

AGENDA  
HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Thursday, July 5, 2012 – 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. Request from Sentry Insurance for façade improvement grant funds in the amount of \$9,255 and design review for exterior building work, including the cleaning, tuckpointing, and sealing of their building at **1421 Strongs Avenue (Parcel ID 2408-32-2024-06)**.
2. Rewriting of the Historic Preservation / Design Review Guidelines.
3. Adjourn.

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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.

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# Administrative Staff Report

Sentry Insurance  
Façade Grant and Design Review  
1421 Strongs Avenue  
July 5, 2012



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

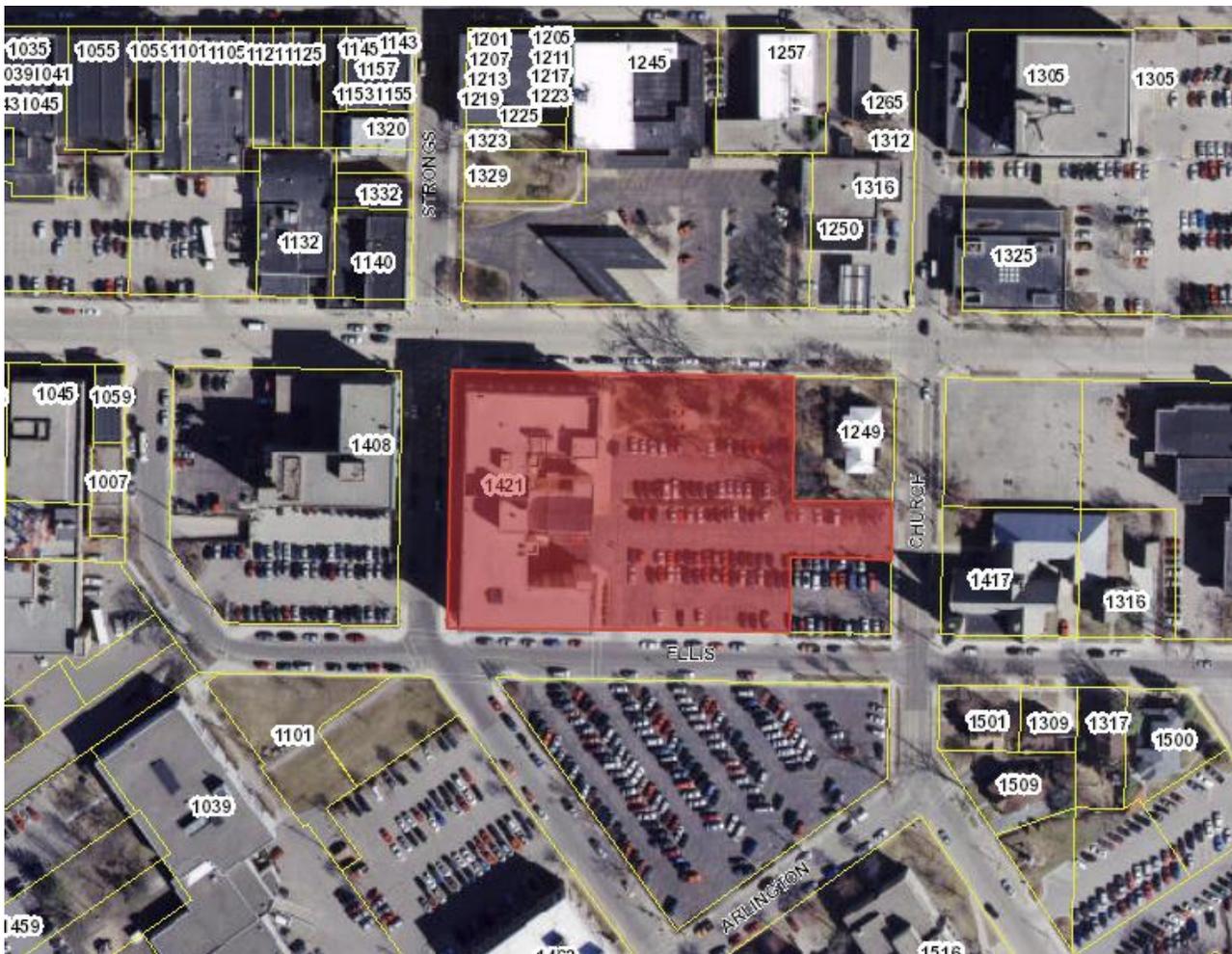
<p><b>Applicant(s):</b></p> <ul style="list-style-type: none"><li>Sentry Insurance</li></ul> <p><b>Staff:</b></p> <ul style="list-style-type: none"><li>Michael Ostrowski, Director <a href="mailto:mostrowski@stevenspoint.com">mostrowski@stevenspoint.com</a></li><li>Kyle Kearns, Associate Planner <a href="mailto:kkearns@stevenspoint.com">kkearns@stevenspoint.com</a></li></ul> <p><b>Parcel Number(s):</b></p> <ul style="list-style-type: none"><li>2408-32-2024-06</li></ul> <p><b>Zone(s):</b></p> <ul style="list-style-type: none"><li>"B-3" Central Business District</li></ul> <p><b>Master Plan:</b></p> <ul style="list-style-type: none"><li>Downtown District</li></ul> <p><b>Council District:</b></p> <ul style="list-style-type: none"><li>District 1 – Beveridge</li></ul> <p><b>Lot Information:</b></p> <ul style="list-style-type: none"><li>Actual Frontage: 441feet</li><li>Effective Frontage: 441 feet</li><li>Effective Depth: 239 feet</li><li>Square Footage: 105,399</li><li>Acreage: 2.420</li></ul> <p><b>Structure Information:</b></p> <ul style="list-style-type: none"><li>Year Built: addition 1924 (88 years)</li><li>Number of Stories: 4</li></ul> <p><b>Current Use:</b></p> <ul style="list-style-type: none"><li>Office</li></ul>	<p><b>Request</b></p> <p>Request from Sentry Insurance for façade improvement grant funds in the amount of \$9,255 and design review for exterior building work, including the cleaning, tuckpointing, and sealing of their building at <b>1421 Strongs Avenue (Parcel ID 2408-32-2024-06)</b>.</p> <p><b>Attachment(s)</b></p> <ul style="list-style-type: none"><li>Parcel Data Sheet</li><li>Application</li><li>Contractor Bids</li></ul> <p><b>City Official Design Review / Historic District</b></p> <ul style="list-style-type: none"><li>Design Review District</li></ul> <p><b>Staff Recommendation</b></p> <p>Approve, subject to the following condition(s):</p> <ul style="list-style-type: none"><li>Tuckpointing shall match to the greatest extent possible the original mortar and spacing on the building.</li><li>Staff does have concerns with the proposed 2500 PSI. Typically, the cleaning of masonry would be at a much lower PSI. Cleaning in the form of pressure washing shall be performed with necessary precautions so as not to harm the stone, at a PSI appropriate for the material to be cleaned.</li><li>Caulking shall only be performed on previously caulked joints.</li><li>Mortar shall be used over caulk where applicable.</li><li>All work shall be completed within one year.</li><li>Project must adhere to Façade Improvement Grant Program Guidelines.</li><li>No funds shall be disbursed until project is fully completed.</li><li>The maximum City participation shall not exceed \$9,255.00 and no individual cost shall exceed the following:</li></ul>
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**Applicable Regulations:**

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

Masonry Details	Project Cost	Grant Assistance
<b>Bid 1:</b> Holton Bros. Inc. Contractors	<b>Bid 1:</b> Tuckpointing & Caulking - \$4,880, Cleaning - \$7,790, and Graffiti Control - \$5,840	<b>Bid 1:</b> \$2,440 \$3,895, \$2,920
<b>Bid 2:</b> Omni Glass & Paint, Inc.	<b>Bid 2:</b> Tuckpointing & Caulking - \$5,200, Cleaning & Graffiti application - \$18,000	<b>Bid 2:</b> \$2,600 \$9,000
<b>TOTAL (Lowest Bid)</b>	<b>Bid 1: \$18,510.00</b> <b>Bid 2: \$23,200.00</b>	<b>\$9,255.00</b> \$11,600.00

**Vicinity Map**



**Scope of Work**

Sentry Insurance is requesting Façade Improvement Grant Program funds for exterior restoration to their building at 1421 Strong's Avenue. The property has been used by Sentry Insurance for the entirety of its life, primarily as office space. Proposed restoration includes masonry work to the north, south, and west walls in the form of cleaning,

tuckpointing, and sealing. The work only includes the bottom 10 feet of the exterior, as it is the most deteriorated and has been the victim to graffiti multiple times.

