

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

Public Square-Main St. Historic District
Continuation sheet Stevens Point, Wisconsin Item number 8

For NPS use only
received
date entered

Page 6

MAP #

ADDRESS

BLDG. NAME - ORIG./CURRENT

1

820-24 Main St.

J.O. Johnsen Store/
U.S. Recruiting Office

The J.O. Johnsen building anchors the western corner of the Public Square, and together with the Kremb Hardware building, forms a gateway to the Public Square. This building is reported to be the first local building to be constructed entirely of Langenberg brick.

Johnsen's Hall was formerly located just west of this site. The building on this site was destroyed by fire, moved, and rebuilt. Johnsen retained architect C.C. Buck, of Green Bay, to design the new structure. A news account states that Mr. Johnsen "concluded to replace it (the building) with something more costly, more attractive, and in keeping with the demands of a progressive, growing city".

Mr. Johnsen was born in Hanover, Germany (Russia) on October 19, 1831. He came to America in 1845 migrating to Stevens Point in 1857. At the age of 40, he enlisted in the army and served in the Civil War. He was mustered out in 1865 as a captain. He served as City Marshall, Alderman, and Mayor of Stevens Point.

5

835 Main St.

Skowronski & King Grocers/
Grin & Beer It

This two-story commercial building is a freestanding structure, distinguished by an elaborate cornice. Corbelled brick supports the metal cornice which curves into a center pediment. Below this are three narrow windows capped by brick arches.

The storefront has been reworked with brick and ceramic tile, which detracts from the design of the building. However, the second story retains sufficient integrity to warrant designating the building as a contributing structure in the proposed Commercial district.

6

840-44 Main St.

August Zinda Saloon-
Razner Men's Furnishings/
The Town Clown & Square Bar

This is a freestanding brick structure which faces south onto the Public Square. The two storefronts occupying the first story of the building have been modernized. The upper level retains some of the original detailing. The facade is divided in two by a pilaster, the western segment contains two window openings, the other contains three. A row of arched forms decorates the cornice line of the building, carrying out the theme set by several other earlier brick buildings around the square. This building

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is significant because it "closes" the Public Square on the north side. Without this building, the square loses its definition.

8

913-25 Main St.

Kuhl's Block/Gwidt's Drug Store
Hat City

Kuhl's Block was erected in 1885 on a prominent site facing onto Main Street and flanking the Public Square. The two-story brick building now reads as two buildings due to remodeling and painting of the Gwidt Drug Store (913 Main) portion of the building. Windows on this part of the building have been bricked in, and the brick has been painted. An arcature at the cornice remains, and flows into the other sections of the building (925 Main St.)

The original red brick remains on the exterior of 925 Main St. Limestone lintels and voussoirs (in arches over date stone and lunette) accent the facade. The cornice arcature is interrupted on this portion of the building by stepped pediments placed above two of the second story windows. These pediments probably corresponded to the original entrances on the first story.

Both storefronts have been substantially remodeled. The intact second story of 925 Main St. and the cornice work belt course, and articulated chimney and panels of 913 Main St. continue to convey a Victorian character in spirit with the district.

9

916-24 Main St.

Ossowski (saloon) & Glinski (tailor)/
Point Surplus-Dutch's Tailor

The Ossowski and Glinski building is the best example of a Queen Anne commercial building in the district. The building is two stories in height and constructed of brick and stone with metal details. The exterior shell of the building is of secondary importance to the profusion of elements attached to it. The corner of the building is marked by a large bartizan which is capped by a bell-shaped roof. The building is located on a prominent site at the intersection of Main Street with the Public Square. The bartizan very effectively defines the corner, and originally, an entrance is marked at the roof line by a large cupola, supported by consoles. Additional finials, pediments and capitals enliven the roof line. A portion of the brick was supplied by Fisch Bros. Brick Co. of Stevens Point.

The storefront areas of the building have been remodeled, however, the original configuration is easily discerned due to the retention of brick piers which rise to support an iron lintel, decorated with paterae. The second story contains a number of rectangular windows, balanced by recessed panels. A shallow oriel projects on the west elevation. The cornice, interrupted by the previously-mentioned finials, cupola and bartizan completes the design.

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National Park Service

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Public Square-Main St. Historic District
Continuation sheet Stevens Point, Wisconsin Item number 7

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date entered

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curves into a center pediment. Below this are three narrow windows capped by brick arches.

The storefront has been reworked with brick and ceramic tile, which detracts from the design of the building. However, the second story retains sufficient integrity to warrant designating the buildings as a contributing structure in the proposed Commercial district.

6 840-44 Main St. August Zinda Saloon/ The Town Clown/ C
Razner Men's Furnishings The Square Bar

Built in 1913,³ this is a free-standing brick structure which faces south onto the Public Square. The two storefronts occupying the first story of the building have been modernized. The upper level retains some of the original detailing. The facade is divided in two by a pilaster, the western segment contains two window openings, the other contains three. A row of arched forms decorates the cornice line of the building, carrying out the theme set by several other earlier brick buildings around the square.

