



AGENDA
**HISTORIC PRESERVATION/
DESIGN REVIEW COMMISSION**

Members

- Tim Siebert
- Alderperson Marc Christianson
- Erik McFarland
- Peter Munck
- Sarah Scripps
- Carol Molepske (Alternate 1)
- Jordan Hornung (Alternate 2)

Date and Time: May 4, 2022
4:00 PM

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

OR

Zoom Teleconferencing

Meeting ID: 842 8632 1770

Passcode: 237184

By

Computer: <https://us02web.zoom.us/j/84286321770?pwd=bkM4WHRHWGg1ZWlrcHhUNE03bHpmUT09>

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

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

2. Selection of Chairperson for the Historic Preservation / Design Review Commission.
3. Selection of Vice Chairperson for the Historic Preservation / Design Review Commission.
4. Report of the April 6, 2022 meeting of the Historic Preservation / Design Review Commission.
5. A request from Bill Schierl for a facade improvement grant in the amount of \$43,912.00 to restore the front facade of the building located at 1040 Main Street (Parcel ID 281240832202923).

Closing Section:

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.

6. Adjourn

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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

April 6, 2022 – 4:00 PM

933 Michigan Ave, Stevens Point, WI 54481

PRESENT: Commissioner Molespske, Commissioner Munck, and Commissioner Scripps.

ALSO PRESENT: Associate Planner/Zoning Administrator Kuhn, Director Kernosky, Community Development Technician Mohr, Mike Beacom, Gregg Gokey, and Erin Batzler, and unidentified audience members via Virtual Zoom Meeting.

INDEX:

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

2. Report of the March 2, 2022 meeting of the Historic Preservation / Design Review Commission.
3. A request from Gregg Gokey, representing Opera House LLC, for a facade improvement grant in the amount of \$114,473.98 to perform exterior improvements to the building located at 1124 Main Street (Parcel ID 281240832202973).
4. Discussion only: A request from Mike Beacom for a conceptual plan review to perform exterior improvements to the property located at 1052 Main Street (Parcel ID 281240832202938). Information from the applicant will be provided during the meeting.

Closing Section:

5. Adjourn

Opening Section:

1. Roll Call

Present: Molespske, Munck, Scripps

Excused: Siebert, McComb

Absent: Christianson

Motion by Commissioner Scripps to appoint Peter Munck as Temporary Chairperson; seconded by Commissioner Molespske.

Motion carried 3-0.

Discussion and Possible Action on the Following:

2. Report of the March 2, 2022 meeting of the Historic Preservation / Design Review Commission.

Motion by Commissioner Molepske to approve the report of the March 2, 2022 meeting of the Historic Preservation / Design Review Commission; seconded by Commissioner Scripps.

Motion carried 3-0.

3. A request from Gregg Gokey, representing Opera House LLC, for a facade improvement grant in the amount of \$114,473.98 to perform exterior improvements to the building located at 1124 Main Street (Parcel ID 281240832202973).

Associate Planner / Zoning Administrator Kuhn stated that the initial Design Review request for this property took place in 2020, and this was an extension of that request.

Chairperson Munck noted that the applicant was requesting a façade improvement grant in the amount of \$114,473.98 to perform exterior improvements at 1124 Main Street, or better known as the Opera House. The floor was turned over to the applicant.

Commissioners made the following comments:

1. Clarification requested on a \$30,000 grant cap, to which staff explained that anything at or below that amount could be improved internally by the commission, anything over would require Common Council approval.
2. Inquiry as to the extent of demolition that had occurred, and whether anything was able to be salvaged.
3. Inquiry as to whether the side doors along the main entrance would be incorporated back into the design, noting the interior spaces.
4. Concern noted for the maintenance of the existing historic brick.
5. Commended the project, noting it was a good example of adaptive reuse.

