



AGENDA
**HISTORIC PRESERVATION/
DESIGN REVIEW COMMISSION**

Members

- Chairperson Tim Siebert
- Vice Chair Mary McComb
- Alderperson Tori Jennings
- Joe Debauche
- Sarah Scripps
- Carol Molepske (Alternate 1)
- Peter Munck (Alternate 2)

Date and Time: July 28, 2021
2:00 PM

Location: Community Room
933 Michigan Avenue, Stevens
Point, WI

OR

Zoom Teleconferencing

Meeting ID: 845 2879 3190
| Passcode: 161474

By

Computer: <https://us02web.zoom.us/j/84528793190?pwd=MjFib3l4blVldzVockZlR1dJUyttZz09>

By Phone: +1-312-626-6799 (US
Chicago)

Opening Section

1. Roll Call

Discussion and Possible Action on the Following:

2. Report of the June 16, 2021 meeting of the Historic Preservation / Design Review Commission.
3. Request from Phil DiSalvo, representing Grunwaldt & Halverson, LLC, for a design review to reconfigure main entrance locations at 1408 Strongs Avenue (Parcel ID 281240832202503).
4. Request from Mike Beacom for a deadline extension of an issued design review certificate and facade grant to perform exterior improvements at 1221 Second Street (Parcel ID 281240832201509).
5. Discussion only: Developing historic tours
6. Staff updates

PLEASE TAKE NOTICE that 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 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.

Closing Section:

7. Adjourn

PLEASE TAKE NOTICE that 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 or by mail at 1515 Strong's Avenue, Stevens Point, WI 54481.

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PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

June 16, 2021 – 2:00 PM
Zoom Conference Call Meeting

PRESENT: Chairperson Siebert, Alderperson Jennings, Commissioner McComb, Commissioner Debauche, Commissioner Molepske, and Commissioner Munck.

ALSO PRESENT: Associate Planner/Zoning Administrator Kuhn, Secretary Mohr, and unidentified audience members via Virtual Zoom Meeting.

INDEX:

1. Roll Call

Discussion and Possible Action on the Following:

2. Report of the May 12, 2021 meeting of the Historic Preservation / Design Review Commission.
 3. Discussion Only: Amending local historic district boundaries.
 4. Adjourn
-

1. Roll Call

Present: Siebert, Jennings, Molepske, Munck

Excused: Debauche

Absent: McComb, Scripps

2. Report of the May 12, 2021 meeting of the Historic Preservation / Design Review Commission.

Motion by Alderperson Jennings to approve the report of the May 12, 2021 meeting of the Historic Preservation / Design Review Commission; seconded by Commissioner Molepske.

Motion carried 4-0.

3. Discussion Only: Amending local historic district boundaries.

Commissioner Scripps arrived at 2:02 PM

Commissioner McComb arrived at 2:05 PM

Associate Planner/Zoning Administrator Kuhn summarized from the previous meetings that City Staff had continued to work with the commission to establish strategic goals, with the current discussion emphasis being on amending local historic district boundaries. Staff was now looking at guidance from the commission in which historic boundary they should proceed with amending first.

Commissioners made the following comments:

1. Inquiry on whether resident feedback was collected or available from the initial nominations to the State and National Registers, to which staff noted that while unsure, they would investigate it.

2. Inquiry as to whether the residents in the proposed districts were aware of potential boundary changes, to which staff noted that the current discussion would aid in informing residents as a first step.
3. A general discussion ensued regarding neighborhoods, but concern was raised about focusing too specifically on individual residences. An inquiry was made as why the commission could not recommend all boundaries originally presented, and if there were state laws prohibiting it. Staff was not aware of any laws barring them from doing so and reiterated that staff was not limiting the commission to selecting only one neighborhood.
4. Statement that they did not want to establish a new district without public input by residents, to which staff agreed but added that they did want a more specific direction on which to prioritize first.
5. Noted the need to review historic guidelines prior to moving forward with any consensus on an amended district to pursue.
6. Inquiry as to whether there was any informational material that highlighted the historic guidelines, and what it meant to be in a historic district, to which staff stated that they could put information together for the stakeholder meetings.
7. General inquiry on the status on admitting residential properties to be eligible for the façade grant, to which staff stated that the Treasury was exploring the complexities of it, noting that current criteria was aimed at properties within TID 6.
8. General statement that they needed a mechanism to save historic homes that were currently rentals.
9. There was a brief discussion of several historic neighborhoods that contained a high number of rentals, which led to specifically selecting Option 4 or 5 within the staff agenda packet.
10. Noted that Option 4 would provide a more continuous boundary with the Downtown.
11. Brief discussion on whether the commission should wait for a final determination from the state prior to pursuing amended districts locally, noting that having a tax incentive in place could entice residents.
12. Statement that the rollout should coincide with the federal and state level designations.

There was a consensus for staff to move forward with Option Number 4, the Clark Street – Main Street Historic District (State Register of Historic Places Boundary).

No action was taken.

4. Adjourn.

Meeting adjourned at 2:45 PM.

A recording of this meeting can be viewed/heard at: <https://stevenspoint.com/365/AgendasMinutesVideos>

Administrative Staff Report

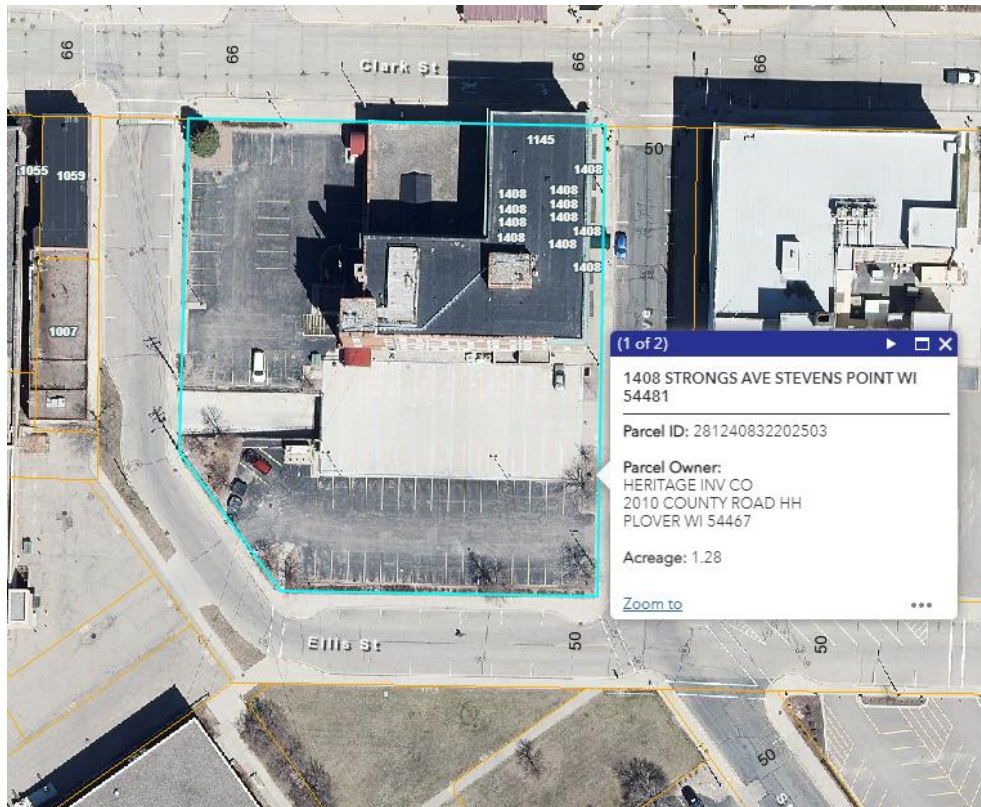


Design Review
1408 Strongs Avenue
July 28, 2021

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

Applicant(s): - Phil DiSalvo Staff: - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240832202503 Zone(s): "B-3" Central Business District Council District: - District 1 – Ald. Jennings Lot Information: - Actual Frontage: 926.98 feet - Effective Depth: 226.85 feet - Square Footage: 55,926 - Acreage: 1.284 Structure Information: - Year Built: 1923 (98 years) - Number of Stories: 5 Current Use: - Office and apartments Applicable Regulations: - Chapter 22 - Downtown Design Guidelines	Request Request from Phil DiSalvo for a design review to reconfigure main entrance locations at 1408 Strongs Avenue (Parcel ID 281240832202503). Attachment(s) - Application - Renderings / Photo's City Official Design Review / Historic District - Downtown Historic Design Review District Staff Recommendation Approve the design review request to reconfigure main entrance locations at 1408 Strongs Avenue, subject to the following conditions: - If federal or state funding or assistance is requested as part of this project, the applicant shall obtain necessary approvals from the State Historic Preservation Office and/or the National Parks Service. - The applicant shall maintain caulking and weather stripping to ensure the building is weather tight and to improve thermal efficiency. - The applicant shall submit final details on the intensity of lighting proposed at both building entrances, subject to the review and approval of staff. - Lighting improvements shall not adversely affect or spill over into neighboring properties. - Window panes at both entrances shall be compatible in size, configuration and reflective qualities. - All work shall be completed within one year of the design review certificate being issued. - Staff shall have the ability to approve minor amendments to the approved plan.
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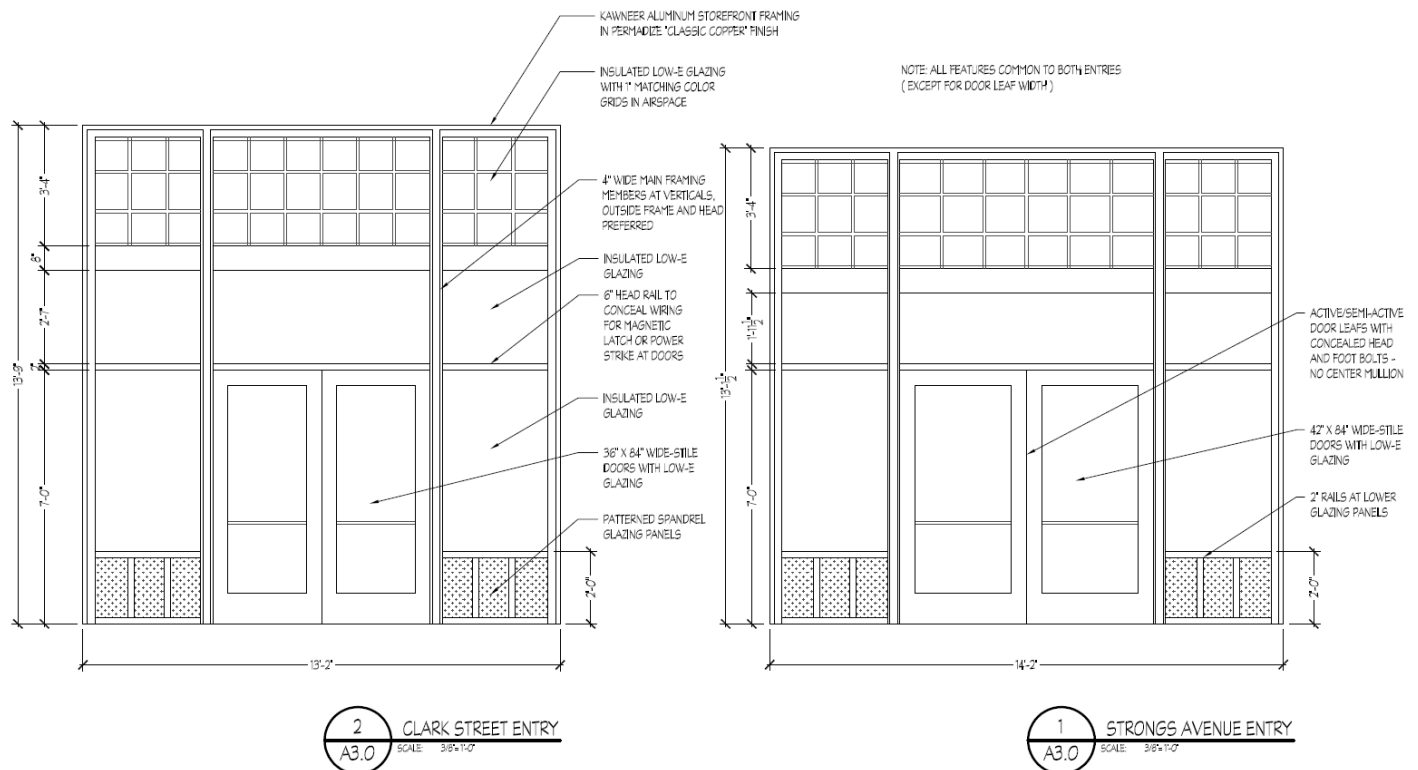
Vicinity Map



Scope of Work

The applicant is seeking a design review to renovate the main entry areas of the Whiting Place Apartments that abuts Clark Street and Strong's Avenue. Hotel Whiting, constructed in 1923, encompasses late nineteenth and early twentieth century revival architecture due to its larger size, scale and arrangement of details that sets this building apart from other structures in the City. Subsequently renovated in 1989, Hotel Whiting is a five-story structure that houses office uses on the first floor and apartment units on the remaining stories. Besides being designated as a local landmark, Hotel Whiting was added to the State and National Register of Historic Places in 1990.