This building is significant because it "defines" the public square on the north side. Without this building, the square loses its definition. In order to accommodate the downtown mall project, this building was moved 53 feet to the west. In its new location, it continues to define the northwest corner of the public square.

8 913-25 Main St. Kuhl's Block Gwidt's Drug Store/ C
Hat City

Kuhl's Block was erected in 1885 on a prominent site facing Main Street at the east side of the Public Square. The two-story brick building now reads as two buildings, due to remodeling and painting of the Gwidt Drug Store (913 Main St.) portion of the building. Windows on this part of the building have been bricked in and painted. An arcature at the cornice remains, and flows into the other sections of the building (925 Main St. Hat City) The original red brick remains on the exterior of 925 Main St. Limestone lintels and voussoirs (in arches over date stone and lunette) accent the facade. The cornice arcature is interrupted on this portion of the building by stepped pediments probably corresponding to the original entrances on the first story.

Both storefronts have been substantially remodeled. The intact second story of 925 Main St. and the cornice work, belt course, and articulate chimney and panels of 913 Main St. continue to convey a Victorian character in spirit with the district.

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Advisory Council On Historic Preservation

1522 K Street, NW
Washington, DC 20005

JUL 15 1983

Honorable Michael Haberman
Mayor of Stevens Point
Stevens Point, WI 54481

Dear Mayor Haberman:

We have reviewed the preliminary information on the Stevens Point Mall sent to us on the city's behalf by Mr. Charles Causier of Howard Needles Tamman and Bergendoff. We understand the intent of the proposed project funded in part by an Urban Development Action Grant is to retain commercial vitality in the downtown, including an historic district that is eligible for the National Register of Historic Places, and we wish the city success in that goal.

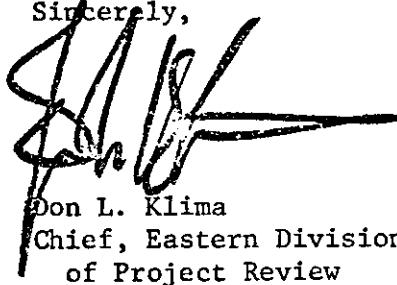
Mr. Causier's letter delineated the efforts the city has made to educate merchants and residents to local historic resources and the care the city has taken to consider historic properties during the planning process. However, based on our review of the preliminary information, there are several potential impacts to historic properties. On June 30 Margaret Orelup of the Council staff telephoned Mr. Causier to alert him to these and request that they be addressed in the preliminary case report. We are concerned, after reviewing the maps provided, that the effect of the mall and its parking, when added to the effects of Highway 10, would isolate the historic district from other commercial centers, threatening the economic survival of the district. We understand that to mitigate this adverse effect the city plans to provide connectors between the shopping mall and the historic district, and to offer low interest loans and funding for rehabilitation. These plans should be described in the preliminary case report. Although we did not discuss landscaping with Mr. Causier, the preliminary case report should address landscaping the west parking lot in order to connect the historic district with commercial activity to the west.

The town square is of clear historical importance and, even though we understand JC Penney's needs for a parking area, **careful consideration should be given to leaving the Zinda Saloon in place**, and perhaps filling in the adjacent vacant lot to complete the articulation of the square. If preservation in place of the Zinda Saloon is not possible, the case report should address other means of preserving the saloon and the town square such as moving the saloon to the adjacent lot and marking the original shape of the square through urban design features. Preservation

of the Fox Theatre in its entirety should also be carefully considered, in order to avoid an impact to a building that is pivotal to the district. Finally, photographs of the historic district should be included in the case report and also plans that show the relationship of the mall to the historic district and connectors between them, if these are available at the time of submission.

Thank you for your cooperation in this matter. We look forward to receiving the preliminary case report. As you know, pursuant to 36 CFR Part 801 the city should not take any action that would foreclose consideration of planning alternatives until it has received the Council's comments.

Sincerely,

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

Don L. Klima
Chief, Eastern Division
of Project Review

HOWARD NEEDLES TAMMEN & BERGENDOFF

June 13, 1983

Honorable Michael D. Haberman
Mayor
City of Stevens Point
1515 Strong Avenue
Stevens Point, WI 54481

GEORGE ✓
DAVID ✓
JON ✓
WILL ✓
RALPH ✓
JUEL ✓
JIM ✓

Dear Mayor Haberman:

Following our meeting in Madison on the 7th, I thought it might be useful to review where we are in relation to the historic clearances required for the UDAG. Both Jim Gruentzel and I felt we made significant progress in our negotiations with the Historic Preservation Division staff on Tuesday. As a result of that session, it would appear we have reached agreement on three of four issues the State has concerns with and several options have been presented which could result in a speedy resolution of the fourth. This letter is being written to summarize my understanding of the meeting and will, hopefully, coincide with your understanding of the meeting as well as Jim's. It may later serve as a comparison with Mr. Dexter's draft Memorandum of Agreement.