Applicants representing Opera House LLC made the following comments:

1. Were in the process of completing State plans for the interior remodel, the proposed work would restore the Opera House to its 1894 historic state. While the request included line items for replacing or fixing glass, doors, woodwork, brick work, etc., the largest expense was for waterproofing the building to prevent future deterioration.
2. Confirmed that some salvaged items would be displayed, while others would be repurposed and reutilized into the remodel.
3. Provided testimony explaining that the proposed design would be a testament to the original layout of the theater. While most interior finishes had to be removed due to moisture exposure, they would do their best to pay homage to the original features that could not be saved. For example, an exterior balcony would be installed where the original mezzanine had been, and the design of the historic interior ceiling would be designed into concrete for the exterior seating.
4. Regarding the main entrance side doors, it was confirmed that while they could not utilize the side doors due to not meeting ADA compliance, they were able to fit in (2) sets of ADA doors along the main entrance, with (2) additional interior doors to access the retail spaces. One space would house a bar and small kitchen, with the other being an event space. Both would be open to the public.

5. Confirmed that they too were concerned about maintaining the brick and were in consultation with masons.

Director Kernosky provided the following comments:

1. While the City budgeted \$200,000/year into the grant, there was a specific clause within the Development Agreement for the Opera House that the City would work together on extending past the \$30,000 cap.
2. The request would go before the finance committee the following week, prior to final Common Council action.
3. The City had transferred the façade improvement funds into TIF 6, which allowed the continuations replenishing of the grant dollars, therefore the current request would not prevent additional requests from coming forward or being approved and processed.

Motion by Commissioner Scripps to approve the request from Gregg Gokey, representing Opera House LLC, for a facade improvement grant in the amount of \$114,473.98 to perform exterior improvements to the building located at 1124 Main Street (Parcel ID 281240832202973); seconded by Commissioner Molepske

Motion carried 3-0.

4. Discussion only: A request from Mike Beacom for a conceptual plan review to perform exterior improvements to the property located at 1052 Main Street (Parcel ID 281240832202938). Information from the applicant will be provided during the meeting.

Associate Planner/Zoning Administrator Kuhn explained that the applicant was before them today to gauge the interest of the commission for a project located at 1052 Main Street. The intent would be to take preliminary questions, concerns, or comments for the purpose of providing a more comprehensive official request.

Mike Beacom, applicant, explained that the proposal for the mid-century modern building at 1052 Main Street included waterproofing paint, signage for the Artisan Alley, and installation of planters on the front façade per original design drawings for the building. They were looking for preliminary comments for the purpose of producing a final request. He reiterated that the proposal would not be rent producing, but more so focused on beautification.

Commissioners made the following comments:

1. Inquiry as to whether there was an overhang along the front façade, to which the applicant confirmed that the planters would be built into an existing area along that façade on the second level that already had drainage holes.
2. General caution noted for the type of plantings that would be used, pointing to landscaping of several downtown locations that did not get enough sun or water.
3. Inquiry as to whether the type of plantings used would be under the purview of the commission, to which staff explained that the specific plantings themselves may be out of purview, but the planters themselves would be, in addition to adding back signage for Artisan Alley that used to be installed on the Lee Ayers building.

4. Inquiry as to whether the building signage would replace the sandwich boards on the sidewalk, to which staff explained that it's not something they over regulated.
5. Caution noted that the planters should not clash with the façade or architecture of the building.
6. Positive consensus to the project, especially the addition of more greenery downtown.

No action was taken.

Closing Section:

5. Adjourn.

Meeting adjourned at 4:35 PM.

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

Administrative Staff Report



**Façade Grant Review
1124 Main Street
May 4, 2022**

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

Applicant(s): • Bill Schierl Staff: • Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): • 281240832202923 Zone(s): • "B-3" Central Business District Council District: • District 1 – Ald. Christianson Lot Information: • Actual Frontage: 20 feet • Effective Depth: 132 feet • Square Footage: 2,640 • Acreage: 0.061 Current Use: • Mixed-use retail and residential Applicable Regulations: • Chapter 22 • Downtown Design Guidelines • Façade Grant Guidelines	Request A request from Bill Schierl for a façade improvement grant in the amount of \$43,912.00 to restore the front façade of the building located at 1040 Main Street (Parcel ID 281240832202923). Attachment(s) 1. Application 2. Renderings / Photo's 3. Bids City Official Design Review / Historic District 1. Downtown Design Review District 2. Mathias Mitchell Public Square District Staff Recommendation Approve the façade improvement grant request in the amount of \$43,912.00 to restore the front façade of the building located at 1040 Main Street (Parcel ID 281240832202923), subject to the following conditions: 1. The chairperson and designated agent shall have the authority to review and approve minor amendments to the project. 2. Applicable building permits shall be obtained. 3. All work shall be completed within one year of this façade improvement grant approval. 4. The project must adhere to Façade Improvement Grant Program Guidelines. 5. No funds shall be disbursed until the project is fully completed.
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Vicinity Map