This design review request entails replacing the entry doors off of Strong's Avenue and Clark Street to resemble the original entry doors prior to the 1989 renovation. The proposed Clark Street entrance includes the addition of spandrel glass panels next to the two doors. The glass panels are proposed to extend roughly two feet off of grade. Insulated glass panels are proposed to surround the remainder of the doors. While these insulated glass panels currently exist up to the canopy platform, the applicant is proposing to add a grid network over the glass to add more aesthetic variation. Lastly, the applicant is proposing to add additional lighting to this entrance area. The first choice is to add lighting to the underside of the existing canopy. Please note that the existing canopy is not proposed to be removed and altered as part of this request. A second lighting option is to add uplight fixtures to existing lanterns that are affixed to the northern façade.



Improvements requested on the Strongs Avenue entrance are proposed to be similar to the Clark Street improvements. The request includes the installation of spandrel glass panels near grade next to both entrance doors, insulated glass along the perimeter of the two doors and the addition of a grid network over the uppermost glass panels to add aesthetic variation. Two primary deviations exist for this entrance relative to the Clark Street improvements. First, framing is proposed to be installed along the perimeter of the proposed glass panels. A copper color finish is proposed, which would be consistent with other aluminum framing that exists along other building entrances. Second, the applicant is requesting that the building name, "Whiting Place," is inserted within the glass panel directly above the entrance doors. Note that the building title current exists over the Strongs Avenue entrance doors—however, the font and orientation is proposed to be different than what exists.

The request includes significant changes in storefront doors and windows, plus the addition of glass panels near grade level. According to the Historic Preservation / Design Review Commission's Design Guidelines, this request is a "major work" and thus requires the Commission's review and approval.

Sec. 7.4.1 Major Works (HP/DRC Approval)

o. Installation of new windows and doors

Sec. 7.4.2 Minor Works (Staff Approval)

e. Repair or replace existing siding, windows and doors (no change)

Chapter 22 of the Revised Municipal Code of the City of Stevens Point further provides design review requirements for certain types of improvements requested within a designed historic district, design review district or an approval local landmark. This requirement is discussed further in the following section.

CHAPTER 22: HISTORIC PRESERVATION

Division 5.02

Regulation of Construction, Reconstruction, Alteration, and Demolition

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

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

Guidelines of Review (numbers below pertain to the pertinent guideline standards)

*****Other standards within the design guidelines not specifically mentioned below have been reviewed and are met or not applicable pertaining to the proposed building improvement activities.**

WINDOWS AND DOORS (Sec. 3.4)

- 1. Retain and preserve historic windows and doors. All elements associated with historic windows and doors should be retained and preserved including frames, trim, sashes, muntin, glass, lintels, shutters, and hardware.**

Analysis: The existing main entry doors were replaced in the 1960s to appear as what exists today. The applicant is seeking to restore the entry areas back to its pre-1960's appearance.

Findings: Four-inch framing members (aluminum composition) are proposed within both storefront entrances that will have a copper-colored finish. Based on the historical photos and plans provided for both entrances, the appearance of the door framing, along with the grid network attached to the insulated glass, is similar to past historic elements of the doors and windows.

- 3. If replacement of a window or door unit is necessary, the new unit should be replaced to match the original in size, scale, material, detail, pane and/or panel configurations. Exterior aluminum clad is permitted to be installed on new wooden windows.**

Analysis: While the new doors and windows will not match in size and scale of the windows existing on the building, it will closely match window and door units that existed prior to the 1960s renovation. Two 3' x 7' doors are proposed along both storefront entrances with a similar window pane configuration that would promote consistency across the entire building.

Findings: Staff believes that this standard is met.

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

Analysis: Existing windows on the building are not tinted or has frosted glass.



Findings: Spandrel glass windows are proposed to be installed near grade at both locations. While this would be different from the insulated glass surrounding the remainder of the storefront entrance, spandrel glass is specifically designed to hide features near the floors of a building (e.g., vents, mechanical equipment, wires, etc.). With installing a more opaque glass, staff believes that it would better shield items that are intended not to be seen from the public right-of-way.

- 11. Introduction of new window and door openings into the principal elevations of a structure is not recommended. If permitted, new openings should be proportionally the same as existing openings and should have matching sash, glass, sills, frames, casings, and muntin patterns.**

Analysis: New window openings are proposed as part of this request.

Findings: The new window openings proposed at grade level will have the same width as the insulated glass located directly above it. A six-inch head rail is proposed to separate the proposed spandrel glass windows from the insulated glass. The purpose of the head rail is to conceal wiring for a magnetic latch or power strikes for the doors. The railing proposed to be installed will be of a same width, material and thickness of other framing existing and proposed as part of this project.

STOREFRONTS (Sec. 3.7)

- 2. Retain and preserve commercial storefronts and storefront details that contribute to the historic character of the building including display windows, recessed entryways, doors, transoms, corner posts, columns, and other decorative features.**

Analysis: A landscaping bed is proposed to be removed as part of the entryway improvements off of Clark Street.

Findings: Arguably, the first story façade detracts from the wall composition for the rest of the building (i.e., cream color, large brick appeal). By removing the landscaping bed to accommodate the proposed spandrel glass window panes, staff believes that it would not detract from the current historic character of the building's storefront.

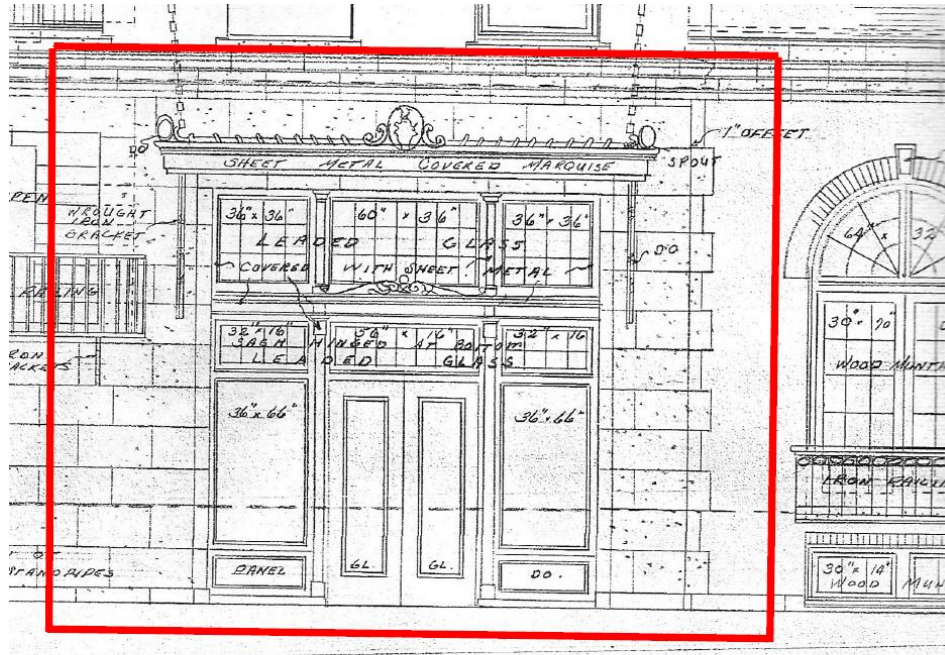
- 6. Altering the entrance, including its location, through a significant storefront is not recommended. Changing a storefront so that it appears as an office or residential use other than commercial is not recommended.**

Analysis: Although the entrances off of Strong's Avenue and Clark Street are proposed to be altered, the location of the storefront doors will remain in the same location. With the window alterations proposed as part of this request, the entrances will arguably not change that will change its appearance as a mixed-use office and apartment building.

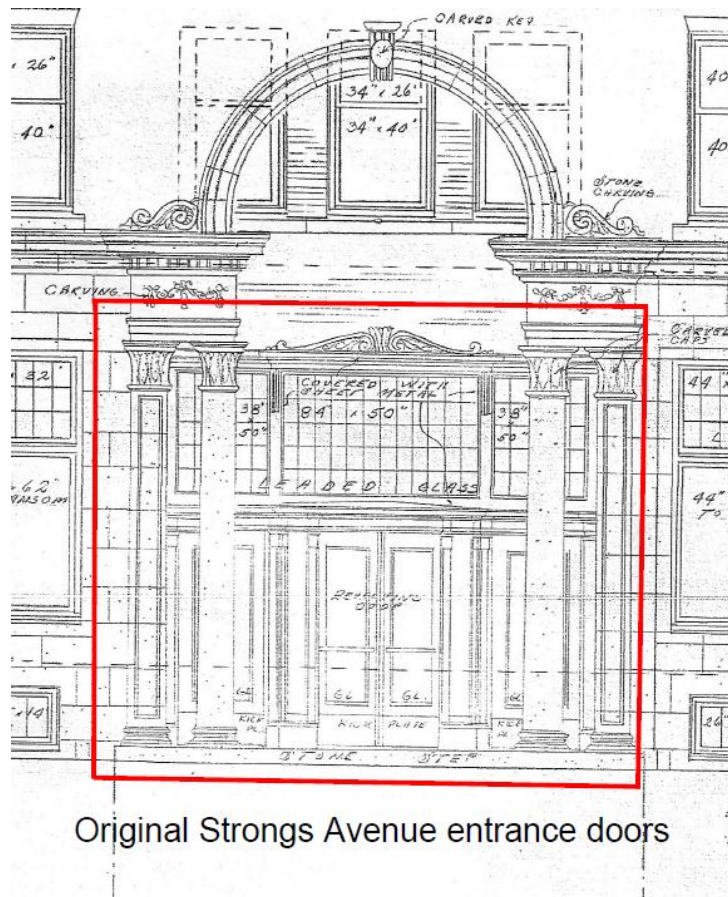
Findings: This standard is met.

Conclusion

Based on the findings above, staff believes that the aforementioned request meets applicable provisions within the Historic Preservation / Design Review Commission's Design Guidelines.



Original Clark Street entrance doors



Original Strongs Avenue entrance doors





HISTORIC PRESERVATION/ DESIGN REVIEW COMMISSION

City of Stevens Point
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481
P: (715) 346-1567 F: (715) 346-1498
communitydevelopment@stevenspoint.com
<http://stevenspoint.com>

APPLICATION FOR DESIGN REVIEW

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Assigned Case Manager	
Associated Permits or Applications (if any)				Pre-Application Conference Date	
Decision		Date Reviewed		Staff Signature	
Notes:					

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name		Contact Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name		Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
Legal Description of Subject Property		
Area of Subject Property (Acres/Sq Ft)		Area of Building or Structure (Sq Ft)

Current Zoning District(s)		Current Historic District(s) - Local, State, National	
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property	
Briefly describe the proposed building, structure construction, reconstruction or exterior alteration. Please also provide rationale for the design review request, along with the time schedule (if any) for the project. (Use additional pages if necessary)			
Will the proposed work detrimentally change, destroy or adversely affect any exterior architectural features of the improvement upon which said work is to be done? Explain your answer.			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer.			
Does the proposed work conform with the architectural design guidelines with emphasis on contextual issues including compatibility of size, volume proportions, rhythm, materials, detailing, colors, and expressiveness? (Historic Design Guidelines can be found at www.stevenspoint.com) Explain your answer.			

