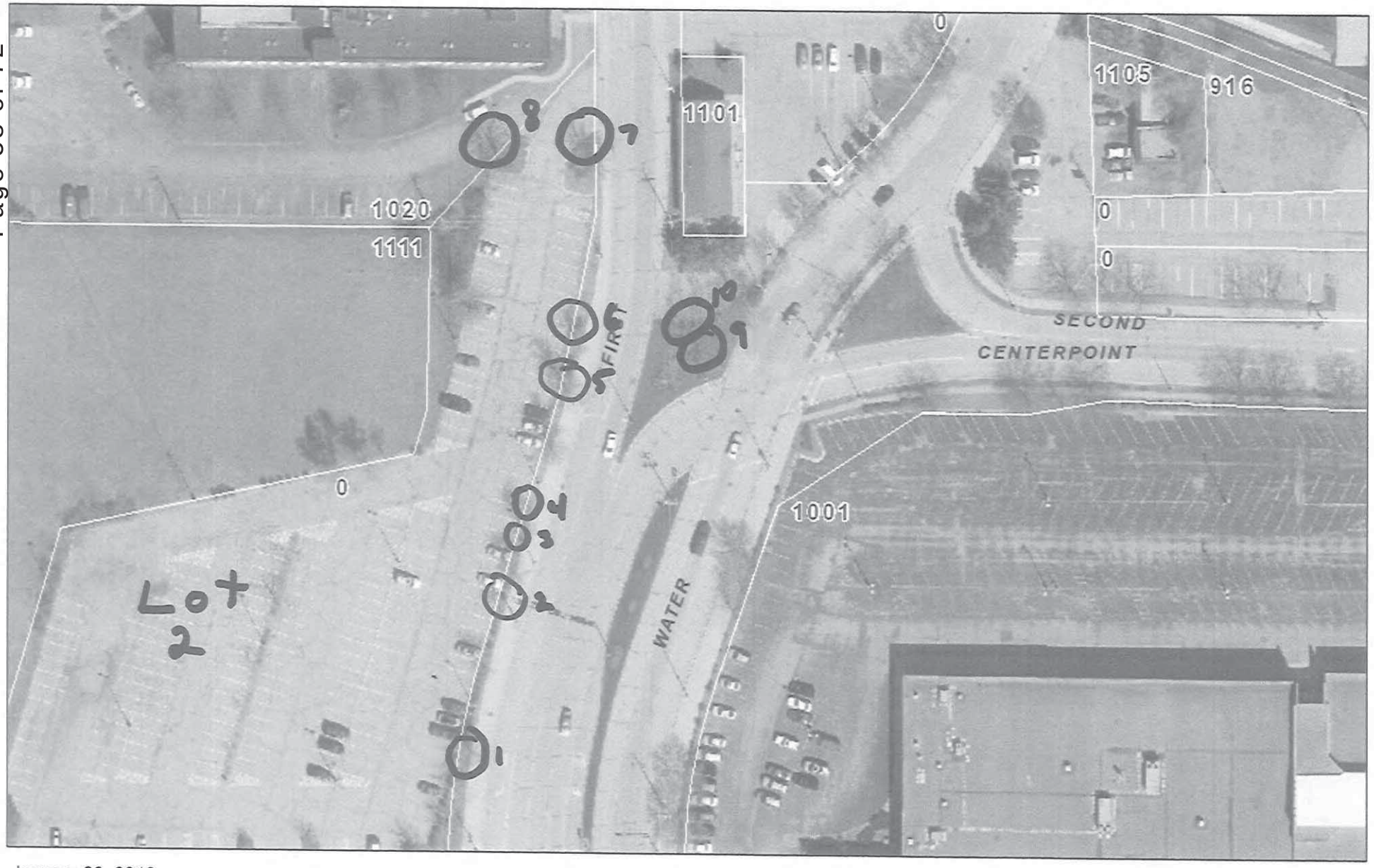
0 0.015 0.03 0.06 mi

0 0.0275 0.055 0.11 km

City of Stevens Point Public Utilities

Web AppBuilder for ArcGIS
City of Stevens Point

Stevens Point Tax Parcels Map



January 26, 2016

Centerlines