Scope of Work

Overview: On December 2, 2021, the Historic Preservation / Design Review Commission approved a design review request to perform exterior alterations to the south facing wall of the structure, along with constructing a 446 sq ft addition to the rear of the building. Built in 1879, this historic building has historically been utilized as a retail establishment housing former uses such as Krutza’s Tailor Shop and The Smart Shop. With brick encompassing the wall material of the historic building, it accents the Italianate architecture that was common for newly constructed buildings during the late 1800s. The following provides a brief overview of the approved work for this project.

Storefront Alterations: The existing storefront of the building includes one door located roughly eight feet in from the side lot lines and roughly four feet in from the public sidewalk. With the door offset from the sidewalk, the two storefront windows on both sides of the door are curved to create a vestibule-type area before entering the building. An awning exists above the storefront windows and was subsequently replaced in 2018 (via an approved design review and façade grant contract).

The current configuration of the building’s storefront does not match the original design from the 1880s. An image of the historic structure, taken in 1908, is shown on the next page and shows some stark differences. For example, two storefront doors used to exist near the east and west property lines. Steps are shown next to both doors and are located

within the public sidewalk. Smaller accent windows were located above these two doors. With the doors located near the east and west common walls, larger storefront windows are located in between both doors. The second-floor windows, cornices above these windows, and the projecting eaves and corbels appear identical now as what was in the 1908 photograph.

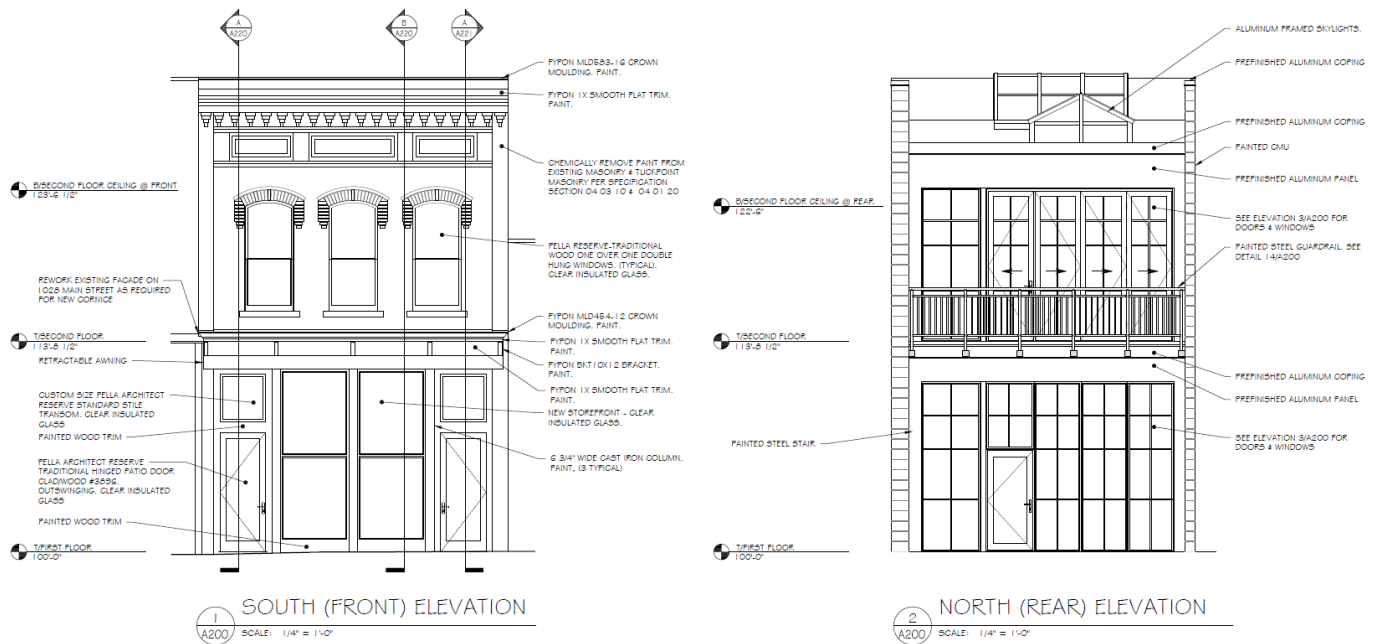
The applicant is planning several improvements to restore the current storefront configuration to what existed at the time the building was constructed. The existing storefront door will be removed and two storefront doors will be added at its original location. Transom windows will be located above both doors, along with a new storefront window located between both doors and separated by muntins. Wood trim would encapsulate the remainder of the first-floor storefront space that will be painted. As a condition to the design review request, the applicant will need to submit final details on the paint color and meet painting guidelines as discussed below. The south facing wall will experience lesser improvements on the second floor. The existing façade is proposed to be reworked solely above the transom windows to accommodate a new cornice. Additionally, the applicant is requesting to remove paint from the masonry and perform tuckpointing where needed.