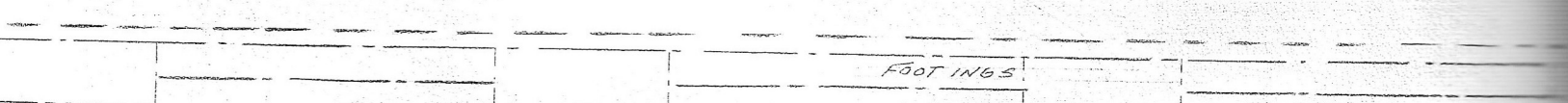
EXHIBITS

Letter to District Alderperson (www.stevenspoint.com/Directory)	☐	Additional Exhibits If Any (List):
Photographs of Building or Structure	☐	
Renderings or Elevations	☐	
Site Plan (for additions, and new construction)	☐	

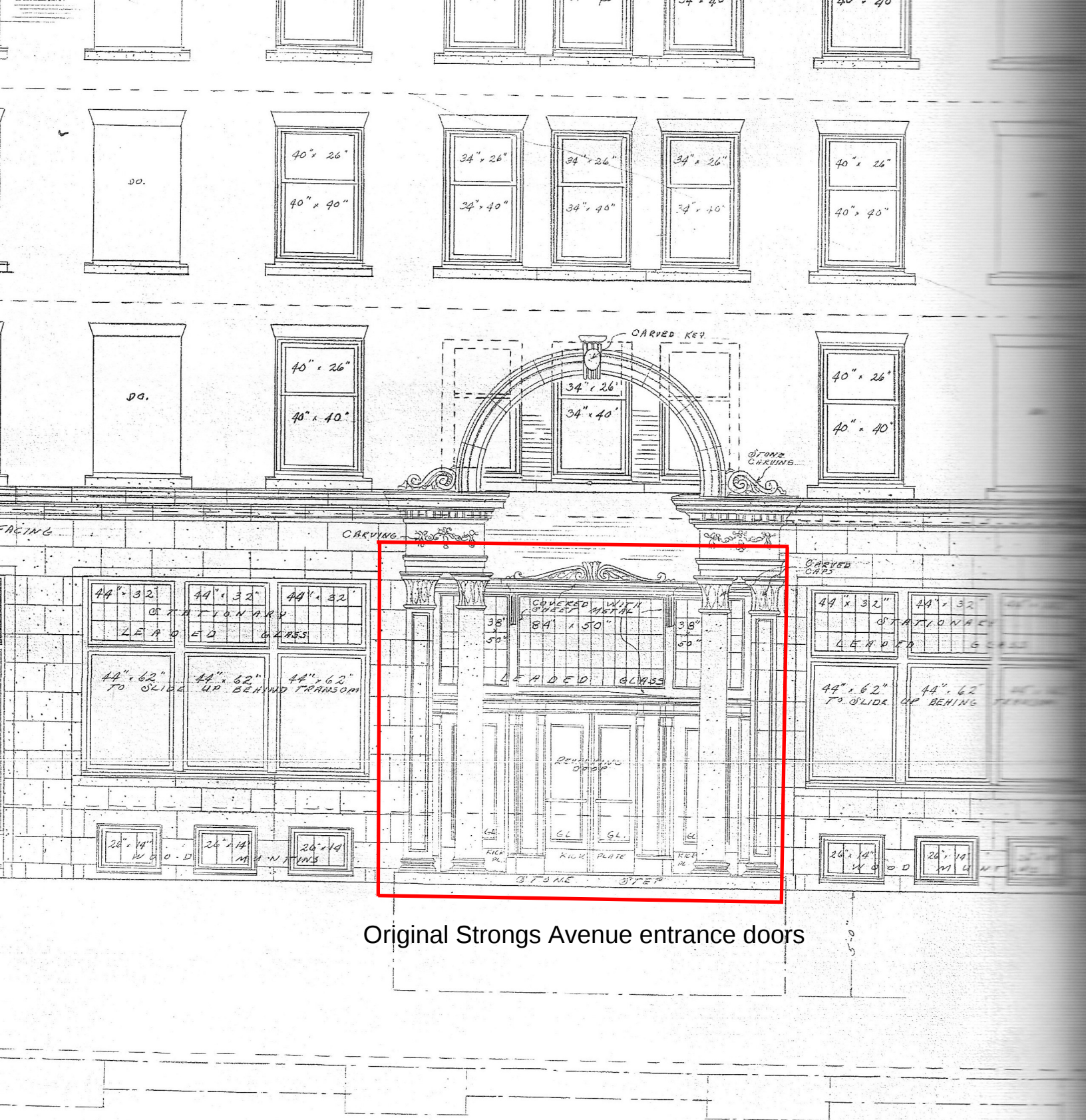
CERTIFICATION AND SIGNATURE

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

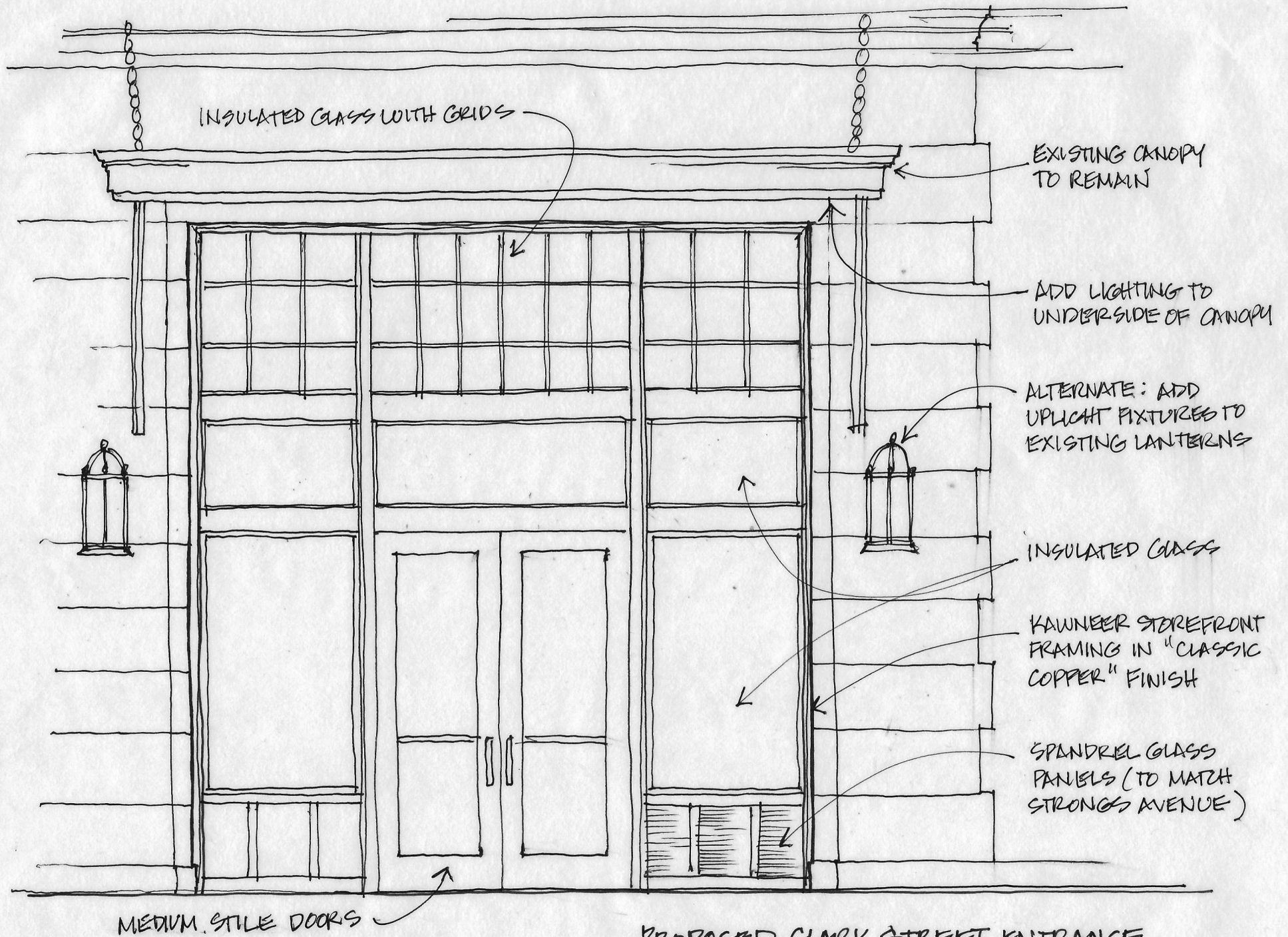
Signature of Applicant	Date	Signature of Property Owner(s)	Date



