



**AGENDA**  
**HISTORIC PRESERVATION/  
DESIGN REVIEW COMMISSION**

**Members**

- Chairperson Tim Siebert
- Vice Chair Peter Munck
- Alderperson Marc Christianson
- Barry Calnan
- Erik McFarland
- Carol Molepske (Alternate 1)
- Hana Cutler (Alternate 2)

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<b>Date and Time:</b>	April 9, 2024 5:00 PM	<b>Location:</b>	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 899 8751 4574 Passcode: 602778
			<u>By</u>
			<u>Computer:</u> <a href="https://us02web.zoom.us/j/89987514574?pwd=MEQ2VGVGQ1kycmZoK3NINUNrZVoxUT09">https://us02web.zoom.us/j/89987514574?pwd=MEQ2VGVGQ1kycmZoK3NINUNrZVoxUT09</a>
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on:

2. Report of the February 6, 2024 meeting of the Historic Preservation / Design Review Commission.
3. Public Hearing and action on a request from Michael More, representing R A Cook & J I Altenburg Cooperative, to designate the property located at 2041 Madison Street (Parcel ID 281240832403709) as a local historic site, consistent with Ch. 22.06(1).
4. Public Hearing and action on a request from the City of Stevens Point to amend Chapter 22, Historic Preservation and Design Review Ordinance, of the Revised Municipal Code of the City of Stevens Point. Said amendment amends Section 22.05(7) as it relates to demolition by neglect.

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**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.

5. A request from Stacy Ness, representing Opera House LLC, for a design review to install three awnings, create a door opening and apply paint on the building located at 1136 Main Street (Parcel ID 281240832202975), consistent with Ch. 22.05(2).
6. A request from Stacy Ness, representing Opera House LLC, for a design review to install two awnings and steel stairs on the building located at 1124 Main Street (Parcel ID 281240832202975), consistent with Ch. 22.05(2).
7. A request from Jessica Strolle, representing Amethyst Main LLC, for a design review to replace wood siding on the property located at 1141 & 1145 Main Street (Parcel ID 281240832202601), consistent with Ch. 22.05(2).
8. A request from Jessica Strolle, representing Amethyst Main LLC, for a design review to install a gate near 1157 Main Street (Parcel ID 281240832202601), consistent with Ch. 22.05(2).
9. Discussion on Community Preservation Plan.

Closing Section:

10. 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

February 6, 2023 – 5:00 PM  
933 Michigan Ave, Stevens Point, WI 54481

PRESENT: Alderperson Christianson, Commissioner Calnan, Commissioner McFarland, Commissioner Molepske, and Commissioner Cutler.

ALSO PRESENT: Associate Planner/Zoning Administrator Kuhn, Technician Mohr, Mak Teague, unidentified audience members via Virtual Zoom Meeting.

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INDEX:

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

2. Selection of a temporary chairperson for the February 6, 2024 meeting of the Historic Preservation / Design Review Commission.
3. Report of the September 25, 2023 meeting of the Historic Preservation / Design Review Commission.
4. Report of the October 9, 2023 meeting of the Historic Preservation / Design Review Commission.
5. Report of the December 6, 2023 meeting of the Historic Preservation / Design Review Commission.
6. A request from Makayla Teague, representing Ryan Davis, to amend an approved design review to perform storefront restoration improvements at 1008 Main Street (Parcel ID 281240832202920), consistent with Ch.22.05(2).
7. Staff update

Closing Section:

8. Adjourn

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Opening Section:

1. Roll Call

**Present: Christianson, Calnan, McFarland, Molepske, Cutler**

**Excused: Siebert, Munck**

Discussion and Possible Action on the Following:

2. Selection of a temporary chairperson for the February 6, 2024 meeting of the Historic Preservation / Design Review Commission.

**Motion by Commissioner McFarland to nominate Alderperson Christianson as temporary Chairperson.**

**Motion carried 5-0.**

3. Report of the September 25, 2023 meeting of the Historic Preservation / Design Review Commission.

**Motion by Commissioner Molepske to approve the report of the September 25, 2023 meeting of the Historic Preservation / Design Review Commission; seconded by Commissioner Calnan.**

**Motion carried 5-0.**

4. Report of the October 9, 2023 meeting of the Historic Preservation / Design Review Commission.

**Motion by Commissioner Calnan to approve the report of the October 9, 2023 meeting of the Historic Preservation / Design Review Commission; seconded by Commissioner Cutler.**

5. Report of the December 6, 2023 meeting of the Historic Preservation / Design Review Commission.

**Motion by Commissioner McFarland to approve the report of the December 6, 2023 meeting of the Historic Preservation / Design Review Commission; seconded by Commissioner Molepske.**

6. A request from Makayla Teague, representing Ryan Davis, to amend an approved design review to perform storefront restoration improvements at 1008 Main Street (Parcel ID 281240832202920), consistent with Ch.22.05(2).

Associate Planner/Zoning Administrator Kuhn provided a summary of the agenda item.

Mak Teague (1220 Second St), applicant, provided a summary of discovery, including issues and proposed mitigation details.

Commissioner Cutler inquired if the rendering shown was an official image, to which the applicant explained that it was not, just more closely mirrored the historic photos found previously.

**Motion by Commissioner McFarland to approve the request from Makayla Teague, representing Ryan Davis, to amend an approved design review to perform storefront restoration improvements at 1008 Main Street (Parcel ID 281240832202920), consistent with Ch.22.05(2); seconded by Commissioner Molepske.**

**Motion carried 5-0.**

7. Staff update:

- Community Preservation Plan

Associate Planner/Zoning Administrator Kuhn provided opening remarks on the Community Preservation Plan including common themes, status, next steps, and the project timeline.

**No action was taken.**

Closing Section:

8. Adjourn

**Meeting adjourned at 5:20 PM.**

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



## MEMORANDUM

To: Historic Preservation / Design Review Commission

From: Adam Kuhn, AICP  
Associate Planner / Zoning Administrator

Date: April 9, 2024

**RE: Local Landmark Designation – 2041 Madison Street**

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**Background:** Since the inception of preservation planning in the 1980s, the City has been administering a local landmark program. Under this program, property owners can request to place their building and/or property as a local landmark – reviewed and approved by the Historic Preservation / Design Review Commission and the Common Council. A property being classified as a local landmark would be similar to a property within a historic district, where the property would be subject to the Commission's Design Guidelines and the City's Historic Preservation Ordinance.

The property owner of 2041 Madison Street is petitioning to designate the property as a local landmark. The building on property, commonly known as the Altenburg Dairy building, was constructed in 1892 and is comprised of a masonry façade that was common for industrial buildings constructed at that time. Courtesy of the applicant, within this agenda packet includes the history of the original tenant of the building, R.A. Cook's Central City Iron Works, and historical photographs of the building in question.

The City's Historic Preservation Ordinance outlines the review criteria that the Commission shall review for this local landmark designation request. Should the Commission recommend approval of this designation, the Commission must prove that any one of the following criteria are met:

1. It exemplifies or reflects the broad cultural, political, economic or social history of the nation, state or community.
2. The site is identified with historic personages or with important events in national, state or local history.

[www.stevenspoint.com](http://www.stevenspoint.com)

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*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.*

3. The building embodies the distinguishing characteristics of an architectural type or specimen inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship.
4. Is representative of the notable work of a master builder, designer or architect who influenced his age.
5. Have yielded, or may be likely to yield, information important to prehistory or history.

It is my belief that the subject property meets criterion one and two mentioned earlier. The building on the property has been home to several businesses that have gained local importance in the history of Stevens Point – including Central City Iron Works, Trenman Tractor Company and Altenburg Dairy. Specific to the Central City Iron Works establishment, it gained national significance during the early-1900s as it helped produce engine parts for the United States Navy during World War I.

Lastly, it is important to state that it has been a goal of the Commission, through the community preservation planning process, to shine light the local landmark designation program. As the last landmark to be designated was the Beth Israel Synagogue in 2007, it is my belief that designating 2041 Madison Street as a local landmark would help achieve that.

If you have any questions, please do not hesitate to contact me.



# 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](mailto:communitydevelopment@stevenspoint.com)  
<http://stevenspoint.com>

## APPLICATION FOR LOCAL LANDMARK DESIGNATION

### 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? <input type="checkbox"/> )	
Applicant Name	Central City Market	Contact Name	Michael More
Address	2041 Madison Street	Address	1024 Bukolt Ave
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	Stevens Point, WI
Telephone		Telephone	920-948-1322
Fax		Fax	
Email	info@centralcitymarketsp.com	Email	michael@maingrainbakery.com

### OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? <input type="checkbox"/> )		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	RA Cook & JI Altenburg Cooperative	Owner's Name	
Address	PO Box 575	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	920-948-1322	Telephone	
Fax		Fax	
Email	info@centralcitymarketsp.com	Email	

### PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
2041 Madison Street		
Legal Description of Subject Property		
LOT 1 CSM #10565- 47-145 BNG LOTS 1,2,3,10,11 12,13,14 BLK 6 HELM'S ADD S32 T24 R8 1.30A 856110		
TYPE: Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/>		

Area of Subject Property (Acres/Sq Ft)		Area of Building (s) or Structure(s) (Sq Ft) – Include all Buildings and Structures	
1.30 Acres		12,000 Sq Ft	
Number of Buildings		Building Construction Date(s)	
1		1892	
Current Zoning District(s)		Current Historic District(s) - Local, State, National	
M2		N/A	
Architect and/or Builder (include source of information)		Associated Persons of Significance (include source of information)	
Ratsch Engineering			
Original or Past Uses of the Property	Current Use of Property	Proposed Use of Property	
manufacturing	manufacturing, storage	manufacturing, assembly	
Exemplary Property. The subject property exemplifies or reflects broad cultural, political, economic, or social history of the City, State, or Nation.			
<p>This building, situtation on 1.30 acres, holds the story of how resilient entrepreneurship contributed to the progression of Stevens Point in the late 1800s and into the early 1900s. After Richard Cook’s manufacturing buildings in downtown Stevens Point burned down, he built this structure near the railroad system that included a foundry, blacksmith shop, and macine shop. He named the building Central City Iron Works. It became a significant source for cast iron parts for railroad and agriculture industry. There is also documentation from 1918 that a federal contract was secured to provide parts used in the war. Richard Cook’s business was purchased by the Trenman Tractor company, which a part of that name can still be seen on the front of the building. The tractor company was short-lived, but the building went on to house a box/carton company, and laterAltenburg Dairy, a key distributor for Wisconsin’s dairy industry.</p>			
Historic Significance. The subject property is identified with a historically important person or persons, or with an important event in the history of the city, region, state or nation.			
<p>Beyond the original businessman Richard Cook, other significant figures have involvement with this building such as Ralph Cook, G.A Gullickson, and F.M Schuler. The building was used to support war efforts in the early 1900s where it produced engine parts for coastal defense boats.</p>			
Architectural Significance. The subject property embodies the distinguishing characteristics of an architectural style, type, or specimen inherently valuable for a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship.			
<p>Additional discovery should be done as to the original sourcing of building materials, but we recognize the importance of this building as one of the few remaining examples of a large scale red brick structure in Stevens Point. The building rests on a deep stone foundation to accomodate the initial requirement for heavy manufacturing.</p>			

**Noted Designer.** The subject property is representative of the work of a notable or master architect, builder, engineer or designer whose work influenced architecture, building, design, or development, in the City, region, state, or nation.

We do not have any documentation regarding the original designer or influences that affected the design.

**Historical Importance.** The subject property contains or reflects significant archeological importance or has yielded or may be likely to yield, information important to prehistory or history.



We were able to acquire a large manhole cover and flange that has "Central City Iron Works" cast into it's design. This would have originally been produced sometime between 1892 and 1919. We plan to incorporate this as a feature somewhere in the future buildout. We also plan to feature as many original marterials and architectural elements that help to tell the story of its dynamic history.

**EXHIBITS**

Letter to District Alderperson ( <a href="http://www.stevenspoint.com/Directory">www.stevenspoint.com/Directory</a> )	<input type="checkbox"/>	Additional Exhibits If Any (List):
Photographs of Building, Structure, Object, or Site (interior & exterior)	<input checked="" type="checkbox"/>	
Site Plan or Map	<input checked="" type="checkbox"/>	

**CERTIFICATION AND SIGNATURE**

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	3/13/24		3/13/24

**From:** [Michael More](#)  
**To:** [District 5](#)  
**Cc:** [Adam Kuhn](#)  
**Subject:** Fwd: Local Landmark Designation Timeline  
**Date:** Thursday, March 14, 2024 10:52:04 AM  
**Attachments:** [Landmark2041MadisonSt.pdf](#)  
[2014 Central City Iron Works - Full Gazette Article.pdf](#)  
[2041SITEPLAN.png](#)

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Good morning Allison,

I would like to introduce myself. I am with the RA Cook and JI Altenburg Cooperative, currently operating the building located at 2041 Madison Street. You may be most familiar with it as the Altenburg Dairy building, one of its current tenants. I am reaching out to you as we are engaging with the city to apply for Historic Landmark Designation for this site. We feel that this building, originally constructed in 1892, is important to the history of Stevens Point. As we continue to move forward restoring this building to bring vibrancy to this area, we are asking for your support regarding this designation. I've attached our application and supporting documents for your review. The building has a colorful history, and we are fortunate to have well researched historical documentation done by Wendell Nelson many years ago. If you have any questions or would like to discuss this application further please feel free to reach out.

Thank you,

Michael

----- Forwarded message -----

**From:** Adam Kuhn <[akuhn@stevenspoint.com](mailto:akuhn@stevenspoint.com)>  
**Date:** Thu, Mar 14, 2024 at 10:05 AM  
**Subject:** RE: Local Landmark Designation Timeline  
**To:** Michael More <[michaeldmore@gmail.com](mailto:michaeldmore@gmail.com)>

Thanks, Michael. The last item that I will need from you is correspondence with the district alderperson as to the nature of this request. This can come in the form of an email, so feel free to email Alder Allison Birr ([district5@stevenspoint.com](mailto:district5@stevenspoint.com), cc me on the email please). Other than this, you should be all set.

I should be finalizing the meeting date later today, but as of now April 9<sup>th</sup> at 5:00pm appears likely. I'll follow up with you once a date is finalized.

Best,

Adam Kuhn, AICP

Associate Planner/Zoning Administrator

City of Stevens Point

1515 Strongs Avenue

Stevens Point, WI 54481

[akuhn@stevenspoint.com](mailto:akuhn@stevenspoint.com)

(o) 715-342-4158



further consideration and action at an adjourned or subsequent meeting of the commission.