Building Addition: The applicant is planning to construct a 446 sq ft addition onto the rear of the building. While historic photos show that the existing dimensions of the building match the building's dimensions at its construction, the Historic Preservation / Design Review Commission provides clear guidance as to how additions on historic structures are designed.



The proposed north facing wall would include bricks along the east and west common walls that match the size and scale of the existing masonry blocks on the building's south facing wall. While bricks represent a small component of the north facing wall, other building materials are proposed. One door is proposed on both the first and second floors, with large storefront windows surrounding the doors and aluminum panels separating the masonry and storefront windows. Muntins are included among the first and second floor windows to provide contrast to the storefront window pattern along Main Street. Steel guardrails are proposed adjacent to the second-floor windows to act as an outdoor patio area. Lastly, the applicant is requesting that aluminum framed skylights are included as part of the roof design for the addition.

Preliminary Construction: Following the December design review, the applicant and the selected mason contractor began work on the approved storefront improvements. While construction was ongoing, it was found that the east facing brick wall from the basement to the roof was sheared from the side wall. As this issue, if not addressed immediately, could result in the total collapse of this east-facing wall, the applicant consulted with mason contractors and City staff to determine next steps. This action coincides with Chapter 22.09 of the City's Municipal Code of Ordinances, with outlines actions to be taken in the event of emergency conditions.



Ch. 22.09 Emergency Conditions

In any case where the building inspector determines that there are emergency conditions dangerous to life, health or property affecting a historic structure, site or a property in a historic district, the building inspector may order the remedying of these conditions without the approval of the commission. The building inspector shall promptly notify the commission of the action being taken. When the emergency conditions do not require demolition, the building inspector shall make every effort to carry out the intent of this ordinance and to use the design guidelines of the commission when remedying the emergency conditions.

Based on this consultation, it was determined that each brick would be removed one by one in order to make it structurally sound. According to the applicant, it is his intention to restore the storefront back to its approved design from the December 2021 design review approval. All bricks removed as part of restoring the structural integrity of the building will be re-used, so it will not alter the visual appearance of what once stood.

With the improvements for the south facing wall expanding in scope, the project is now not eligible to receive tax credits from the National Parks Service. Therefore, the applicant is requesting façade improvement grant assistance to restore the pre-1908 appearance of the building storefront. Please note that the addition to the rear of the building is still ongoing and will not be part of this façade improvement grant request. In total, the request entails asking for matching grant assistance in the amount of \$43,912.00. Besides the Historic Preservation / Design Review Commission reviewing the proposed façade grant, the Common Council will need to review the grant request as the total monies requested exceeds \$30,000.

City of Stevens Point Façade Improvement Grant Program

Eligible Activities

Restoration and rehabilitation of your building's exterior wall(s) that are viewable from a public street (alleys are not included). Examples include (list is not all inclusive):

Storefronts

*Signage **

*Doors and windows **

Wall treatments (painting, acid washes, etc.)

*Details (light fixtures, awnings, etc.) **

Building additions that meet local building codes and zoning requirements and the principles and guidelines of the Program.