FOOTINGS



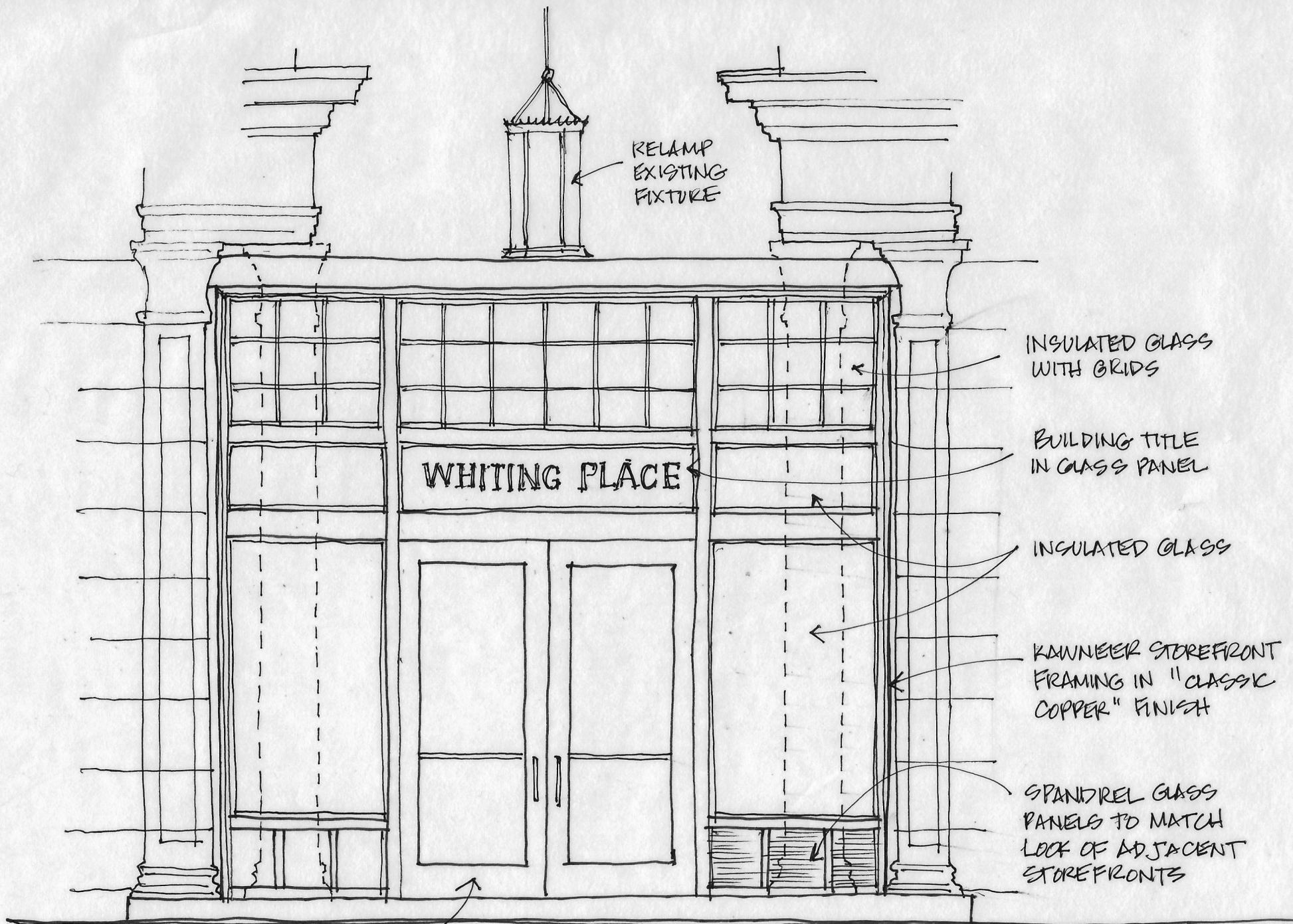
Original Strongs Avenue entrance doors



PROPOSED CLARK STREET ENTRANCE

NO SCALE

5.19.21

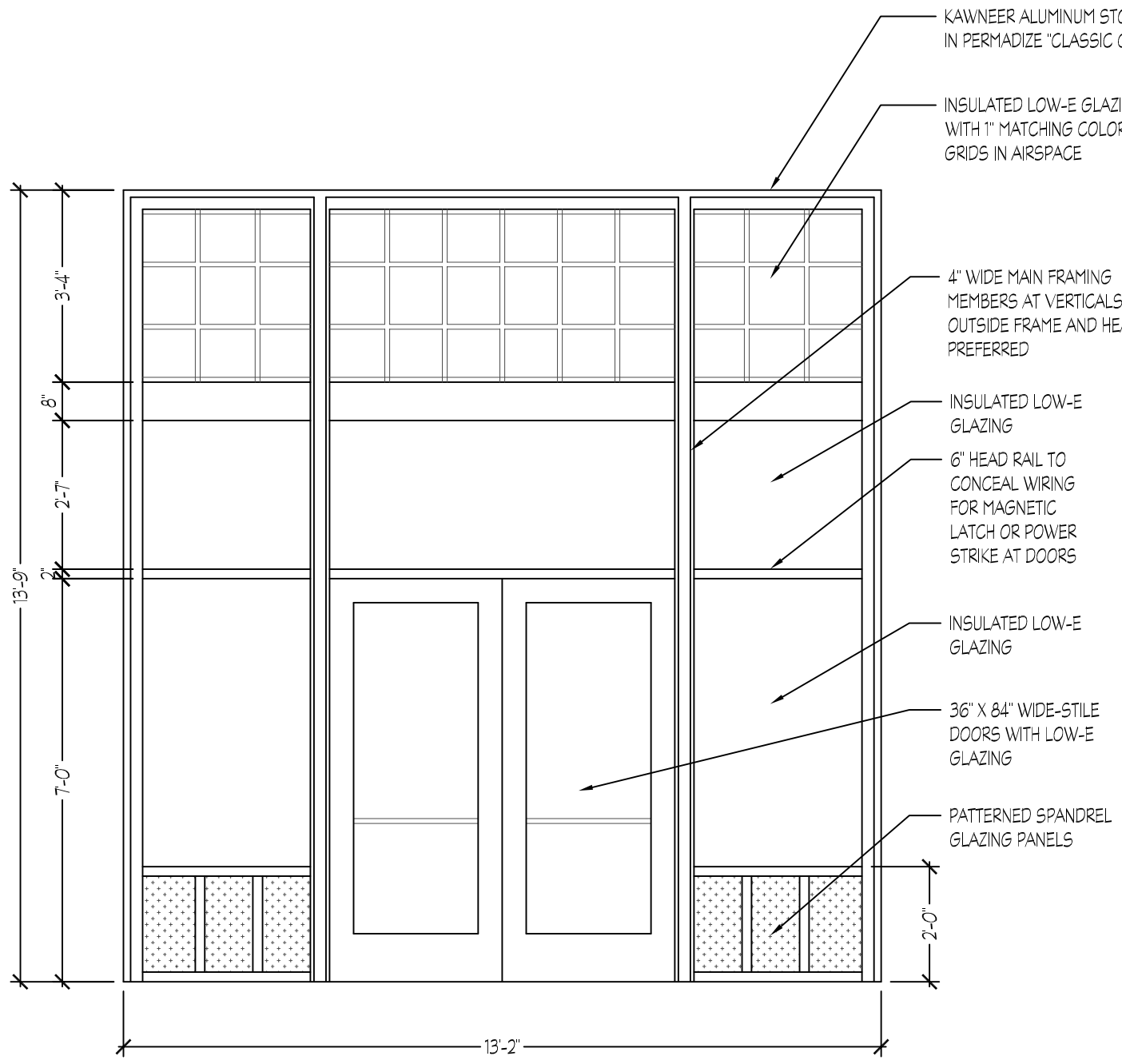


MEDIUM STILE DOORS

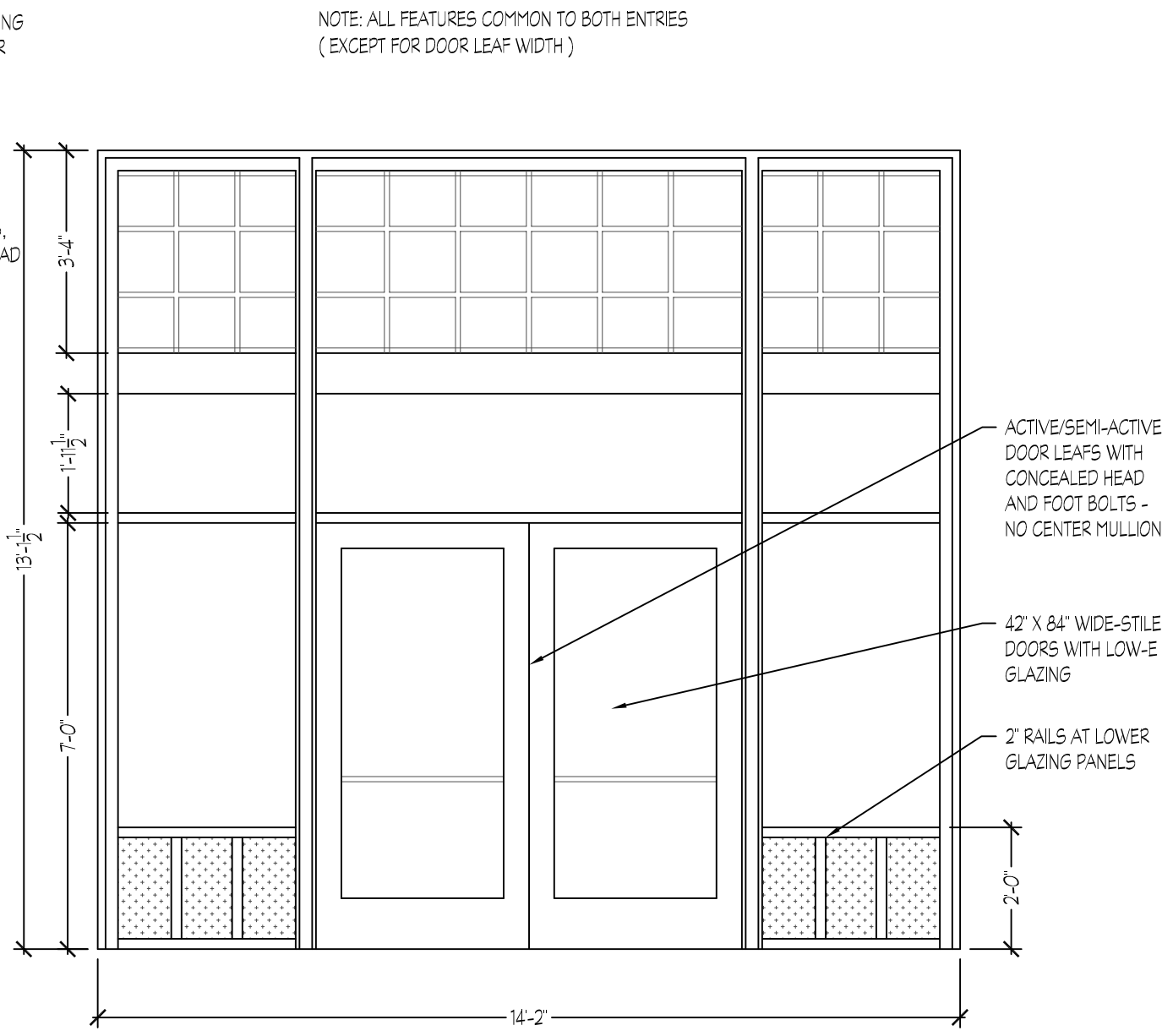
PROPOSED STRONGS AVENUE MAIN ENTRANCE

NO SCALE

5.19.21



2 CLARK STREET ENTRY
A3.0 SCALE: 3/8"=1'-0"



1 STRONGS AVENUE ENTRY
A3.0 SCALE: 3/8"=1'-0"

REVISIONS		BY

WHITING PLACE
1408 STRONGS AVENUE
STEVENS POINT, WI 54481

HERITAGE INVESTMENTS
2010 COUNTY HWY. HH
PLOVER, WI 54467

GH GRUNWALDT & HALVERSON
Architects I Engineers
17 Applegate Ct. Suite 203 Madison, WI 53713
608 305-8890 www.grunwaldthalverson.com

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DRAWN:	PJD
CHECKED:	JDH
DATE:	06/17/2021
SCALE:	AS NOTED
JOB NO.:	21003
SHEET	
A3.0	
OF	- SHEETS



MEMORANDUM

To: Historic Preservation / Design Review Commission

From: Adam Kuhn, Associate Planner / Zoning Administrator

Date: July 28, 2021

RE: Extension of Design Review Certificate – 1221 Second Street

Background: On August 5, 2020, the Historic Preservation / Design Review Commission issued a design review certificate to perform various exterior improvements to the building at 1221 Second Street. Such improvements include installing a second exit door, replacing storefront doors and windows, and tuckpointing. A façade grant in the amount of \$12,128.80 was also requested and approved.

The improvements approved last year are part of a two-phase project for the site. The second phase, originally planned to start later this year, include adding light fixtures near the sill line, adding wall signage and general masonry repair on the front of the building. Please see the following pages for further details on the approved project.

According to Chapter 22 of the Revised Municipal Code of the City of Stevens Point, "compliance with design review certificates shall be completed within 12 months after the issuance of the certificate, and the work shall conform to the provisions of the certificate." While elements of the overall project have been completed – meeting both Building Code and design review requirements – other parts of the project (e.g., installing the jump platform on the building's west façade) are not complete and are not expected to be completed by the August 5th, 2021 deadline. Any extension of an issued design review certificate requires the approval of this Commission.