- 10) All questions not covered by these rules shall be controlled by the latest edition of Roberts Rules of Order, and/or state and federal law.

#### **Part 4. Local Historic Structure, Historic Site, and Historic District Designation Criteria**

- 1) For purposes of this ordinance, a historic structure, historic site, or historic district designation may be placed on any site, natural or improved, including any building, improvement or structure located thereon, or any area of particular historic, architectural, archeological or cultural significance to the city such as historic structures, sites, or districts which:
  - a) Exemplify or reflect the broad cultural, political, economic or social history of the nation, state or community; or
  - b) Are identified with historic personages or with important events in national, state or local history; or
  - c) Embody the distinguishing characteristics of an architectural type or specimen inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship; or
  - d) Are representative of the notable work: of a master builder, designer or architect who influenced his age; or
  - e) Have yielded, or may be likely to yield, information important to prehistory or history.
- 2) The commission shall adopt specific operating guidelines for historic structure, historic site, and historic district designation providing such are in conformance with the provisions of this ordinance.

#### **Part 5. Powers and Duties**

##### **Division 5.01 Designation of Historic Structures and Historic Sites**

The commission shall have the power subject to Part 6, to designate historic structures and historic sites and to recommend designation of historic districts within the city limits. Such designations shall be made based on Part 4. Historic structures, sites, and districts shall be approved by the common council. Once designated, such historic structures, sites, and districts shall be subject to all the provisions of this ordinance.

##### **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

## 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

## NOT LUMBER OR PAPER, BUT STILL A BIG INDUSTRY

### THE PINERY IRON WORKS

As everyone knows, Stevens Point was put on the map by the logging industry, and kept there for many years by the papermaking business. But there were other enterprises as well—the railroads and Sentry Insurance come to mind. Yet another industry was a very heavy one: the making of objects of iron and steel. And Stevens Point had several, if not many, foundries or machine shops over the decades. The longest-lived of these was Richard Cook's establishment, which ran under various names for over 50 years.

When exactly the first foundry or machine shop started in Stevens Point, is hard to pinpoint, but a history of his company published in the July 15, 1893, *Stevens Point Journal*, tries. According to it, "The original plant was established in the '40s by Robb & Craig, on the banks of the Wisconsin river at the foot of Main street." Then, the article continues, that shop was sold to the William Weston & Sons sawmill, "who afterwards sold it to Merrill Whitney & Steel, who conducted it till 1874, when Saylor & Cook purchased it, and in 1879 built new shops near the Curran House, continuing business there five or six years when Mr. Saylor sold his interest to Geo. A. Packard, and after three years Mr. R.A. Cook bought Mr. Packard's interest and has since been sole proprietor. In 1890 the works burned, and Mr. Cook then purchased about 2 ½ acres of land fronting on Madison, Monroe and Reserve streets, and in the spring of 1892 erected his present commodious brick buildings...."

This history is accurate in general, but it contains some minor errors, and omits some details. No corroborating evidence has been found for Robb and Craig, the apparent founders of the city's first machine shops, nor has any information been found about them. The 1840 and 1850 U.S. censuses contain no mention of them, for example. There is lots of information about William Weston's sawmill, but none so far about his buying or owning a foundry.

The first owners mentioned in the *Journal's* sketch that can be verified in other sources are Whitney, Merrill, and Steele—that is, John Whitney, W.F. Merrill, and Garvin Steele. Their ad appeared in the *Journal* of April 20, 1875, when they called their company the Pinery Iron Works.

PINERY IRON WORKS,  
STEVENS POINT, WIS.,  
WHITNEY, MERRILL & STEELE, Prop's.  
Manufacturers of  
Steam Engines,  
BOILERS,  
GRIST AND SAW MILL  
Machinery.  
Also SHINGLE MILLS AND  
Whitney's Patent  
GANG EDGER,  
SHAFTING, PULLEYS and GEARING  
Of all kinds.  
IRON AND BRASS CASTINGS.  
--REPAIRS DONE PROMPTLY—  
And Satisfaction Guaranteed.  
We also keep in stock STEAM and WATER PIPES and FITTINGS  
Brass and Iron.  
Stevens Point, April 20, 1875.

In any case, they did not own or operate this business much longer. The August 14, 1875, *Journal* printed an ad announcing a "DISSOLUTION OF CO-PARTNERSHIP. The partnership existing between Whitney, Merrill & Steele is this day dissolved by mutual consent. Dated Aug. 4, 1875. JOHN WHITNEY, W.F. MERRILL, GARVIN STEELE. The business will be continued at the same place by John Whitney, who will collect and pay all the accounts of the firm. W., M., & S."

True to his statement in the dissolution notice, Whitney continued alone in business, according to the *Journal* of October 21, 1876: "MR. JOHN WHITNEY, at the Pinery Iron Works, is now [turning] out half a dozen of his celebrated shingle machines. Three of them have been ordered by Chicago parties, for use in the Michigan pineries, and some parties are contemplating sending two of them to the Black Hills."

But eventually he sold his business and apparently left town. One reason may have been the death of his wife.

Her obituary was printed in the September 9, 1876, *Journal*: “DIED. In this city, September 1st, 1876, of consumption, after a long and painful sickness extending over five years, Emily A., wife of John Whitney, aged 41 years, 9 months and 15 days.”

Only about two years later, a report in the June 2, 1877, *Journal* said that the Pinery Iron Works had “Changed Hands,” without calling the firm by its name. The report also introduced us to an owner we had not heard of before: G.W. Oaks. “The foundry and machine shops at the foot of Main street, for a few months past owned by G.W. Oaks & Co., were on Tuesday sold to Seyler & Cook. The former has been a resident of Stevens Point for the past two years or more, and has been engaged in the manufacture of boilers. The latter has been employed in the capacity of foreman at Rice Bros.’ shops. The new firm propose to start business next week.”

An ad for the Pinery Iron Works in the June 9, 1877, *Journal* confirmed the sale.

Pinery Iron Works  
SEYLER & COOK, Props.  
-Manufacturers of –  
Steam Engines,  
Boilers, Smoke Stacks and Breeching,  
CIRCULAR SAW MILLS  
And Mill Gearing  
Of Every Description. We shall keep in stock a full line of  
Steam and Gas Fittings,  
ENGINE TRIMMINGS.

All work left with us will receive prompt attention, and satisfaction guaranteed. Special attention given to the  
REPAIRS OF  
MACHINERY AND BOILERS.  
YOUR PATRONAGE SOLICITED.  
Shop foot of Main street, near River.

(The July 11, 1874, *Stevens Point Journal* announced the opening of Daniel Seyler’s boiler shop, his debut in business in Stevens Point:

“The new boiler shop in this city is now open and ready for business. Mr. Seyler, the proprietor, comes to us bearing the highest recommendations from those for whom he has worked, as a first-class workman, and honest, reliable man. We trust his investment may prove a profitable one, and certain it is that the mill men in this section should give the enterprise the encouragement of their patronage....”

(Seyler’s ad, in the same issue of the *Journal*, described his services.

Daniel Seyler,  
Proprietor of the  
Stevens Point Boiler Works  
Manufacturer of  
BOILERS  
Of all descriptions, sheet iron work,  
IRON DOORS, SHUTTERS, ETC.  
Repairing promptly done and all work  
Guaranteed. Shop on Plank road, near  
Depot. Stevens Point, Wis.

(Plank Road was that part of Water Street that lay south of the Wisconsin Central Railroad tracks.)

(According to the 1880 U.S. Census, Daniel Seyler was born in about 1847 in Bavaria, Germany (his wife, Ernestina, was born in Prussia), and he had five children aged nine to one years. His occupation is given as “Boiler Maker.”

(Just below Daniel’s entry in the census record is one for a Jacob Seyler, Jacob was four years older than Daniel (37 years as opposed to 33), but also born in Bavaria and also listed as a boilermaker. So the two must have been brothers, and probably worked in, or even co-owned, the same foundry.

(Daniel's son Daniel's obituary, in the December 9, 1882, *Journal*, is brief: "DIED. SEYLER—In this city Sunday morning, Nov. 25, 1882, Daniel J. son of Daniel and Ernestina Seyler, aged 5 years and 3 months.")

(One clue as to what became of Daniel Seyler, Sr., appears in an article in *The Gazette* of December 5, 1894. "The Novelty Iron Works, at Ashland, was completely destroyed by fire, last Thursday morning. The loss is placed at \$25,000, with only \$3,000 insurance. D.J. Seyler, the proprietor, removed from this city to Ashland ten years ago, and had built up a large business.")

(More evidence of Seyler's presence in Ashland is in the city directory of 1888: "Seyler Daniel J, Proprietor Novelty Iron Works Bay n e cor. Ninth ave E, res 819 St. Clair.")

(Another clue about Seyler appears in a "Special Schedule" of the 1890 U.S. Census that counted surviving Civil War veterans. According to it, Daniel Seyler was a corporal in Company M of the 7th New York Volunteer Artillery Regiment. He enlisted on January 8, 1864, and was discharged on July 2, 1865.)

(What ultimately became of Seyler—if he stayed in Ashland or moved away after his disastrous fire—is a mystery.)

But while Seyler was a partner with R.A. Cook, their firm obviously prospered. The July 10, 1880, *Journal* reported on their expansion to new facilities. "INTO NEW QUARTERS. Seyler & Cook of the Pinery Iron Works, moved into their new machine shops on the north side of Main Street the first of the week. Their shop is roomy and convenient. In the front they have an office and stock room, with an entrance on Main St.; to the left is the machine shop, at the rear of which their blacksmith shop and engine house are located. The boilers and engine are enclosed with brick walls and well protected from fire. Their foundry will be located some two hundred feet to the rear and they are now engaged in remodeling the large barn, which occupied the rear end of the lot, for this purpose. They are now prepared to execute orders with promptness, and their increased facilities and commodious quarters will aid them materially in filling orders on short notice. Give the new shop a call."



*R.A. Cook & Company Foundry and Machine Shop when it was located at the west end of Main Street in Stevens Point, from 1881 to 1892. In foreground: a mower, one of the farm implements that the company stocked and sold at the time.*

Dasniel Seyler sold his interest in the Pinery Iron Works to George A Packard in 1881, and the firm was renamed R.A. Cook & Company, according to the *Journal* of March 12. "BUSINESS CHANGE. The firm of Seyler & Cook, proprietors of the Pinery Iron Works, has been dissolved, Mr. Seyler having disposed of his interests to George A. Packard. The firm will hereafter be known as R.A. Cook & Co., and they will continue business at the same place. Of Dick Cook it is unnecessary to speak in [connection] with the machinists' business, as all those who have patronized the late firm during the past three years know him to be a skilled mechanic and a pleasant gentleman to do business with. George A. Packard, the new member of the firm, is known to almost everybody here and hereabouts, and while he is not a machinist by trade, he proposes to take hold and learn. And then there are many things to do which he is familiar with, such as keeping the books, attending to the correspondence, collecting, &c.,--and these are by no means a minor part to any business. The new firm already have a good prospect for plenty of work and are determined to make a success of it."

*The Gazette* of August 24, 1881, listed some of the kinds of products that the company made. "AT R.A. COOK & CO'S These gentlemen are now crowded with work, as indeed they have been during the past several months, and are obliged to keep their large force of men at work night and day during a good portion of the time. At present they are furnishing a boiler and engine for Messrs. Langenburg & Podach, which will be used by these gentlemen in manufacturing of brick at their yard just north of this city.... Messrs. Cook & Co. are also manufacturing new pulleys and making a number of repairs for the saw mill of W.T. Price, at Unity, making shafting, pulleys, boxes, &c., to be used in the new addition to Brown Bros. planning mill, repairing machinery for Herren & Wadleigh's planning mill, building a new bull-wheel for B.M. Holmes, of Ogema, making a new gang-edger and trimmer and doing a large amount of repairing for the saw and shingle mill of N. Boyington, in the town of Sharon, this county, as well as a goodly number of minor jobs. And still they say, let customers send on their work and they will turn it out on time, even if they have to enlarge their already commodious shops."

In 1884, R.A. Cook & Co. began selling agricultural equipment and machinery, according to an article and ad in the March 15 issue of the *Journal*. "In another column will be found the advertisement of R.A. Cook & Co., calling attention to the stock of agricultural machinery which they now have on hand. They are prepared to fill orders at once and will be pleased to have farmers call and look over their stock."

Farmers Look Here!  
Are you going to need any kind of Farm Machinery?  
If so, don't fail to call on  
R.A. Cook & Co.,  
Where you can find all kinds of  
FARM MACHINERY  
We are exclusive agents for the  
Champion Reapers, Mowers and Binders!

Farmers when you come to the city don't fail to call at our Warehouse, below Curran House on Main street, and see sample machines in operation. We sell every kind of machine a farmer needs from a harrow to a Steam Thresher.  
Don't fail to call and see us. R.A. COOK & CO.

In 1885, George Packard retired from his partnership with Richard Cook, the April 4 *Journal* reported. "As will be seen by the official announcement published elsewhere, the firm of R.A. Cook & Co. was dissolved on Thursday, by George A. Packard retiring. The business will be continued by R.A. Cook, who will give it his undivided personal attention. He is a thoroughly practical man, having been engaged in the business for eighteen years, and will do all in his power to still further extend the large business they have built up during the past four years. Mr. Packard has not fully decided what he will do. We hope he will conclude to remain here, as he is a young man of good business ability and would make a success of most any business, as he certainly has of the Pinery Iron Works.

"Joseph Pierron, who has been with the firm for several years, will be continued in the capacity of foreman. Mr. Pierron is thoroughly familiar with mill work of all kinds and a practical machinist of many years experience."

Contrary to the *Journal's* hopes, Packard did not remain in Stevens Point, but went to Hayward, Wisconsin, according to the *Stevens Point Daily Journal* of June 10, 1920. In Hayward, he "was employed in a bank and later engaged in the livery business. Moving to Bayfield, Mr. Packard became one of that city's leading merchants and served as postmaster for a period of seventeen years." Later, he bought a large farm near Knoxville, Pennsylvania.

Meanwhile, R.A. Cook took on yet another partner, C.J. Scribner of Fond du Lac, so the firm name again

became R.A. Cook & Co. The January 2, 1886, *Journal* reported that Scribner “has for the past few years been engaged as traveler for Vilas Bros., Chicago, dealers in paints and oils, and has a large acquaintance among mill men through this section of the state....”