The four items discussed and their potential resolution are as follows:

1. General Impact of the Project of the Downtown

There was concern on the impact of the project on the adjacent Main Street commercial district. The entire Main Street program as developed over the past two years was described. Mr. Dexter asked if funds would be available for storefronts, if the Secretary of the Interior's Standards for the Rehabilitation would be incorporated, if a National Register District would be nominated, and if a Landmarks Ordinance would be implemented. He was also quite concerned that the design of the Mall be sympathetic with the historic character of the existing downtown and that architectural guidelines be adopted to ensure this. The City indicated it could support all these actions and it was agreed they would form the basis of the mitigation for this issue.

2. Third Street

Mr. Dexter indicated that he had no real problem with removing these two structures. Some photographic or other documentation may be required as mitigation.

Architects Engineers Planners

6815 West Capitol Drive, Milwaukee, Wisconsin 53216, 414 463-2310

Partners James F. Finn PE, Paul L. Heineman PE, Gerard F. Fox PE, Browning Crow PE, Charles T. Hennigan PE, Edgar B. Johnson PE, Daniel J. Watkins PE, Daniel J. Spiga PE, John L. Cotton PE, Francis X. Hall PE, Robert S. Coma PE, Donald A. Dupies PE, William Love AIA, William C. Meredith PE, Robert D. Miller PE, James L. Tuttle, Jr. PE

Associates Daniel J. Appel PE, Robert W. Richards PE, Don R. Orr PE, Frederick H. Sterbenz PE, Robert B. Kollmar PE, Kendall T. Lincoln CPA, Jack P. Shedd PE, Robert W. Smithson PE, Jack C. Thompson PE, Richard D. Beckman PE, John A. Eggen AIA, Harry D. Berossa PE, Ralph E. Robison PE, Cecil P. Counts PE, Stephen G. Goddard PE, Harvey K. Hammond, Jr. PE, Stanley I. Mast PE, Robert W. Anzia PE, Marvin C. Gersten PE, Cary C. Goodman AIA, Walter Sharke PE, Gordon H. Slaney, Jr. PE, James O. Russell PE, Hugh E. Schall PE, Roland Wadsworth, Jr. PE, Ross L. Jensen, Frank T. Lamm PE, Alexander F. Slady PE, John W. Wight PE, Thomas K. Dyer PE

Offices Alexandria, VA, Atlanta, GA, Baton Rouge, LA, Boston, MA, Cape Coral, FL, Casper, WY, Charleston, SC, Charleston, WV, Chicago, IL, Cleveland, OH, Dallas, TX, Denver, CO, Fairfield, NJ, Houston, TX, Indianapolis, IN, Kansas City, MO, Lexington, MA, Los Angeles, CA, Miami, FL, Milwaukee, WI, Minneapolis, MN, Newark, DE, New York, NY, Orlando, FL, Overland Park, KS, Philadelphia, PA, Phoenix, AZ, Seattle, WA, Tampa, FL, Tucson, AZ, Tulsa, OK, Penang, Malaysia, Rio de Janeiro, Brazil

Honorable Michael D. Haberman
June 13, 1983
Page 2

3. Fox Theatre

The issue of the Fox Theatre has been with us from the outset. Perhaps the real breakthrough of this meeting was that Mr. Dexter appeared to accept the need for the demolition of the back end. There will doubtlessly be some mitigation required such as photography, drawings, etc., but, for the purpose of the UDAG, the basic issued seems to be resolved. However, I am most anxious to see how it is addressed in the draft Memorandum.

4. Town Clown/Square Bar

The loss of this building, which marks the northern edge of the Square, seems to be the greatest potential problem and the remaining issue left unresolved. Mr. Dexter suggested three options which would be acceptable to him:

- a. Do-Nothing - Building remains
- b. Move the building west of its present site and create a new northwest corner of the Square
- c. Remove the building and construct a new buidling at the northwest corner of the Square of similar size, design and material

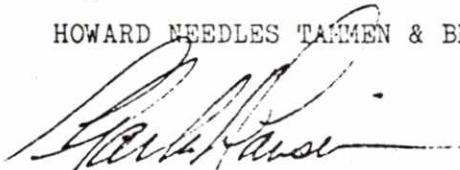
All three will be explored with Development Spectrum and the J.C. Penney people.

It is understood that Mr. Dexter will begin preparing a draft Memorandum of Agreement while we work on the Town Clown issue. It is further hoped that all these issues can be resolved and a signed Memorandum submitted to the Advisory Council with the Preliminary Case Report later this month.

If your recollection of the meeting differs substantially with these notes, please let me know. As I understand, you will be on vacation next week. I will fill Mr. Barrett in on the outcome of the meeting and try to get him to contact J.C. Penney. If you have any questions or comments, please call me at (414) 463-2310. I feel we have begun to make good progress in resolving this issue.