Furthermore, as the photos show, much of the dirt is collected within this area which incorporates in-set windows as well. The applicant has stated that the proposed improvements outlined below will remove years of accumulated dirt and protect the building from water damage and graffiti.

Façade Improvements:

- Clean lower 10 feet of limestone with masonry cleaning detergent and pressure wash at approx. 2500 PSI,
- tuckpoint and caulk cracks and mortar joints where necessary using Tremco Dynamic, a one-part urethane sealant, and mortar,
- and seal lower 10 feet of limestone masonry with anti graffiti coating.

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

\*\*\* All improvements are eligible for grant funding.

## Standards of Review

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### Design Guidelines

The following standards would apply to this request:

#### Masonry

To the extent possible, original materials shall be retained in existing facades. They should be removed only where they are structurally unsound and are beyond restoration, and then only in accordance with an approved design scheme. Natural materials are preferred over simulated or synthetic materials. The types of material preferred, but not limited to, may include: brick, stone, wood, stucco, clay, tile, ceramic tile, quarry tile, terra cotta, and cut stone. Materials to be avoided may include, but not be limited to, concrete block, plastic, fiberglass, simulated brick, simulated stone, hardboard or metal siding panels and wood siding panels.

**Analysis:** The lower 10 ft of the north, south and west facades will be cleaned using a professional masonry cleaner and pressure washed at approximately 2500 PSI. Additionally, two statues on the west elevation will be cleaned. Tuckpointing will occur where needed as well as the filling of mortar. Caulking will occur to previously caulked / open joints such as pedestal bases and stairway joints. A flood coat of anti graffiti control will be applied to the lower 10 ft of the north, south and west facades.

**Findings:** Much of the tuckpointing will take place on the statues and their bases, as well as corners of the building. Mortar joints which are visibly loose will be cut out and refilled with non-shrinking mortar. Tremco Dymonic, a one part urethane sealant, has been proposed by both contractors to seal parts of the building. Furthermore, proper techniques will be used when apply caulk so as to attain the appearance as closely as possible of mortar. Holton Brothers, Inc. Contractors based in Grafton, Wisconsin and Omni Glass & Paint, Inc. based in Oshkosh have submitted bids for the proposed project. Staff does have concerns with the proposed 2500 PSI. Typically, the cleaning of masonry would be at a much lower PSI. Please see the attached brief regarding pressure washing.

### Façade Improvement Grant Standards

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

**Analysis:** Sentry Insurance's building, located at 1421 Strongs Avenue falls well within the Downtown Design Review District as it is located off Clark Street.

**Findings:** This standard is met.

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

**Analysis:** The north façade faces Clark Street, south façade faces Ellis Street and west façade faces Strongs Avenue. All three sides are being proposed for restoration.

**Findings:** This standard is met.

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

**Analysis:** The proposed work, although limited, is on a very large scale as the building is quite large and three of four facades are being proposed for restoration. Cleaning, tuckpointing, caulking, and sealing of the lower 10 ft of the north, south, and west facades make up the building improvement project.

**Findings:** The lower 10 feet has only been proposed for renovation due to the fact that it receives the most abuse from rain, rocks, salt, graffiti, etc. Furthermore, the architecture of the building has incorporated more extensive stone within this area as well as inset windows.

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

**Analysis:** Stone work proposed will restore the existing stone, matching closer to the original. Mortar and caulk will closely match the existing color and texture. Materials used to tuckpoint will be created to closely match the existing stone.

**Findings:** Tuckpointing will occur to areas in desperate need of repair, such as the statue bases and corner of the building. It is very difficult to tuckpoint small chips and cracks, therefore, hairline cracks are not being addressed. Loose mortar joints will be cut out and refilled with non-shrinking mortar. Mortar will closely match that of the existing in color and texture. Re-caulking of previously caulked joints will occur and will closely match that of the original. Although anti-graffiti coating is not an original material found on the building it will provide safety to the stone while maintain its appearance.

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

**Analysis:** Bids for the masonry work were obtained from Holton Brothers, Inc. Contractors and Omni Glass & Paint Inc.

**Findings:** Holton Brothers, Inc. are based out of Grafton, Wisconsin, whereas, Omni Glass & Paint Inc. are based in Oshkosh. The size and uniqueness of the request, along with the increased demand for the proposed work has forced the applicant to acquire services outside the City. It is the applicant's intent to complete the work by this summer.

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

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

<b>Improvements</b>	<b>Details</b>	<b>Cost</b>	<b>Proposed Matching Grant Assistance</b>
Masonry	<b>Bid 1:</b> Holton Bros. Inc. Contractors <b>Bid 2:</b> Omni Glass & Paint, Inc.	<b>Bid 1:</b> Tuckpointing & Caulking - \$4,880, Cleaning - \$7,790, and Graffiti Control - \$5,840 <b>Bid 2:</b> Tuckpointing & Caulking - \$5,200, Cleaning & Graffiti application - \$18,000	<b>Bid 1:</b> \$2,440 \$3,895, \$2,920 <b>Bid 2:</b> \$2,600 \$9,000
<b>TOTAL (Lowest Bid)</b>		<b>Bid 1: \$18,510.00</b> <b>Bid 2: \$23,200.00</b>	<b>\$9,255.00</b> \$11,600.00

**Findings:** The requested assistance is \$9,255.00. This standard is met.

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

**Analysis:** Proof of insurance has been provided. Property taxes are current there are no outstanding amounts owed to the City.

**Findings:** This standard is met.

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

**Analysis:** The design standards that apply to this request, regarding masonry are met.

**Findings:** This standard is met.

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

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

**Findings:** This standard is met.

## Ranking of Projects for Grant Funds

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

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

**Findings:** This building is a prominent building with its large footprint and unique architectural design. Additionally it’s stone pillars on the west façade stand out as a vivid characteristic. It has been a target for graffiti

multiple times as it has a vast amount of smooth surface area. Properly maintaining and restoring the building will encourage other large building within the historic district to access the grant funding as well.

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

**Findings:** The statues found on each side of the main entrance are in need of desperate repair. They receive the most damage as they exist within a heavily traveled area that is more susceptible to abuse. Additionally, the north and south facades have been recently struck by graffiti which has already been removed. The removal of the graffiti has forced the applicant to take proper steps to assure future graffiti does not again ruin the façade. Therefore, part of the project includes the application of an anti-graffiti coating. Weathering has also taken its toll on the stone which hasn't been tended to in several years.

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

**Findings:** All brick work will improve the architectural integrity through the filling of mortar and tuckpointing of corners and statues. Additionally, the work proposed will restore the building's stone back to a vibrant color similar to the original.

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

**Findings:** The statues found near the entrance are a significant feature contributing to the buildings character. They are the first visible architecture that catches your eye prior to walking through the building's grand entrance. Therefore, it is of high importance to maintain the statues features. Also, the recurring cleaning of graffiti can stain or fade the stone. Preventative methods can be used to lessen the affects of graffiti and protect the stone.

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

**Findings:** The property is occupied by a business.

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

**Findings:** It is not anticipated that the renovation will attract additional visitors.

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

**Findings:** No new jobs will be created.

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

**Findings:** The building is primarily used as office space for the occupy business. Renovation will not incorporate a change in use or mixed uses.