Probably under Scribner’s influence, the firm began stocking oils for sale, according to the February 27, 1886, *Journal*. “Messrs. R.A. Cook & Co., have added a full line of oils to supply illuminating and luminating [?] oils to the trade at the very lowest market quotations. Mr. Scribner has had five years experience in handling oils and knows just what their customers want. They want their goods first-class in every respect.”

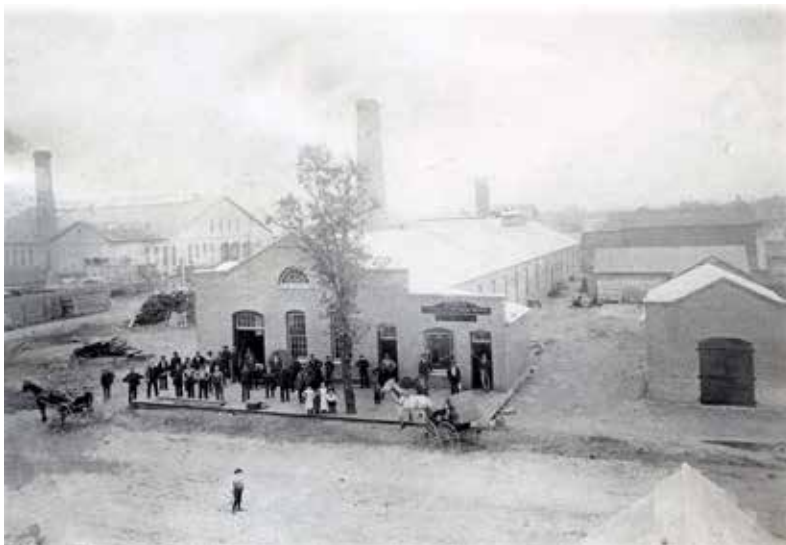
Likewise, the company began stocking quantities of paint, the June 26, 1886, *Journal* reported. “PAINT! PAINT! By a special arrangement with the manufacturers we have purchased a large quantity of mixed paints which we are offering at an unusual low price of \$1.10 per gallon in quantities to suit. This paint is made of pure lead and linseed oil, with sufficient coloring-ground in to give the desirable shade. This is the lowest price for which this quality of paint can be bought by jobbers and if you want to paint, now is your time to buy. Remember this paint is warranted not to [peel], crack or blister and will give satisfaction every time. We propose to lead in low prices and will never be undersold by anyone. R.A. COOK & CO.

Despite this stocking of smaller hardware retails items, other news reports made it clear that the firm was still very much a heavy industry. For example, the *Journal* of April 24, 1886, reported that “R.A. Cook & Co. have taken the contract for building a complete saw mill for H.L. Beese of Butternut. They have already commenced work on some of the machinery and this job together with other mill work now in their shop will keep all hands going for several weeks.”

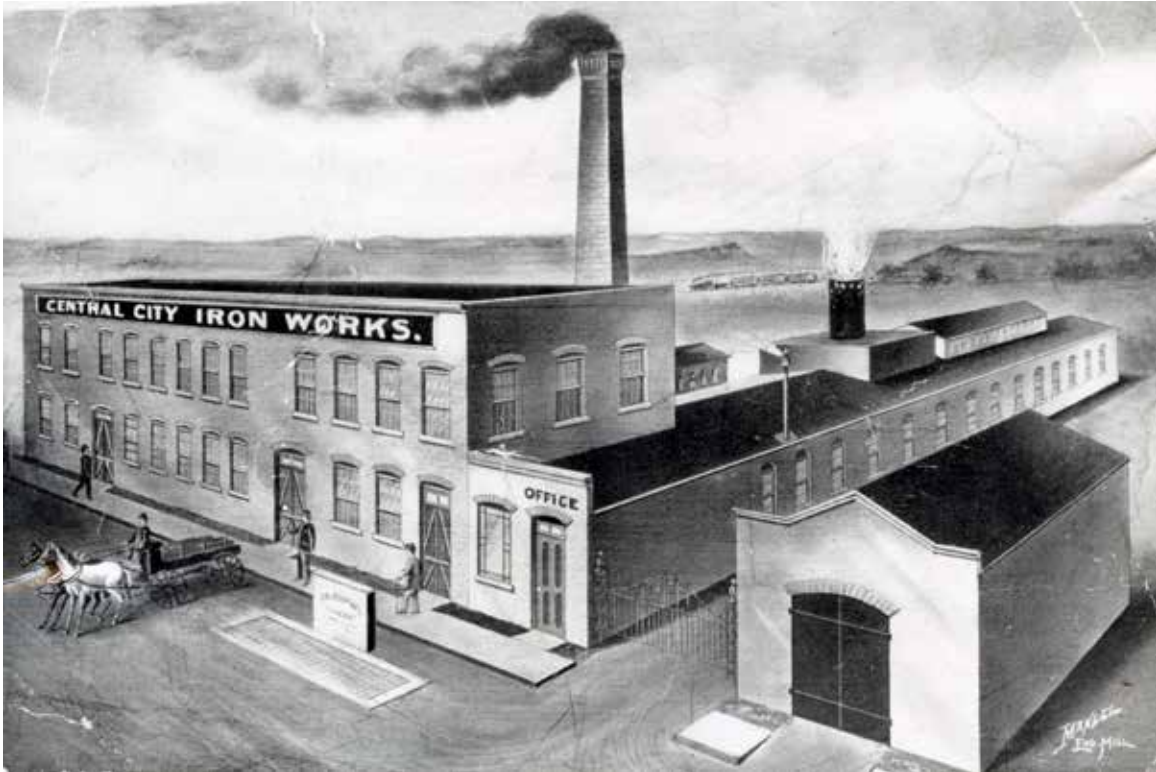
But at the end of the year, Cook’s partnership with Scribner also dissolved. According to the December 11, 1886, *Journal*, “The firm of R.A. Cook & Co., was dissolved on Monday last by C.J. Scribner retiring. The business will be continued by R.A. Cook, who has been at the head of the establishment for the past nine years. He is a first-class workman himself, and has always in the past and will in the future give the business his undivided attention. He has excellent facilities for turning out saw mill work of all kinds, and will be pleased to receive a call from those needing anything in his line.”

In 1890, Cook’s foundry was largely destroyed by fire, according to *The Gazette* of October 1. “At about three o’clock last Thursday morning the machine shop of R.A. Cook was discovered on fire, the alarm being first sounded by the blowing of the Week Lumber Co. saw mill whistle. Soon the whole upper part of the structure was in flames, but this was subdued by hard work upon the arrival of the fire department. Upon the second floor hundreds of valuable patterns were stored.... These were very dry, and proved most acceptable fuel for the flames. The building, which was a wooden structure, was saved in a wrecked and entirely [worthless] condition, and will have to be replaced with brick or stone. The machinery was also considerably damaged, including the engine and boiler, in the rear.... The property was insured for \$8,000, of which \$4,500 was in Hyde’s agency, and \$3,500 in Buckingham’s agency. The adjusters are now in the city for the purpose of fixing matters up with Mr. Cook, but as yet they have not agreed upon terms. Until then he cannot determine what will be done about rebuilding, but a new structure will undoubtedly take the place of the present ruins.”

In fact, Cook was to rebuild but not on his old site. He would pick a new site and a new name for his firm.



*Workmen pose for a photo of the Central City Iron Works as it looked originally, on Madison Street on Stevens Point’s South Side. Photo taken sometime after 1892.*



*The enlarged, remodeled Central City Iron Works building as depicted in an idealized postcard picture made sometime before 1919.*

#### R.A. COOK'S CENTRAL CITY IRON WORKS

After the fire in his Main Street machine shops In September of 1890, it was almost two years before Richard Cook was ready for business in his new foundry, at his new location on Madison Street, on Stevens Point's South Side. But when he finally started his new facility up, it was to be larger, more modern, and with far more business than he had at his old one.

One reason for his increased volume of business was that he had secured a contract to make large castings for the Wisconsin Central Railroad, whose extensive yard bordered his own new grounds. Indeed, that proximity was one reason he built his new foundry where he did.

All this information is contained in a long, detailed article in the February 20, 1892, *Stevens Point Journal*. According to it, Cook's contract with the railroad meant an addition of \$60,000 to \$70,000 a year to his budget, a very large sum for the time.

For his new plant, he "purchased the six lots between Madison and Monroe streets, adjoining the Central shops [where railroad cars were made and repaired].... The new shop will be 40 x 210 feet. Eighty feet on the south end will be divided off for a foundry. The balance of the building will be used as a machine shop, wood-working shop and blacksmith shop. The engine and boiler room, which will be 14 x 24 feet, will be located on the east side. Both buildings will be solid brick with iron roof. The foundry will be supplied with a Collau furnace, one of the best made, with a capacity of from eight to ten ton daily. Both the foundry and machine shop will be fitted up with the very best machinery and appliances for doing first-class work. Mr. Cook does not expect to confine himself to railroad work, but will do a general custom business as he did before he was burned out.... In fact he expects to do more than double the amount of work he formerly did, in addition to the railroad work. His facilities in all departments will be greatly increased and the fact that he will cast every day, will bring a large amount of foundry work here which now goes below [south], and this will naturally tend to increase the work in the machine shop. Work on the new shop will be commenced as soon as the frost goes out of the ground. When fully equipped, the establishment will employ from thirty to forty men."

The following issue of the *Journal*, February 27, reported that "R.A. Cook's new foundry and machine shops has been christened the Central City Iron Works."

Six months later, the whole manufacturing complex was finished, the August 13, 1892, *Journal* announced, devoting an entire column to details about it. "The main building, which rests on a stone foundation, is of red brick and

is 212 feet long and 40 feet wide, the walls being 14 feet high. The roof is of the Howe truss pattern, the timbers being very heavy. The roof is covered with asbestos roofing, as well as all the smaller buildings. The office, which is located on the west end of Madison street, is 16 feet square and is neatly fitted up. The main building is divided into a foundry, blacksmith shop and machine shop.... The boiler house on the east side is 20 x 30 feet and contains a brand new 80-horse power tubular steel boiler, made by the Pennsylvania Boiler Works, Erie, Pa. The smokestack is 9 feet square at the base, has a 36-inch flue and extends skyward 75 feet. East of the building is a shed 24 x 80 feet, partitioned off for coal, iron, &c.... The pattern storehouse, a brick fire-proof building 24 x 40 feet, is located just west of the office.... Every pattern will be numbered and any casting can be duplicated at any time. The foundry is supplied with a new Calliau cupola, with a guaranteed capacity of seven ton per hour for four consecutive hours. The cupola is 40 feet high and 60 inches in diameter, near which is an elevator with a capacity of seven tons, to be used in hoisting the iron and coal to the platform. The blast for the furnace is furnished by a No. 9 steel pressure blower.... The wood working shop will be supplied with lathes, band saws, &c., for doing all kinds of wood turning and other wood work.... A track will run through the entire length of the foundry, on which the melted iron can be carried and deposited on either side. This track will also extend into the coal and pig iron warehouse.... The shop presents a handsome appearance from the outside and being supplied with 33 large windows is well lighted and makes a very pleasant place to work. The brick work on the building was done by Ule Bros., the carpenter work by Chas. Packard and the painting by Krembs Bros. The brick was furnished by the Stevens Point Brick Co.... At present 22 hands are employed, but it will require from thirty to forty hands to do the work when all departments are under full headway...."

In the following summer, the July 15, 1893, *Journal*, in yet another long article on the Central City Iron Works, listed the products the firm had made for various companies around the state, since it had opened. "Among the work recently turned out by this establishment was a lot of shafting, gearing and pulleys for the Ellingson mill of Stetsonville, Wis.; a new granulator and a clay dumping car for Wm. Langenburg & Son's brick yard....; repairing of an engine for the Chilli Lumber Co., of Chilli, Wis.; the truss rods and roof irons and the cast iron work for the Plover Paper Co.'s mill; the shafting, pulleys, gearing boxes, etc., for Gilkey Anson & Co.'s saw mill at Merrill; repairs for locomotive, new brasses, etc. for J.J. Kennedy of Rib Lake; a 40 horse power boiler, fronts, grates, stacks and fixtures, for Whitney & Wells' mill on the Plover river; repairing of Bosworth & Reilly's gang edgers, and new braces for the engine, doors and plates for the charcoal kilns of the Wisconsin Furnace Co. on the line of the Central railroad. Also manufactured several set[s] of of the Wendt patent automatic car couplers, of which there is 10 refrigerator cars on the Wisconsin Central line equipped. A pair of these couplers are mounted and on exhibition in the transportation building at the World's fair. These works also furnish the castings for the Marshfield Iron Works, and are filling a large order for the new paper and pulp plant at Nekoosa, Wis., which consists of about 115 tons of wrought iron truss rods, bolts, plates, anchors, cast iron columns, lintels, caps, plates and washers. Ten years ago, Mr. Cook built the North Side Lumber Co.'s 75 horse power engine, and it is still in good running order...."

Cook's company operated through the 1890s and the first decade of the 20th century, increasing its business steadily. At one point, in 1909, a consortium of Stevens Point businessmen leased the Central City Iron Works plant, according to the *Gazette* of May 26, but apparently the firm continued to be called by its old name. At least the 1908, 1912, 1915-16, and 1920 city directories listed the company by the name of Central City Iron Works, and gave R.A. Cook as its proprietor.

In 1913, the company entered into a contract with the Soo Line Railroad, to furnish all its gray iron castings, a change constituting a big boost in the firm's volume of business, the March 8 *Journal* reported.

Interestingly, the Central City Iron Works indirectly participated in World War I. According to the April 7, 1917, *Journal*, "More war munitions manufacture is to be carried on in Stevens Point this season, at least indirectly. The Central City Iron Works has received a contract for building two large Wagner looms with trimmers for the Burlington Blanket Co. of Burlington, Wis. These are 57 and 80 inch machines and are designed to turn out blankets, horse collar pads and other articles. They are intended for use in the Canadian factory of the company and it is understood they will be used in making blankets and other supplies for the Canadian and British armies in Europe...."