MunicipalBoundaries

<all other values>

CITY OF STEVENS POINT

Stevens Point Tax Parcels

1:1,000

0 0.0075 0.015 0.03 mi

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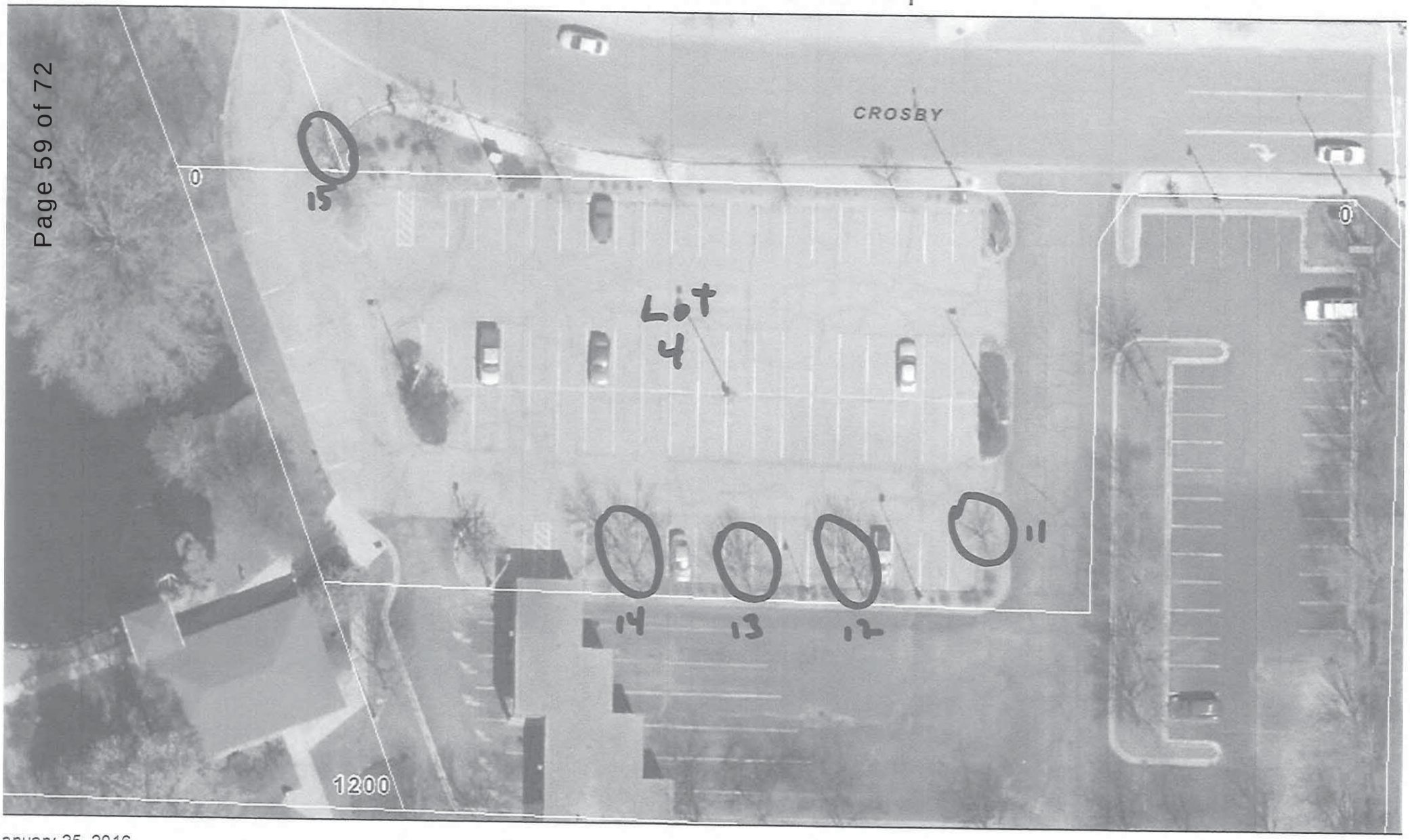
City of Stevens Point Public Utilities