** Costs associated with these improvements may only be considered for matching grant funds if they are part of an overall building improvement project or restoration project. For example, replacing your awning, signage, or windows that are not historically relevant does not meet the intent of the program and will not qualify for matching grant funds. The Commission reserves the right to approve these improvements for projects that restore the historical integrity of the building.*

Award Reimbursement

Reimbursement shall be limited to no more than 40% of the total cost of eligible improvements. No single City reimbursement shall exceed thirty thousand dollars (\$30,000) unless it is approved by the Common Council.

The following provides an analysis of each façade improvement grant standard relative to the planned project.

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 Downtown Design Review District and the Downtown TIF District (TID #6).

Findings: This standard is met.

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

Analysis: The south façade faces Main Street and is visible from the street.

Findings: This standard is met.

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

Analysis: Activities proposed entails restoring the south-facing wall to its pre-1908 visual standing. The addition to the rear of the building is not part of this façade grant submittal.

Findings: This standard is met.

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

Analysis: A design review was approved by the Historic Preservation / Design Review Commission on December 2, 2021. The visual appearance of the south-facing wall did not match the original appearance (pre-1908)—therefore, staff believes that this standard is met as the scope of the project aims to replace structure elements so that it is compatible with the original materials and design of the building.

Findings: This standard is met.

5. The applicant has obtained more than one bid from contractors.

Analysis: A bid for the storefront restoration project has been received by Ellis Construction and Lang Masonry. A third bid was requested from Quality Building Restoration Company, however such request was rejected.

Findings: This standard is met.

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

		Contractor	
	Improvements	Ellis Construction	Lang Masonry
Storefront Restoration			
1	Block work and brick work	\$109,780	\$26,600
2	Steel support, roof, windows and doors (including trim)	\$ above	\$92,000
	TOTAL:	\$109,780	\$118,600
	Lowest Bid(s)	\$109,780	
	TOTAL Project Cost:	\$109,780	
	40% of Total Project Cost:	\$43,912	

Analysis: The estimated total project costs among the bid proposals are above.

Findings: The applicant has provided two bids for the storefront restoration project. With Ellis Construction providing a lower total project cost, the total matching grant assistance that is eligible for this project is \$43,912. As this assistance exceeds \$30,000, the applicant will need to obtain approval from the Common Council prior to the façade grant contract being executed.

7. The applicant is current on all real estate and personal property taxes, have 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 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 restoration request were reviewed and approved with conditions applied to the design review approval in 2021. As stated earlier, the applicant followed the proper protocols as outlined in the emergency provisions of the City's Historic Preservation Code.

Findings: This standard is met.

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

Analysis: The storefront restoration project meets applicable Zoning Code requirements and the approved building addition is located on an adequately-sized lot that meets density restrictions.

Findings: This standard is met.

Site Photos



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



Adam Kuhn
Associate Planner/Zoning Administrator
Ph: (715) 346-1567
Fax: (715) 346-1498
akuhn@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	Ibex 1040 Main Street, LLC	Contact Name	William Schierl
Address	109 County Rd E S	Address	109 County Rd E S
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	Stevens Point, WI 54481
Telephone	715 345-5033	Telephone	
Cell		Cell	715 572-3203
Fax		Fax	
Email	bills@teamschierl.com	Email	bills@teamschierl.com

PROJECT SUMMARY

Scope of Work to be Undertaken (attach contractor estimates, if available)	
The scope of work is to rebuild/restore the entire facade of the building at 1040 Main Street. Brick restoration work will match original building facade, columns and window style as existed in 1908 photo.	
Describe the Positive Impact Your Project will Bring to Stevens Point	
This project will replace a formerly unsafe (full east wall sheared from brick facade which was unknown to previous owner and at time of our purchase) painted brick facade with a unpainted Chicago Pink/Red brick facade will a significantly more historic window elevation and entrance per 1908 photo.	
Total Cost of Project Improvements	Amount of Matching Grant Assistance Requested
\$ 109,780	\$ 43,912
Estimated Start Date	Estimated Completion Date
Underway - April 2022	June 2022
Number of Commercial Tenant Spaces Within the Building	Number of Residential Tenant Spaces Within the Building
Five Merchants	Zero

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):
Two bids from qualified contractors detailing the cost of the work to be done.	☒	Revenue and Expense listing Not Applicable
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
	4-4-22		



3201 Stanley Street | Stevens Point, WI 54481-0366 | (715) 345-5000 | www.elliswi.com

April 1, 2022

Guild Designs, LLC
Bill Schierl
1040 Main Street
Stevens Point, WI 54481

Re: 1040 Main Street Front Façade Reconstruction

Hello Bill,

We propose to furnish all labor, material, and equipment as needed to complete the work for the rebuild of the front façade at 1040 Main Street for a tax included cost of **ONE HUNDRED NINE THOUSAND SEVEN HUNDRED EIGHTY**.