*The remains of the Trenam Tractor Company building at 2041 Madison Street in Stevens Point now. The former Altenburg Ice Cream Shop occupied the small part at the far right—once upon a time R.A. Cook's Central City Iron Works office--in the 1990s. Note that the remains of the company's name are still visible at the top of the building: "...ctor Co.*

#### THE TRENAM TRACTOR COMPANY

After America entered World War I, the Central City Iron Works was making a more direct contribution to the war effort, but that was after it was acquired by the Trenam Tractor Company. *The Gazette* of December 26, 1917, reported that "Stevens Point is to be the home of the Trenam Tractor Co. This announcement, which had been expected for several weeks, was made [on December 20], following the closing of a deal for the purchase by the company of the land, buildings and equipment of the Central City Iron Works on Madison street. Possession was taken Friday morning [December 21].

"Although the plant was purchased ...for the manufacture of Trenam tractors...the general foundry business will be continued and enlarged. Ralph Cook [son of R.A.] is acting superintendent of the plant and F.M. Schuler of Milwaukee acting manager, the latter being secretary and treasurer of the company. The crew of twelve or fifteen is retained.

"The Trenam Tractor Co. comes to Stevens Point without a bonus of any kind, but a sufficient amount of stock was disposed of locally to purchase the plant. R.A. Cook, proprietor of the Central City Iron Works, has a financial interest in the company. G.A. Gullickson of this city, who became interested in the tractor at the time it was in the blue print stage and who is now one of the directors, was largely responsible for bringing the concern here....

"The patterns of the company are all complete and will be shipped here from Ludington, Mich., and Milwaukee within the next week. Some changes must be made in the plant and new equipment installed, but it is hoped to begin casting for the tractors within the next couple of weeks. An inventory is now being taken at the plant.

"The officers of the company do not intend to rush things, but to start in a conservative way to ensure a healthy growth. Their goal is to have the first machine of local manufacture ready by April 1 and to be able thereafter to turn out the finished tractors at the rate of five a day. The machine will be handled through dealers and the fact that she sales will

be on a cash basis will enable them to get quick returns.

“By the middle of the summer, it is hoped, from forty to fifty men will be employed. It is believed also that it will be necessary to erect another building during the coming season. If the business develops as expected, it is not improbable that 300 men will be employed inside of two years.

“The company now has five machines on hand, which have been put to the hardest kind of tests under actual field conditions, with complete success. The Trenam is a farm tractor of many uses and [develops] 12-24 horse power. It is an ‘all-purpose’ tractor, serving as a power unit as well as a substitute for horse power. It is light in weight, well balanced and mechanically a wonder, according to recognized authorities. The fact that there is an ever growing field for tractors, makes the manufacture of the Trenam a most attractive proposition....

“All of the directors are heavily interested financially. The concern is incorporated under the laws of South Dakota and has an authorized capital of \$400,000, of which \$300,000 is common stock and \$100,000 preferred.”

True to its word, the tractor company did continue to do general foundry and machine-shop work. So its ad announced in the January 16, 1918, *Gazette*:

Foundry and Machine Work

Having taken over the Central City Iron Works,  
we have the facilities for giving prompt and first-  
class service in all kinds of Foundry and Machine  
work.

We solicit your patronage and guarantee satisfaction.

TRENAM TRACTOR COMPANY

SOUTH SIDE

Also, according to the May 15, 1918, *Gazette*, the plant began a more direct involvement in war work. “STEVENS POINT FIRM GETS WAR CONTRACT.... Grey iron castings, engine parts for coast defense boats, are now being manufactured in Stevens Point by the Trenam Tractor Co., which took over the plant of the Central City Iron Works last fall.

“The local concern is turning out the castings for the Allis Chalmers Co. of West Allis, which has for many months been utilizing its immense plant for war work. The volume of war work being sent here is increasing and it is expected that within a short time casting will be done daily. Twenty men are now employed....”

But, otherwise, the tractor company signally failed to live up to its promised success. Contrary to its glowing predictions, it went bankrupt only a year later, and made only one demonstrator tractor, according to the October 12, 1966, *Daily Journal*. “In 1919, the company lost its license to do business in Wisconsin for failing to file an annual report.” An intensive search of the local newspapers from 1919 through 1921 has failed to corroborate these statements.

Other evidence has surfaced that the company did not meet its stated expectations. For example, an article in the May 7, 1920, *Journal*, reporting on a meeting of the Trenam Tractor Company’s board of directors, conceded that the firm was making no tractors at that time. “While the Trenam Tractor plant in this city is not now engaged in the manufacture of tractors, as changes and improvements in the machine room are being made by the draftsmen, both the local foundry and machine shop are being run full time....”

Further evidence—albeit circumstantial—is an ad in the *Stevens Point Gazette* of November 9, 1920: “FOR SALE To the highest bidder 100 Shares Trenam Tractor Stock. Write J.S. CUDLIPP 1834 Main St. BUFFALO, N.Y.” This ad does not prove the company was going bankrupt, but it does appear that at least one stockholder was trying to jump from the ship before it sank.

And was it only a coincidence that at virtually the same time as the Trenam Tractor Company was failing, a new tractor factory sprang up in Stevens Point? That is what readers of the *Gazette* of November 9 and 16, 1920, were told. An ad in the issue of November 9 announced a “TRACTOR DEMONSTRATION at the R.K. McDONALD FARM west side THURSDAY, NOV. 11 2 P.M. By the FARMERS’ TRACTOR CORP. New Industry Located Here.”

In a full-page ad in the November 16 *Gazette*, the new company announced a capitalization of \$500,000, with preferred stock offered for sale at \$100.00 per share, “with a bonus of one share of the common stock.... The citizens of Stevens Point and vicinity can easily ...hasten the day of early manufacture and returns. INVEST TODAY.” But the ad was vague about much important information, including where exactly in the city the tractors would be made.

After the Trenam Tractor Company went bankrupt and into receivership, two new firms set up business successively in the building. The first was a carton- or box-making factory, the Wisconsin Carton Company, which was announced in the March 22, 1929, *Daily Journal*. This company secured a three-year lease on the former tractor-factory building, and, the May 8 issue reported, laid a new concrete floor in part of the facility.

Ten years later, “The Vaudell Wholesale Food company, a new concern, has located in Stevens Point and is occupying quarters in part of the Trenam Tractor company building at 319 Madison street,” the June 20, 1939, *Daily Journal* reported. But neither of these companies apparently lasted very long.

Meanwhile, the progressive decline of Trenam Tractor Company building came in two or three fires that damaged the structure that was the company’s only remaining asset. The last fire was in 1959, the *Daily Journal* of February 12 reported. Then the building was used mostly as a warehouse, and was rented by various local companies for storage. But it burned extensively, and part of the second floor collapsed onto the first floor.

Not until 1968 did the stockholders from 1918, or their descendants, get back the money they had invested in Trenam Tractor, and then only pennies on the dollar, reported the February 15, 1968, *Daily Journal*. It was an anticlimax from the optimistic buildup 50 years earlier, especially for one investor, who was killed in a car accident in Florida just as she was to receive her settlement check.

The Trenam Tractor Company building—or part of it—still stands on the south side of Madison Street, with some of the letters of its name still visible on its red-brick façade. That is, also, part of R.A. Cook’s Central City Iron Works building still stands, for they are or were the same building. And what was Richard Cook’s office, in the small west section of the building, was in the 1990s the Altenburg Dairy Ice Cream Shop. All is deserted and quiet now, belying the busy hum and clank and thud of heavy machinery of a century ago, when massive machines made parts for train engines, sawmills, bridges, and buildings five stories high.



*Richard A. Cook (1850-1926) was born in England. He was part-owner of the Pinery Iron Works and the R.A. Cook & Company firm, and sole owner of the Central City Iron Works.*



*Delia Damp Cook (1854-1938) was Richard .A. Cook’s second wife.*

## THE LIFE OF RICHARD COOK

In its general outlines—because we know little of its details—the life of Richard A. Cook of Stevens Point would seem to have been the quintessential rags-to-riches success story of American folklore. He began life humbly, and ended it in at least local prominence and wealth.

According to his obituary in the March 5, 1926, *Stevens Point Daily Journal*, Cook was born in Netherton, Yorkshire, England, in 1850. When he was five years old, he emigrated with his parents and young sister to America, “the ocean trip being made in a sailing vessel which required 13 weeks and three days to cover the distance between Liverpool and New York.” Unfortunately, his sister died during the voyage.

Cook’s obituary says his family settled in Burlington, Wisconsin, when they arrived in America, and remained there twelve years. Then they moved to Fond du Lac, where young Richard began learning the machinist’s trade “in the Trowbridge shop.” Afterwards, he worked for the Northwestern Railroad Company as a machinist.

According to his obituary, Cook had, besides his business in Stevens Point, investments in “a veneer plant at Glidden [Wisconsin] and also was part owner of extensive timber properties in northern Minnesota.”

Cook was also active in the social and civic life of the city. He was a 32nd Degree Mason, and was the “treasurer of the local bodies.” “Mr. Cook was also prominently identified with the congregation of the Church of the Intercession, serving successively as vestryman, junior and senior warden.... In civic affairs the deceased did his full share. He served as alderman for a number of years and also represented the Second Ward on the local board of education, in which latter body he filled the office of president for a longer period than any other local resident.”

Despite his material success, Richard Cook, like most people, experienced his share of life’s pain and losses. Besides his sister’s early death, his father died while he, the son, was still living in Fond du Lac, according to his mother’s obituary in the *Stevens Point Journal* of October 30, 1895. (His parents apparently had two more children after they came to the United States, one of whom also was a resident of Stevens Point: Etta—Mrs. John—Shaffer.)

Also, Richard Cook’s only child, a boy, died at the age of two months, the June 14, 1884, *Journal* reported. And four years later, Cook’s first wife, Eliza, died of consumption—tuberculosis—at the age of 37, according to the October 6, 1888, *Journal*. Her maiden name was Trowbridge; was she related to her husband’s first employer? She was a teacher before she married R.A. Cook, her obituary noted, and they were married in 1882, the same year their fine, red-brick Italianate house at 1532 Church Street was built.

In 1890, Richard Cook remarried. His new bride was Delia Damp, also a teacher before she married Cook. She grew up on farms near Juneau, Pardeeville, and Lowell, and eventually moved to Portage, Wisconsin, with her parents, where she graduated from high school. She also studied teaching for a year at the Oshkosh Normal School in 1875, before moving to Stevens Point to teach, according to her obituary in the April 6, 1939, *Daily Journal*. However, after teaching here for a few years, she left to teach at Oshkosh and Medford for three years each before returning to Stevens Point permanently and marrying R.A. Cook.

Delia Cook was active in many social organizations, her obituary says, including playing-card groups, church groups, and Progress Club, a literary society. Also, “Instrumental in the establishment of a public library in Stevens Point, Mrs. Cook was elected to the board in 1898 and was chosen as its secretary at the first meeting.... She was... president of the board for many years.”

The late Marjorie Warner, director of the first Charles M. White Memorial Public Library, recalled that when Delia Cook was president of the Stevens Point Library Board, she, Mrs. Cook, would wear white gloves into the then-Carnegie Public Library. If she saw dust on the windows, she would write with her white-gloved finger in the dust, “Delia D. Cook, Delia D. Cook” in big script, so that everyone would notice it. And the next time she came into the library, the windows were clean.

R.A. and the second Mrs. Cook had one child, a son, Ralph. According to his obituary in the *Journal* of May 21, 1983, Ralph graduated from high school in 1912, and attended the Stevens Point Normal School. He served in the U.S. Army during World War I, and during World War II “was a government inspector in defense plants.” He worked for his father’s Central City Iron Works and the Trenam Tractor Company, as well as the Consolidated Paper Company. He also sold Buick cars and GM trucks in Stevens Point, and was City Assessor from 1953-1960, his obituary says.



## MEMORANDUM

To: Historic Preservation / Design Review Commission

From: Adam Kuhn, AICP  
Associate Planner / Zoning Administrator

Date: April 9, 2024

**RE: Ordinance Amendment – Demolition by Neglect**

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**Background:** In late-2022, the Common Council adopted an ordinance preventing demolition by neglect. The demolition by neglect ordinance applies to properties located within a local historic district, along with properties recognized as a local landmark. The ordinance is to ensure that property owners maintain their properties and do not allow building, streetscape and site improvements to fall into disrepair.

Since 2022, the demolition by neglect ordinance has not been invoked. With that said, there are periodic reviews of local ordinances to ensure consistency and address any gaps. Before you all are two amendments to the demolition by neglect ordinance as follows:

1. Swap out the 'Building Inspection Superintendent' job title with 'Building Inspector.' The Building Inspection Superintendent position was renamed following the wage study that was approved by the Common Council late last year, so this request is to address the change in job title.
2. Clarify the process to appeal a demolition by neglect determination to the Common Council. As currently written, the ordinance states that a property owner can appeal a demolition by neglect determination that was made by the Historic Preservation / Design Review Commission to the Common Council. With that said, the ordinance does not specify a deadline for when appeals must be submitted. I am proposing that a deadline of ten business days is placed. This deadline is consistent with other demolition by neglect ordinances among Wisconsin communities.

If you have any questions, please do not hesitate to contact me.

[www.stevenspoint.com](http://www.stevenspoint.com)

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*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.*

**ORDINANCE AMENDING THE REVISED MUNICIPAL CODE  
OF THE CITY OF STEVENS POINT, WISCONSIN**

**[Chapter 22 of the Revised Municipal Code – Historic Preservation & Design Review –  
Ordinance Preventing Demolition by Neglect]**

The Common Council of the City of Stevens Point, Portage County, Wisconsin, do ordain as follows:

**SECTION I:** That Section 22.05 of the Historic Preservation and Design Review Ordinance of the Revised Municipal Code of the City of Stevens Point shall be amended as follows:

Division 5.07: Demolition by Neglect

(5) Procedure. The following are the procedures for determining whether or not demolition by neglect is occurring:

(a) Notice of Demolition by Neglect. If the Building **Inspector Inspection Superintendent** and Designated Agent, or designee, determines that a structure or improvement is undergoing demolition by neglect, the Building **Inspector Superintendent** shall give written notice of that determination to the owner of said structure or improvement. The Building **Inspector Inspection Superintendent** shall give a copy of the notice to the Designated Agent and the Chairperson of the Historic Preservation / Design Review Commission.