## Building Images

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**South Facade**



**North Facade**



**West Façade**



**Statue & Base (West Façade)**



**Statue Base – Deteriorated Stone**



**Deteriorated and Dirty Stone**



**Deteriorated and Dirty Stone**



**Deteriorated and Dirty Stone**

# 6 Preservation Briefs

Technical Preservation Services

National Park Service  
U.S. Department of the Interior

## Dangers of Abrasive Cleaning to Historic Buildings

Anne E. Grimmer

- » [What is Abrasive Cleaning?](#)
- » [Why Are Abrasive Cleaning Methods Used?](#)
- » [Problems of Abrasive Cleaning](#)
- » [How Building Materials React to Abrasive Cleaning](#)
- » [When is Abrasive Cleaning Permissible?](#)
- » [Do Not Abrasively Clean These Historic Interiors](#)
- » [Mitigating the Effects of Abrasive Cleaning](#)
- » [Summary](#)



**A NOTE TO OUR USERS:** The web versions of the **Preservation Briefs** differ somewhat from the printed versions. Many illustrations are new, captions are simplified, illustrations are typically in color rather than black and white, and some complex charts have been omitted.

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**"Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible." *The Secretary of the Interior's Standards for Rehabilitation.***

Abrasive cleaning methods are responsible for causing a great deal of damage to historic building materials. To prevent indiscriminate use of these potentially harmful techniques, this brief has been prepared to explain abrasive cleaning methods, how they can be physically and aesthetically destructive to historic building materials, and why they generally are not acceptable preservation treatments for historic structures. There are alternative, less harsh means of cleaning and removing paint and stains from historic buildings. However, careful testing should precede general cleaning to assure that the method selected will not have an adverse effect on the building materials. A historic building is irreplaceable, and should be cleaned using only the "gentlest means possible" to best preserve it.

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### What is Abrasive Cleaning?

Abrasive cleaning methods include all techniques that physically abrade the building surface to remove soils, discolorations or coatings. Such techniques involve the use of certain *materials* which impact or abrade the surface under pressure, or abrasive *tools and equipment*. Sand, because it is readily available, is probably the most commonly used type of grit material. However, any of the following materials may be substituted for sand, and all can be classified as abrasive substances: ground slag or volcanic ash, crushed (pulverized) walnut or almond shells, rice husks, ground corncobs, ground coconut shells, crushed eggshells, silica flour, synthetic particles, glass beads and micro-balloons. Even *water* under pressure can be an abrasive substance. Tools and equipment that are abrasive to historic building materials include wire brushes, rotary wheels, power sanding



Abrasive cleaning can cause permanent damage to historic fabric, such as this brick wall. Photo: NPS files.

disks and belt sanders.

The use of water in combination with grit may also be classified as an abrasive cleaning method. Depending on the manner in which it is applied, water *may* soften the impact of the grit, but water that is too highly pressurized can be very abrasive. There are basically two different methods which can be referred to as "wet grit," and it is important to differentiate between the two. One technique involves the addition of a stream of water to a regular sandblasting nozzle. This is done primarily to cut down dust, and has very little, if any, effect on reducing the aggressiveness, or cutting action of the grit particles. With the second technique, a very small amount of grit is added to a pressurized water stream. This method may be controlled by regulating the amount of grit fed into the water stream, as well as the pressure of the water.

## Why Are Abrasive Cleaning Methods Used?

Usually, an abrasive cleaning method is selected as an expeditious means of quickly removing years of dirt accumulation, unsightly stains, or deteriorating building fabric or finishes, such as stucco or paint.

The fact that sandblasting is one of the best known and most readily available building cleaning treatments is probably the major reason for its frequent use.

Many mid-19th century brick buildings were painted immediately or soon after completion to protect poor quality brick or to imitate another material, such as stone. Sometimes brick buildings were painted in an effort to produce what was considered a more harmonious relationship between a building and its natural surroundings. By the 1870s, brick buildings were often left unpainted as mechanization in the brick industry brought a cheaper pressed brick and fashion decreed a sudden preference for dark colors. However, it was still customary to paint brick of poorer quality for the additional protection the paint afforded.

It is a common 20th century misconception that all historic masonry buildings were initially unpainted. If the intent of a modern restoration is to return a building to its original appearance, removal of the paint not only may be historically inaccurate, but also harmful. Many older buildings were painted or stuccoed at some point to correct recurring maintenance problems caused by faulty construction techniques, to hide alterations, or in an attempt to solve moisture problems. If this is the case, removal of paint or stucco may cause these problems to reoccur.

Another reason for paint removal, particularly in rehabilitation projects, is to give the building a "new image" in response to contemporary design trends and to attract investors or tenants. Thus, it is necessary to consider the purpose of the intended cleaning. While it is clearly important to remove unsightly stains, heavy encrustations of dirt, peeling paint or other surface coatings, it may not be equally desirable to remove paint from a building which originally was painted. Many historic buildings which show only a slight amount of soil or discoloration are much better left as they are.

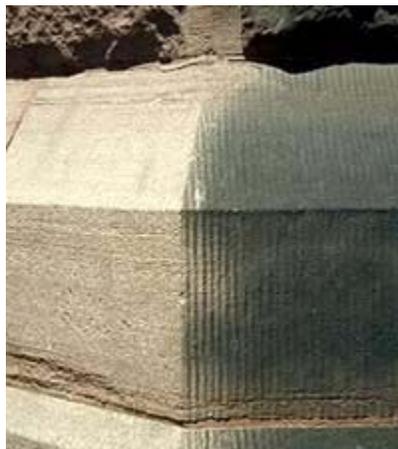
A thin layer of soil is more often protective of the building fabric than it is harmful, and seldom detracts from the building's architectural and/or historic character. Too thorough



Brick molding next to the window has been severely abraded by sandblasting to remove paint. Photo: NPS files.

cleaning of a historic building may not only sacrifice some of the building's character, but also, misguided cleaning efforts can cause a great deal of damage to historic building fabric. Unless there are stains, graffiti or dirt and pollution deposits which are destroying the building fabric, it is generally preferable to do as little cleaning as possible, or to repaint where necessary. It is important to remember that a historic building does not have to look as if it were newly constructed to be an attractive or successful restoration or rehabilitation project.

## Problems of Abrasive Cleaning



On the left, grit blasting has obliterated the vertical tooling marks from granite, a very dense stone. Photo: NPS files.

The crux of the problem is that abrasive cleaning is just that--abrasive. An abrasively cleaned historic structure may be physically as well as aesthetically damaged. Abrasive methods "clean" by eroding dirt or paint, but at the same time they also tend to erode the surface of the building material. In this way, abrasive cleaning is destructive and causes irreversible harm to the historic building fabric. If the fabric is brick, abrasive methods remove the hard, outer protective surface, and therefore make the brick more susceptible to rapid weathering and deterioration.

Grit blasting may also increase the water permeability of a brick wall. The impact of the grit particles tends to erode the bond between the mortar and the brick, leaving cracks or enlarging existing cracks where water can enter. Some types of stone develop a protective patina or "quarry crust" parallel to the worked surface (created by the movement of moisture towards the outer edge),

which also may be damaged by abrasive cleaning. The rate at which the material subsequently weathers depends on the quality of the inner surface that is exposed.

Abrasive cleaning can destroy, or substantially diminish, decorative detailing on buildings such as a molded brickwork or architectural terra-cotta, ornamental carving on wood or stone, and evidence of historic craft techniques, such as tool marks and other surface textures.

In addition, perfectly sound and/or "tooled" mortar joints can be worn away by abrasive techniques. This not only results in the loss of historic craft detailing but also requires repointing, a step involving considerable time, skill and expense, and which might not have been necessary had a gentler method been chosen. Erosion and pitting of the building material by abrasive cleaning creates a greater surface area on which dirt and pollutants collect. In this sense, the building fabric "attracts" more dirt, and will require more frequent cleaning in the future.