- **Front Façade Reconstruction \$109,780**

Please note the following inclusions as they relate to our proposed and alternate costs:

- Job progress cleaning
- Temporary security fencing at Main Street
- Demolition
- Concrete work at foundation
- Structural steel supports
- CMU
- Brick veneer
- Rough framing behind and above CMU
- Cast iron columns
- Interior finish – plaster & tin ceiling reconfiguration
- Fypon trims and molding
- Terne metal roofing
- Membrane roofing patching at existing roof.

Please note the following exclusions from our proposal and alternate costs:

- Electrical and water during construction (to be provided by owner)
- MEP's (mechanical, electrical, plumbing)
- Asbestos and lead paint testing & abatement
- Final cleaning
- Performance and payment bond

We look forward to making this a successful project. Please let us know if you have any questions.

Thank You,

Sam Napiwocki
Ellis Construction
Job Cost Estimator
(715) 345-5000

LANG MASONRY

218778 STATE HWY 107 MOSINEE
WIS. 54455

Estimate

Date	Estimate #
4/1/2022	660

Name / Address
P.O. BOX 366 STEVENS POINT, WIS. 54481

			Project
Description	Qty	Cost	Total
to do new store front at 1040 main st. stevens point wis . block work at 11,200.00 , brick work at 15, 4000.00 total for masonry @ 26,600.00		26,600.00	26,600.00
for steel support , cast iron colloms, windows , roof at front , trim , doors, structural steel , and finishes, demo , 92,000.00		92,000.00	92,000.00
			\$118,600.00
		Total	

Quality Building Restoration Co. Inc.

725 W. Deerview Drive, Appleton, WI 54913

Telephone (920) 731-6717

03/10/22

Terry Laib
Laib Restoration
Oshkosh WI

RE: Store front at 1040 Main Street Stevens Point WI

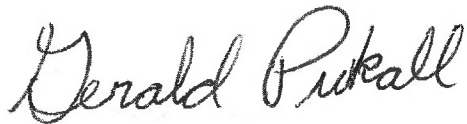
Terry

After close inspection of the front brick façade both inside and outside it has been determined that the masonry on the lower east foundation is unstable causing the brick to shift. The best course of action would be to remove the entire brick structure from the roof down to grade, repair foundation, and rebuild the entire storefront facade.

However due to work we have under contract we must decline to offer a proposal at this time.

Thank you for the call and hope to work with you in the future.

Gerald Pukall Pres.

A handwritten signature in cursive script that reads "Gerald Pukall". The signature is written in dark ink and is positioned below the typed name "Gerald Pukall Pres."







Notes:

1) This column may be manufactured to your height specification. 12' shown for illustrative purposes.

2) A 3 1/2" OD Schedule 40 steel pipe is fitted interior to the cast iron and is continuous for the entire length of each column. Consult your engineer for schedule required.

3) If you require any specific attachment details on either end of the column, please send us the details so we can revise the quoted price and this approval drawing.

4) Fluted shafts are made of segments and seams may be visible. Hairline cracks may occur during shipping at segment seams due to the length of columns. These are not structural as the decorative segments are not part of the internal structural steel pipe.