Staff recommendation: Staff recommends **APPROVAL** on extending the deadline of the issued design review certificate to August 5, 2022. Please note that the same conditions applied to the original design review certificate will carry over to the new deadline.

www.stevenspoint.com

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Administrative Staff Report



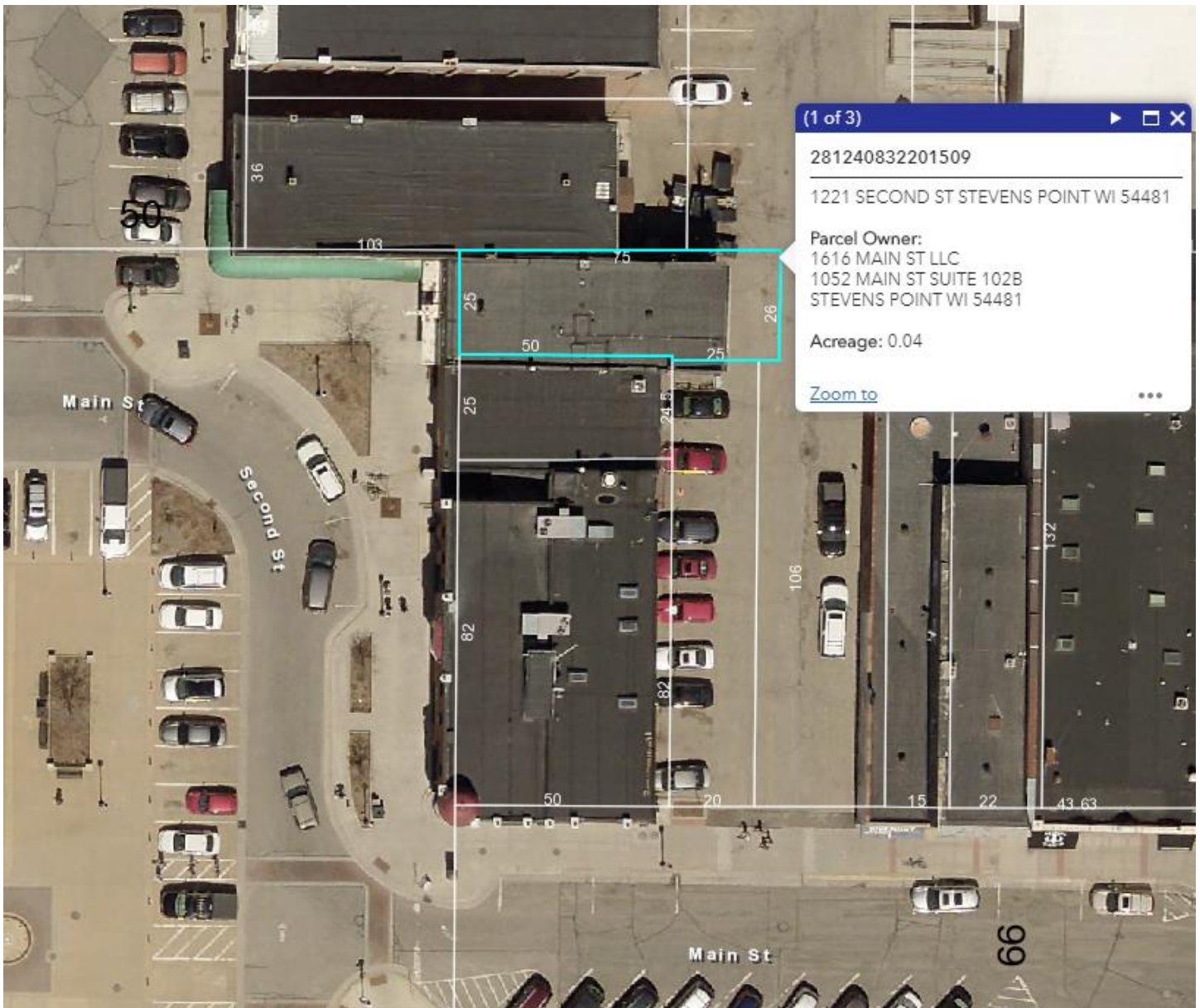
Façade Grant & Design Review 1221 Second Street August 5, 2020

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

Applicant(s): - Mike Beacom Staff: - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240832201509 Zone(s): "B-3" Central Business District Council District: - District 4 – Ald. Zarazua Lot Information: 2408-32-2015-06 - Actual Frontage: 25 feet - Effective Depth: 75 feet - Square Footage: 1,875 - Acreage: 0.043 Structure Information: - Year Built: 1928 (92 years) - Number of Stories: 2 Current Use: - Commercial / Residential Applicable Regulations: - Chapter 22 - Downtown Design Guidelines - Façade Grant Guidelines	Request Request from Mike Beacom for a façade improvement grant and design review to install a second exit door, replace existing windows and doors, and perform other improvements to the façade at 1221 Second Street (Parcel ID 281240832201509) Attachment(s) - Application - Renderings / Photo's - Bids City Official Design Review / Historic District - Mathias Mitchell Public Square District Staff Recommendation Approve, the design review and façade improvement grant request in the amount of \$12,128.80 for the property at 1221 Second Street, subject to the following condition(s): - Gentle means shall be used when cleaning masonry prior to tuckpointing and other general maintenance; only organic non-toxic chemicals shall be used to clean. - Powerwashing or sandblasting shall be prohibited on any building components. - Type N mortar shall be used between masonry. - Window and door openings shall not be expanded beyond their original size. - The applicant shall submit final details regarding the window grids (design, color, etc.) to be reviewed and approved by the chairperson and designated agent. - Window and door trim color shall match. - Transom windows shall be installed above the second floor exit door and match original openings. - Wall signage shall be reviewed and approved by the chairperson and designated agent. - The chairperson and designated agent shall have the authority to review and/or approve minor amendments to the project. - Applicable building permits shall be obtained.
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11. All work shall be completed within one year.
12. Project must adhere to Façade Improvement Grant Program Guidelines.
13. No funds shall be disbursed until project is fully completed.
14. The maximum City participation shall not exceed 40% of the total project cost of the bids and work approved, and no individual cost shall exceed the following, unless approval has been given to the HP/DRC chairperson and designated agent in reviewing additional bids or building improvements:

Vicinity Map



Scope of Work

The applicant, Mike Beacom, is requesting a façade grant and design review approval to improve the west façade of 1221 Second Street. The façade request includes several improvement activities described below and totals \$12,128.80.

Façade Improvements

West Façade – Main Entrance (Phase 1)

1. Remove a second story window to install an egress door as required through the Wisconsin Building Code.
2. Construct a platform space and accompanying railings for the second story door.
3. Replace existing wall signage.
4. Replace existing first story door and windows.

South Façade—Secondary Entrance (Phase 1)

1. Replace the existing door and window to match doors and windows on the west façade.
2. Tuckpointing on south and east walls.
3. Remove existing satellite dishes.

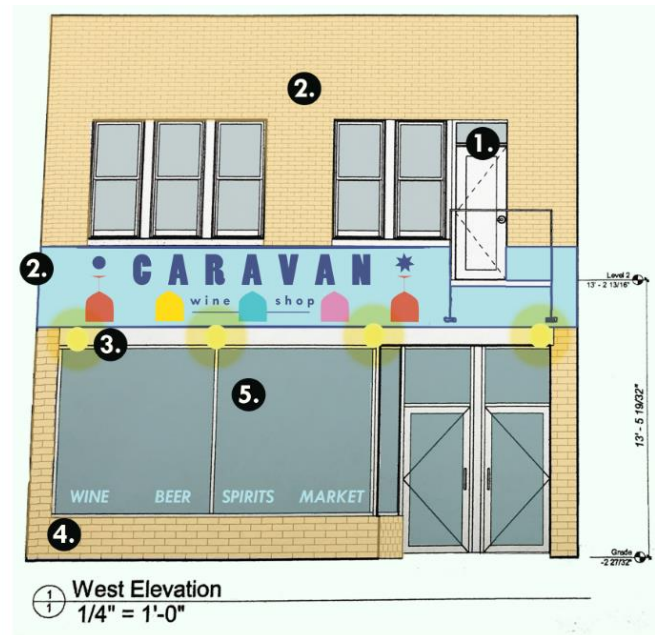
West Façade—Main Entrance (Phase 2)

1. Removal of fake brick on lower half.
2. Tuckpointing and brick repair.
3. Additional lighting fixtures.
4. Modified storefront signage.

A second phase, slated to begin in the fall of 2021, will consist of removing artificial brick on the lower half of the façade, adding additional lighting features, and general maintenance. The applicant has been notified that project specifications within the second phase will likely require the submittal of a design review application that is approved by the Historic Preservation / Design Review Commission.



West Façade



South Façade Rendering—Main Street

CHAPTER 22: HISTORIC PRESERVATION

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

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

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

Guidelines of Review (numbers below pertain to the pertinent guideline standards)

*****Other standards within the design guidelines not specifically mentioned below have been reviewed and are met or not applicable pertaining to the proposed building improvement activities.**

MASONRY (Sec. 3.2.2)

1. Preserve and protect character-defining masonry architectural features including corbelling, cornices, sills, quoins, foundations, and walls.

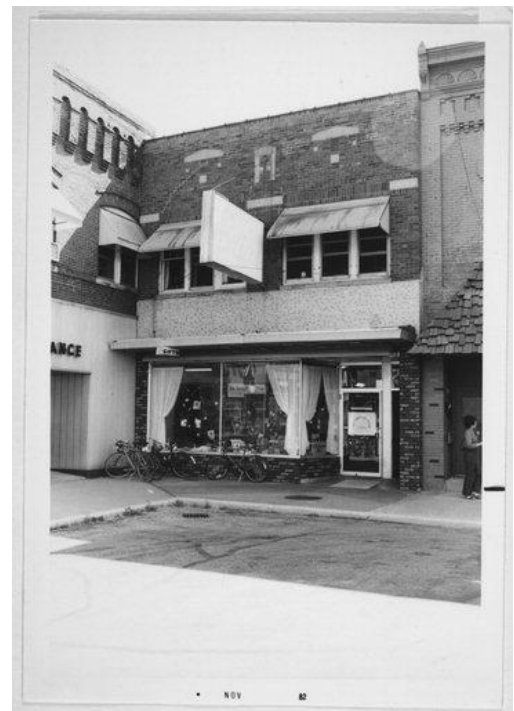
Analysis: The request includes removing the awning above the first floor door and windows. According to the applicant, determinations will be made upon removing the awning to determine the extent that the bricks behind the awning needs to be repaired. It is the applicant's intention to repair bricks behind the awning to its existing—not remove and replace with new masonry.

Findings: Historic photographs indicate that a masonry material may have existed on the front façade. Furthermore, staff would recommend that, should any brick restoration be needed, that it matches with the bricks on both the first and second floor.

4. Deteriorated masonry units should be repaired rather than replaced using materials that match the original in size, texture, color, and overall appearance. Synthetic materials are not recommended on historic structures for the wholesale covering of a structure.

Analysis: See analysis and findings from the above masonry standard. Tuckpointing is proposed for the front façade.

Findings: Original brick has been exposed on the front (west) façade and will be restored. Window openings have also been exposed which will be restored, including the windows sills. The openings will match the original openings, one of which will be augmented with the second exit door. Staff would recommend that if the brick is cleaned a gentle means shall be used; only organic non-toxic chemicals shall be used to clean. Furthermore, type N mortar shall be used between masonry and power washing or sandblasting shall be prohibited on any building components.

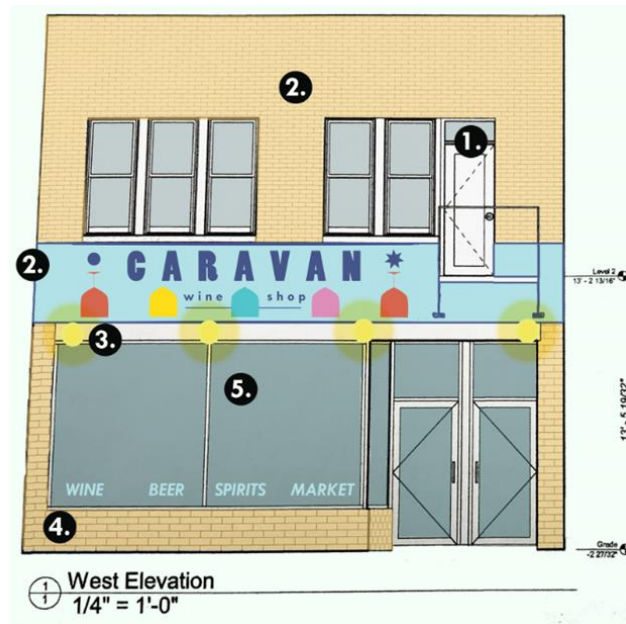




West Façade—First Floor



West Façade—Second Floor



West Façade—Proposed

WINDOWS (Sec. 3.4)

1. Retain and preserve historic windows and doors. All elements associated with historic windows and doors should be retained and preserved including frames, trim, sashes, muntins, glass, lintels, shutters, and hardware.