In addition to causing physical and aesthetic harm to the historic fabric, there are several adverse environmental effects of dry abrasive cleaning methods. Because of the friction caused by the abrasive medium hitting the building fabric, these techniques usually create a considerable amount of dust, which is unhealthy, particularly to the operators of the abrasive equipment. It further pollutes the environment around the job site, and deposits dust on neighboring buildings, parked vehicles and nearby trees and shrubbery. Some adjacent materials not intended for abrasive treatment such as wood or glass, may also be damaged because the equipment may be difficult to regulate.

Wet grit methods, while eliminating dust, deposit a messy slurry on the ground or other objects surrounding the base of the building. In colder climates where there is the threat of frost, any wet cleaning process applied to historic masonry structures must be done in

warm weather, allowing ample time for the wall to dry out thoroughly before cold weather sets in. Water which remains and freezes in cracks and openings of the masonry surface eventually may lead to spalling. High-pressure wet cleaning may force an inordinate amount of water into the walls, affecting interior materials such as plaster or joist ends, as well as metal building components within the walls.

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## Variable Factors

The greatest problem in developing practical guidelines for cleaning any historic building is the large number of variable and unpredictable factors involved. Because these variables make each cleaning project unique, it is difficult to establish specific standards at this time. This is particularly true of abrasive cleaning methods because their inherent potential for causing damage is multiplied by the following factors:

- the type and condition of the material being cleaned
- the size and sharpness of the grit particles or the mechanical equipment
- the pressure with which the abrasive grit or equipment is applied to the building surface
- the skill and care of the operator, and
- the constancy of the pressure on all surfaces during the cleaning process.

**Pressure:** The damaging effects of most of the variable factors involved in abrasive cleaning are self evident. However, the matter of pressure requires further explanation. In cleaning specifications, pressure is generally abbreviated as "psi" (pounds per square inch), which technically refers to the "tip" pressure, or the amount of pressure at the nozzle of the blasting apparatus. Sometimes "psig," or pressure at the gauge (which may be many feet away, at the other end of the hose), is used in place of "psi." These terms are often incorrectly used interchangeably.

Despite the apparent care taken by most architects and building cleaning contractors to prepare specifications for pressure cleaning which will not cause harm to the delicate fabric of a historic building, it is very difficult to ensure that the same amount of pressure is applied to all parts of the building. For example, if the operator of the pressure equipment stands on the ground while cleaning a two-story structure, the amount of force reaching the first story will be greater than that hitting the second story, even if the operator stands on scaffolding or in a cherry picker, because of the "line drop" in the distance from the pressure source to the nozzle. Although technically it may be possible to prepare cleaning specifications with tight controls that would eliminate all but a small margin of error, it may not be easy to find professional cleaning firms willing to work under such restrictive conditions. The fact is that many professional building cleaning firms do not really understand the extreme delicacy of historic building fabric, and how it differs from modern construction materials. Consequently, they may accept building cleaning projects for which they have no experience.

The amount of pressure used in any kind of cleaning treatment which involves pressure, whether it is dry or wet grit, chemicals or just plain water, is crucial to the outcome of the cleaning project. Unfortunately, no standards have been established for determining the correct pressure for cleaning each of the many historic building materials which would not cause harm. The considerable discrepancy between the way the building cleaning industry and architectural conservators define "high" and "low" pressure cleaning plays a significant role in the difficulty of creating standards.

*Nonhistoric/Industrial:* A representative of the building cleaning industry might consider "high" pressure water cleaning to be anything over 5,000 psi, or even as high as 10,000 to



Bronze statuary may be cleaned gently using crushed walnut shells.  
Photo: NPS files.

15,000 psi! Water under this much pressure may be necessary to clean industrial structures or machinery, but would destroy most historic building materials. Industrial chemical cleaning commonly utilizes pressures between 1,000 and 2,500 psi.

*Historic:* By contrast, conscientious dry or wet abrasive cleaning of a historic structure would be conducted within the range of 20 to 100 psi at a range of 3 to 12 inches. Cleaning at this low pressure requires the use of a very fine 00 or 0 mesh grit forced through a nozzle with a 1/4-inch opening. A similar, even more delicate method being adopted by architectural conservators uses a micro-abrasive grit on small, hard-to-clean areas of carved, cut or molded ornament on a building facade. Originally developed by museum conservators for cleaning sculpture, this technique may employ glass beads, micro-balloons, or another type of micro-abrasive gently powered at approximately 40 psi by a very small, almost pencil-like pressure instrument. Although a slightly larger pressure instrument may be used on historic buildings, this technique still has limited practical applicability on a large scale

building cleaning project because of the cost and the relatively few technicians competent to handle the task. In general, architectural conservators have determined that only through very controlled conditions can most historic building material be abrasively cleaned of soil or paint without measurable damage to the surface or profile of the substrate.

Yet some professional cleaning companies which specialize in cleaning historic masonry buildings use chemicals and water at a pressure of approximately 1,500 psi, while other cleaning firms recommend lower pressures ranging from 200 to 800 psi for a similar project. An architectural conservator might decide, after testing, that some historic structures could be cleaned properly using a moderate pressure (200-600 psi), or even a high pressure (600-1800 psi) water rinse. However, cleaning historic buildings under such high pressure should be considered an exception rather than the rule, and would require *very careful* testing and supervision to assure that the historic surface materials could withstand the pressure without gouging, pitting or loosening.

These differences in the amount of pressure used by commercial or industrial building cleaners and architectural conservators point to one of the main problems in using abrasive means to clean historic buildings: misunderstanding of the potentially fragile nature of historic building materials. There is no one cleaning formula or pressure suitable for all situations. Decisions regarding the proper cleaning process for historic structures can be made only after careful analysis of the building fabric, and testing.

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## How Building Materials React to Abrasive Cleaning Methods

**Brick and Architectural Terra-cotta:** Abrasive blasting does not affect all building materials to the same degree. Such techniques quite logically cause greater damage to softer and more porous materials, such as brick or architectural terra-cotta. When these materials are cleaned abrasively, the hard, outer layer (closest to the heat of the kiln) is eroded, leaving the soft, inner core exposed and susceptible to accelerated weathering. Glazed architectural terra-cotta and ceramic veneer have a baked on glaze which is also easily damaged by abrasive cleaning. Glazed architectural terra-cotta was designed for easy maintenance, and generally can be cleaned using detergent and water; but chemicals or steam may be needed to remove more persistent stains. Large areas of brick or architectural terra-cotta which have been painted are best left painted, or repainted if necessary.

**Plaster and Stucco:** Plaster and stucco are types of masonry finish materials that are

softer than brick or terra-cotta; if treated abrasively these materials will simply disintegrate. Indeed, when plaster or stucco is treated abrasively it is usually with the intention of removing the plaster or stucco from whatever base material or substrate it is covering. Obviously, such abrasive techniques should not be applied to clean sound plaster or stuccoed walls, or decorative plaster wall surfaces.

**Building Stones:** Building stones are cut from the three main categories of natural rock: dense, igneous rock such as granite; sandy, sedimentary rock such as limestone or sandstone; and crystalline, metamorphic rock such as marble. As opposed to kiln-dried masonry materials such as brick and architectural terra-cotta, building stones are generally homogeneous in character at the time of a building's construction. However, as the stone is exposed to weathering and environmental pollutants, the surface may become friable, or may develop a protective skin or patina. These outer surfaces are very susceptible to damage by abrasive or improper chemical cleaning.

Building stones are frequently cut into ashlar blocks or "dressed" with tool marks that give the building surface a specific texture and contribute to its historic character as much as ornately carved decorative stonework. Such detailing is easily damaged by abrasive cleaning techniques; the pattern of tooling or cutting is erased, and the crisp lines of moldings or carving are worn or pitted.

Occasionally, it may be possible to clean small areas of rough-cut granite, limestone or sandstone having a heavy dirt encrustation by using the "wet grit" method, whereby a small amount of abrasive material is injected into a controlled, pressurized water stream. However, this technique requires very careful supervision in order to prevent damage to the stone. Polished or honed marble or granite should never be treated abrasively, as the abrasion would remove the finish in much the way glass would be etched or "frosted" by such a process. It is generally preferable to underclean, as too strong a cleaning procedure will erode the stone, exposing a new and increased surface area to collect atmospheric moisture and dirt. Removing paint, stains or graffiti from most types of stone may be accomplished by a chemical treatment carefully selected to best handle the removal of the particular type of paint or stain without damaging the stone. (See section on the "Gentlest Means Possible.")