Web AppBuilder for ArcGIS
City of Stevens Point

Stevens Point Tax Parcels Map



anuary 25, 2016

Centerlines

Municipal Boundaries

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CITY OF STEVENS POINT

Stevens Point Tax Parcels

1:500

0 0.004 0.008 0.016 mi

0 0.005 0.01 0.02 km

City of Stevens Point Public Utilities

Web AppBuilder for ArcG
City of Stevens Pc

EMERALD ASH BORER MANAGEMENT PLAN

CITY OF STEVENS POINT

2013

INTRODUCTION

The emerald ash borer (EAB) is an invasive insect native to Asia that was introduced into the United States via wooden packing material. It was discovered in Detroit, MI in 2002. The insect has spread throughout the Midwest since its arrival and was first discover in Wisconsin in 2008. As of February 2013 EAB has now been found in thirteen Wisconsin Counties. It has not yet been found in Portage County. In Asia, the insect has little impact due to the existence of natural insect predators, however; in the United States there are no natural predators to keep the insect in check and as a result has killed tens of millions of ash trees in the US and Canada.

Stevens Point's response to Emerald Ash Borer unofficially started when it was first identified in Michigan. Since EAB was discovered in Wisconsin, forestry staff began making firm decisions towards the response to EAB. Staff has reviewed our street tree inventory, conducted an ash inventory on all publicly owned properties, reviewed staffing levels and equipment requirements, reviewed chemical treatment of trees, examined in-house treatments vs. contractual, compared removals in-house to contractual, reviewed tree establishment programs, and wood utilization. The forestry department has tried to keep the Common Council via the Park Board, other city departments, and the public up to date regarding EAB.

Funding will be the determining factor when formulating a responsible action plan. Currently, we are focusing our funding on planting and preparing. We will not be able to save many, if any, ash trees without pesticide applications. We are continually examining annual in-house forestry operations so we can efficiently respond to this insect and adsorb as much as we can in-house. The City of Stevens Point has the potential to lose 14% of our street trees due to this insect, and funding will be the determining factor for the future of our urban forest. Ultimately effective management of this pest must be a dynamic process of continual analysis, assessment and adjustment of techniques and policy as needed.

PURPOSE

By implementing the provisions in this management plan, the City of Stevens Point is attempting to mitigate the disruption to its urban forest caused by the pending infestation of EAB. Taking a proactive approach will enable the City to address public and private needs in an efficient and effective manner. How

City Officials deal with this upcoming situation now, will have a major impact as to what Stevens Point will look like for our next generation. The City's approach to Dutch elm disease should parallel EAB. Because the City had taken and continues to take a proactive approach to Dutch elm disease than most municipalities, Stevens Point has a fairly large American elm population. Most communities are devoid of large American elms.

A proactive Emerald Ash Borer Management Plan will enable the City to:

Update and revise appropriate public ordinances.
Update public tree inventory, and estimate ash tree population on private property
Locate possible holding yard(s) for large quantities of wood and develop procedures for dealing with infested material
Determine the City's comprehensive ash tree policy
Develop an ash tree reduction program
Establish ash tree treatment policy
Establish re-planting recommendations
Review City personnel and equipment needs and/or availability regarding EAB
Develop and strengthen community education and outreach
Keep local officials updated

Update Ordinance

The City of Stevens Point Forestry Ordinance (Chapter 11) was adopted in 2000. The ordinance as a whole should be reviewed. Language regarding EAB should be examined. Currently EAB is covered in broad terms in section 11.06(a).

Ash Tree Population

Stevens Point's street tree population is 7264 trees. Of these 7264 trees, 974 are some species of ash. Currently ash makes up 14% of Stevens Point's street tree population. All street tree ash diameters were measured in 2013. There are another 335 ash trees in managed areas of parks, and city owned parking lots in the downtown area. Ash tree diameters were measured to produce accurate cost projections when budgeting for any potential future ash tree insecticide treatment, removal, and replanting.

An estimate of the number of ash trees on private land should be figured. This number is important because it would estimate the amount of wastewood that would be generated. This could affect City operations especially at the City run drop off site at the City Garage.
A cooperative project with the UWSP forestry department may be a way of generating a more accurate number of projecting the number of ash trees on private lands.

Ash comprise a large component of woods, and woodlots in Stevens Point, such as woods around Iverson Park and the City Garage. The number of ash is not known in these areas.