Very truly yours,

HOWARD NEEDLES TAHMEN & BERGENDOFF



Charles W. Causier
Planner

CWC/ka

cc: Jim Gruentzel

HNTB No. 7479 (III/4)

Letter from C. Causier

HOWARD NEEDLES TAMMEN & BERGENDOFF

May 27, 1983

Ms. Charlene Dwin
Advisory Council on
Historic Preservation
1522 K Street N.W.
Washington, DC 20025

Dear Ms. Dwin:

I am writing on behalf of the City of Stevens Point, Wisconsin, and at the suggestion of Mr. Richard Dexter, Chief of Registration and Compliance of the Historic Preservation Division of the State Historical Society of Wisconsin. As you might recall, you and I spoke on the telephone last month discussing the present downtown revitalization plans in the City of Stevens Point. Since that time, we have been in consultation with the Historical Preservation Division staff, Mr. Dexter suggested sending you some introductory material to acquaint you with the project and its potential impacts. We are simultaneously preparing a more formal Preliminary Case Report.

The proposed project is designed to expand the retail base of Stevens Point in the existing downtown area rather than in outlying suburban areas, thereby preserving the existing Main Street commercial district and surrounding area as the retail center of both the City and Portage County. The project has two basic components: the first involves the construction of a 219,380 square foot (gross leasable area) enclosed retail mall immediately north of the existing Main Street commercial buildings; the second involves the rehabilitation of the existing Main Street commercial district through a program of urban design improvements, lower interest loans to building owners, implementation of an historic preservation ordinance, formation of a National Register District in the area with subsequent use of the historic preservation investment tax credits, an intensive marketing effort to upgrade retail operations in the district, and implementation of long-term marketing and maintenance programs to protect both the physical and economic health of the significant structures in the project area.

No construction has begun on this project, although work has started on the relocation of U.S. Highway 10, a separate project adjacent to the redevelopment area. The project schedule included here was originally submitted to HUD as part of its UDAG application on February 28, 1983. With the rollover of that application, the schedule should be adjusted by three months on the front end, but the time lost in each portion of the project will be made up, if possible, during implementation.

Architects Engineers Planners

8815 West Capitol Drive, Milwaukee, Wisconsin 53216, 414 463-2310

Partners James F. Finn PE, Paul L. Heineman PE, Gerard F. Fox PE, Browning Crow PE, Charles T. Hennigan PE, Edgar B. Johnson PE, Daniel J. Watkins PE, Daniel J. Spigai PE, John L. Cotton PE, Francis X. Hall PE, Robert S. Coma PE, Donald A. Dupies PE, William Love AIA, William C. Meredith PE, Robert D. Miller PE, James L. Tuttle, Jr. PE

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Offices Alexandria, VA, Atlanta, GA, Baton Rouge, LA, Boston, MA, Cape Coral, FL, Casper, WY, Charleston, SC, Charleston, WV, Chicago, IL, Cleveland, OH, Dallas, TX, Denver, CO, Fairfield, NJ, Houston, TX, Indianapolis, IN, Kansas City, MO, Lexington, MA, Los Angeles, CA, Miami, FL, Milwaukee, WI, Minneapolis, MN, Newark, DE, New York, NY, Orlando, FL, Overland Park, KS, Philadelphia, PA, Phoenix, AZ, Seattle, WA, Tampa, FL, Tucson, AZ, Tulsa, OK, Penang, Malaysia, Rio de Janeiro, Brazil

It is presently the City's plan to begin implementation of its project plan upon announcement of the UDAG award in mid-July. However, no properties would be acquired before the relocation plan for the project is completed in mid-October and none of the properties designated to be eligible or on the National Register of Historic Places would be acquired or demolished prior to implementation of a signed Memorandum of Agreement between the Advisory Council and the City. Of the 25 buildings proposed for demolition as part of this project, three are of interest here. Two have been determined as contributing to the proposed Main Street Historic District, one, the Zinda Saloon on the north end of the Public Square, is considered pivotal largely due to its delineation of the north edge of that area. It is also proposed that a portion of the rear of the NRHP-listed Fox Theatre (Stevens Point Opera House) be removed for service access to the project and some Main Street properties. This removal would not affect the motion picture operation currently in the building. Copies of photographs of these two buildings are included for your information.

The proposed project currently calls for the expenditure of approximately \$16 million in private investments for the mall development itself, plus some \$11 million in public improvements. In addition, five local businesses have announced development projects of their own with investments totaling \$7 million. This project is projected to generate a total economic benefit to the Central Wisconsin region of \$75.25 million when gross output multipliers for construction projects are applied. These figures do not include smaller individual investments in the existing buildings on Main Street.

The redevelopment project is also expected to be an employment boom to the City and surrounding areas. The project will generate some 200-plus full-time equivalent (FTE) construction jobs over the 15-month life of the project. More importantly, the mall should generate 312 new full-time and 292 new part-time jobs. In addition, a survey of every business owner in the downtown yielded a net increase of 204 full-time and 111 part-time positions. In every case, these increases were projected based on the expected increase in economic activity caused by the redevelopment project. The result is a net increase of 717 FTE jobs.