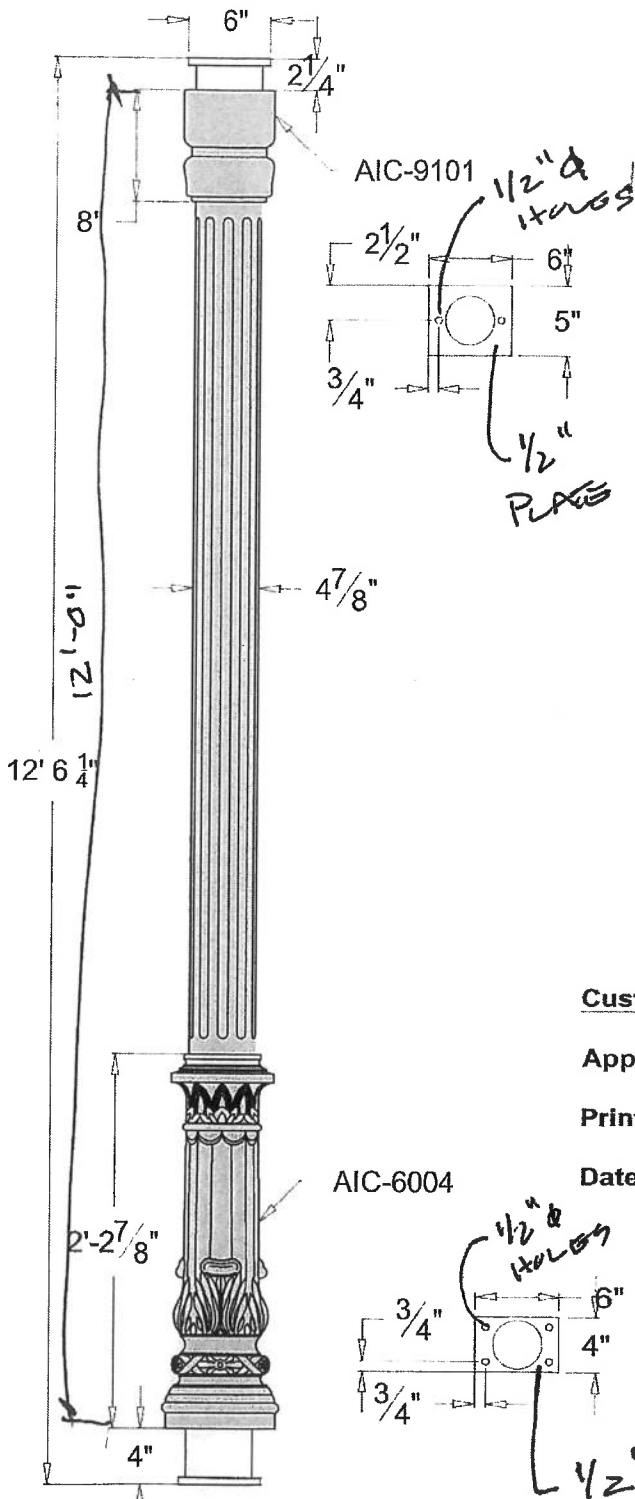
5) AIC9101 & AIC6004 to be mechanically fastened.

Customer Approval:

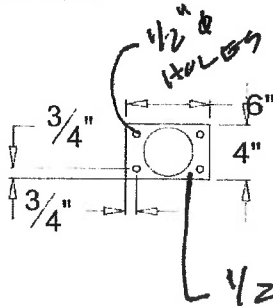
Approved by: William Schierl

Print name: William G Schierl

Date: March 9, 2022



AIC-6004



3/4 Column



1/2 Column



3/4 Column

1 1/2" PLATE WEIGHT: 274 lbs.

THIS DRAWING IS NOT DRAWN TO SCALE
Copyright 2006, 2007-2022 Architectural Iron Company, Inc. All rights reserved.

THIS DRAWING IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF ARCHITECTURAL IRON COMPANY WHETHER THE PROJECT FOR WHICH IT IS PREPARED IS EXECUTED OR NOT. NO CHANGES, ALTERATIONS, ADDITIONS, OR DELETIONS MAY BE MADE EXCEPT BY ARCHITECTURAL IRON COMPANY. THIS DRAWING SHALL NOT BE REPRODUCED BY ANYONE ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT WRITTEN CONSENT.

This drawing is available in AutoCad format.

Material used is cast iron unless otherwise specified.

Due to the casting process actual measurements may vary slightly.