Analysis: The applicant is requesting to replace windows on the first floor of the west façade. All proposed window and door trim appear to be anodize aluminum. Furthermore, internal grids are proposed on a majority of the windows and doors.

Findings: Historic photos and other properties within the downtown utilize a grid design, which adds to the character of the façade. Staff would recommend that the applicant submit final details regarding the grids (design, color, etc.) to be reviewed and approved by the chairperson and designated agent for both the west and south façade.

3. If replacement of a window or door unit is necessary, the new unit should be replaced to match the original in size, scale, material, detail, pane and/or panel configurations. Exterior aluminum clad is permitted to be installed on new wooden windows.

Analysis: The applicant is intending to construct as second exit door to comply with Wisconsin building code requirements. While the second exit door will be of equal width to the other second-floor windows, the door will be positioned slightly lower compared to the adjoining window panes.



Findings: Based on historical photos, the original second floor windows were likely single or double hung in design. The applicant has indicated that grids will be added to the window directly above the second floor door to better match the outgoing window. The replacement window on the south façade is intended to match the west windows in size, detail, material, and panel configurations. Staff would recommend that a faux sash resembling a single/double hung window be installed on the front (west) façade second floor window above the exit door, to be reviewed and approved by the chairperson and designated agent.

11. Introduction of new window and door openings into the principal elevations of a structure is not recommended. If permitted, new openings should be proportionally the same as existing openings and should have matching sash, glass, sills, frames, casings, and muntin patterns.

Analysis: See above.

Findings: The proposed second exit door will not be proportional to existing openings on the second floor. To ensure that life and safety standards are met, staff does not have reservations with the new door opening not being proportional. The south egress door is proposed to be similar in size, scale, and material and the exit door on the west façade. Staff would recommend that the door frame and glass match with the other door and windows on the west façade of the building, which shall be reviewed and approved by the chairperson and designated agent.

STOREFRONTS (Sec. 3.7)

2. Retain and preserve commercial storefronts and storefront details that contribute to the historic character of the building including display windows, recessed entryways, doors, transoms, corner posts, columns, and other decorative features.

Analysis: The existing storefront entrance is being maintained. Brick behind the existing awning will be restored to its original condition, with further façade improvements being planned for a phase two development.

Findings: Previous review the concept review for the site during the December 4, 2019 Historic Preservation / Design Review Commission meeting. Staff would recommend storefront windows, trims and frames match existing conditions.

SIGNS (Sec. 4.4)

2. The request for design review meets all applicable requirements of the sign regulations of the City of Stevens Point.

Analysis: Wall signage shall not exceed 10% of the total façade area, have graphics that exceed 40% of the total signable area, and not physically harm the architectural character of the building it is attached to.

Findings: The proposed wall signage meets the square footage and graphic restrictions. The addition is proposed to be hand painted and shall be reviewed and approved by the chairperson and designated agent.

4. Size, scale, location, style and material of signage should be compatible with the architecture of the historic buildings and character of the district.

Analysis: The existing stone tile covers the entirety of the proposed wall signage.

Findings: The hand painted store sign will not exceed the square footage, location and style of the existing tile.

Façade Improvement Grant Standards

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

Analysis: The building and property are located within the Mathias Mitchell Public Square Historic District, along with Downtown TIF District.

Findings: Although the building and property does not fall within the Downtown Design Review District, it does fall within the Tax Incremental Finance District VI, thus meeting eligibility.

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

Analysis: The west façade faces Second Street.

Findings: This standard is met.

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

Analysis: Façade improvement activities are numerous which are listed on page three of this staff report.

Findings: This standard is met.

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

See the design review standards analyzed in the above sections regarding the façade improvements.

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

Analysis: The applicant has submitted two bids from different contractors for each façade improvement activity.

Findings: This standard is met.

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

Analysis: The total project cost estimates for bid proposals are below.

		Contractor				
	Improvements	Bushman Electric	Esser Glass	Precision Glass & Door	Guzman Case Corporation	Warren Melum
1	Remove fixed overhang, sign cabinet and retractable hardware from wall	\$3,900.00 (+ tax)				
2	Remove and replace first story door and windows; replace second story window with door		\$10,510.00	\$12,700.00		
3	Construct jump platforms on west and south façade; cut out exterior wall brick to create door opening				\$15,312.00 (estimated \$7,656.00 for each egress)	
4	Perform tuckpointing					\$600.00
5						
	TOTAL	3,900.00	10,510.00	12,700.00	\$15,312.00	\$600.00
	Lowest Bid(s)	\$3,900.00	\$10,510.00		\$15,312.00	\$600.00
	TOTAL Project Cost	\$30,322.00				
	40% of Total Project Cost	\$12,128.80				

Findings: The applicant has provided bids for all proposed improvements. When taking the lowest bids, the project totals \$30,322.00, of which 40% of the total is \$12,128.00

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 and the applicant does not owe any money to City.

Findings: This standard is met.

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

Analysis: The design standards that apply to this request, regarding windows, doors, masonry, storefronts, awnings, and rear façade are primarily met.

Findings: See the above section where the design guidelines are further analyzed.

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

Analysis: Additional work is proposed within the interior of the building which may require building review.

Findings: Staff would recommend that applicable building permits be obtained.

Ranking of Projects for Grant Funds

Ranking of projects may not necessarily be necessary given this is a single applicant request and is not competing against others. Grant funds are available to meet the request of the applicant. Ranking criteria can further be discussed further at the meeting if requested by the Commission.

Conclusion

In conclusion, staff would recommend approving the request for a façade grant at 1136 Main Street, in addition to the design review for the proposed façade improvements, subject to the conditions outlined on pages 2-3. The overall project will restore the storefront to a more historical design, while also allowing for a multi-tenant or mixed-use building. Furthermore, the rear façade improvements will restore the building to its original finish, and create a second entrance. The proposed improvements will assist in maximizing the use of the entire building that furthers the vibrancy within downtown, while restoring historical components of the structure and improving its aesthetics. Lastly staff would note that any previous approvals for design review may still apply if they are not duplicated as part of this approval. Previous design review certificates are attached.

Building Images



West Façade—Front



West Façade—Front



West Façade—First Floor



South Façade—Egress Door



West Façade—Second Floor

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



Kyle Kearns
Associate Planner
Ph: (715) 346-1567
Fax: (715) 346-1498
kkearns@stevenspoint.com
stevenspoint.com

Façade Improvement Grant Program Application

ADMINISTRATIVE SUMMARY (Staff Use Only)

Date Submitted		Date Reviewed		Approved	Yes ☐ (\$ _____) No ☐
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APPLICANT/OWNER INFORMATION

APPLICANT INFORMATION		Owner Information (Same as Applicant? ☒)	
Applicant Name	Mike Beacom / Point Housing	Contact Name	
Address	1052 Main Street, STE 203	Address	
City, State, Zip	Stevens Point WI 54481	City, State, Zip	
Telephone	(715) 544-1068	Telephone	
Cell	(715) 697-6894	Cell	
Fax		Fax	
Email	mike@pointhousing.com	Email	

PROJECT SUMMARY

Scope of Work to be Undertaken (attach contractor estimates, if available)	
PHASE 1: Removal of protruding sign, flat awning and roll-out awning. Replacement of main-level windows and doors/transoms. A new egress/door on front, improved egress platform and more attractive door off back frontage. PHASE 2: (Keith Biesack will be applicant for Phase 2) Removal of fake brick on lower half; tuckpointing and brick repair. Additional lighting features; improved front signage.	
Describe the Positive Impact Your Project will Bring to Stevens Point	
By doing the proposed facade work we will update the building's image to be closer to its true past. Not only will we be improving the overall aesthetic by removing a weathered sign, awnings and artificial brick, we will be allowing for the original facade to be more visible and restored/repared through tuckpointing and maintenance. This work will benefit Stevens Point by creating a more attractive building in the downtown area. With a new business in this building more people will be drawn to the public square. A restored facade and active business also contribute to the historic act of commerce in this area. The addition of an egress in front (and upgraded egress in back) will provide additional safety upstairs tenants, as well as fit the aesthetic design of this project, making this building an even more attractive living option (which also brings people to the downtown area). The globe lighting below the signable area will bring a welcome glow to a corner of the Square that is tucked away, not as noticeable. In general, all of the proposed changes/repairs/additions show design integrity that not only matches the respect of the historic location, but maintains a standard for the future.	
Total Cost of Project Improvements	Amount of Matching Grant Assistance Requested
\$31,224.00 (Phase 1)	\$12,489.60
Estimated Start Date	Estimated Completion Date
September 1, 2020	September 1, 2021 (Phase 1)
Number of Commercial Tenant Spaces Within the Building	Number of Residential Tenant Spaces Within the Building
1	2

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

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

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
	7/21/2020		



HISTORIC PRESERVATION/ DESIGN REVIEW COMMISSION

City of Stevens Point
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481
P: (715) 346-1567 F: (715) 346-1498
communitydevelopment@stevenspoint.com
<http://stevenspoint.com>

APPLICATION FOR DESIGN REVIEW

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Assigned Case Manager	
Associated Permits or Applications (if any)				Pre-Application Conference Date	
Decision		Date Reviewed		Staff Signature	
Notes:					

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name		Contact Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name		Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
Legal Description of Subject Property		
Area of Subject Property (Acres/Sq Ft)		Area of Building or Structure (Sq Ft)

Current Zoning District(s)		Current Historic District(s) - Local, State, National	
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property	
Briefly describe the proposed building, structure construction, reconstruction or exterior alteration. Please also provide rationale for the design review request, along with the time schedule (if any) for the project. (Use additional pages if necessary)			
Will the proposed work detrimentally change, destroy or adversely affect any exterior architectural features of the improvement upon which said work is to be done? Explain your answer.			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer.			
Does the proposed work conform with the architectural design guidelines with emphasis on contextual issues including compatibility of size, volume proportions, rhythm, materials, detailing, colors, and expressiveness? (Historic Design Guidelines can be found at www.stevenspoint.com) Explain your answer.			

EXHIBITS

Letter to District Alderperson (www.stevenspoint.com/Directory)	☐	Additional Exhibits If Any (List):
Photographs of Building or Structure	☐	
Renderings or Elevations	☐	
Site Plan (for additions, and new construction)	☐	

CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date

RE: Façade project planned for 1221 Second Street

District 4 Alder Mykeerah Zarazua

July 23, 2020

Alder Zarazua,

I own the building located at 1221 Second Street on the square in downtown Stevens Point. In the handful of years we've owned the property we've made updates to the two apartments upstairs and to the building's electrical system.

Recently, Keith Biesack became the commercial tenant in the main-level space, where he plans to open Caravan Wine Shop soon. He has plans to remodel the space but also expressed an interest in updating the façade. We are working together on a plan to restore the outside of the building to its historic standard, as well as make it more appealing for customers and for all downtown visitors.

I recently submitted a plan to the City of Stevens Point Historic Preservation/ Design Review Commission that outlines Phase 1 and Phase 2 of this work. We are on the agenda for their Aug. 5 meeting.

Phase 1 will include removing the flat awning and protruding sign, adding a second-level egress, and updating the doors and windows. We hope to complete much of this work this fall to help beautify the space for Keith; all of this work will comply with Commission guidelines. During this process I've collected historical information for the building, which will provide guidance for this project.