In February, an intensive survey of the project area was submitted to the Historic Preservation Division of the State Historical Society of Wisconsin along with information on the proposed redevelopment plan. Based on that report, four buildings of the 26 slated for demolition, or partial demolition, raised concerns. Two of these buildings, adjacent three-store commercial blocks dating from the early 20th century on Third Street north of Main, were considered contributing to the historic district identified in the area. Individually, they are neither historically or architecturally significant and would probably not be eligible for the National Register.

The third building is the Zinda Saloon (now Town Clown Ice Cream Parlor/The Square Bar) at 840-844 Main Street. It was constructed c. 1913 and is one of the newer buildings on the Square, most of the others being 10 to 20 years older. In our survey, we considered it neither historically or architecturally significant; however, State staff felt that due to its strategic location delineating the north end of the Public Square it was pivotal to the proposed District.

Ms. Charlene Dwin

May 27, 1983

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The Square, which certainly is historically significant, was donated to the City in perpetuity by Matthias Mitchell in 1847 as part of the first City plat. It was around this Square that the original village formed, but by the Civil War, the town had grown to the south and east and the Square had become the focal point for saloons and outfitters for the lumber companies. Following the loss of the lumbering businesses in the late 1870's, the Square was primarily used as a farmer's market. It has retained its high concentration of bars and its early reputation as a potentially rough part of town. It has also retained, on a much smaller scale, its role as a farmer's market. Most of the buildings currently surrounding the Square date from the late 19th and early 20th centuries and are the second or third building on the site.

The fourth building is the Fox Theatre (Stevens Point Opera House) at 1124 Main Street, which was built by local merchant G.F. Andrae in 1893. The building was placed on the National Register in 1982. This building was one of the principal cultural centers of the community in the late 19th and early 20th centuries. It was used solely for theatrical and musical productions until the 1920's when motion pictures were added. In a series of remodelings in the 1930's and a major interior and exterior remodeling in 1941, the opera house became a movie theatre and has remained so to the present.

According to a 1980 architectural analysis of the building, the theatre structure is essentially sound, although mechanical/electrical systems, particularly in the stage area, would need to be completely replaced if ever used again. The back stage area, which was abandoned in 1941, still has all the old rigging system, wooden fly gallery, dressing areas and trap area; however, none of these facilities have been used or maintained in over 40 years and have significantly deteriorated over that period. It is this area, behind the existing screen, which is proposed for acquisition and demolition. Unfortunately, the 1941 remodeling also stripped the auditorium and the lobby of all its original features with the sole exception of several cast iron pillars supporting the balcony and a large ornamental plaster ring surrounding what was once the base of a chandelier. Unfortunately, this ring has been pierced by a modern ventilation duct.

We have also looked at the possibility that the theatre might be restored as a legitimate house at some date. Several groups have experienced interest in pursuing such a project in past years, but have never made any progress due to the high cost associated with restoration. As far as we know, there are no groups actively interested in restoring the theatre at this time. The current owners of the building (which is still in the Andrae family) have leased it for several decades and have kept maintenance levels low. According to the City staff, the building has been a source of many building code violations over the years and the owners have never shown any interest in restoring the theatre.

Regardless of the above, an analysis was made of existing performing arts facilities in the community to determine if there was a need for additional space. As it turned out, this community of 25,000 people has some 3,200 available seats for performing arts productions including the 700-seat Sentry Theatre which is a full-service facility able to host any production from Broadway-scale play to music recital; a smaller theatre at UW-Stevens



United States Department of the Interior

NATIONAL PARK SERVICE

ROCKY MOUNTAIN REGIONAL OFFICE

655 Parfet Street

P.O. Box 25287

Denver, Colorado 80225

IN REPLY REFER TO:

H30 (RMR-PR)

DEC 31 1986

Re: Mitchell Square Building
832-836 Main Street
Stevens Point, Wisconsin 54481
WI-87-00002

Market Square Properties
5422 Standing Rock Road
Stevens Point, Wisconsin 54481

Gentlemen:

Thank you for the submission of a proposed amendment for Part 2 of the "Historic Preservation Certification Application" for the above referenced property. This material was forwarded to our office from the Wisconsin State Historic Preservation Office with their recommendations and comments. Our office received the material on December 15, 1986.

The proposal to phase the rehabilitation project into two phases is approved. Preliminary approval of proposed work, which was issued on October 28, 1986, applies to all phases of the work.

Your project application has been amended accordingly. Should you have any questions concerning the review, please contact Mr. Jim Sewell of the Wisconsin State Historic Preservation Office or Ms. Bonnie J. Halda of this office at (303) 236-8675.

