



AGENDA
**HISTORIC PRESERVATION/
DESIGN REVIEW COMMISSION**

Members

- Chairperson Tim Siebert
- Vice Chair Peter Munck
- Alderperson Marc Christianson
- Barry Calnan
- Carol Molepske
- Janet Jurgella Finn (Alternate 1)
- Dan Kryst (Alternate 2)

Date and Time:	October 23, 2025 5:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI <u>OR</u> <u>Zoom Teleconferencing</u> Meeting ID: 869 1795 5722 Passcode: 592471 <u>Computer:</u> https://us02web.zoom.us/j/86917955722?pwd=Bgbvh8dZ4tZPO <u>By Phone:</u> +1-312-626-6799 (US Chicago)
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Opening Section:

1. Roll Call

Discussion and Possible Action on:

2. Report of the July 29, 2025 meeting of the Historic Preservation / Design Review Commission.
3. A request from Nick Busa, representing 13 Investments LLC, for a design review to apply exterior paint on the building located at 1043 Union Street (Parcel ID 281240832200116) not found on a Commission-approved color palette, consistent with Ch. 22.05(2).
4. A request from Sue Werwinski for a design review to install a garage door on the building located at 1416 Main Street (Parcel ID 281240832100512), consistent with 22.05(2).
5. A request from Linda Jaros for a design review to apply a new siding material on the building located at 2000 Clark Street (Parcel ID 281240832103516), consistent with Ch. 22.05(2).

Closing Section:

6. Adjourn

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 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.



HISTORIC PRESERVATION/ DESIGN REVIEW COMMISSION

City of Stevens Point
Community Development Department

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

APPLICATION FOR DESIGN REVIEW

ADMINISTRATIVE SUMMARY (Staff Use Only)

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

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	13 Investments LLC	Contact Name	Nick Busa
Address	1043 Union St.	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715.254.0679	Telephone	
Fax		Fax	
Email		Email	

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		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
28124083220116		
Legal Description of Subject Property		
1043 Union St.		
Area of Subject Property (Acres/Sq Ft)	Area of Building or Structure (Sq Ft)	
	10,000 sq ft	


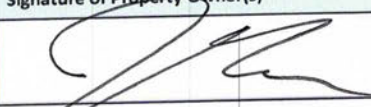
Current Zoning District(s)		Current Historic District(s) - Local, State, National	
Central Business Transition		TIF District VI	
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property	
	Office Building		
Briefly describe the proposed building, structure construction, reconstruction 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)			
I'd like to paint the exterior of the building. It's faded out over time. Same color as previous, Cyberspace color.			
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			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.			
Yes			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer.			
Yes			
Does the proposed work conform with the architectural design guidelines with emphasis on contextual issues including compatibility of size, volume proportions, rhythm, materials, detailing, colors, and expressiveness? (Historic Design Guidelines can be found at www.stevenspoint.com) Explain your answer.			
Yes			

EXHIBITS

Letter to District Alderperson (www.stevenspoint.com/Directory)	<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
	8.27.25		8.27.25

Adam Kuhn

From: Adam Kuhn
Sent: Tuesday, September 2, 2025 10:57 AM
To: Nick Busa
Cc: Loren De Lonay
Subject: RE: PSOL - Painting Permit

OK, thanks. It appears that this color is not part of the Historic Preservation Commission approved color palette for Sherwin Williams, so I would be unable to approve of it internally. Would you like to proceed with having the Commission take action on this color request, or would you like to choose a historic color (<https://www.sherwin-williams.com/en-us/color/color-collections/historic-paint-colors>) where I can review internally?

Best,

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

From: Nick Busa
Sent: Tuesday, September 2, 2025 10:24 AM
To: Adam Kuhn <akuhn@stevenspoint.com>
Cc: Loren De Lonay <ldelonay@stevenspoint.com>
Subject: RE: PSOL - Painting Permit

Yeah, that's the right color code and the color. That interior view make it looks pretty dark gray, the exterior view seems to show a little of the dark blue/gray in there a little bit

See Cyberspace work in any room



BEDROOM

LIVING ROOM

KITCHEN

TEAM PSOL

12 JOE | CMR | CITY
www.teampsol.com

NICK BUSA | BUSINESS MANAGER
1043 UNION STREET
STEVENS POINT | WI | 54481
715.254.0679

From: Adam Kuhn <akuhn@stevenspoint.com>
Sent: Tuesday, September 2, 2025 8:48 AM
To: Nick Busa
Cc: Loren De Lonay <ldelonay@stevenspoint.com>
Subject: RE: PSOL - Painting Permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