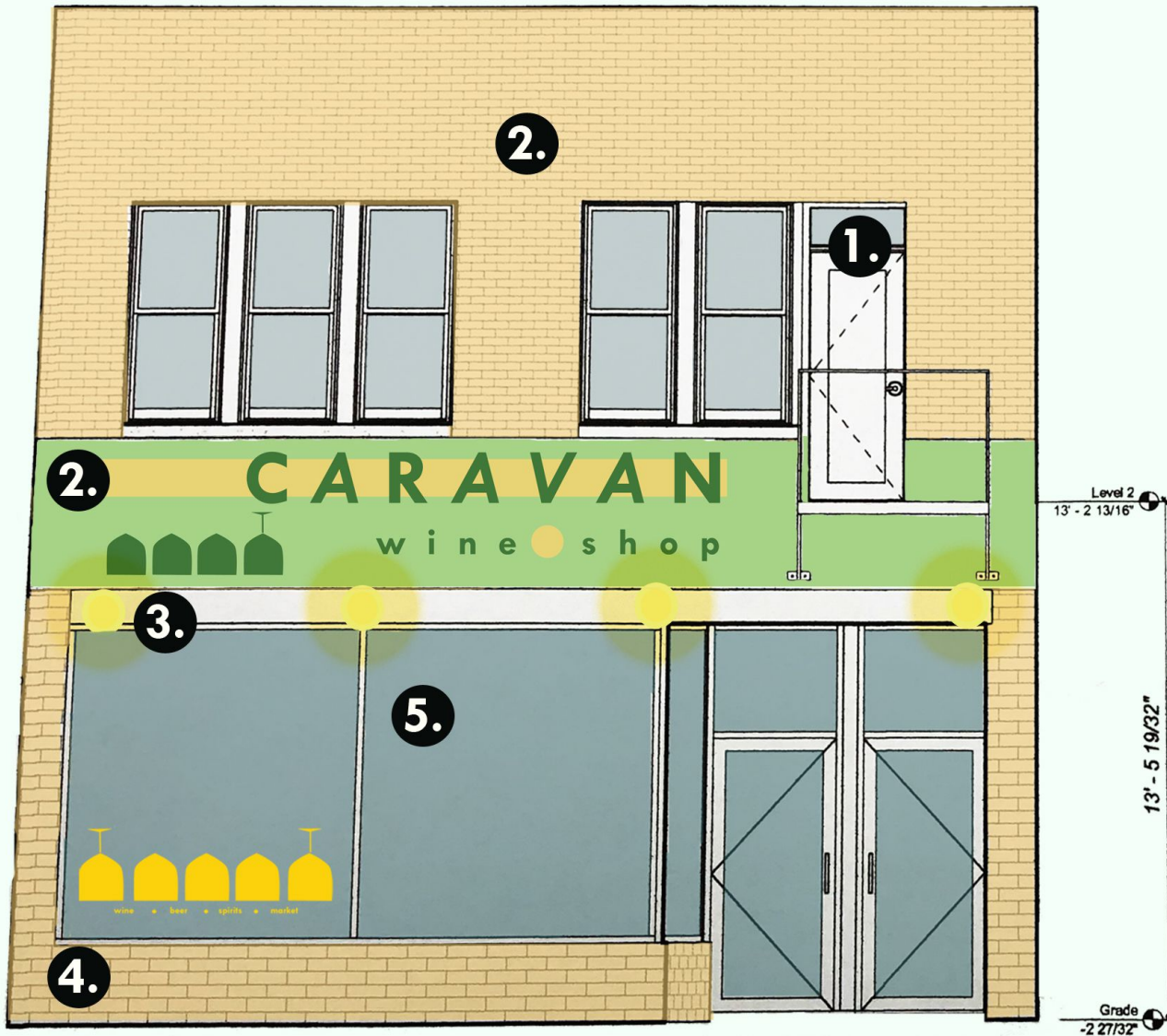
Feel free to contact me with any questions regarding this project. And I encourage you to visit with Keith to learn more about the business he has planned for your district.

Thanks!

Mike Beacom

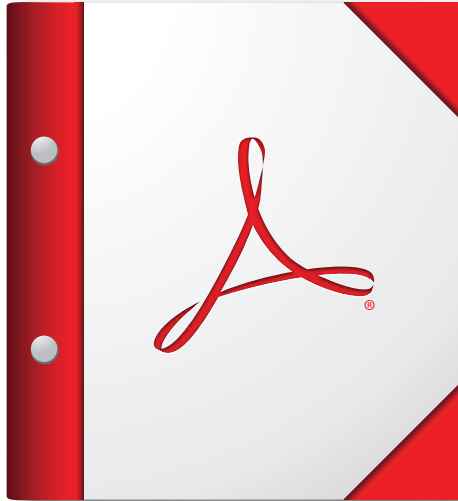
Point Housing

(715) 544-1068



- 1.** ADDITION OF EGRESS BY REPLACING ONE WINDOW WITH A DOOR, SECURED RAILINGS AND PLATFORM SPACE.
- 2.** REMOVAL OF SIGNAGE, AWNING, AND TILE. ADDITION OF HAND PAINTED STORE SIGN IN SIGNABLE AREA.
- 3.** REMOVAL OF METAL ROLLAWAY AWNING. ADDITION OF ELECTRIC GLOBE LIGHTING.
- 4.** REMOVAL OF FAKE BRICK. PERFORM NECESSARY TUCKPOINTING AND REPAIR TO ENTIRE FACADE, BOTH LEVELS.
- 5.** REPLACEMENT OF WINDOWS AND DOORS WITH ENERGY EFFICIENT UPDATES.

West Elevation
 $\frac{1}{4}'' = 1'-0''$



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Acrobat X or Adobe Reader X, or later.**

Get Adobe Reader Now!



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
07/24/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER Ben Martinsen Agency 2337 Main St Stevens Point WI 54481		CONTACT NAME: Ben Martinsen Insurance Agency PHONE (A/C, No, Ext): 715-341-9020 FAX (A/C, No): 715-341-9026 E-MAIL ADDRESS: ben@benmartinsen.com PRODUCER CUSTOMER ID:	
INSURED 1616 Main St LLC 1052 Main St Ste 203 Stevens Point, WI 54481-2848		INSURER(S) AFFORDING COVERAGE INSURER A: State Farm Fire and Casualty Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 25143	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

1221 2nd St
Stevens Point, WI 54481

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS	
A B	☒ PROPERTY				☒ BUILDING	\$ 421900	
	CAUSES OF LOSS	DEDUCTIBLES			☒ PERSONAL PROPERTY	\$	
	☐ BASIC	BUILDING \$1000			☒ BUSINESS INCOME	\$ 12mths	
	☐ BROAD	CONTENTS \$1000			☐ EXTRA EXPENSE	\$	
	☒ SPECIAL		99-BY-Q277-3	10/30/2019	10/30/2020	☐ RENTAL VALUE	\$
	☐ EARTHQUAKE				☐ BLANKET BUILDING	\$	
	☐ WIND				☐ BLANKET PERS PROP	\$	
	☐ FLOOD				☐ BLANKET BLDG & PP	\$	
	INLAND MARINE	TYPE OF POLICY				\$	
	CAUSES OF LOSS	POLICY NUMBER				\$	
	☐ NAMED PERILS					\$	
	☐					\$	
	CRIME					\$	
	TYPE OF POLICY					\$	
	☐					\$	
	☒ BOILER & MACHINERY / EQUIPMENT BREAKDOWN	99-BY-Q277-3	10/30/2019	10/30/2020		\$ Included	
L	Business Liability	99-BY-Q277-3	10/30/2019	10/30/2020	☒ Per Occurrence	\$ 1,000,000	
					☒ Aggregate Limit	\$ 2,000,000	

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Re: quote

Jackson Case <jackson.gcc@att.net>

Tue 7/21/2020 7:18 AM

To: Mike Beacom <mike@pointhousing.com>

The cost for the jump platform to be fabricated, powder coated, and installed is \$4,507.00. The cost for the door to be installed will need to be on a time and material basis as the exact work is unknown. I would estimate that the door install should be budgeted at \$3,900.00.

I hope this helps.

Jackson I. Case A.I.A.
President

Guzman Case Corporation

Architect-Builder-Contractor

3525 Patch Street
Stevens Point, WI 54481
<http://www.guzmancase.com>
Tele: 715-344-6777

On Monday, July 20, 2020, 05:42:41 PM CDT, Mike Beacom <mike@pointhousing.com> wrote:

Hi Jackson,

Any chance you can send me a quote for the egress/escape platform work (both front and the side egress)? I'm trying to submit the Historic application and attach all I can. My deadline is tomorrow EOD.

Mike

4925 Coye Dr. Stevens Point, WI 54481
(715) 341-4942 fax (715) 254-0234
email: baileyb@bushmanelectric.com

We hereby submit specifications and estimates for:

Date: 7-20-2020

Customer: Stevens Point Housing/ Mike Beacom

Job: Sign and Canopy removal

Site Address: 1221 2nd St. Stevens Point

Email: mike@pointhousing.com

Labor/Equipment necessary to:

Remove built-in fixed overhang from building fascia, includes stripping sheeting off structure, dismantling structure, disconnect/cap off power; does not include any refinishing of wall after structure is removed; dispose of structure

\$3,000.00

Remove 5'x10' sign cabinet and suspended mounting arms; haul away of sign cabinet, disconnect power, seal any penetrations in wall after removal (price based on removal after built in overhang is removed which will allow easier access to this sign)

\$ 650.00

Remove retractable canopy/hardware from wall (below fixed overhang); leave on site.

Seal any penetrations in wall after removal

\$ 250.00

TOTAL PRICE.....\$3,900.00 + tax

50% deposit required upon acceptance of agreement. Balance due 10 days after job.

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNERS LAND MAY HAVE LIEN RIGHTS ON THAT LAND AND ON THE BUILDING ON THAT LAND IF THEY ARE NOT PAID FOR SUCH LABOR OR MATERIALS. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY. BUILDER AGREES TO COOPERATE WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID. A FINANCE CHARGE IS COMPUTED ON A PERIODIC RATE OF 1 1/2% PER MONTH WHICH IS AN ANNUAL PERCENTAGE RATE OF 18% ON ANY PREVIOUS BALANCE NOT PAID WITHIN 30 DAYS.

TERMS OF PAYMENT: Materials on job site and progressive labor payments or other prearranged terms.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance:

note: This proposal may be withdrawn by us if not accepted within _____ days.

Signature:

Signature:

ESSER GLASS INC.

Glazing Contractors

3601 Patch Street,
Stevens Point, WI 54481

Phone 715-344-1961

Toll Free 800-300-1961

Fax 715-344-3655

www.esserglasssp.com



Glass and Glazing Estimate

November 15, 2019

Point Properties

ATTN: Mike Beacom

RE: 1221 Second Street, Stevens Point

We propose to remove and dispose of existing storefront and replace as follows

1 elevation 14' 2" x 7' 6 1/2" 3W 2H

1 elevation 5' x 7' 6 1/2" 1W 2H

Dr A: 1 - 3' 6" x 7' door with transom

Dr B: 1 - 3' x 7' door with transom

- * Doors to be Kawneer 500 wide stile with 10" bottom rails
- * Kawneer standard continuous geared hinges
- * CP - Co9 Push / Pull hardware
- * DHP 416BL Heavy duty door closers
- * Ada Thresholds with vinyl sweeps outside and short brush sweeps inside

- * Immediate door frames to be Kawneer 451
4 1/2" x 2" Non-thermal

Door A (retail space) to have Adams Rite MS 1850 Deadbolt lock with standard keyed cylinder / thumb turn

Door B (apartments) to have Falcon 1690 concealed rod panic device with standard keyed cylinder

Window frames to be Kawneer "451 T"
4 1/2" x 2" Thermally broken flush glaze

- * Aluminum finish to be #29 black anodized

Glazing per code

1" OA clear annealed and tempered as required

Includes

Brake metal sill flashing and cover to span demising wall between two entrances

FOR THE SUM OF \$ 10,085.00

ESSER GLASS INC.