Very high-pressure water has scarred this granite.  
Photo: NPS files.

**Wood:** Most types of wood used for buildings are soft, fibrous and porous, and are particularly susceptible to damage by abrasive cleaning. Because the summer wood between the lines of the grain is softer than the grain itself, it will be worn away by abrasive blasting or power tools, leaving an uneven surface with the grain raised and often frayed or "fuzzy." Once this has occurred, it is almost impossible to achieve a smooth surface again except by extensive hand sanding, which is expensive and will quickly negate any costs saved earlier by sandblasting. Such harsh cleaning treatment also obliterates historic tool marks, fine carving and detailing, which precludes its use on any interior or exterior woodwork which has been hand planed, milled or carved.

**Metals:** Like stone, metals are another group of building materials which vary considerably in hardness and durability. Softer metals which are used architecturally, such as tin, zinc, lead, copper or aluminum, generally should not be cleaned abrasively as the process deforms and destroys the original surface texture and appearance, as well as the acquired patina.

Much applied architectural metal work used on historic buildings--tin, zinc, lead and



Decorative pressed metal interior or exterior features should not be cleaned abrasively. Photo: NPS files.

copper--is often quite thin and soft, and therefore susceptible to denting and pitting. Galvanized sheet metal is especially vulnerable, as abrasive treatment would wear away the protective galvanized layer.

In the late 19th and early 20th centuries, these metals were often cut, pressed or otherwise shaped from sheets of metal into a wide variety of practical uses such as roofs, gutters and flashing, and facade ornamentation such as cornices, friezes, dormers, panels, cupolas, oriel windows, etc. The architecture of the 1920s and 1930s made use of metals such as chrome, nickel alloys, aluminum and stainless steel in decorative exterior panels, window frames, and doorways. Harsh abrasive blasting would destroy the original surface finish of most of these metals, and would increase the possibility of corrosion.

However, conservation specialists are now employing a sensitive technique of glass bead peening to clean some of the harder metals, in particular large bronze outdoor sculpture. Very fine (75125 micron) glass beads are used at a low pressure of 60 to 80 psi. Because these glass beads are completely spherical, there are no sharp edges to cut the surface of the metal. After cleaning, these statues undergo a lengthy process of polishing. Coatings are applied which protect the surface from corrosion, but they must be renewed every 3 to 5 years. A similarly delicate cleaning technique employing glass beads has been used in Europe to clean historic masonry structures without causing damage. But at this time the process has not been tested sufficiently in the United States to recommend it as a building conservation measure.

Sometimes a very fine smooth sand is used at a low pressure to clean or remove paint and corrosion from copper flashing and other metal building components. Restoration architects recently found that a mixture of crushed walnut shells and copper slag at a pressure of approximately 200 psi was the only way to remove corrosion successfully from a mid-19th century terne-coated iron roof. Metal cleaned in this manner must be painted immediately to prevent rapid recurrence of corrosion. It is thought that these methods "work harden" the surface by compressing the outer layer, and actually may be good for the surface of the metal. But the extremely complex nature and the time required by such processes make it very expensive and impractical for large-scale use at this time.

Cast and wrought iron architectural elements may be gently sandblasted or abrasively cleaned using a wire brush to remove layers of paint, rust and corrosion. Sandblasting was, in fact, developed originally as an efficient maintenance procedure for engineering and industrial structures and heavy machinery--iron and steel bridges, machine tool frames, engine frames, and railroad rolling stock--in order to clean and prepare them for repainting. Because iron is hard, its surface, which is naturally somewhat uneven, will not be noticeably damaged by controlled abrasion. Such treatment will, however, result in a small amount of pitting. But this slight abrasion creates a good surface for paint, since the iron must be repainted immediately to prevent corrosion. Any abrasive cleaning of metal building components will also remove the caulking from joints and around other openings. Such areas must be recaulked quickly to prevent moisture from entering and rusting the metal, or causing deterioration of other building fabric inside the structure.



Cast iron may be abrasively cleaned, but must be painted immediately to prevent rust. Photo: NPS files.

## When is Abrasive Cleaning Permissible?



Industrial interiors that are not finely milled may be abrasively cleaned, in some instances. Photo: NPS files.

For the most part, abrasive cleaning is destructive to historic building materials. A limited number of special cases have been explained when it may be appropriate, if supervised by a skilled conservator, to use a delicate abrasive technique on some historic building materials. The type of "wet grit" cleaning which involves a small amount of grit injected into a stream of low pressure water may be used on small areas of stone masonry (i.e., rough cut limestone, sandstone or unpolished granite), where milder cleaning methods have not been totally successful in removing harmful deposits of dirt and pollutants. Such areas may include stone window sills, the tops of cornices or column capitals, or other detailed areas of the facade.

This is still an abrasive technique, and without proper caution in handling, it can be *just as harmful to the building surface as any other abrasive cleaning method*. Thus, the decision to use this type of "wet grit" process should be made only after consultation with an experienced building conservator. Remember that *it is very time consuming and expensive to use any abrasive technique on a historic building in such a manner that it does not cause harm to the often fragile and friable building materials*.

At this time, and only under certain circumstances, abrasive cleaning methods may be used in the rehabilitation of interior spaces of warehouse or industrial buildings for contemporary uses.

Interior spaces of factories or warehouse structures in which the masonry or plaster surfaces do not have significant design, detailing, tooling or finish, and in which wooden architectural features are not finished, molded, beaded or worked by hand, may be cleaned abrasively in order to remove layers of paint and industrial discolorations such as smoke, soot, etc. It is expected after such treatment that brick surfaces will be rough and pitted, and wood will be somewhat frayed or "fuzzy" with raised wood grain. These nonsignificant surfaces will be damaged and have a roughened texture, but because they are interior elements, they will not be subject to further deterioration caused by weathering.

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## Historic Interiors That Should Not Be Cleaned Abrasively

Those instances (generally industrial and some commercial properties), when it may be acceptable to use an abrasive treatment on the interior of historic structures have been described. But for the majority of historic buildings, the Secretary of the Interior's *Guidelines for Rehabilitation* do not recommend "changing the texture of exposed wooden architectural features (including structural members) and masonry surfaces through sandblasting or use of other abrasive techniques to remove paint, discolorations and plaster

Thus, it is not acceptable to clean abrasively interiors of historic residential and commercial properties which have *finished* interior spaces featuring milled woodwork such as doors, window and door moldings, wainscoting, stair balustrades and mantelpieces. Even the most modest historic house interior, although it may not feature elaborate detailing,



Decorative wood exterior or interior features should not be cleaned abrasively. Photo: NPS files.

contains plaster and woodwork that is architecturally significant to the original design and function of the house. Abrasive cleaning of such an interior would be destructive to the historic integrity of the building.

Abrasive cleaning is also impractical. Rough surfaces of abrasively cleaned wooden elements are hard to keep clean. It is also difficult to seal, paint or maintain these surfaces which can be splintery and a problem to the building's occupants. The force of abrasive blasting may cause grit particles to lodge in cracks of wooden elements, which will be a nuisance as the grit is loosened by vibrations and gradually sifts out. Removal of plaster will reduce the thermal and insulating value of the walls. Interior brick is usually softer than exterior brick, and generally of a poorer quality. Removing surface plaster from such brick by abrasive means often exposes gaping mortar joints and mismatched or repaired brickwork which was never intended to show. The resulting bare brick wall may require repointing, often difficult to match. It also may be necessary to apply a transparent surface coating (or sealer) in order to prevent the mortar and brick from "dusting." However, a sealer may not only change the color of the brick, but may also compound any existing moisture problems by restricting the normal evaporation of water vapor from the masonry surface.