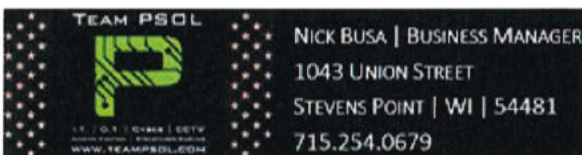
Thanks, Nick. To confirm, is this the cyberspace color that you had in mind (<https://www.sherwin-williams.com/en-us/color/color-family/neutral-paint-colors/sw7076-cyberspace>)? It's the same name as what's in the application, but this color (charcoal) is different than the color used currently on the building.

Best,

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

From: Nick Busa
Sent: Wednesday, August 27, 2025 12:05 PM
To: Adam Kuhn <akuhn@stevenspoint.com>
Cc: Loren De Lonay <ldelonay@stevenspoint.com>
Subject: RE: PSOL - Painting Permit

Here you go Adam, here's the historic application and some current pics



From: Adam Kuhn <akuhn@stevenspoint.com>
Sent: Tuesday, August 26, 2025 1:28 PM
To: Nick Busa
Cc: Loren De Lonay <ldelonay@stevenspoint.com>
Subject: RE: PSOL - Painting Permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Nick –

As this building falls within our Historic Downtown Overlay District, there will need to be a historic review of the proposed paint job. Please complete the attached application, and be sure to include the specific color(s) that you wish to use.

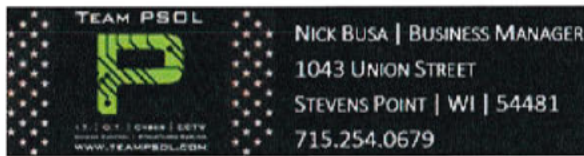
Best,

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

From: Nick Busa
Sent: Tuesday, August 26, 2025 12:15 PM
To: CommunityDevelopment <CommunityDevelopment@stevenspoint.com>
Subject: PSOL - Painting Permit

Good Afternoon Community Development, I'd like to refresh the paint on the exterior of the building, attached is the permit application.

Let me know if you need anything else, thanks











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communitydevelopment@stevenspoint.com
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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	Suzanna M Werwinski	Contact Name	
Address	110 E Rossman St	Address	
City, State, Zip	Hartford, WI 53027	City, State, Zip	
Telephone	414-640-7180	Telephone	
Fax	---	Fax	
Email		Email	

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		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
1416 Main St., Stevens Point, WI		
Legal Description of Subject Property		
Tax Parcel # 281-24-0832100512		
Area of Subject Property (Acres/Sq Ft)		Area of Building or Structure (Sq Ft)
.2430		6400+ sq ft

Current Zoning District(s)		Current Historic District(s) - Local, State, National	
Central Business		Kuhl Christina House	
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property	
	Rental		
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)			
A+ Doors, LLC will remove old garage doors and railings. Replace with new sandstone Stamped Carriage House garage doors and railings and haul away old garage doors and railings.			
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.			
The proposed work will not affect the exterior architectural features because the Carriage House garage doors are closer to the look of the time period the house was built. The garage previously was an old horse stable so the Carriage House garage doors look closest to the look of where someone would park their carriage.			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.			
Yes the proposed work will match because it will look and match better than the junky old garage doors that are on the garage now.			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer.			
Yes the proposed work will conform to the objectives of the historical plan because the new doors will look more like the period the house was built in than what is currently on the garage now.			
Does the proposed work conform with the architectural design guidelines with emphasis on contextual issues including compatibility of size, volume proportions, rhythm, materials, detailing, colors, and expressiveness? (Historic Design Guidelines can be found at www.stevenspoint.com) Explain your answer.			
Yes the work conforms to the architectural design guidelines because the carriage house style garage doors were made to match the style and colors of historical buildings. The Sandstone garage door color matches the Sherwin Williams historical exterior color SW2855 Sycamore Tan that we used on the front porch columns.			