Sincerely,

J. Keith Everett, A.I.A.
Chief, Tax Review Unit
Branch of Project Review and Technical Assistance
Division of Cultural Resources

cc:

Mr. Jim Sewell, State Historical Society of Wisconsin, Madison, Wisconsin

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

NPS Office Use Only

Project Number:

WI-81-00002

F.S.I. PRES. DIV

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Internal Revenue Service.

1. Name of property: Mitchell Square Bldg. (former Zinda/Razner/Town Clown/Sq. Bar)

Address of property: Street 832-836 Main Street (formerly 840-844 Main Street)
City Stevens Point, County Portage State WI Zip Code 54481

If located in a Registered Historic District, specify: Mathias Mitchell Public Square-Main Street
(district listed 8/13/86)

If listed individually in the National Register of Historic Places, give date of listing:

Has a Part 1 Application (Evaluation of Significance) been submitted for this project? yes no

If yes, date Part 1 submitted: 9/8/86 Date of certification: _____ NPS Project Number: _____

2. Data on building:

Date of construction: C. 1913 Number of housing units before rehabilitation: four
Use before rehabilitation: retail/apartment Floor area before rehabilitation: 1500sq. ft. x 3 floors
Type of construction: Brick ext./frame int.

3. Data on rehabilitation project:

Project starting date (est.): November 1985 Project completion date (est.): November 1986
Estimated cost of rehabilitation: \$130,000 Proposed use: retail/apartment/office
Number of housing units after project completion: four Floor area after rehabilitation: 1500sq. ft. x 3 floors
Has the property received Federal or State financial assistance? yes no
If yes, specify source by program title: _____

4. Authorized project contact:

Name Thomas Brown Title Architect/Owner
Street 317 Sixth Avenue City Stevens Point
State Wisconsin Zip 54481 Telephone Number (during day): 715/341-8672

5. Owner:

Name	<u>Market Square Properties</u>	(a partnership)	<u>Thomas Brown/Jo Seiser</u>
Street	<u>5422 Standing Rock Rd.</u>	City	<u>Harold Jones Robert Schroeder</u>
State	<u>Wisconsin</u>	Zip	<u>54481</u>
Telephone Number (during day): <u>715/341-8672</u>			

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am the owner of the property described above.

Owner's Signature Thomas Brown Date 9/8/86
(partnership) (Brown) (Jones) (Schroeder)
Social Security Number or Taxpayer Identification Number 39-1535297 158406397 396481333 470447769

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 2" for the above-named property and has determined:

that the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project meets the Secretary of the Interior's "Standards for Rehabilitation."
 that the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.
 that the rehabilitation or proposed rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation."

Division of Cultural Resources

605 Park, P. O. Box 25287

Jakarta, Indonesia 12225

National Park Service Office

Date October 28, 1986

National Park Service Authorized Signature J. Keith Everett

Historic Review Unit

Page 2 (Attachment)

PROPERTY: Mitchell Square Building

PROJECT NO: WI-87-00002

The National Park Service, Rocky Mountain Regional Office, has reviewed your application and has determined that your proposed work meets the Secretary of the Interior's "Standards for Rehabilitation" provided that the amendments or change orders listed below are made.

The new exterior exit stair must have a painted finish. Unpainted wood is not a historically correct treatment and is not compatible with the building or the historic district.

Please note that you have received preliminary approval only on the condition that the changes listed above are made. Failure to do so may jeopardize final approval of the project. Further, if any of the amendments or change orders require submission of revised or new plans and specifications, two copies of such material should first be sent to your State Historic Preservation Office. They, in turn, will forward the material to us after they have had an opportunity to comment and make a recommendation. Failure to follow this procedure may result in substantial review delays.

Should you have any questions concerning the review, please contact Jim Sewell of the Wisconsin State Historic Preservation Office or Bonnie J. Halda of this office at (303) 236-8675.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

NPS Office Use Only

Project Number:

WI-81-00003

HIST. PRES. DIV

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Internal Revenue Service.

1. Name of property: Mitchell Square Bldg. (former Zinda/Razner/Town Clown/Sq. Bar)

Address of property: Street 832-836 Main Street (formerly 840-844 Main Street)

City Stevens Point, County Portage State WI Zip Code 54481

If located in a Registered Historic District, specify: Mathias Mitchell Public Square-Main Street
(district listed 8/13/86)

If listed individually in the National Register of Historic Places, give date of listing:

Has a Part 1 Application (Evaluation of Significance) been submitted for this project? yes no

If yes, date Part 1 submitted: 9/8/86 Date of certification: _____ NPS Project Number: _____

2. Data on building:

Date of construction: c. 1913 Number of housing units before rehabilitation: four

Use before rehabilitation: retail/apartment Floor area before rehabilitation: 1500sq. ft. x 3 floors

Type of construction: Brick ext./frame int.