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### **"Gentlest Means Possible"**

There are alternative means of removing dirt, stains and paint from historic building surfaces that can be recommended as more efficient and less destructive than abrasive techniques. The "gentlest means possible" of removing dirt from a building surface can be achieved by using a low-pressure water wash, scrubbing areas of more persistent grime with a natural bristle (never metal) brush. Steam cleaning can also be used effectively to clean some historic building fabric. Low-pressure water or steam will soften the dirt and cause the deposits to rise to the surface, where they can be washed away.

A third cleaning technique which may be recommended to remove dirt, as well as stains, graffiti or paint, involves the use of commercially available chemical cleaners or paint removers, which, when applied to masonry, loosen or dissolve the dirt or stains. These cleaning agents may be used in combination with water or steam, followed by a clear water wash to remove the residue of dirt and the chemical cleaners from the masonry. A natural bristle brush may also facilitate this type of chemically assisted cleaning, particularly in areas of heavy dirt deposits or stains, and a wooden scraper can be useful in removing thick encrustations of soot. A limewash or absorbent talc, whitening or clay poultice with a solvent can be used effectively to draw out salts or stains from the surface of the selected areas of a building facade. It is almost impossible to remove paint from masonry surfaces without causing some damage to the masonry, and it is best to leave the surfaces as they are or repaint them if necessary.

Some physicists are experimenting with the use of pulsed laser beams and xenon flash lamps for cleaning historic masonry surfaces. At this time it is a slow, expensive cleaning method, but its initial success indicates that it may have an increasingly important role in the future.

There are many chemical paint removers which, when applied to painted wood, soften and dissolve the paint so that it can be scraped off by hand. Peeling paint can be removed from wood by hand scraping and sanding. Particularly thick layers of paint may be softened with a heat gun or heat plate, providing appropriate precautions are taken, and the paint film scraped off by hand. Too much heat applied to the same spot can burn the wood, and the fumes caused by burning paint are dangerous to inhale, and can be explosive. Furthermore, the hot air from heat guns can start fires in the building cavity. Thus, adequate ventilation is important when using a heat gun or heat plate, as well as when using a chemical stripper. A torch or open flame should never be used.

**Preparations for Cleaning:** It cannot be overemphasized that all of these cleaning methods must be approached with caution. When using any of these procedures which involve water or other liquid cleaning agents on masonry, it is imperative that all openings be tightly covered, and all cracks or joints be well pointed in order to avoid the danger of water penetrating the building's facade, a circumstance which might result in serious moisture related problems such as efflorescence and/or subflorescence. Any time water is used on masonry as a cleaning agent, either in its pure state or in combination with chemical cleaners, it is very important that the work be done in warm weather when there is no danger of frost for several months. Otherwise water which has penetrated the masonry may freeze, eventually causing the surface of the building to crack and spall, which may create another conservation problem more serious to the health of the building than dirt.

Each kind of masonry has a unique composition and reacts differently with various chemical cleaning substances. Water and/or chemicals may interact with minerals in stone and cause new types of stains to leach out to the surface immediately, or more gradually in a delayed reaction. What may be a safe and effective cleaner for certain stain on one type of stone, may leave unattractive discolorations on another stone, or totally dissolve a third type.

**Testing:** Cleaning historic building materials, particularly masonry, is a technically complex subject, and thus, should never be done without expert consultation and testing. No cleaning project should be undertaken without first applying the intended cleaning agent to a representative test patch area in an inconspicuous location on the building surface. The test patch or patches should be allowed to weather for a period of time, preferably through a complete seasonal cycle, in order to determine that the cleaned area will not be adversely affected by wet or freezing weather or any by-products of the cleaning process.

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## Mitigating the Effects of Abrasive Cleaning

There are certain restoration measures which can be adopted to help preserve a historic building exterior which has been damaged by abrasive methods. Wood that has been sandblasted will exhibit a frayed or "fuzzed" surface, or a harder wood will have an exaggerated raised grain. The only way to remove this rough surface or to smooth the grain is by laborious sanding. Sandblasted wood, unless it has been extensively sanded, serves as a dustcatcher, will weather faster, and will present a continuing and ever worsening maintenance problem. Such wood, after sanding, should be painted or given a clear surface coating to protect the wood, and allow for somewhat easier maintenance.

There are few successful preservative treatments that may be applied to grit-blasted exterior masonry. Harder, denser stone may have suffered only a loss of crisp edges or tool marks, or other indications of craft technique. If the stone has a compact and uniform composition, it should continue to weather with little additional deterioration. But some types of sandstone, marble and limestone will weather at an accelerated rate once their protective "quarry crust" or patina has been removed.

Softer types of masonry, particularly brick and architectural terra-cotta, are the most likely to require some remedial treatment if they have been abrasively cleaned. Old brick, being essentially a soft, baked clay product, is greatly susceptible to increased deterioration when its hard, outer skin is removed through abrasive techniques. This problem can be minimized by painting the brick. An alternative is to treat it with a clear sealer or surface coating but this will give the masonry a glossy, or shiny look. It is usually preferable to paint the brick rather than to apply a transparent sealer since sealers reduce the transpiration of moisture, allowing salts to crystallize as subflorescence that eventually spalls the brick. If a brick surface has been so extensively damaged by abrasive cleaning and weathering that spalling has already begun, it may be necessary to cover the walls

with stucco, if it will adhere.

Of course, the application of paint, a clear surface coating (sealer), or stucco to deteriorating masonry means that the historical appearance will be sacrificed in an attempt to conserve the historic building materials. However, the original color and texture will have been changed already by the abrasive treatment. At this point it is more important to try to preserve the brick, and there is little choice but to protect it from "dusting" or spalling too rapidly. As a last resort, in the case of severely spalling brick, there may be no option but to replace the brick--a difficult, expensive (particularly if custom-made reproduction brick is used), and lengthy process. As described earlier, sandblasted interior brick work, while not subject to change of weather, may require the application of a transparent surface coating or painting as a maintenance procedure to contain loose mortar and brick dust. (See *Preservation Briefs: No. 1* for a more thorough discussion of coatings.)

Metals, other than cast or wrought iron, that have been pitted and dented by harsh abrasive blasting usually cannot be smoothed out. Although fillers may be satisfactory for smoothing a painted surface, exposed metal that has been damaged usually will have to be replaced.

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## Summary

Sandblasting or other abrasive methods of cleaning or paint removal are by their nature destructive to historic building materials and should not be used on historic buildings except in a few well-monitored instances. There are exceptions when certain types of abrasive cleaning may be permissible, but only if conducted by a trained conservator, and if cleaning is necessary for the preservation of the historic structure.

There is no one formula that will be suitable for cleaning all historic building surfaces. Although there are many commercial cleaning products and methods available, it is impossible to state definitively which of these will be the most effective without causing harm to the building fabric. It is often difficult to identify ingredients or their proportions contained in cleaning products; consequently it is hard to predict how a product will react to the building materials to be cleaned. Similar uncertainties affect the outcome of other cleaning methods as they are applied to historic building materials. Further advances in understanding the complex nature of the many variables of the cleaning techniques may someday provide a better and simpler solution to the problems. But until that time, the process of cleaning historic buildings must be approached with caution through trial and error.

It is important to remember that historic building materials are neither indestructible, nor are they renewable. They must be treated in a responsible manner, which may mean little or no cleaning at all if they are to be preserved for future generations to enjoy. If it is in the best interest of the building to clean it, then it should be done "using the gentlest means possible."

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## Selected Reading List

Ashurst, John. *Cleaning Stone and Brick*. Technical Pamphlet 4. London: Society for the Protection of Ancient Buildings. 1977.

Asmus, John F. "Light Cleaning: Laser Technology for Surface Preparation in the Arts." *Technology and Conservation*. 3:3 (Fall 1978), pp. 14-18.

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Gilder, Cornelia Brooke. *Property Owner's Guide to the Maintenance and Repair of Stone Buildings*. Technical Series/ No. 5. Albany, New York: The Preservation League of New York State, 1977.