Glazing Contractors

3601 Patch Street,
Stevens Point, WI 54481

Phone 715-344-1961

Toll Free 800-300-1961

Fax 715-344-3655

www.esserglasssp.com

Glass and Glazing Estimate

Voluntary Alternate

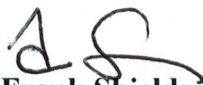
For Cardinal #270 High-Performance LoE #2 surface argon filled in lieu of clear glass

PLEASE ADD \$ 425.00

All materials and labor shall be completed in a substantial workmanlike manner and is guaranteed per plans and specifications for a period of 1 year after substantial completion. Any changes from the plans and specifications involving additional costs shall be executed only upon signed orders and will be an extra charge over this proposal.

The estimated prices are our check or cash prices. If you choose to use a credit card, there will be an additional 4 % surcharge.

Terms: Due upon receipt



Frank Shields
President
Esser Glass, Inc

To accept this proposal, please sign and return to our office.

*Accept as proposed _____.

Esser Glass is not responsible for the cleaning of glass or metal, nor the replacement of glass breakage other than that caused by our own men in setting.

We are unable to guarantee this pricing for longer than 30 days from it's date. Any quotation older than 30 days must be reviewed before acceptance.

Work by others: Adequate wood blocking and opening preparation.

Pricing is based on all window and door being field measured consecutively on one trip

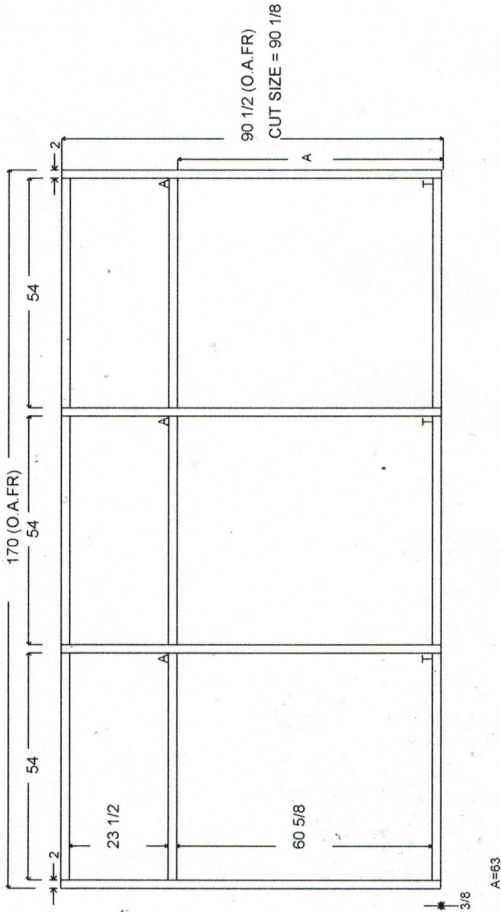
NOT INCLUDED:

Boarding up openings or temporary enclosures

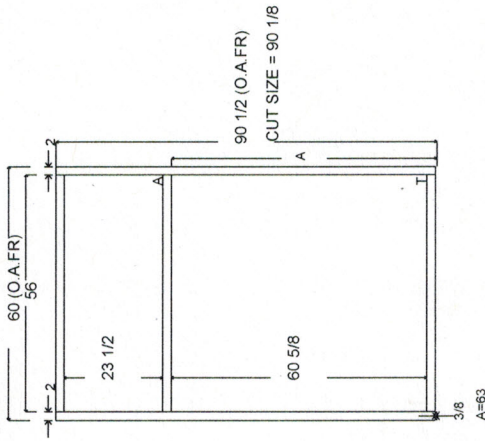
Wiring, pulling wires or hook up of any electrified hardware that may be

Included in this proposal.

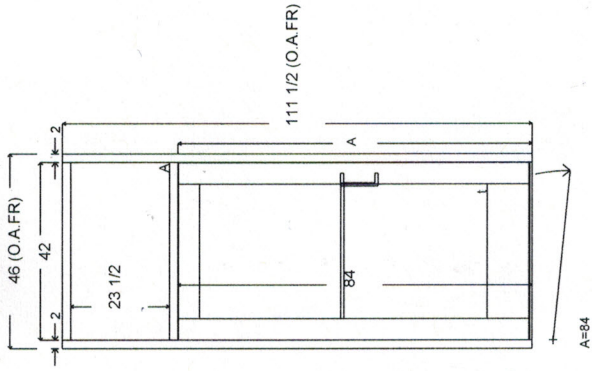
(Frame 1) 1 Thus



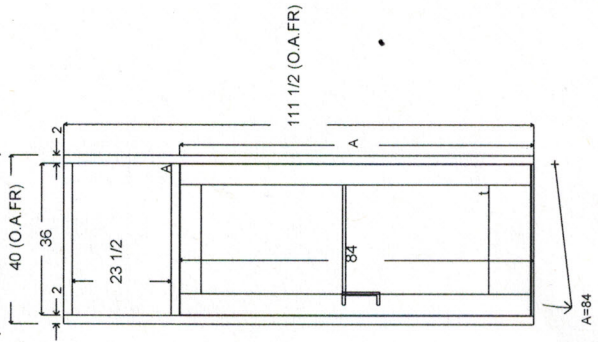
(Frame 2) 1 Thus



(DOOR A RETAIL) 1 Thus



(DOOR B APTS) 1 Thus



Esser Glass, Inc.
Glazing Contractors
715-344-1961 800-300-1961
☐ AS BUILT DRAWINGS
☐ DRAWINGS RELEASED
FOR FABRICATION



3101 POST ROAD
STEVENS POINT, WI 54481
CL: 715.347.8040
brandt@precisionglasswi.com

Date: 5/19/20

Project: Fusion Bar

To: Wholistic Home Solutions

Location: Stevens Point WI

Att: Vincent

Proposal #: 20-061

WE PROPOSE TO FURNISH materials and/or labor as follows:

GLASS: 1" OA CLEAR AGC ES-73 LOWE (#3) INSULATED (TEMPERED AS REQUIRED)

FRAMING: KAWNEER 451T 2" x 4 1/2" THERMALLY IMPROVED CENTER SET STOREFRONT @ FIXED

KAWNEER 451 2" x 4 1/2" NON-THERMAL CENTER SET STOREFRONT @ DOOR FRAMES

DOORS: KAWNEER 190 NON-THERMAL NARROW STILE W/ 10" BOTTOM RAILS

FINISH: either #17 CLASS II CLEAR ANODIZED or #40 CLASS I DARK BRONZE ANODIZED

(1) – (3) LITES WIDE x (2) LITES HIGH

(1) – (1) LITE WIDE x (2) LITES HIGH

(1) – 42" x 84" SINGLE DOOR W/ TRANSOM, NO SIDELITE(S)

(1) – 36" x 84" SINGLE DOOR W/ TRANSOM, NO SIDELITE(S)

DOOR HARDWARE TO CONSIST OF CONTINUOUS GEAR HINGE, DEADLOCK W/ CONSTRUCTION CYLINDER AND THUMBTURN, PUSH/PULL SET, MANUAL CLOSER W/ REGULAR ARM, BRUSH SWEEP AND 4" x 1/2" ADA THRESHOLD

GENERAL INCLUSIONS: DEMO/DISPOSAL OF THE EXISTING, ALUMINUM FINISH SAMPLE, INSULATED GLASS SAMPLE, FIELD MEASURING, BREAK METAL @ FRAME CORNERS AND EXTERIOR CAULKING

GENERAL EXCLUSIONS: ALL TRIMS/FLASHINGS, PATCH-BACK/REPAIR OF SURROUNDING FINISHES, FURNISH/INSTALL OF FINISH CYLINDER, ALTERNATE PRODUCT, AFTER HOURS LABOR, TEMP. ENCLOSURES/BARRICADES, MOCK-UPS, INTERIOR CAULKING AT RETURNS, THERMAL MODELING, FINAL CLEANING, FIELD TESTING AND ANYTHING/EVERYTHING NOT SPECIFICALLY NOTED

TOTAL AS DESCRIBED ABOVE, FABBED, FURNISHED AND INSTALLED, TAX INCLUDED, IS:

\$12,700.00

This proposal offer is valid for **30 DAYS** from the above date **UNLESS NOTED OTHERWISE**. If the proposal offer is not accepted within the specified period this offer becomes invalid unless extended in writing by parties. This proposal offer is subject to Precision Glass standard terms and conditions which are an integral part of this offer and can be provided upon request

ACCEPTED: _____

PROPOSAL BY:

A handwritten signature in black ink, appearing to read "Brandt Laughnan".

DATE: _____

Brandt Laughnan



STUD BROTHERS CONSTRUCTION LLC
2508 Currier St.
Stevens Point, WI 54481 US
(715) 498-8303
studbros@gmail.com
www.studbros.com

ADDRESS

Point Housing
1052 Main Street
STE 203
Stevens Point, Wisconsin
54481 USA

Estimate 1573

DATE 07/28/2020

PROJECT

Jump Platforms

ACTIVITY	AMOUNT
1221 Second Street: Jump Platforms	
Sales Two Jump Platforms: One on West side, one on Southeast side - Metal platform materials and fabrication - Powder coat: Color TBD - Delivery of materials to jobsite - Installation of platform per code and manufacturer specifications - Fasteners and adhesives - Clean-up upon completion	9,948.00
1221 Second Street: Masonry removal and door installation	
Sales Two door openings: One on West side, one on Southeast side - Construct temporary barrier and plastic off work area from living space to minimize dust and debris - Removal of interior casing on window openings - Removal of window units - Removal of brick to threshold elevation, to the rough opening of the new door unit - Installation of treated buck material - Therma Tru 3/0x6/8 Aluminum clad, prefinished steel door and installation - Interior finish: Plaster repair, paint, casing, etc	7,886.00
Sales Disposal of demolition material and thorough clean up of jobsite	300.00
TOTAL	\$18,134.00

Accepted By

Accepted Date

Michael Kaczmarek 715-498-8303 Tony Gaboda: 715-340-8340

STATEMENT



**WARREN'S
MASONRY**

CUSTOMER INFO:

Mike Beacom

Warren Melum • (715) 445-3136
N6595 COUNTY ROAD G
SCANDINAVIA, WI 54977

DATE

DESCRIPTION

PRICE

*Estimate to
tuck Point
Brick Work
above tile work
on store front
+ back side of
Building
1221 2nd street
Labor & Materials 600.00*

THANKS FOR THE OPPORTUNITY!

Not to Exceed

Demo	\$3,900.00
Lower Doors & Glass	\$10,510.00
West egress	\$7,656.00
South egress	\$7,656.00
Tuckpointing (top half)	\$600.00

\$30,322.00

Applicant (60%)	\$18,193.20
City (40%)	\$12,128.80



MEMORANDUM

To: Historic Preservation / Design Review Commission

From: Adam Kuhn, Associate Planner / Zoning Administrator

Date: July 28, 2021

RE: Historic Tours

Background: Earlier this year, the Historic Preservation / Design Review Commission adopted nine goals that should be prioritized over the next five years. One of these goals were to produce historic tours of the City's Downtown and other historic areas in the City. As discussed, these historic tours can occur via a variety of different platforms, such as in-person walking tours, video recordings and creating interactive web-based tours.

Although we are likely too late in the year to plan for and begin in-person tours this year, City staff is interested in beginning the conversation for potential 2022 tours. To lay the groundwork on this goal, I am asking that each commissioner come up with at least three historic buildings/sites that you would like incorporated as part of a historic tour. Please note that these buildings/sites can be both existing and structures that are no longer standing but had historical significance in the City. For reference, the following page outlines buildings that were added as a local landmark and/or the State and National Register of Historic Places.

Once City staff compiles a list of preferred areas to showcase, I am asking for one commissioner to volunteer in working with me to plan for in-person tours in 2022 and develop video and web-based tours throughout the following months.

www.stevenspoint.com

Open Records Rider: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.

Stevens Point Historical Index

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	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
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	1915	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	1890	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
District	Mathias, Mitchell Public Square District	-	-	8/13/1986	State/Nation/Local
District	Clark Street Historic District	-	-	-	Local District