3. Data on rehabilitation project:

Project starting date (est.): November 1985 Project completion date (est.): November 1986

Estimated cost of rehabilitation: \$130,000 Proposed use: retail/apartment/office

Number of housing units after project completion: four Floor area after rehabilitation: 1500sq. ft. x 3 floors

Has the property received Federal or State financial assistance? yes no

If yes, specify source by program title: _____

4. Authorized project contact:

Name Thomas Brown Title Architect/Owner

Street 317 Sixth Avenue City Stevens Point

State Wisconsin Zip 54481 Telephone Number (during day): 715/341-8672

5. Owner:

Name Market Square Properties (a partnership) Thomas Brown/Jo Seiser

Street 5422 Standing Rock Rd. City Stevens Point

State Wisconsin Zip 54481 Telephone Number (during day): 715/341-8672

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am the owner of the property described above.

Owner's Signature Thomas Brown Date 9/8/86
(partnership) (Brown) (Jones) (Schroeder)

Social Security Number or Taxpayer Identification Number 39-1535297 158406397 396481333 470447769

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application – Part 2" for the above-named property and has determined:

that the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project meets the Secretary of the Interior's "Standards for Rehabilitation."
 that the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.
 that the rehabilitation or proposed rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation."

October 28, 1986
Date

Keith Everett
National Park Service Authorized Signature

Division of Cultural Resources
665 Park Rd., P. O. Box 25287
Lakewood, Colorado 80225
National Park Service Office



United States Department of the Interior
NATIONAL PARK SERVICE
ROCKY MOUNTAIN REGIONAL OFFICE
655 Parfet Street
P.O. Box 25287
Denver, Colorado 80225

IN REPLY REFER TO:

H30 (RMR-PR)

DEC 31 1986

Re: Mitchell Square Building
832-836 Main Street
Stevens Point, Wisconsin 54481
WI-87-00002

Market Square Properties
5422 Standing Rock Road
Stevens Point, Wisconsin 54481

Gentlemen:

Thank you for the submission of a proposed amendment for Part 2 of the "Historic Preservation Certification Application" for the above referenced property. This material was forwarded to our office from the Wisconsin State Historic Preservation Office with their recommendations and comments. Our office received the material on December 15, 1986.

The proposal to phase the rehabilitation project into two phases is approved. Preliminary approval of proposed work, which was issued on October 28, 1986, applies to all phases of the work.

Your project application has been amended accordingly. Should you have any questions concerning the review, please contact Mr. Jim Sewell of the Wisconsin State Historic Preservation Office or Ms. Bonnie J. Halda of this office at (303) 236-8675.

Sincerely,

J. Keith Everett, A.I.A.
Chief, Tax Review Unit
Branch of Project Review and Technical Assistance
Division of Cultural Resources

cc:

Mr. Jim Sewell, State Historical Society of Wisconsin, Madison, Wisconsin

Page 2 (Attachment)

PROPERTY: Mitchell Square Building

PROJECT NO: WI-87-00002

The National Park Service, Rocky Mountain Regional Office, has reviewed your application and has determined that your proposed work meets the Secretary of the Interior's "Standards for Rehabilitation" provided that the amendments or change orders listed below are made.

The new exterior exit stair must have a painted finish. Unpainted wood is not a historically correct treatment and is not compatible with the building or the historic district.

Please note that you have received preliminary approval only on the condition that the changes listed above are made. Failure to do so may jeopardize final approval of the project. Further, if any of the amendments or change orders require submission of revised or new plans and specifications, two copies of such material should first be sent to your State Historic Preservation Office. They, in turn, will forward the material to us after they have had an opportunity to comment and make a recommendation. Failure to follow this procedure may result in substantial review delays.

Should you have any questions concerning the review, please contact Jim Sewell of the Wisconsin State Historic Preservation Office or Bonnie J. Halda of this office at (303) 236-8675.

PHASED CONSTRUCTION TIMETABLE

Mitchell Square Building
832-836 Main Street
Stevens Point, WI 54481

NPS #WI-87-00002

<u>Part 2 Application Item No. & Description</u>	<u>1986 Completion</u>	<u>1987 Completion</u>
1 S.&E. Facade Brick	partial	complete tuck-pointing & clean
2 S. Facade Storefronts	completed	--
3 S. Facade Basement Entry	completed	--
4 S.&E. Facade Beams	completed	--
5 S.&E. Facade Cornice	partial	complete wood trim
6 S.&E. Facade Windows	completed	--
7 N.E. Facade Entry	completed	--
8 E. Facade Mural	completed	--
9 N. Facade Stucco	completed	--
10 W. Facade Wall	partial	complete stucco
11 N. Facade Door & Exit	completed	--
12 W. Facade Windows	completed	--
13 Chimneys	completed	--
14 H.V.A.C. Equipment	completed	--
15 Basement & First Floor Interior	completed	--
16 Second Floor Interior	completed	--
NPS Addendum: Paint wood exit stair	--	paint stair

Completion period	11/85-12/86	1/87-11/87
Value of Completed Work	\$140,000.00	\$10,000.00
Estimated Total Project Cost		\$150,000.00
Building occupied & placed in service		August, 1986
Preliminary NPS part 1 & 2 Certification		October 28, 1986