Wood Debris

Once EAB gets established in Stevens Point, the vast majority of the ash trees will be killed in a four year window. This could generate a large volume of wood debris. According to the Stevens Point Street Tree Management Plan (2010), put together by Davey Resource Group, they describe the city garage drop off site regarding EAB as "pretty small" and that other sites and opportunities should be explored in disposing of the waste wood. Getting a better idea of how many ash are on private property may aid in making the decision on the size of the drop off site the City needs. An internship with UWSP is being offered in Spring 2013 to estimate the ash on private lands. Additionally, the City Garage drop off site is located close to the Wisconsin River, and ash is a significant component of the wooded areas around the garage and along the banks of the Wisconsin River. Rivers can also expedite the spread of EAB since they provide natural corridors for the insect's flight. Drop off sites, in regards to EAB waste wood, are usually 2-8 acres in size and away from high-risk areas. A different drop off site may warrant consideration.

The City Forestry Dept. has had discussions with Zblewski Brother in regards of disposing of EAB infested wood from public trees. Revenue generating ideas should be explored. Wood disposal information (size and amounts) should be on the City EAB and Drop off website. Drop off site(s) and webpage info will require input from Public Works.
Ways to dispose of private infested ash wood should be further explored.

Determine Ash Tree Policy

A comprehensive policy describes how the City intends to manage ash trees in a variety of scenarios and directs the decision-making process.

Public Ash Trees

The updated ash inventory will be used to manage all species of ash. Removal of ash will be part of, or the entire component of EAB management. Prioritization of removals should be based upon risk abatement, nuisance, and budget. High risk ash trees will take priority and will be removed first. Miss sited ash (trees planted under utility lines) will be removed next, while the utilities have the resources. The City will try and replace the removed trees with site appropriate trees pending funds and personnel The inventory shows 108 such trees planted under utility lines. Before a street tree is removed, the adjacent property owner is notified (unless the tree is hazardous). This has been the policy of the forestry department in the past, and we will try to continue to do so in regards to EAB. The forestry department will work on reducing the number of undesirable ash

trees prior to EAB arrival. This part of the plan will be the most dynamic. Ash trees at this time are only receiving clearance and deadwood pruning. Time is not being spent structurally pruning the majority of ash trees. This pruning practice would change if it is decided to indefinitely treat ash trees. Ash trees in construction sites are not being worked around. They are being removed and replaced unless an adjacent property owner objects.

Existing ash street trees today provide about $60,900 in annual benefits (stormwater reduction, energy savings, property value increases, CO2 uptake, and improve air quality). Since the majority of Stevens Point's ash street trees are first beginning to maximize their benefits, the benefits are going to increase.

List projected tree and stump costs following measurements. $218,000

Appraised Value - $924,000
Annual Benefits - $60,900
Tree Removal - $164,000
Stump Removal - $54,000

Proactive Removal: Removing ash trees that are not infested with EAB.

Pros:

- Opportunity to spread removal costs over a longer time frame
- Reduces problem of dealing with many dead and/or hazardous trees at one time.
- Opportunity to start replanting process immediately
- Greater flexibility in organizing work schedules
- Ability to utilize ash wood for products or use it as a local source of firewood

Cons:

- Immediate impacts to tree canopy and aesthetics
- Removing healthy ash may create negative feelings within the community
- Does not factor in research that may find an effective control for EAB

Reactive Removal: Removing ash trees which are either infested with EAB or dead

Pros:

- Delayed impacts to tree canopy and aesthetics

- No negative public perceptions
- Delayed budgetary impacts until EAB arrives
- Further EAB research may offer effective control, minimizing needs for removal

Cons:

- Budget impacts can be severe once EAB arrives
- Replanting funds may not be available due to extreme removal costs

Ash Trees on Private Lands

The forestry department will try and disseminate information regarding EAB to property owners in Stevens Point via the city website and other media. The forestry department has the authority to condemn dead and/or hazardous ash trees on private property. It is then up to the property owner to remove and dispose of the tree at their cost. Should residents will be allowed to store EAB infested wood on their property. Area woodlots will be infested, so why require other disposal requirements?

Treatment Options

There are two reasons to treat ash trees.

1.) Treating trees will prolong the ash tree removal process and spread out the cost in removal, replanting and reduce the immediate impact to the landscape.