EXHIBITS

Letter to District Alderperson (www.stevenspoint.com/Directory)	<input type="checkbox"/>	Additional Exhibits If Any (List):
Photographs of Building or Structure	<input 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
<i>Suzanna M. Werwisch</i>	8/8/25	<i>Suzanna M. Werwisch</i>	8/8/25

Adam Kuhn

From: Sue Werwinski
Sent: Friday, August 8, 2025 3:27 PM
To: Adam Kuhn
Subject: Re: castle garage doors

Hi Adam,

I am sending you information on what I found for garage doors for the Castle. There are very few options to purchase that could fit into the 1886 time frame.

To me the Carriage House garage doors are the closest style that would fit on a garage that at one time was a horse stable. Also the color matches both the SW2855 Sycamore Tan and the SW0037 Morris Room Grey depending on how the sunlight hits the door. Both are Historical colors as shown on the below information. I have also attached a completed Historic Preservation/Design Review form for your review. Please let me know as soon as you can so I can commit to the garage door company so they can get us on the schedule. Thanks for your help.

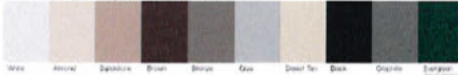
Sue
414-640-7180



PERSONALIZING OPTIONS

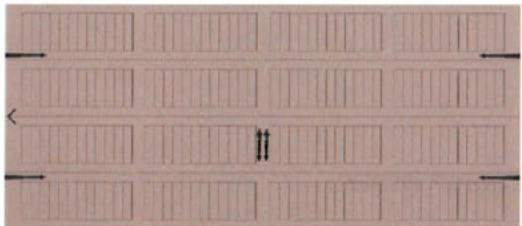
We offer a variety of personalizing options to help your garage stand out in your neighborhood. After choosing your door's style and color, you can choose between designs, or hardware to dramatically change the overall look of your door and add to its curb appeal.

Roller Panel, Stained Carriage Peaks, and Composite Shaker Colors



The powder coating is highly durable and long-lasting, making it the perfect choice for your garage door.


PAINTED WOODGRAIN







H Historic Color

SW 2855

Sycamore Tan

FULL DETAILS 

Get this color in a:

 Color Sample	 Paint Sample	 Interior Paint	 Exterior Paint
---------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------

Color Through the Decades: 1880s – 1910s



As a counter trend to the excesses of the Victorian era the Arts & Crafts movement embodied honesty in craftsmanship, celebrating the joys of nature and hearth and home with colors that range from simple off whites to rich earth tones.

 SW 0036 Buckram Binding Interior	 SW 0035 Warm Beige Interior / Exterior	 SW 0037 Morris Room Grey Interior / Exterior	 SW 0040 Roycroft Adobe Interior / Exterior
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On Tue, Jun 24, 2025 at 7:57 AM Adam Kuhn <akuhn@stevenspoint.com> wrote:

Hi Sue –

Guidelines for attached garage doors are more limited. What we ask that the garage door should complement the architectural style and period of the Kuhl House. My advice would be to look at images of buildings that have a Second Empire architectural style and let that serve as a guide for you as to what door design is best for you.

Best,

Adam Kuhn, AICP

Associate Planner/Zoning Administrator

City of Stevens Point

1515 Strongs Avenue

Stevens Point, WI 54481

akuhn@stevenspoint.com

(o) 715-342-4158

From: Sue Werwinski
Sent: Monday, June 23, 2025 6:12 PM
To: Adam Kuhn <akuhn@stevenspoint.com>
Subject: castle garage doors

Hi Adam, I just wanted to find out what kind of garage doors would be considered historical. We are still working the front porch roof and painting the columns. It is a slow process when you live 2 hours away and have to rely on the weather and contractors schedules. The next item on our list to repair are the garage doors depending on how much that will cost. Could you send me a few pictures of garage doors that would be acceptable with the Historical Society? Also do you know any reliable contractors that install garage doors? I am not ready to do them yet. I still need to call around to see if it is even in the budget, but I can't do that until I know what kind of doors I need to get. Once I figure that out I will probably have to fill out another Historical Design Review application. Thanks again for all of your help on our projects.