(b) Public Hearing. Within 30 days of receiving a notice from the Building **Inspector Inspection Superintendent** under subsection (5)(a), the Designated Agent shall issue a Class II Public Hearing Notice for the Historic Preservation / Design Review Commission to hold a public hearing to determine whether the structure or improvement is undergoing demolition by neglect. Such hearing shall occur no later than 45 days after the date

of the notice of the hearing. In reviewing the potential demolition by neglect, the Commission shall consider the following:

- 1) The deterioration of the exterior of the building or surrounding environment to the extent that it allows for a hazardous or unsafe condition, or, if left unaddressed, will result in a hazardous or unsafe condition in the near-term.
- 2) The deterioration of the exterior of the building or surrounding environment to the extent that it adversely affects the character of the historic district, design review district or recognized landmark.
- 3) The historic or architectural value and significance of the structure or improvement and its relationship to the historic value of the surrounding area;
- 4) The relationship of the exterior architectural features of such structure or improvement to the remainder of the structure/improvement and to the surrounding area;
- 5) The general compatibility of the exterior design, arrangement, texture and materials under consideration;
- 6) Design guidelines as created by the Historic Preservation / Design Review Commission; and
- 7) Any other factor upon which the Historic Preservation / Design Review Commission determines to be relevant to the standards and underlying purpose of this Section, along with the City's historic preservation goals.

(c) Findings. Within 14 days of the completion of the hearing under (5)(b), the Historic Preservation / Design Review Commission shall issue written findings to the Designated Agent. Such findings shall state whether demolition by neglect is occurring at the subject property and state the reasons therefore.

(d) Appeal of Findings. An appeal of findings made by the Historic Preservation / Design Review Commission may be taken to the Common Council by the owner of the affected structure or improvement and the Designated Agent. **An appeal shall be filed with the City Clerk within ten business days after the Historic Preservation / Design Review Commission makes its findings. The appeal shall include the name and address of each petitioner, along with specifying the grounds for appeal.**

The Common Council shall hold a Class II public hearing regarding any appeal it receives. Documents presented to the Historic Preservation / Design Review Commission during their meeting shall be forwarded to the Common Council for their review. Following the public hearing, the Common Council may, by two-thirds vote, reverse or modify the findings made by the Historic Preservation / Design Review Commission, with or

without conditions, or may refer the matter back to the Commission with instructions.

(6) Enforcement.

(a) Order to Abate. If the Historic Preservation / Design Review Commission finds that demolition by neglect is occurring, the Building **Inspector** ~~**Inspection Superintendent**~~ and Designated Agent shall issue an order incorporating such findings and requiring the property owner to remedy or abate the condition described in the order within a reasonable time period specified within such order.

(b) Abatement by the City. If the property owner fails or refuses to comply within the time period described, the Building **Inspector** ~~**Superintendent**~~ reserves the right to issue citations to the property owner to remove or abate the issue. If the structure or improvement possesses immediate concerns regarding the health, safety or general welfare of affected parties as determined by the Building **Inspector** ~~**Superintendent**~~, the Building **Inspector** ~~**Superintendent**~~ may enter upon the premises and cause said structure or improvement to be removed or abated and the City shall recover the expenses incurred thereby from the property owner.

**SECTION II:** That this ordinance shall take effect upon passage and publication.

Approved: \_\_\_\_\_  
Mike Wiza, Mayor

Attest: \_\_\_\_\_  
Kari Yenter, City Clerk

Dated: April 9, 2024  
Adopted: April 15, 2024

Drafted By: Adam Kuhn  
Return To: City Clerk

# Administrative Staff Report

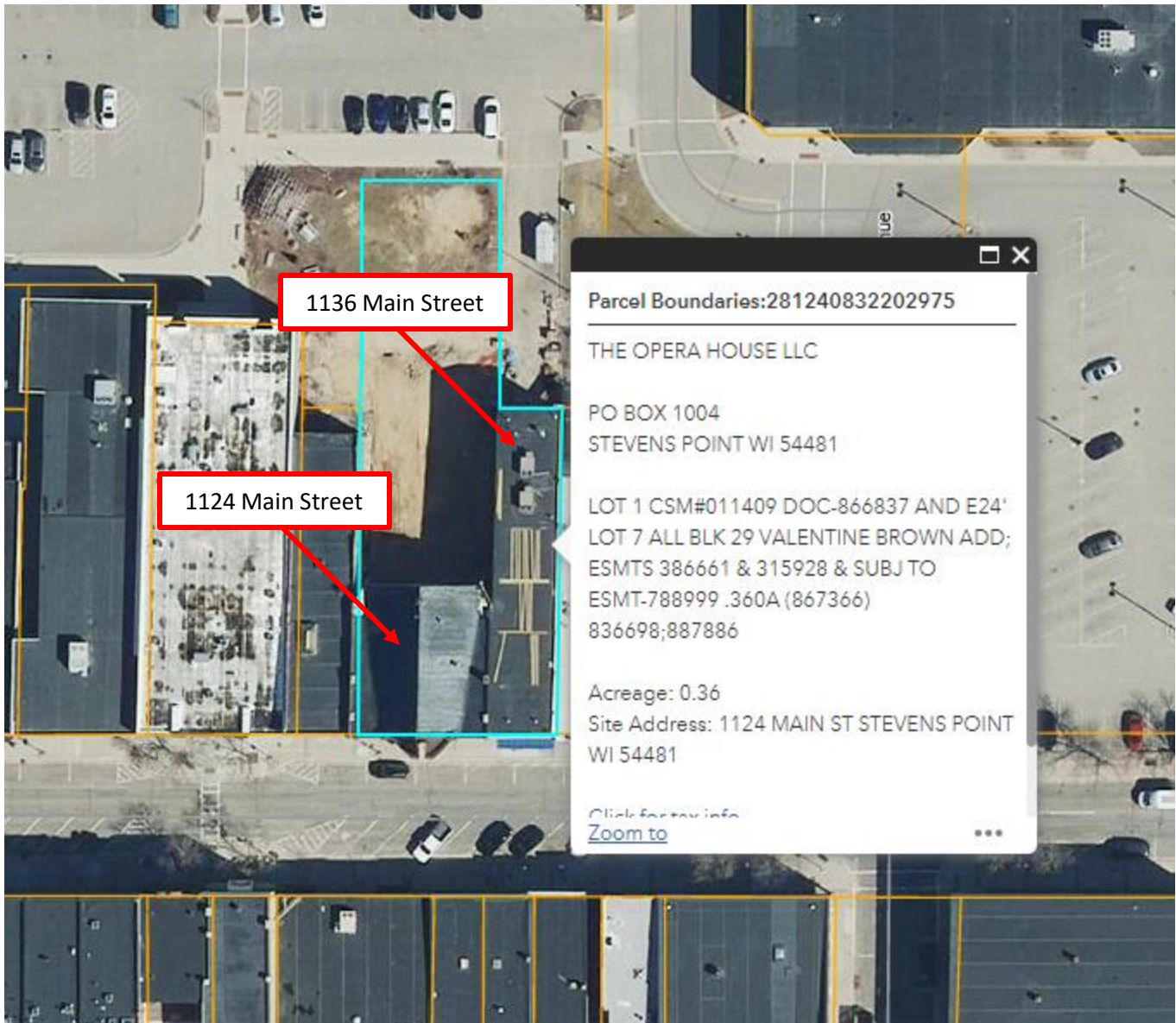


**Design Review**  
**1124 & 1136 Main Street**  
**April 9, 2024**

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

<p><b>Applicant(s):</b></p> <ul style="list-style-type: none"> <li>Stacy Ness, representing Opera House LLC</li> </ul> <p><b>Staff:</b></p> <ul style="list-style-type: none"> <li>Adam Kuhn, Associate Planner  <a href="mailto:akuhn@stevenspoint.com">akuhn@stevenspoint.com</a></li> </ul> <p><b>Parcel Number(s):</b></p> <ul style="list-style-type: none"> <li>281240832202975</li> </ul> <p><b>Zone(s):</b></p> <ul style="list-style-type: none"> <li>"B-3" Central Business District</li> </ul> <p><b>Council District:</b></p> <ul style="list-style-type: none"> <li>District 1 – Ald. Christianson</li> </ul> <p><b>Lot Information:</b></p> <ul style="list-style-type: none"> <li>Actual Frontage: 80.4 feet</li> <li>Effective Depth: 223.57 feet</li> <li>Square Footage: 15,682</li> <li>Acreage: 0.36</li> </ul> <p><b>Structure Information:</b></p> <ul style="list-style-type: none"> <li>Year of construction: 1910 (114 years old)</li> </ul> <p><b>Applicable Regulations:</b></p> <ul style="list-style-type: none"> <li>Chapter 22</li> <li>Downtown Design Guidelines</li> </ul>	<p><b>Request</b></p> <p>A request from Stacy Ness, representing Opera House LLC, for a design review to install three awnings, create a door opening and apply paint on the building located at 1136 Main Street (Parcel ID 281240832202975), consistent with Ch. 22.05(2).</p> <p>A request from Stacy Ness, representing Opera House LLC, for a design review to install two awnings and steel stairs on the building located at 1124 Main Street (Parcel ID 281240832202975), consistent with Ch. 22.05(2).</p> <p><b>City Official Design Review / Historic District</b></p> <ol style="list-style-type: none"> <li>Downtown Design Review District</li> </ol> <p><b>Staff Recommendation</b></p> <p>Approve the request for a design review to install three awnings, create a door opening and apply paint on the building located at 1136 Main Street (Parcel ID 281240832202975), subject to the following conditions:</p> <ol style="list-style-type: none"> <li>The awnings shall be anchored to the building through the mortar and not through the brick.</li> <li>The applicant shall provide the proposed paint color(s) to the Designated Agent for review and approval.</li> <li>The Designated Agent shall have the ability to approve minor amendments to the project plan.</li> </ol> <p>Approve the request for a design review to install two awnings and steel stairs on the building located at 1124 Main Street (Parcel ID 281240832202975), subject to the following conditions:</p> <ol style="list-style-type: none"> <li>The awnings shall be anchored to the building through the mortar and not through the brick.</li> <li>The Designated Agent shall have the ability to approve minor amendments to the project plan.</li> </ol>
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## Vicinity Map



## Scope of Work

*Overview:* The applicant is requesting a design review to perform various improvements at 1136 Main Street (i.e., the Annex) and 1124 Main Street (i.e., the Opera House). For the building at 1136 Main Street, the proposal includes the installation of three awnings. One of the awnings is proposed to be on the building's north-facing wall (directly above an existing door), while the other two awnings are proposed to be installed along the building's west-facing wall. As shown within the attached plan submittal, the two awnings on the west-facing wall would provide cover for an existing stairwell leading to the basement of the building and a proposed new door on the second floor, respectively. The proposal to create a new door on the west-facing wall includes repurposing an existing window into a door. Please note that the current window opening is not proposed to be enlarged to repurpose it into a door.

Lastly, the design review request for 1136 Main Street includes painting and stenciling faux brick over an existing plastered area along the west wall of the building. Please note that this plastered area was historically not visible as it

was covered by the Fox Theater, however became visible starting in 2019 with the partial demolition of the Fox Theater. In conversations with the applicant, he expressed a desire adjust the visual experience of this area from being a plastered area to brick. As discussed below, several options were floated – including painting as requested, using a high-pressure application to remove the plaster and keeping the plaster on the building.

For the 1124 Main Street building, the applicant is proposing to install two awnings above existing second floor doors on the building’s north-facing wall. These awnings range from 2’ 8” in height to 3’ 8” in height. Additionally, steel stairs are proposed to be affixed onto the north-facing wall to provide required egress for the second-floor balcony. The two awnings and stairs were not included within the original design review approval from 2021 & 2022 – therefore, the Commission is required to review this project scope.

The proposed improvements are considered a ‘major work’ per the Historic Preservation / Design Review Commission’s Design Guidelines and shall require approval from the Commission.

*Sec. 7.4.1: Major Works*

- d. Installation of new awnings*
- l. Construction, addition, or removal of porches or steps*
- m. Changes to historic roof features*
- p. Alteration of exterior surfaces*