Prudon, Theodore H.M. "The Case Against Removing Paint from Brick Masonry." *The Old House Journal*, III:2 (February 1975). pp. 6-7.

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Weiss, Norman R. "Cleaning of Building Exteriors: Problems and Procedures of Dirt Removal." *Technology and Conservation*, 2/76 (Fall 1976), pp. 8-13.

\_\_\_\_\_. *Exterior Cleaning of Historic Masonry Buildings*. Draft. Washington, D.C.: Office of Archeology and Historic Preservation, Heritage Conservation and Recreation Service, U.S. Department of the Interior, 1976.

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## Acknowledgements

This Preservation Brief was written by **Anne E. Grimmer**, Architectural Historian, Technical Preservation Services Division. Valuable suggestions and comments were made by Hugh C. Miller, AIA, Washington, D.C.; Martin E. Weaver, Ottawa, Ontario, Canada; Terry Bryant, Downers Grove, Illinois; Daniel C. Cammer, McLean, Virginia; and the professional staff of Technical Preservation Services Division. Deborah Cooney edited the final manuscript.

The illustrations for this brief not specifically credited are from the files of the Technical Preservation Services Division.

**Washington, D.C. June, 1979**

**Home page logo: Undamaged historic brick (above). Sandblasted brick (below). Photo: Courtesy, Illinois Historic Preservation Agency.**

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*This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Technical Preservation Services (TPS), Heritage Preservation Services Division, National Park Service prepares standards, guidelines, and other educational materials on responsible historic preservation treatments for a broad public.*

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[Questions](#)

Name and Address		Parcel #	Alt Parcel #	Land Use
Sentry Insurance Companies 1800 North Point Dr Stevens Point, WI 54481		240832202406	240832202406	Office Building
		Property Address		Neighborhood
		1421 Strongs Ave		Sentry Insurance (Comm)
		Subdivision		Zoning
Display Note		S E & Other Plat		B3-CENTRAL BUSINESS

**OWNERSHIP HISTORY**

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

**SITE DATA**

**PERMITS**

Actual Frontage	441.0	Date	Number	Amount	Purpose	Note
Effective Frontage	441.0	3/8/2012	12-0088	\$7,000	042 Interior Renov/Re	add walls for conf room
Effective Depth	239.0	3/8/2012	12-0088	\$2,000	020 Electrical	outlets for conf rooms
Square Footage	105,399.0	6/11/2001	29960	\$26,600	060 New Construction	Parking lot
		11/1/1999	28818	\$153,400	020 Electrical	2 uninterruptible power
Acreage	2.420	10/25/1999	28841	\$0	020 Electrical	Install 625 KW genera
		2/1/1993	23375	\$5,053,650	042 Interior Renov/Re	Remodel

**2012 ASSESSED VALUE**

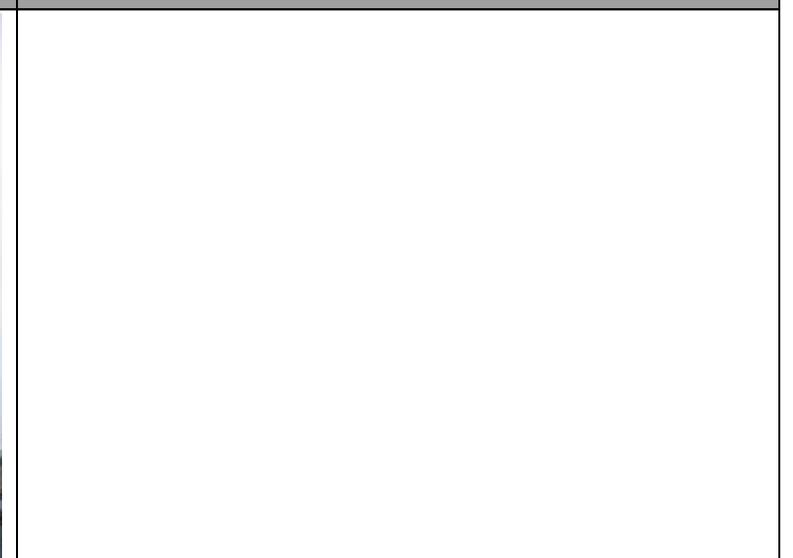
Class	Land	Improvements	Total
B-Commercial	\$484,000	\$4,068,900	\$4,552,900
<b>Total</b>	<b>\$484,000</b>	<b>\$4,068,900</b>	<b>\$4,552,900</b>

**LEGAL DESCRIPTION**

LOTS 3 4 5 6 7 8 9 10 11 12 13 14 & N 57F OF LOTS 15 & 16 BLK 28 S E & O ADD 143/524

**PROPERTY IMAGE**

**PROPERTY SKETCH**



Name and Address		Parcel #	Alt Parcel #	Land Use
Sentry Insurance Companies 1800 North Point Dr Stevens Point, WI 54481		240832202406	240832202406	Office Building
		Property Address		Neighborhood
		1421 Strongs Ave		Sentry Insurance (Comm)
		Subdivision		Zoning
Display Note		S E & Other Plat		B3-CENTRAL BUSINESS

**BUILDING SUPERSTRUCTURE DATA**

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Office Bldg (B good)	1924	82,116	Masonry - Good	10

Total Area

82,116

**BASEMENT DATA****COMPONENTS**

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area
1	1	Office Bsmnt - Unfinished	2,816	1	1	Elevator - Passenger	2
1	1	Office Bsmnt - Finished	22,356	1	1	Enclosed Masonry Entry	220
				1	1	Loading Dock - Enclosed	882
				1	1	Sprinkler System	106,712

**DETACHED IMPROVEMENTS**

Structure	Year Built	Square Feet	Grade	Condition

**SITE IMPROVEMENTS****STRUCTURE DATA**

Site Improvement	Units	Age	47
		Year Built	1924
		Eff. Year	1965
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	4.00
		Business Name	Sentry Insurance

JUN 19 2012

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



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

**Façade Improvement Grant Program Application**

**ADMINISTRATIVE SUMMARY (Staff Use Only)**

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

APPLICANT INFORMATION		Owner Information (Same as Applicant? <input checked="" type="checkbox"/> )	
Applicant Name	Sentry Insurance	Contact Name	Carl Chase
Address	1421 Strong's Ave	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715-346-6270	Telephone	
Cell		Cell	
Fax		Fax	
Email	carl.chase@sentry.com	Email	

**PROJECT SUMMARY**

Scope of Work to be Undertaken (attach contractor estimates, if available)	
<p>The work we are applying for is to clean, caulk/tuck point and seal the bottom 10 feet of the north, south and west walls of the exterior of our Strong's Ave. facility. Please find that we have enclosed two bids from two different contractors for your review.</p>	
Describe the Positive Impact Your Project will Bring to Stevens Point	
<p>The cleaning will remove years of accumulated dirt to brighten up the building. The caulk/tuck pointing will seal joints to protect it from water damage and the sealing process is to protect the building from possible graffiti.</p>	
Total Cost of Project Improvements	Amount of Matching Grant Assistance Requested
\$ 18510	\$ 9255
Estimated Start Date	Estimated Completion Date
7/9/12	8/15/12
Number of Commercial Tenant Spaces Within the Building	Number of Residential Tenant Spaces Within the Building
0	0

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

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

**CERTIFICATION AND SIGNATURE**

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

Signature of Applicant	Date	Signature of Property Owner (If not the Applicant)	Date
	6/15/12		6/15/12



## Holton Brothers, Inc. Contractors

1002 – 11<sup>th</sup> Avenue  
Grafton, WI 53024

Phone: 262-377-7887  
Fax: 262-377-0615

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Masonry Repairs - Tuckpointing - Caulking – Waterproofing

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June 01, 2012

Proposal Submitted To:

Project Site:

Sentry Insurance  
1800 North Point Drive  
Stevens Point, WI 54481-1283

Strongs Avenue Building

Attn: Mr. Mark Koenig

We hereby propose to furnish, labor, materials, equipment and insurance complete in accordance with the following specifications.