Sue

414-640-7180



HISTORIC PRESERVATION/ DESIGN REVIEW COMMISSION

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Community Development Department

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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	Steve Odden and Linda Jaros	Contact Name	Linda Jaros
Address	2000 Clark Street	Address	
City, State, Zip	Stevens Point WI 54481	City, State, Zip	
Telephone	7153404372	Telephone	
Fax		Fax	
Email		Email	

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	Same as above	Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

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

Current Zoning District(s)		Current Historic District(s) - Local, State, National	
		Local	
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property	
	Private Home	Same	
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>We are looking to replace the wood siding and shakes on our home with quality steel siding. The reason is to provide the best upkeep and maintenance to the home. We have lived here for over 30 years and have painted and repaired numerous times. The wood in many places is worn and weather damaged. We are using the same company (ABC) that has put steel siding on both of your next door neighbors homes, as well as others on the block. We look to keep the unique style of the home and are paying extra for detailed materials to do so. The rendering of what the finished home will look like is attached. We hope to start this month or next.</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>No. As I said above, ornamental windows will be preserved and shingles and shakes will be replicated with the siding. It will actually look much fresher and more cared for than the deteriorating wood.</p>			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.			
<p>The house will maintain the same color scheme we have always had - sage or colony green with wood trim. We are using 3 inch siding to match our neighbors' siding at 2008 Clark and their other side door neighbor as well. As I mentioned, both of those homes were sided by ABC.</p>			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer.			
<p>The home will maintain the same look it has had since it was built in 1902. This investment is to protect the house and keep it looking fresh and maintained. The unique attic windows will remain, as will the decorative shakes. It will look bright and well-cared for. We love the Dutch Colonial styling of this house and are taking care to make sure it maintains its charm with a change of materials on its exterior. We will also keep the original porch pillars exposed and not cover their detail (that is not clear from the picture.) Unfortunately, wood siding is not meant to last forever, especially in our climate. We have done our best to fix and paint it over the years, but the home would really benefit and be preserved by steel siding at this point.</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 www.stevenspoint.com) Explain your answer.			
<p>Yes. Narrow siding. Shakes maintained. Color scheme maintained. Decorative attic and other windows maintained.</p>			

EXHIBITS

Letter to District Alderperson (www.stevenspoint.com/Directory)	<input type="checkbox"/>	Additional Exhibits If Any (List):
Photographs of Building or Structure	<input 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
<i>Linda Jaros</i>	09/30/25	<i>Linda Jaros</i>	09/30/25

PROPERTY RECORD

2000 CLARK ST

Architecture and History Inventory



NAMES

Historic Name: **G. M. & GEORGEANA DAHL HOUSE**

Other Name:

Contributing: **Yes**

Reference Number: **70946**

PROPERTY LOCATION

Location (Address): **2000 CLARK ST**

County: **Portage**

City: **Stevens Point**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1902**

Additions:

Survey Date: **20112018**

Historic Use: **house**

Architectural Style: **Dutch Colonial Revival**

Structural System:

Wall Material: **Clapboard**

Architect: **J. H. Jeffers**

City Building Code:

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

NATIONAL AND STATE REGISTER OF HISTORIC PLACES

National/State Register Listing Name: **Clark Street - Main Street
Historic District**

National Register Listing Date: **6/7/2021**

State Register Listing Date: **11/22/2019**

National Register Multiple Property Name:

NOTES

Additional Information: Owners included Gerhard M. Dahl (or Georgiana Cate Dahl), Mrs. G.W. Cate (1836-1916), Ruth Cate (1874-1955), Jerome M. Shank, William G. Burkart, Stuart J. TerHorst, and Norman W. Custer.

Bibliographic References: NELSON, WENDELL. "HOUSES THAT GREW." STEVENS POINT, 1983, P. 58. SANBORN-PERRIS FIRE INSURANCE MAPS, 1904. STEVENS POINT JOURNAL: MAY 28, 1902, P. 4; SEPTEMBER 5, 1902, P. 4; SEPTEMBER 20, 1902, P. 4.

RECORD LOCATION

Wisconsin Architecture and History Inventory, State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin

Have Questions?

If you didn't find the record you were looking for, or have other questions about historic preservation, please email us and we can help:

leah.penzkover@wisconsinhistory.org

If you have an update, correction, or addition to a record, please include this in your message:

- AHI number
- Information to be added or changed
- Source information

Note: When providing a historical fact, such as the story of a historic event or the name of an architect, be sure to list your sources. We will only create or update a property record if we can verify a submission is

House Rendering



Darin Erbes

To: Me ▼



3:31 PM



3:16 PM Fri Sep 26

5G 93%



Design



Measure

Original

Saved Design



Hover

Camera

Share

21

Page 21 of 21