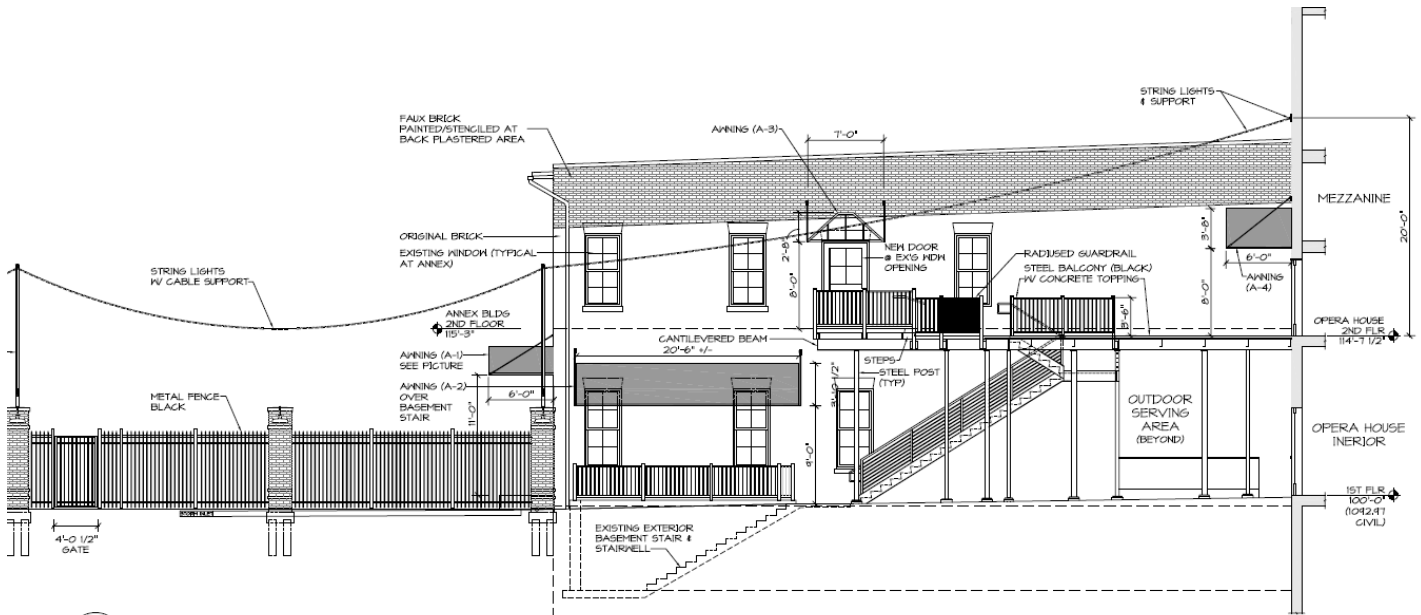
**CHAPTER 22: HISTORIC PRESERVATION**

**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.*

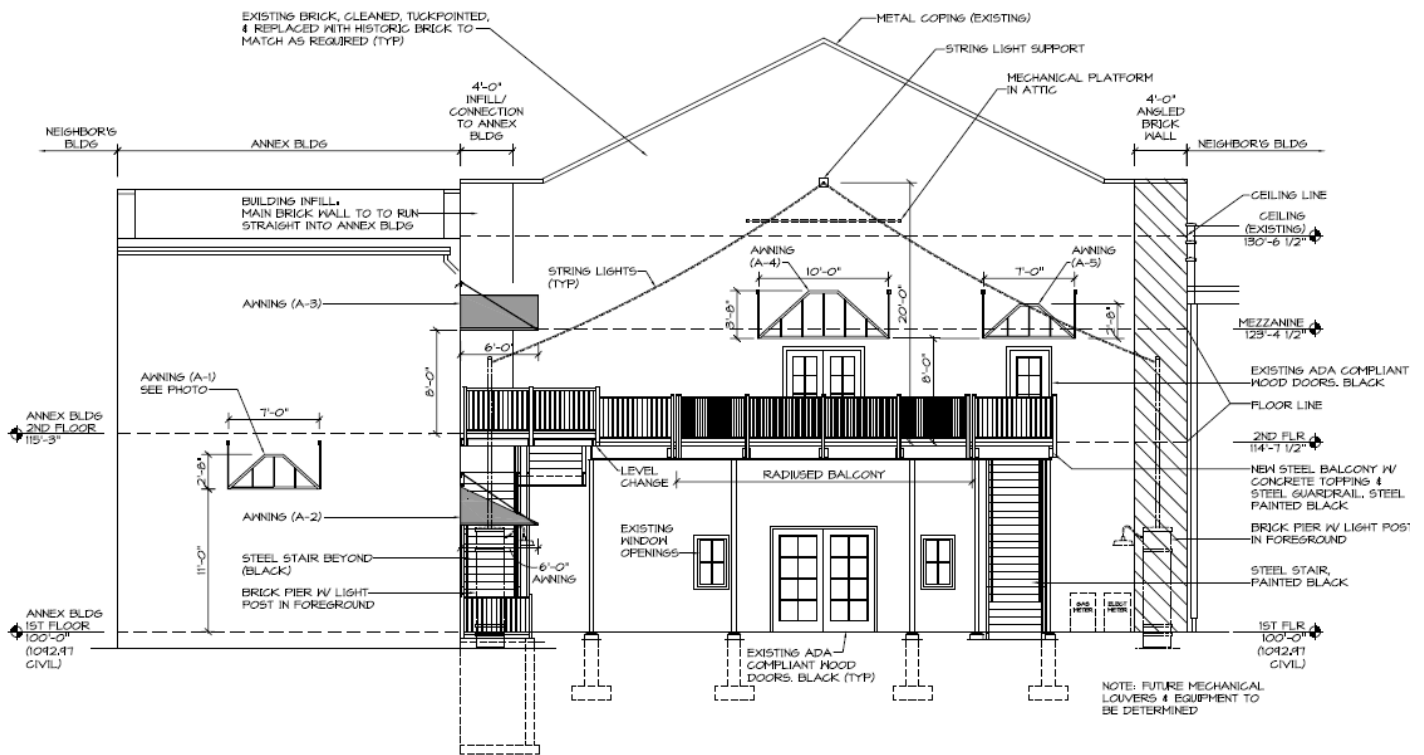
*Upon the filing of any request for a design review certificate with the commission, the commission shall review the request in accordance with the design guidelines. If the commission determines that the application for a design review certificate and the proposed changes are consistent with the design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

This request has been reviewed subject to the Commission’s review standards for considering a design review request. An analysis is found below.



2 WEST ELEVATION  
 A2.0 1/8" = 1'-0" (ANNEX BLDG)

1136 Main Street – West Elevation



1 NORTH ELEVATION  
 A2.0 1/8" = 1'-0"

1124 Main Street – North Elevation

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

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\*\*\*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.

### SEC. 4.5: AWNINGS

1. **Awnings in commercial areas should be made of canvas or other woven fabric with canvas-like qualities.**

**Analysis:** All awnings proposed would consist of a black metal frame with black metal supports. Canvas will be applied over the metal frame.

**Findings:** This standard is met.

3. **Awnings should be placed only on structures for which they are historically accurate or which there exists physical evidence of a previous treatment.**

**Analysis:** On the 1136 Main Street building, there is no historical evidence of an awning existing over the first-floor door. The north-facing wall of the 1124 Main Street building was historically an interior wall. This wall became the exterior wall of the building due to the partial demolition of the Fox Theater in 2019.

**Findings:** While there is no historical evidence of awnings being located at the proposed locations, it is my belief that the proposed awnings are appropriate. The awnings are of a triangular shape that better fits the symmetry with the doors and stairs that are situated below. Additionally, the awnings are relatively small so that it would not detract from, nor hide, any architectural features that exist on the two buildings.

4. **Signs are permitted on awnings provided they meet the applicable sign requirements within the sign code.**

**Analysis:** Signage is not proposed on any awning.

**Findings:** This standard is met.

5. **Awnings should be placed appropriately to fit in the openings above display windows and doors. They should be affixed so that no architectural features are concealed or damaged.**

**Analysis:** Please see the second guideline above.

**Findings:** This standard is met.

### SEC. 4.3.2: WALKWAY GUIDELINES

3. **Walkways and steps should be compatible to the architectural style and character of the structure located on the property.**

**Analysis:** Steel stairs, painted black, are proposed on the north-facing wall of the 1124 Main Street building.

**Findings:** The proposed stairs would match the material and color of the door and window trim located on the building, along with the approved second-floor balcony. Each step of the stair will be narrow enough so that it will not significantly hide the masonry that is located behind it.

### SEC. 3.11: PAINT

9. **Masonry surfaces were historically unpainted and should not be painted. Paint previously painted masonry materials in colors that reflect the original underlying material.**

**Analysis:** The plaster area has likely existed since the construction of both buildings. Therefore, applying paint to this area would not be allowed under the Design Guidelines as the plastered area was never painted.

**Findings:** The applicant is requesting to paint and stencil the plastered area so that it resembles the brick located elsewhere on the building. In a perfect world, it would be preferred to remove the plaster to reintroduce the brick located behind it. However, I have concern that the methods required to remove the plaster (e.g., sandblasting, using a high-pressure water treatment, etc.) would structurally harm the brick located within its' vicinity (Note: sandblasting and using high-pressure water treatments are a prohibited application under the Commission's Design Guidelines.). Therefore, the question that the Commission will need to answer is if you are comfortable painting and stenciling this plastered area so that it resembles the brick below.

Please note that the size of the plastered area is an important detail. If the height of the plastered area (roughly eight feet or so) was smaller, I would recommend leaving it as is as the plastered area would mimic architectural features commonly found on rooflines. The size of the plastered area, in my opinion, is of a significant size that it negatively detracts from other architectural features on the two buildings. Therefore, I would be supportive of the painting and stenciling plan as proposed.



# 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](mailto: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? <input type="checkbox"/> )	
Applicant Name	Mudrovich Architects	Contact Name	Stacy Ness
Address	729 E Crocker St	Address	PO Box 563
City, State, Zip	Wausau, WI 54403	City, State, Zip	Wausau, WI 54401
Telephone	715.848.8480	Telephone	715.574.9699
Fax		Fax	
Email	tthm@mudarch.com	Email	sness@kyearchstudios.com

### OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? <input type="checkbox"/> )		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	Opera House LLC (Talin Senner)	Owner's Name	
Address	1300 College Ct	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715.869.3440 (Gregg Gokey - Owner)	Telephone	
Fax		Fax	
Email	gregg.gokey@wildcardcorp.com	Email	

### PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
1124 MAIN ST		
Legal Description of Subject Property		
LOT 1 CSM#011409 DOC-866837 AND E24' LOT 7 ALL BLK 29 VALENTINE BROWN ADD; ESMTS 386661 & 315928 & SUBJ TO ESMT-788999 .360A (867366) 836698;887886		
Area of Subject Property (Acres/Sq Ft)	Area of Building or Structure (Sq Ft)	
0.361 acres	19,992 SF	

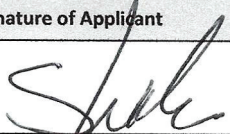

Current Zoning District(s)		Current Historic District(s) - Local, State, National	
B3 Central Business		State & Local	
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property	
	Assembly A2	Assembly A2	
Briefly describe the proposed building, structure construction, reconstruction or exterior alteration. Please also provide rationale for the design review request, along with the time schedule (if any) for the project. (Use additional pages if necessary)			
<p>1) The addition of Awnings A-1, A-2 &amp; A-3 to the Annex Bldg. Opera House Awnings A-4 &amp; A-5</p> <p>2) Add painted faux brick to back-plastered area on side of bldg that was previously blocked &amp; unseen by demolished bldg.</p>			
Will the proposed work detrimentally change, destroy or adversely affect any exterior architectural features of the improvement upon which said work is to be done? Explain your answer.			
<p>1) Awnings - No</p> <p>2) Faux Brick Painting - No, this is considered a lesser invasive approach than removing the back-plastering which, after testing, was determined would damage the historic brick beneath.</p>			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.			
<p>1) Awnings - Yes, the awnings will compliment the awnings on the Main Street side of the bldg.</p> <p>2) Faux Brick Painting- Yes, the intent is to have the back-plastered area blend in with the existing brick of the bldg, contrast less &amp; therefore be less obtrusive.</p>			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer.			
<p>1) Awnings - Yes, the awnings are a continuation of the approved awnings on the front of the bldg.</p> <p>2) Faux Brick Painting - Yes, the faux brick will have an artistic quality that will appear as close to the existing historic brick as possible. This existing area is of poor repair &amp; dingy in appearance and needs refurbishment considering the extent of upgrades to the rest of the property.</p>			
Does the proposed work conform with the architectural design guidelines with emphasis on contextual issues including compatibility of size, volume proportions, rhythm, materials, detailing, colors, and expressiveness? (Historic Design Guidelines can be found at <a href="http://www.stevenspoint.com">www.stevenspoint.com</a> ) Explain your answer.			
Yes, scale of awnings is appropriate to the size of the openings. Faux brick painting will use several colors from the Sherwin Williams to achieve best match to color of existing brick.			

**EXHIBITS**

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

**CERTIFICATION AND SIGNATURE**

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	03.29.24		4/1/2024

**From:** [Stacy Ness](#)  
**To:** [District 1](#)  
**Cc:** [Adam Kuhn](#)  
**Subject:** FW: Annex Bldg - Historic Review for Awnings & Faux Brick  
**Date:** Tuesday, April 2, 2024 10:54:29 AM  
**Attachments:** [0 HistoricPreservationDesignReviewApp \(Signed\)Rev1 04.02.24.pdf](#)  
[1 22015 - A2.0 Elev \(Prelim 03.29.24\).pdf](#)  
[2 AnnexBldgNorthElevation 8.5x11 \(03.27.24\).pdf](#)  
[3 AnnexBldgWestElevation 8.5x11 \(03.27.24\).pdf](#)  
[4R Faux Brick 1.pdf](#)  
[4R Faux Brick 2.pdf](#)  
[4R Faux Brick 3.pdf](#)  
[5R AnnexBldgBackDoorPict-AwningOutline.pdf](#)

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Good Morning Marc,

The Opera House is requesting to add five awnings and paint a back-plastered area on the back of the Annex Building & Opera House. Our application & supporting documents for this Historic Preservation Review are attached.

Could you please review & contact me directly if you'd like to discuss further or have any questions.

Best Regards,

Stacy L Ness

*Principal*

**KYE studios**

715.574.9699

[sness@kyearchstudios.com](mailto:sness@kyearchstudios.com)

---

**From:** Adam Kuhn <akuhn@stevenspoint.com>  
**Sent:** Tuesday, April 2, 2024 10:00 AM  
**To:** Stacy Ness <sness@kyearchstudios.com>  
**Cc:** District 1 <district1@stevenspoint.com>  
**Subject:** RE: Annex Bldg - Historic Review for Awnings & Faux Brick

Thanks Stacy, confirming receipt. The last item that I will need from you is correspondence to the district alderperson (Marc Christianson, [district1@stevenspoint.com](mailto:district1@stevenspoint.com)) that provides an overview of the request. If you choose to email him, please cc me on the email so I can include it within the agenda packet.

I'll be publishing the agenda packet later this week. You will be notified when the agenda is posted.

Best,

Adam Kuhn, AICP  
Associate Planner/Zoning Administrator  
City of Stevens Point  
1515 Strongs Avenue  
Stevens Point, WI 54481  
[akuhn@stevenspoint.com](mailto:akuhn@stevenspoint.com)  
(o) 715-342-4158

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**From:** Stacy Ness <[sness@kyearchstudios.com](mailto:sness@kyearchstudios.com)>  
**Sent:** Monday, April 1, 2024 10:48 AM  
**To:** Adam Kuhn <[akuhn@stevenspoint.com](mailto:akuhn@stevenspoint.com)>  
**Subject:** RE: Annex Bldg - Historic Review for Awnings & Faux Brick

Adam,

The Application w/ the Owner's signature is attached.

I've also attached a picture of the back of the Annex Bldg showing the outline where a previous awning once hung.

Best regards,

Stacy L Ness

*Principal*

**KYE studios**

715.574.9699

[sness@kyearchstudios.com](mailto:sness@kyearchstudios.com)

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**From:** Stacy Ness  
**Sent:** Monday, April 1, 2024 9:36 AM  
**To:** Adam Kuhn <[akuhn@stevenspoint.com](mailto:akuhn@stevenspoint.com)>  
**Subject:** Annex Bldg - Historic Review for Awnings & Faux Brick

Adam,

I wanted to get this information to you so you could review & let me know if you think everything is complete. Please let me know.

I am only waiting for the Owner's final signature on the attached application & I should be updating you with that later today.

Please note there are additional awnings on the Opera House & I'm not sure if they should be reviewed with the Annex awnings or if they can be reviewed by you with the rest of the Opera House items.

The original brick stencilling product we intended to use has been discontinued, but we plan on using a faux brick paint/stencilling technique similar to the three pictures I've included.