2.) Treating ash trees will preserve them for and indefinite amount of time. As time passes new chemicals may be found to protect trees longer and for less money. As time passes new predators may limit or eliminate EAB. As the first initial large wave of EAB passes through, we may not have to treat trees as often.

At this time the forestry department is planning on treating approximately 125 ash trees. Trees scheduled for treatment, when EAB arrives or until it is found closer than 15 miles from Stevens Point, are ash trees in good condition along Main and Clark Street, Downtown ash trees, and ash trees in 1600 block of College Ave. At this time it is planned on treating these trees in house. If Stevens Point was to treat every existing ash street tree it would cost **$31,500** annually. The **$31,500** is the contracted out rate for all street trees with current knowledge, technology and current tree diameters. Ash trees in the parks and City parking lots are currently not being considered for treatment, but rather removal and replacement. Consideration should be made for treating ash trees in downtown parking lots too?

Private property owners whom have ash street trees adjacent to their homes could treat these trees with City forestry department approval. The forestry department would keep record of the treatments with the street tree inventory. Private property owners would get information regarding insecticide treatments for ash trees on private property via the City website. Treated trees will be retained unless the forestry department has determined that treatment has failed and condition warrants removal.

RE-PLANTING EFFORTS

Areas of Stevens Point hard hit by the windstorm of 2011, such as Forest Cemetery, show the impact trees have upon our landscape when many large trees are lost at one time. This is the impact EAB will have upon our entire community. Pre-emptive tree planting and the re-planting of removed trees should be a major component of Stevens Point's overall EAB plan. Once EAB arrives and gets established in Stevens Point, time and money to dedicate to tree planting and care may be difficult to allocate based upon other municipalities experiences, especially those communities which did not, or were not able to prepare.

Re-planting efforts should concentrate on species diversity along streets, parks, and throughout the community as a whole. Along streets the ultimate goal should be set not to plant more than 5% of any one species, 10% of any one genus and 20% of any one family. In the parks, trees not commonly used for street plantings will be the focus. On private property the forestry department will try to inform residents of the many different trees which do well in our climate. Information will be disseminated via the City website and with the help of potential partnerships in the Stevens Point surrounding community. Work with local retailers which sell trees will be important. Retailers will only sell what people buy, and an effort must be made to influence people to purchase something other than a 'red maple'. If a disease or insect wipes out maple the way Dutch elm disease wiped out elm, or EAB is wiping out ash, Stevens Point stands to lose nearly 30% of its street trees and even a greater percentage of trees on private property.

If all 974 ash street trees were replaced with one and a half inch balled and burlapped trees, it would cost **$170,000**. The 335 ash trees in the City parks would cost and additional **$90,000**.

CITY RESOURCES

The City of Stevens Point forestry department does not have the personnel, the equipment, or the budget to manage an EAB infestation. Trained personnel and additional equipment from the Parks Department and Streets Department along with additional budgeted monies will be needed to adequately manage EAB in order to safeguard our residents, minimize the disruption of other City

services, limit the impact upon Stevens Point's landscape/environment, and minimize the cost to the City budget.

The decision is going to have to be made whether the City will contract out all the work, part of the work, or none/little of the work.

In an average year, the forestry department relies on personnel and equipment from the parks and streets department, volunteers, and private contractors to try and accomplish forestry department's goals. Dead, diseased, and hazardous tree removals are what the City departments and private contractors primarily help with. Personnel help from the Parks and Streets department is not scheduled, it is random, and is occurring less and less each year. If the plan is to have other departments help with EAB management, it would require scheduled committed help. If not, the result could be dead high liability street trees lining our streets, and standing in our parks. It is recommended to plan ahead and budget additional dollars in the capital expenditures for a five year window while EAB is at its peak. The budgeted amount has many variables, and decisions need to be made to budget for EAB arrival. For now, an increase in the contracted work by the amount of $10,000 annually for added removals, and grinding is recommended.

From past and current experiences, there are a couple of issues I think that need to be addressed. Some of them were obvious following the July 19th 2011 windstorm, but are relevant to EAB management.