Advisory Council On Historic Preservation

The Old Post Office Building
1100 Pennsylvania Avenue, NW, #809
Washington, DC 20004

MEMORANDUM OF AGREEMENT

WHEREAS, the City of Stevens Point, Wisconsin (City) has determined that construction of a downtown shopping mall, funded in part by an Urban Development Action Grant, will have an effect upon properties included in or eligible for inclusion in the National Register of Historic Places and has requested the comments of the Advisory Council on Historic Preservation (Council), pursuant to Section 106 of the National Historic Preservation Act (16 U.S.C. 470f) and its implementing regulations, "Protection of Historic and Cultural Properties" (36 CFR Part 800),

NOW, THEREFORE, the City, the Wisconsin State Historic Preservation Officer (SHPO), and the Council agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

Stipulations

The City will ensure that the following stipulations are carried out:

- 1) To enable Main Street merchants to make immediate use of the rehabilitation incentives of the Economic Recovery Tax Act of 1981, the Stevens Point Commercial Historic District will be nominated to the National Register of Historic Places within six months of the ratification of this Agreement.
- 2) In order to encourage pedestrian traffic between the mall and Main Street, and to continue the historical use of the Town Square, no less than one quadrant of the Square will be set aside and landscaped for use as a community gathering place.
- 3) The Town Clown building will be moved approximately 60' due west to its adjacent lot. To mitigate the effect of moving the Town Clown building, the north edge of the Square will be clearly delineated by urban design features to be developed in accordance with "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (Standards) and submitted to the Wisconsin SHPO for review and approval. The Town Clown building will be moved in accordance with the guidelines published by the Department of the Interior, Moving Historic Building.

Memorandum of Agreement
Stevens Point Commercial
Stevens Point, WI

4) Architectural guidelines to be applied to the design of the mall and to other new construction and rehabilitation projects in or adjacent to the historic district, will be developed in accordance with the Standards and submitted to the Wisconsin SHPO for review and approval. If the Wisconsin SHPO objects within 30 days to the guidelines, the City will consult with the Wisconsin SHPO to resolve the objection. If the City determines that the objection cannot be resolved, the City will forward all documentation relevant to the dispute to the Council. Within 30 days after receipt of all documentation, the Council's Executive Director will provide the City with recommendations, which the City will take into account in reaching a final decision.

5) All designs and specifications for the mall and all landscaping will be developed in accordance with the Standards and will be submitted to the Wisconsin SHPO for review and approval. If the Wisconsin SHPO objects within 30 days to the guidelines, the City will consult with the Wisconsin SHPO to remove the objection. If the City determines that the objection cannot be resolved, the City will forward all documentation relevant to the dispute to the Council. Within 30 days after receipt of all pertinent documentation, the Council's Executive Director will either refer the matter to the Chairman of the Council pursuant to 36 CFR 800.6(b)(7) or provide the agency with recommendations, which the City will take into account in reaching a final decision.

6) The Stevens Point Historic Preservation/Design Review Commission will review all plans and specifications for projects funded through the proposed matching grants program. In case the Standards cannot be met, or the proposed work is not rehabilitation, project plans and specifications shall be submitted to the Wisconsin SHPO for review and approval.

7) The structures to be demolished, 1201-1233 Third Street and the stage addition of the Fox Theatre, will be recorded to the specifications of the National Park Service, Historic American Buildings Survey (HABS). Also, so that there will be a record of the appearance of the north edge of the Town Square and the Town Clown building before the Town Clown is moved, the north edge of the Town Square and Town Clown will be recorded to HABS specifications. Unless otherwise agreed to by HABS all documentation will be completed and accepted by HABS 30 days prior to the demolition, and copies of this documentation will be made available to the Wisconsin SHPO and appropriate local archives designated by the Wisconsin SHPO.

8) Upon completion of the demolition of the stage addition of the Fox, the building will be inspected for structural soundness by a qualified engineer and the City will take immediate action to fully correct any adverse effects caused by the demolition of the addition. The rear wall will be rebuilt, the new heating system installed, and any other repairs or compensative work will be done in accordance with the Standards. The specifications will be submitted to the Stevens Point Historic Preservation/Design Review Commission and to the Wisconsin SHPO for review and approval.

Page 3
Memorandum of Agreement
Stevens Point Commercial
Stevens Point, WI

Execution of this Memorandum of Agreement evidences that the City has afforded the Council a reasonable opportunity to comment on the undertaking and its effects on historic properties and the city has taken into account the effects of its undertaking in historic properties.



Michael J. Luehrs (date) 3/1/84
Mayor
Stevens Point Wisconsin

(date)
Wisconsin State Historic
Preservation Officer



John M. Dulik (date) 3/1/84
ASCP Executive Director
Advisory Council on Historic
Preservation

(date)
Chairman
Advisory Council on Historic Preservation