Best Regards,

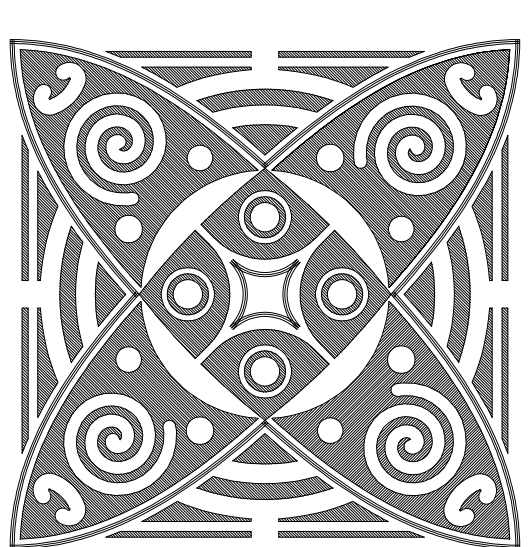
Stacy L Ness

*Principal*

**KYE studios**

715.574.9699

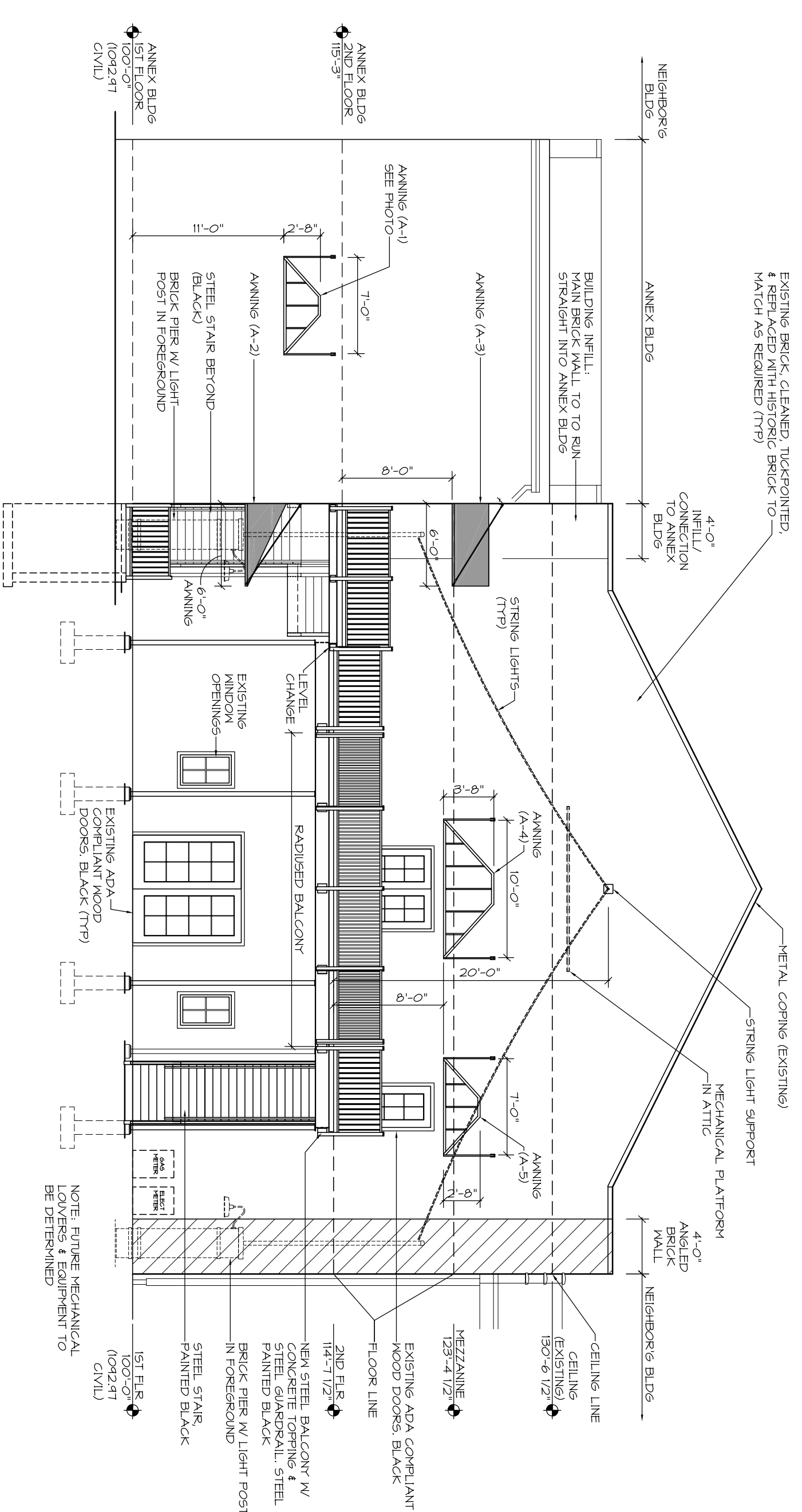
[sness@kyearchstudios.com](mailto:sness@kyearchstudios.com)



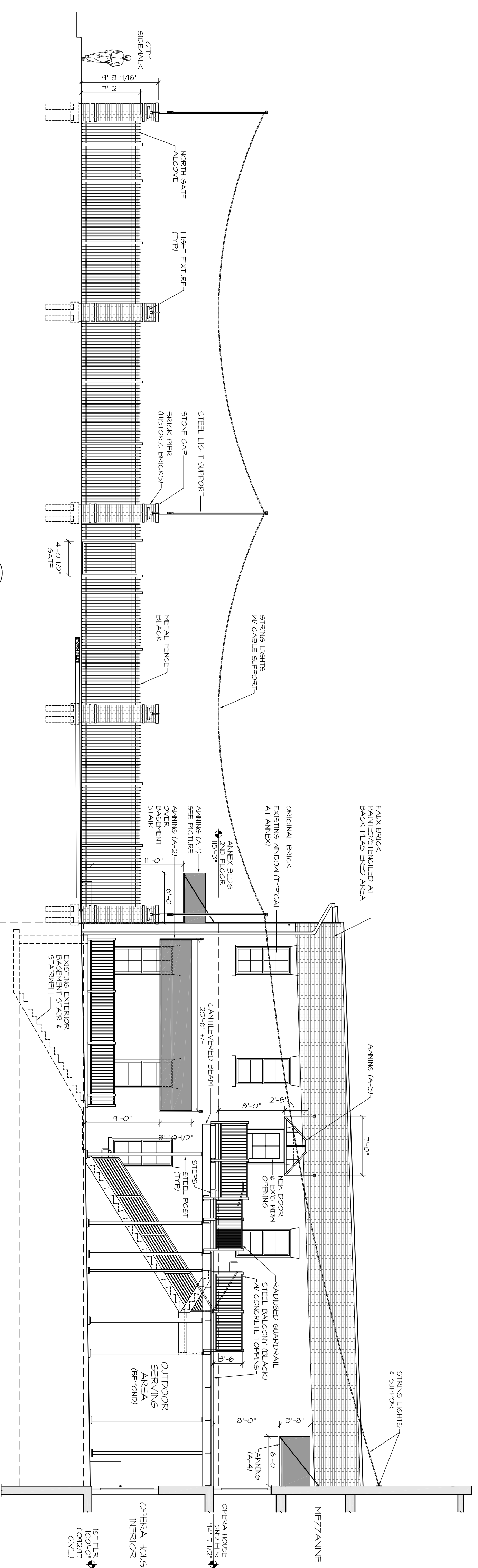
**Mudrovich**  
architects

300 North Third Street, Suite 304  
Wausau, WI 54403 Ph: 715-848-4880

**PRELIMINARY ONLY**  
FOR HISTORIC REVIEW ONLY  
NOT FOR CONSTRUCTION



**1 NORTH ELEVATION**  
A2.0 1/8" = 1'-0"



**2 WEST ELEVATION**  
A2.0 1/8" = 1'-0" (ANNEX BLDG)

Project Number: 22015

Project: THE OPERA HOUSE RENOVATION

Stevens Point, WI

Owner: OPERA HOUSE, LLC

Owner Approval

Phase:

Date:

By:

Date: MARCH 29, 2024

Revisions:

Item	No.	Date

Drawn By: SIN

Checked By:

Peer Review:

Drawing Title: ELEVATIONS

Drawing Number: A2.0

- 1) SEE ELEVATIONS FOR AWNING A-2 & ADDITIONAL INFORMATION
- 2) NO SIGNAGE ON PROPOSED AWNINGS

Canvas Awning over black metal frame w/ black metal supports historically detailed.

Proposed location for Awning A-2 around bldg. See elevations

AWNING A-1

6'-0" DEEP

7'-0" WIDE

2'-8" HIGH

11'-0" ABOVE 1ST FLR

ANNEX BUILDING  
EXTERIOR UPGRADES  
NORTH ELEVATION  
03.27.24

Back-plastered area to be patched and painted to match the existing brick below. Faux Brick Painting to be of a highly artistic quality using Sherwin Williams (SW) Historical Exterior Colors to match existing brick.

Several colors will be needed to obtain a mural-like appearance & match the existing brick. Potential Sherwin Williams colors are:  
SW2802 Rockwood Red  
SW2803 Rockwood Terra Cotta  
SW2838 Polished Mahogany  
SW2839 Roycraft Copper Red