1.) There is a need for more chainsaw safety training for employees. Many employees have taken the beginner safety course, but there is a need for more advanced training. There are two companies that provide beginner and advanced chainsaw training that the City has used in the past. A commitment to money and personnel for these classes would be required.
2.) Currently chainsaw maintenance and chain sharpening has been performed by the City Arborist. With the City having one experienced arborist, it does not make sense for this employee to be inside cleaning saws and sharpening chains when he is needed most. Other employee(s) should be trained in sharpening chains, and basic chainsaw maintenance. Contracting out sharpening would require additional funds, and is hit or miss in regards to getting chains back as needed.
3.) How many, if any, and which specific employees would be assigned to aid in ash tree removal. These employees may need some additional training/education.
4.) Clear communication, coordination, and chain of command would be needed for EAB management.
5.) An Industrial grapple attachment for the parks loader is needed to aid in ash tree removal. Trees could be removed in sections, picked up by the grapple,

dumped into a tri-axle dump truck, and hauled to the marshalling yard to be chipped. This has been placed in the capital purchase schedule.
6.) The City streets department has a tubgrinder. Keeping it and maintaining it is important. Waste wood could be ground by the machine until a contractor would come in and take it.
7.) Explore new/additional drop off sites and have them ready in case they are needed. Input from public works would be needed.

All of the above seven listed recommendations would also prove very beneficial in regards to the City's storm preparedness and overall day to day operations.

COMMUNITY EDUCATION AND OUTREACH

Proper communication and education will enable the City the ability to make proper decisions and mitigate potential negative reactions.

Once EAB is thought to be found, a sample will be sent to: Emerald Ash Borer Program, WI DATCP, P.O. Box 8911, Madison, WI 53708- 8911, or photos can be emailed to DATCPEmeraldAshBorer@wisconsin.gov, attention Melody Walker for confirmation. DATCP can be reached by phone at 1-800-462-2803. Upon confirmation by DATCP, local officials will be notified, and then the media. After confirmation of EAB in Portage County or the City of Stevens Point, the County will have quarantines placed on it in accordance to the State of Wisconsin response guidelines. USDA and DATCP will work with State officials, and affected communities and industries to minimize the impact of quarantines. State regulations would need to be followed on movement of wood products and all options for mitigating EAB impact would need to be reexamined.

The City of Stevens Point's webpage stevenspoint.com/forestry will provide links and answer potentially frequently asked questions for residents.

Information will be displayed on an educational kiosk located at the City garage drop-off site.

An EAB and firewood brochure will be developed and be made available to residents.

Press releases will be made to the local media. An initial find press release has already been written.

Educate residents and staff on monitoring for EAB.

Have all ash trees plotted on a GIS map.

Make residents aware of importance of diversity of trees/shrubs, and find a way for residents to want these trees/shrubs. This will require partnerships with organizations such as Audubon, Central Wisconsin Farmshed Project, Wisconsin Public Service, and Student Society of Arboriculture. A free tree give-away is a possibility.

CONCLUSION

A well-planned response can minimize the impact, reduce liability, spread out costs and lessen the overall cost of EAB. Because the impacts of EAB can be acutely high, many communities have chosen to soften the blow through gradual, prioritized, preemptive removal of some of their public ash trees. Many communities also want to retain some of their ash tree canopy for the important environmental, social and economic benefits it provides. Ongoing advances in EAB insecticide research make selective application of insecticide an increasingly viable and cost-effective option. After communicating with other city departments, elected officials and the public, a final draft of this document will act as the City of Stevens Point EAB Management Plan, BUT the plan will remain actively fluid and open to change as more is learned about EAB. The Park Board will serve as the means to communicate updates regarding EAB.

ASH STREET TREES

974 Ash Street Trees

Average size 10.5 inches DBH

Remove all ($16.00 per DBH) -	**$164,000**
Stump Removal (1.5xDBH estimate @ 3.50 per inch) -	**$54,000**
Replant street trees (doesn't include add staff for watering) -	**$170,000**
	$388,000

Treatment for all annually -	**$31,500**

Appraised value – $924,000

Annual Benefits - $60,900

ASH PARK TREES

335 Ash Park Trees

Average size 14.2 inches DBH

Remove all ($16.00 per DBH) -	**$76,000**
Stump Removal (1.5xDBH estimate @ 3.50 per inch) -	**$25,000**
Replant street trees (doesn't include add staff for watering) -	**$90,000**
	$191,000

Total -	**$579,000**

Memo

Plan Staff
Community Development
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481
Ph: (715) 346-1567 • Fax: (715) 346-1498

City of Stevens Point – Department of Community Development

To: Historic Preservation / Design Review Commission

From: Plan Staff

CC:

Date: 1/28/2016

Re: Amending the Stevens Point Historic Preservation Design Guidelines, to regulate trees and landscaping.