### **EXTERIOR RESTORATION**

The north, south, east and west elevations of the referenced building, from roof coping to grade, to include the two (2) statues on the west elevation have been visually inspected by this contractor. It is our opinion that the proper procedure for repair should be as outlined in the following specifications.

### **TUCKPOINTING OF STONE MASONRY**

All exterior limestone masonry at various locations around the building shall be inspected and tested for soundness. Mortar joints which are visibly loose, eroded or separated from adjoining masonry units shall be cut out to a minimum depth of one inch (1") and as much more as conditions require. After cleaning and flushing with water, joints which have been cut out and all voids in mortar shall be filled with a non-shrinking mortar and finished off with a tooled surface to match existing work as closely as possible. Completed work shall be wet down to insure proper curing of the mortar. NOTE: hairline cracks in mortar shall not be deemed defective and are not included in the quote. NOTE: the vast majority of deteriorated mortar joints were noted on the west elevation adjacent to grade and the bases of the two (2) statues. Various other locations were on the southeast and southwest corners of the building.

PRO00000005023

**CLEANING LIMESTONE MASONRY ON THE SOUTH, WEST AND NORTH ELEVATIONS AS WELL AS THE NORTHEAST AND SOUTHEAST CORNERS AND THE WEST ELEVATION PEDESTALS, STATUES AND MAIN ENTRY SURROUND**

Elevations shall be cleaned by means of a detergent, Prosoco's Biowash masonry cleaner. Cleaner shall be applied by brush method, removing all dirt, carbon deposits and soot presently on limestone masonry. High-pressure water (2500 PSI) shall be used to completely neutralize masonry surfaces. *NOTE: Elevations shall be cleaned from the decorative limestone band down to grade (approximately bottom ten feet (10')).*

**EXTERIOR GRAFFITI REPELLANT**

All noted limestone masonry on the noted under the cleaning paragraph above shall receive a flood coat of Prosoco's Blok-Guard and Graffiti control. This will be applied by means of a pressure type sprayer with a minimum of a six-inch (6") run down during application so as to completely saturate masonry surfaces. *NOTE: All glass / metal surfaces, windows and landscaping shall be protected with appropriate tarping during application of graffiti control.*

**EXTERIOR CAULKING IN THE FOLLOWING AREAS**

1) All previously caulked / open joints on the west elevation pedestal bases and stairway joints abutting pedestals and main building

The above mentioned areas shall be sealed with Tremco Dymonic, a one part urethane sealant.

Sealant shall be white or colored as required to match existing work.

Joint backing where necessary shall be close-cell, non-staining polyethylene in round or square shapes, such as ethafoam joint backing. Joint backing shall be compatible with sealants used.

**PREPARATION OF JOINTS**

Building joints shall be examined prior to application and any conditions detrimental to achieving a positive weather-tight seal shall be remedied.

All openings, joints or channels to be sealed shall be thoroughly clean, dry and free from dust, oil, grease or any other foreign matter.

Where joints are deeper than 1/2", polyethylene joint backing shall be used and packed into the joint at within 1/2" of the surface. A size shall be selected so as to allow for a minimum of 30% compression of the backing when inserted into the joint. Where joints are 3/4" wide, the backing shall be placed so the depth of the joint to receive the sealants does not exceed 1/4".

### APPLICATION OF SEALANTS

Sealants shall be gun applied through a nozzle of such diameter so the full bead of sealant is gunned into the joint, filling the joint completely.

All beads shall be tooled immediately after application to insure firm, full contact with the inner faces of the joints. Excess material shall be struck off with a tooling stick or knife.

The finished bead shall be flush with the surfaces or as otherwise indicated. Caulking shall be outlined with masking tape so as to obtain a neat and uniform appearance. Movement and structural cracks which are caulked shall be dusted with a fine grade lake sand so as to attain the appearance as closely as possible of mortar.

### COST BREAKDOWN

- Various Masonry Related Repairs (Tuckpointing & Caulking) – **Not-To-Exceed - \$ 4,880.00**
- Cleaning (Power washing) of bottom ten feet (10') of limestone, main entry surround and two (2) statues pedestal bases .....**Between \$ 7,790.00 and Not-To-Exceed - \$ 9,290.00**
- Application of graffiti control on all noted locations..... **Between \$ 5,840.00 and Not-To-Exceed \$ 6,640.00 (Dependent on final volume of product used).**

**OMNI GLASS & PAINT, INC.**

3530 OMNI DRIVE \* OSHKOSH, WISCONSIN 54904 \* COMPANY ID #1100807

PHONES:  OSHKOSH (920) 233-3333 FAX: (920) 236-7890

GREEN BAY (920) 434-7772

SCHOFIELD (715) 355-8938

**PAINT PROPOSAL #P12-**

**Date: June 12, 2012**

To: Sentry Insurance

Attn: Mark Koenig

Project: Sentry Insurance  
          Strong's Ave. Exterior

1. This proposal super-cedes any previously given, either written or verbal, and is valid for 45 days only, unless extended at our option.
2. Subject to provision contained on this or any attached sheets making up this proposal OMNI GLASS & PAINT, INC. proposes to furnish materials and/or labor described below, for sums stated:

**Base Bid Labor, Materials and Equipment to complete the following:**

Do all required caulking using Tremco Dymonic and tuckpointing...\$5,200.00

Wash with SW Masonry Cleaner, pressure wash and apply a flood coat of SW Anti Graffiti Coating ...\$18,000.00

Thank you for the opportunity to quote this project.

If you have any questions, please feel free to contact me at your convenience.

Andrew S. Jones, Project Manager  
ASJ/la

PH: 715-355-8938

Saved as:

**IMPORTANT – PLEASE READ**

- Terms are Net 10 Days from date of invoice
- Past due accounts are subject to interest at the rate of 1-1/2% per month (18% annually)
- Retainages (when allowed) are due immediately upon payment from owner
- All materials used are under warranty by the manufacturer. Warranties may vary by manufacturer. Omni Glass & Paint, Inc. does not warranty materials
- Quotation excludes any overtime unless otherwise noted
- All workmanship is warranted for one year from date of installation
- It is understood that if you use your own contract form, the conditions of this quotation fully apply, unless specifically written out and mutually agreed upon
- Backcharges for any services not specifically agreed to in writing, and/or backcharges of any other nature for delays to the project caused by conditions beyond our control will not be honored and is not part of this quotations
- Seller reserves the right to stop work or delivery whenever an account is in arrears, without recourse by affected parties
- Certain species of wood have limitations to the achievable color range due to their heartwood and sap wood content. Should a color selection require dying or pre-staining to achieve a narrow color range or depth of color, these steps can be provided at an additional charge. Omni does not include dying or pre-staining wood unless specifically noted in the project documents.

Accepted \_\_\_\_\_

OMNI GLASS & PAINT, INC.

Date \_\_\_\_\_

By  \_\_\_\_\_



# Memo

**Michael Ostrowski, Director**  
Community Development  
City of Stevens Point  
1515 Strongs Avenue  
Stevens Point, WI 54481  
Ph: (715) 346-1567 • Fax: (715) 346-1498  
mostrowski@stevenspoint.com

## City of Stevens Point – Department of Community Development

To: Historic Preservation / Design Review Commission  
From: Michael Ostrowski and Kyle Kearns  
CC:  
Date: 6/28/2012  
Re: Design Guidelines Review and Update

Last year a process began to update the Historic Preservation Design Guidelines. The process was postponed for a few months as other items took precedent over the update. Throughout the next several months, sections of the Guidelines will be presented to the Commission and reviewed. No immediate action will be taken by the Commission or any other governing body regarding the changes and updates. Eventually, once final review of the entire Design Guidelines has been completed, they will go through the adoption process. I encourage you to read through the existing Guidelines to reacquaint yourself with them, making it easier to identify differences between the old and new version.

Please bring your copy of the guidelines and template that were previously provided to you. If you need another copy, please do not hesitate to contact us.