AIC

Architectural Iron Company

104 Ironwood Court
Millford, PA 18337

800-442-IRON/4766

Fax: 570-296-IRON/4766

www.architecturaliron.com

E-mail: info@architecturaliron.com

The Brighton Fluted Column

Drawing No. AIC-6004-9101F	Drafted By: MLS	Checked By: DP	Date: 2/18/2022	Part Number AIC-6004-9101F
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The Cincinnati Insurance Company

A Stock Insurance Company

Headquarters: 6200 S. Gilmore Road, Fairfield, OH 45014-5141

Mailing address: P.O. Box 145496, Cincinnati, OH 45250-5496

www.cinfin.com ■ 513-870-2000

COMMON POLICY DECLARATIONS

Billing Method: **DIRECT BILL**

POLICY NUMBER **ENP 000 59 06**

NAMED INSURED **IBEX ADVENTURE HOLDINGS LLC**

REFER TO IA905

ADDRESS **109 COUNTY ROAD E S**
(Number & Street, **STEVENS POINT, WI 54481**
Town, County,
State & Zip Code)

Previous Policy Number:

ENP0005906

Policy Period: At 12:01 A.M., STANDARD TIME AT YOUR MAILING ADDRESS SHOWN ABOVE

All coverages except Automobile and / or Garage

Policy number: **ENP 000 59 06** FROM: **11-25-2021** TO: **11-25-2024**

Automobile and / or Garage

Policy number: FROM: TO:

Agency **MARSHFIELD INSURANCE AGENCY, INC. 48-055**

City **MARSHFIELD, WI**

Legal Entity / Business Description

INDIVIDUAL

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

FORMS APPLICABLE TO ALL COVERAGE PARTS:

IL0017	11/98	COMMON POLICY CONDITIONS
IA102A	09/08	SUMMARY OF PREMIUMS CHARGED
IA904	04/04	SCHEDULE OF LOCATIONS
IA905	02/98	NAMED INSURED SCHEDULE
IA4378WI	11/09	DISCLOSURE NOTICE UNINSURED AND/OR UNDERINSURED MOTORISTS COVERAGE APPLICABLE TO HIRED AND NON-OWNED AUTO
IA4513	06/20	CERTIFIED ACTS AND OTHER ACTS OF TERRORISM EXCLUSION ADVISORY NOTICE TO POLICYHOLDERS
IA4521	03/20	NOTICE OF PRIVACY PRACTICES
IP446	08/01	NOTICE TO POLICYHOLDERS
IA319	01/15	EXCLUSION OF CERTIFIED ACTS AND OTHER ACTS OF TERRORISM
IA4112WI	11/18	WISCONSIN CHANGES - CANCELLATION AND NONRENEWAL
IA4338	05/11	SIGNATURE ENDORSEMENT
IA449WI	01/89	WISCONSIN AMENDATORY ENDORSEMENT
IA4525	03/21	NOTICE TO POLICYHOLDERS EXCLUSION - COMMUNICABLE DISEASE
IP406WI	01/90	NOTICE TO POLICYHOLDER - CANCELLATION
IP427WI	01/18	KEEP THIS NOTICE WITH YOUR INSURANCE PAPERS
FM502	07/08	COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS
GA532	07/08	COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS
USC513	05/10	COMMERCIAL UMBRELLA LIABILITY COVERAGE PART DECLARATIONS
HC502	01/18	CINCINNATI DATA DEFENDER™ COVERAGE PART DECLARATIONS

IA 509 01 12

09-15-2021 12:09

ENP 000 59 06

Page 1 of 2

Countersigned _____ (Date) By _____ (Authorized Representative)

Adam Kuhn

From: Bill Schierl <bills@teamschierl.com>
Sent: Wednesday, March 9, 2022 7:51 AM
To: Adam Kuhn; Ximena Christianson
Subject: [External] 1040 Main Status Update

Hello,

Wanted to let you know that we have had a very sad set back....late last week we discovered that the east façade brick wall from the basement to the roof is sheared from the sidewall. After several consultations with masons and restorationists it has been determined that we will need to remove the façade of the building and rebuild.

Our plan is to rebuild the façade in brick and match as closely as possible to the existing appearance. We are hoping to use reclaim brick or new red brick to have it hang with other downtown buildings. We assume we will need to return to Historic Preservation with the hopes of a special meeting to keep this process moving once we have new drawings and materials selected.

What other steps do we need to take at this point? Ellis will be contacting the City to arrange for the safety setup on the sidewalk and street as the façade is being safely removed one brick at a time to avoid a collapse 😞

Bill Schierl
Co-CEO
Team Schierl Companies
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