Staff has the authority within the Design Guidelines to approve the removal of trees greater than 6 inches in diameter, along with dead, dying or diseased trees. While staff feels this is appropriate for a single tree or trees that are not character defining on a property, requests with several character defining trees should be reviewed by the Commission.

Therefore, staff suggests that the removal of landscaping and trees that are identified as character-defining shall be reviewed by the Commission. The Historic Preservation Design Guidelines define "Character-Defining" as:

> *Sec. 7.3 Definitions.*
> *Character Defining: The Elements, details, and craftsmanship of a historic structure that give it its historic significance and are exemplary of architectural style and period of structure.*

As the definition specifically focuses on structures, staff would recommend the following amendment to the definition, as well as the Section 7.4 below.

> **Sec. 7.3 Definitions.**
> Character Defining: The Elements, details, and craftsmanship of a historic structure or property that give it its historic significance or sense of place and/or are exemplary of architectural style and period of structure.

> **Sec. 7.4 Major and Minor Works**

> *7.4.1 <u>Major Works (HP/DRC Approval)</u>*
>
> a. *New Construction or additions to primary building*
> b. *Exterior alterations to principal elevations of buildings*
> c. *Demolition of any structure*
> d. *Relocation of any structure*

e. *Removal of accessory structures*
f. *Construction of new accessory structures*
g. *Construction or removal of chimneys when made of brick*
h. *Alteration, addition, or removal of existing decks*
i. *Construction of new decks*
j. *Construction of new driveways*
k. *New or expanded parking areas*
l. *Construction, addition, or removal of porches or steps*
m. *Changes to historic roof features*
n. *Construction, addition or removal of swimming pools*
o. *Installation of new windows and doors*
p. *Alteration of exterior surfaces*
q. *Substantial changes to a design review certificate*
r. *Renewal of an expired design review certificate on projects of substantial proportion*
s. *Removal of character defining landscaping or trees.*

7.4.2 Minor Works (Staff Approval)

a. *Addition, or repair of existing accessory structures*
b. *Replacement of synthetic siding*
c. *Addition, or repair of existing awnings & shutters*
d. *Installation of new awnings and shutters when appropriate*
e. *Repair or replace existing siding, windows, doors, (no change)*
f. *Construction of appropriate fences, walls, or hedges*
g. *Repair or replacement of exposed foundations (no change)*
h. *Installation or replacement of gutters*
i. *Emergency removal of dead, diseased, or dangerous trees*
j. *Removal of deteriorated accessory buildings (non¬contributing)*
k. *Repair of existing masonry*
l. *Installation or removal of HVAC or mech. equipment (rear yard)*
m. *Repair or replacement of existing porches (no change)*
n. *Installation of appropriate signs*
o. *Installation of satellite dishes & TV antennas (rear yard)*
p. *Repair of existing stairs and steps*
q. *Repair, replacement, or construction of walkways*
r. *Installation of storm windows and doors*
s. *Replacement of existing roof coverings (no change)*
t. ~~*Removal of live trees greater than 6" in diameter*~~ *Removal of non-character defining landscaping and trees.*

7.4.3 Maintenance (No Approval)

a. *Painting*
b. *Repair or replacement of existing driveways & walks (no change)*
c. *Repair or replacement of existing fences or walls (no change)*
d. *Repair or replacement of existing gutters or downspouts (no change)*
e. *Minor plantings or clearing of overgrown bushes & shrubs*
f. *Repair or replacement of exterior lighting fixtures (no change)*
g. *Repairs, including repointing, to existing masonry*
h. *Repair or replacement of existing parking lots (no change)*

i. Repair of existing roof coverings (no change)
j. Repair or replacement of existing signs (no change)
k. Repair to existing swimming pools
l. Construction of wooden trellises in rear yard
m. Repair or replacement of existing sidewalks
n. Window air conditioners at rear elevations