AWNING  
A-3

Future Door

Balcony

Proposed location for  
AWNING A-2  
See elevations

# ANNEX BLDG EXTERIOR UPGRADES WEST ELEVATIONS 03.27.24







# Administrative Staff Report

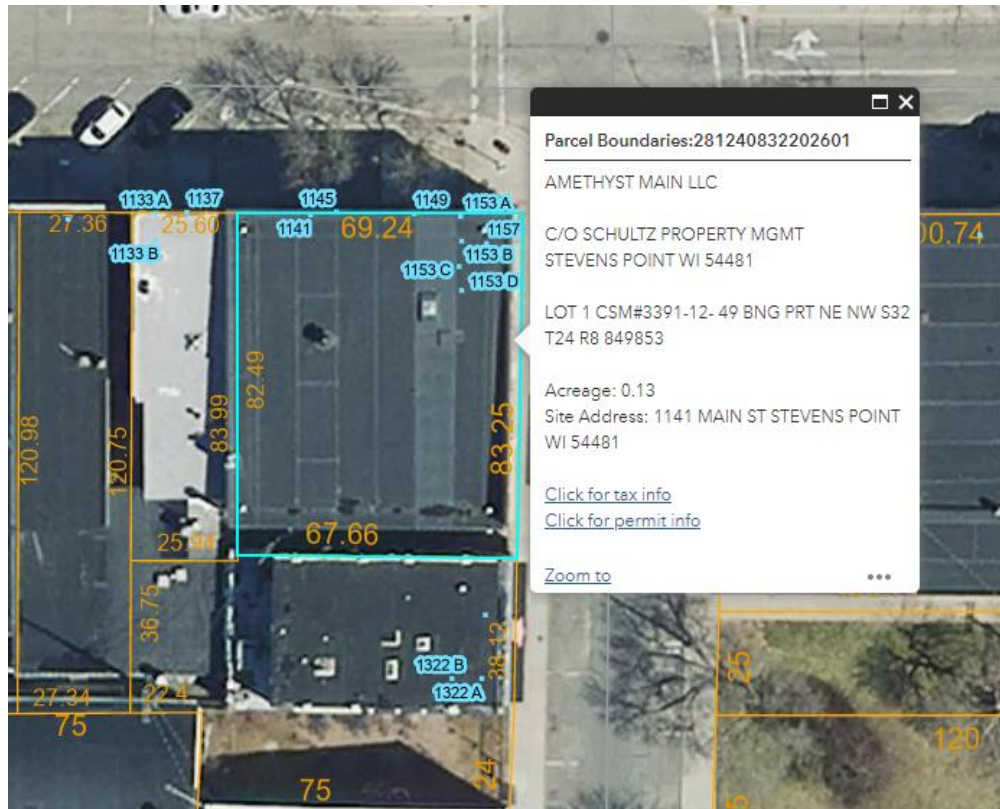


**Design Review**  
**1141-1157 Main Street**  
**April 9, 2024**

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

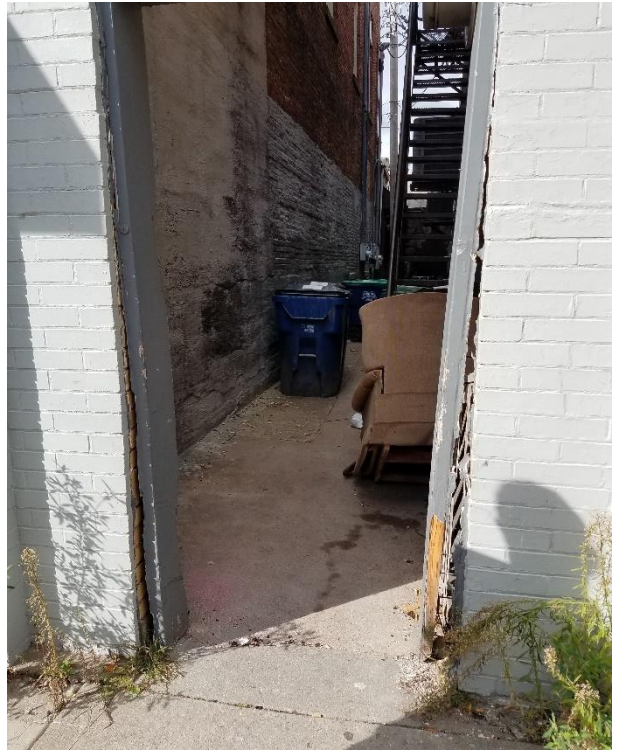
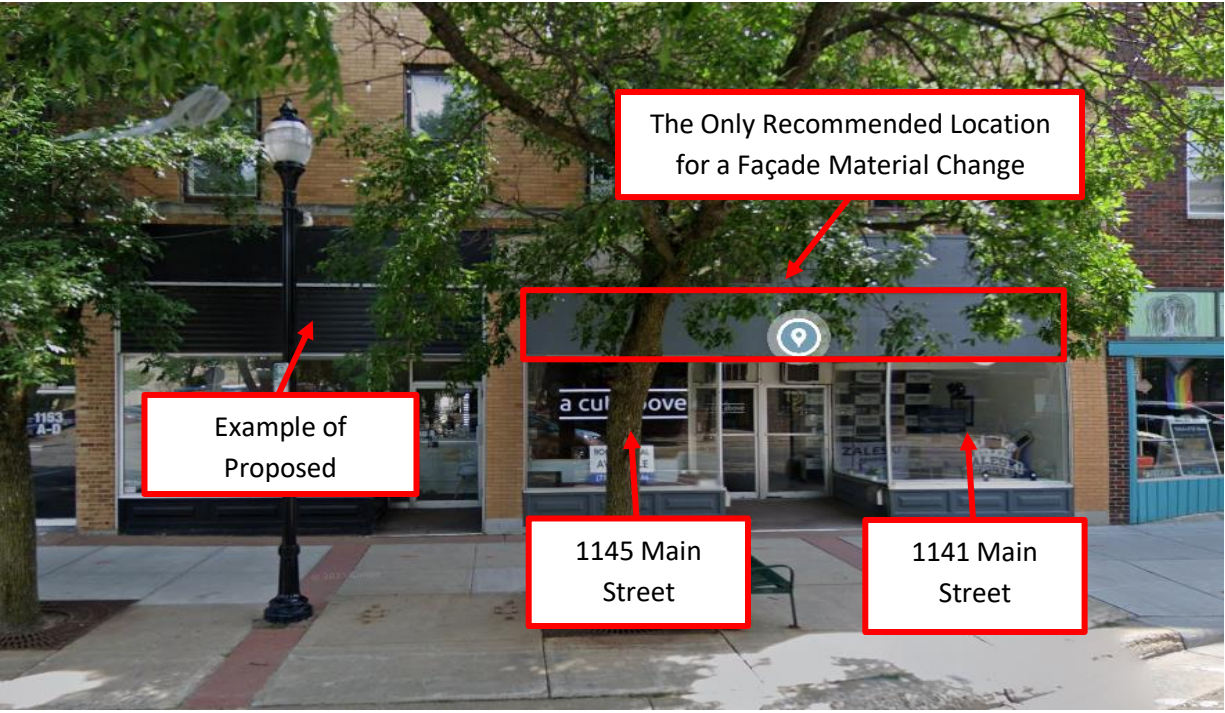
<p><b>Applicant(s):</b></p> <ul style="list-style-type: none"> <li>Jessica Strolle, representing Amethyst Main LLC</li> </ul> <p><b>Staff:</b></p> <ul style="list-style-type: none"> <li>Adam Kuhn, Associate Planner  <a href="mailto:akuhn@stevenspoint.com">akuhn@stevenspoint.com</a></li> </ul> <p><b>Parcel Number(s):</b></p> <ul style="list-style-type: none"> <li>281240832202975</li> </ul> <p><b>Zone(s):</b></p> <ul style="list-style-type: none"> <li>"B-3" Central Business District</li> </ul> <p><b>Council District:</b></p> <ul style="list-style-type: none"> <li>District 1 – Ald. Christianson</li> </ul> <p><b>Lot Information:</b></p> <ul style="list-style-type: none"> <li>Actual Frontage: 152.49 feet</li> <li>Effective Depth: 83.25 feet</li> <li>Square Footage: 5,674</li> <li>Acreage: 0.13</li> </ul> <p><b>Structure Information:</b></p> <ul style="list-style-type: none"> <li>Year of construction: 1887 (137 years old)</li> </ul> <p><b>Applicable Regulations:</b></p> <ul style="list-style-type: none"> <li>Chapter 22</li> <li>Downtown Design Guidelines</li> </ul>	<p><b>Request</b></p> <p>A request from Jessica Strolle, representing Amethyst Main LLC, for a design review to replace wood siding on the property located at 1141 &amp; 1145 Main Street (Parcel ID 281240832202601), consistent with Ch. 22.05(2).</p> <p>A request from Jessica Strolle, representing Amethyst Main LLC, for a design review to install a gate near 1157 Main Street (Parcel ID 281240832202601), consistent with Ch. 22.05(2).</p> <p><b>City Official Design Review / Historic District</b></p> <ol style="list-style-type: none"> <li>Downtown Design Review District</li> </ol> <p><b>Staff Recommendation</b></p> <p>Approve the request for a design review to replace wood siding on the property located at 1141 &amp; 1145 Main Street (Parcel ID 281240832202601), subject to the following conditions:</p> <ol style="list-style-type: none"> <li>Only the front façade location as identified on page two of this staff report may have a façade material other than wood.</li> <li>The proposed non-wood façade material shall be submitted to the Designated Agent and Chairperson for review and approval.</li> <li>The Designated Agent shall have the ability to approve minor amendments to the project plan.</li> </ol> <p>Approve the request for a design review to install a gate near 1157 Main Street (Parcel ID 281240832202601), subject to the following conditions:</p> <ol style="list-style-type: none"> <li>Exiting the alleyway from the inside using the gate shall be permissible at all times.</li> <li>The gate shall swing outwards towards Strongs Avenue.</li> <li>The gate shall be affixed to the masonry through the mortar and not through the brick.</li> <li>The Designated Agent shall have the ability to approve minor amendments to the project plan.</li> </ol>
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## Vicinity Map



## Scope of Work

*Overview:* The applicant is requesting a design review to replace the wood siding on the north-facing wall of 1141 & 1145 Main Street (i.e., A Cut Above One Salon) with either black metal or vinyl siding to emulate the storefront design located at 1147 Main Street. Please see the image below depicting the project location. Along the south lot line of 1157 Main Street is an alley that provides egress to multiple tenant locations. At the entrance of the alley is an archway. As referenced within the agenda packet, the applicant is planning to repair the archway to comply with noncompliance letters tied to this improvement. Along with this repair work, the applicant is requesting to affix a black gate.



The proposed improvements are considered a 'major work' per the Historic Preservation / Design Review Commission's Design Guidelines and shall require approval from the Commission.

*Sec. 7.4.1: Major Works*

*p. Alteration of exterior surfaces*

**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.*

This request has been reviewed subject to the Commission's review standards for considering a design review request. An analysis is found below.

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

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**\*\*\*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.**

### **SEC. 3.2.1: WOOD**

#### **1. Preserve and protect character-defining wooden architectural features.**

**Analysis:** Architectural features exist immediately below the storefront windows. Above the storefront windows, the wood façade is broken into two segments. The segment immediately above the storefront does not have any architectural features, while the uppermost segment does.

**Findings:** If the Commission were to grant this design review, only the segment immediately above the storefront windows should be replaced with another material as it does not contain any architectural features. Given the square intentions onto the wood façade that exist for the other two façade segments, a replacement to another material would be inappropriate.

As shown in the picture above, the applicant is looking to emulate this project scope with the adjacent building, 1147 Main Street. At 1147 Main Street, only the façade segment immediately above the storefront windows have an exterior material other than wood. This is because the other wood façade segments contain the same architectural features as the building in question.

#### **6. Repair deteriorated wood by patching and splicing with a material of similar size, shape, and texture.**

**Materials such as aluminum, vinyl, and veneer are not recommended on historic wooden structures.**

**Analysis:** According to the applicant, the extent of water damage onto the wood façade is significant enough

that simply splicing or patching the existing wood would not be sufficient.

**Findings:** As mentioned below, metal or vinyl siding has been floated as proposed façade materials. While I have some concern with a different façade material, the type of metal material would be important (i.e., would there be etching on the metal so that it complements the rugged appearance of wood). So long as only the segment immediately above the storefront windows are replaced, I believe that a special exception could be appropriate provided that the above conditions are met.

#### SEC. 4.6: FENCES AND WALLS

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

**Analysis:** The proposed fence is constructed of steel with a black finish.

**Findings:** The proposed steel fence should provide aesthetically pleasing views that match the neighboring buildings. Additionally, the steel fence somewhat resembles iron fences which are appropriate within the historic districts.

- 3. Deteriorated fence and wall elements should be repaired rather than replaced. New elements should match the original in material, texture, and design.**

**Analysis:** No fence materials exist on the site. The proposed fence has a durable and long-lasting finish.

**Findings:** This standard is met.

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

**Analysis:** The proposed fence design incorporates several vertical posts with two cross bars near the top of the panel.

**Findings:** Although the fence lacks significant details, it is contemporary and fitting on a property that has no historical evidence of ever having a fence. Several other fences exist downtown of similar size and design which add to the aesthetics of the area while also serving their initial purpose.

- 8. Fences and walls should be used to screen service areas, garbage receptacles, and parking lots in the commercial areas.**

**Analysis:** The alley contains garbage cans for the tenant spaces who have access to the alley, along with several types of mechanical equipment.

**Findings:** While the fence is see-through, it will better block the view of these features from Strongs Avenue.





# 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](mailto: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? <input checked="" type="checkbox"/> )	
Applicant Name	Schultz Property Management	Contact Name	Jessica Stolle
Address	PO Box 804	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715-315-3310	Telephone	
Fax		Fax	
Email	jessica@Schultzrealestate.com	Email	

### OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? <input checked="" type="checkbox"/> )		PROPERTY OWNER OF RECORD 2 INFORMATION (if Needed)	
Owner's Name	Keaton Schultz	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
1157 Main St ; 281240832202601	1129 Main St ; 281240832202638	
Legal Description of Subject Property		
Area of Subject Property (Acres/Sq Ft)		Area of Building or Structure (Sq Ft)
.13 Acres ; .08 Acres		4,800 ft <sup>2</sup> ; 3,300ft <sup>2</sup>

Current Zoning District(s)	Current Historic District(s) - Local, State, National	
R4		

Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
	Commercial	Commercial

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)

Repair arch. between Arbuckles/The Big Garlic. Paint & place a gate  
 Repair & Replace Wood as needed  
 ↳ See full details Attached

Will the proposed work detrimentally change, destroy or adversely affect any exterior architectural features of the improvement upon which said work is to be done? Explain your answer.

No just giving fixed/fresher clean look & Repair

Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.

Yes just coordinating to look same but fixed

Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer.

Yes. We are looking to freshen the paint while keeping the historic look intact. Using historic Black & Duxbury Gray By Benjamin Moore

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](http://www.stevenspoint.com)) Explain your answer.

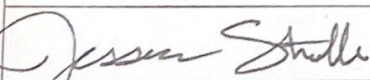
Yes, we intend to replace and/or rejuvenate the current facade with approved color.

**EXHIBITS**

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

**CERTIFICATION AND SIGNATURE**

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	4/4/24		

1. Are you looking to utilize the same colors for the wood trim that you are looking to replace? Now we are looking to use Benjamin Moore Historic paint Black and Duxbury Gray on all of the facades
  2. Will the wood siding and trim be replaced with wood, or will that be replaced with another siding material? All except the section above 1145 and 1141 will replicate next door at 1147.
  3. I see that a picture of the front façade of Wicked Willow is included, however that address (1137 Main Street) is not included on the design review application. Is work planned on this building as well? Yes addresses 1157, 1153, 1147, 1145, 1141, 1137, 1133, and 1129 all included. Wicked Willow's sign above the window will remain.
  4. Can you describe the extent of repairs that will occur on the 1129 Main Street property? The plan is to just paint and replace lighting. Are all of the wood panels on this property sought to be replaced? Not unless signs of rott. While looking we don't see any.
  5. The plan is to sandblast and paint the current gate between 1133 and 1129. The arch between Arbuckles and The Big Garlic will be repaired and a gate added.
  6. 2nd floor window trim will all be painted to match and repaired if needed
  7. Looking into also replacing doors, possibly some storefront windows, and mailboxes
- 
1. I see that a picture of the front façade of Wicked Willow is included, however that address (1137 Main Street) is not included on the design review application. Is work planned on this building as well? If so, will that include where the present wall sign is located? We are thinking the sign will be left alone but the rest of the wood will be painted black. This includes addresses 1159, 1153, 1149, 1145, 1141, 1137, and 1129 Main St.
  2. Can you describe the extent of repairs that will occur on the 1129 Main Street property? Are all of the wood panels on this property sought to be replaced? Wood will only be replaced as needed. Again just freshening up the look with fresh paint and standard color of Black where dark brown is currently and the other will be gray.. Maybe some outside light figures above each building replaced.. We would also like to paint the gate between 1137 and 1129 and put a gate up between big garlic and Arbuckles.

3. Do you have a sample of the light fixtures that you would like to install?



4. Would the gate between 1137 & 1129 be painted black as well. If so, that is okay by me.
5. The gate between the Big Garlic and Arbuckles would require Commission approval. Please provide a rendering or link to the gate that you wish to use. Here is an idea:



6. For repairing the gate by Arbuckles, will that just consist of tuckpointing or more than that? Hopefully just tuckpointing and painting.
7. If you would be replacing doors and windows, I'll need to look at that. If it is a like-for-like replacement (size, panel configuration, etc.), I can review internally. Still waiting on an estimate but like for like on windows and doors.

## Adam Kuhn

---

**From:** Adam Kuhn  
**Sent:** Tuesday, March 12, 2024 3:19 PM  
**To:** Adam Kuhn  
**Subject:** Important Dates - Community Preservation Plan

All –

As we embark on the next phase for the community preservation plan, I wanted to share the dates for each of the community events that will occur. While I cannot force you all to attend, I strongly encourage you to attend these (I'll properly notice that a quorum of you all can attend). I'll speak more about this at our next meeting.

- Tuesday, May 7<sup>th</sup> from 5:30-7:00pm: Presentation on the community preservation plan (what it is, how this will guide future action, and an analysis of each component of preservation planning). This will take place in the LEAD Center within Mid-State Technical College.
- Thursday, May 16<sup>th</sup> from 5:30-7:00pm: Discussion on the Commission's Design Guidelines (what it is, the process of reviewing projects, and a discussion about specific design considerations for historic buildings). This will take place in the LEAD Center within Mid-State Technical College.
- Tuesday, May 21<sup>st</sup> from 5:00-6:30pm: Walking tour of the Main Street – Clark Street corridor (focus on residential uses). We will meet at Seramur Park (formerly known as Emerson Park).
- Wednesday, May 22<sup>nd</sup> from 5:00-6:30pm: Walking tour of the Downtown (focus on non-residential uses). We will meet in the City parking lot at the NE corner of Water Street and Arlington Place.

A reminder too that if you have not responded to my email from yesterday about scheduling an April HPDRC meeting, please do so when able. Thanks!

Best,

Adam Kuhn, AICP  
Associate Planner/Zoning Administrator  
City of Stevens Point  
1515 Strongs Avenue  
Stevens Point, WI 54481  
[akuhn@stevenspoint.com](mailto:akuhn@stevenspoint.com)  
(o) 715-342-4158